MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT	Ordinance 13-24 Northwest Sector (DRI #26)	**TYPE AGENDA ITEM**	Advertised Public Hearings - Consent
DATE REQUESTED	7/11/13 PC	**DATE SUBMITTED/REVISED**	06/27/13
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	Katie LaBarr, AICP, Principal Planner 748-4501, ext. 6828 / DTS#20130190	**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 Ordinance 13-24 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.

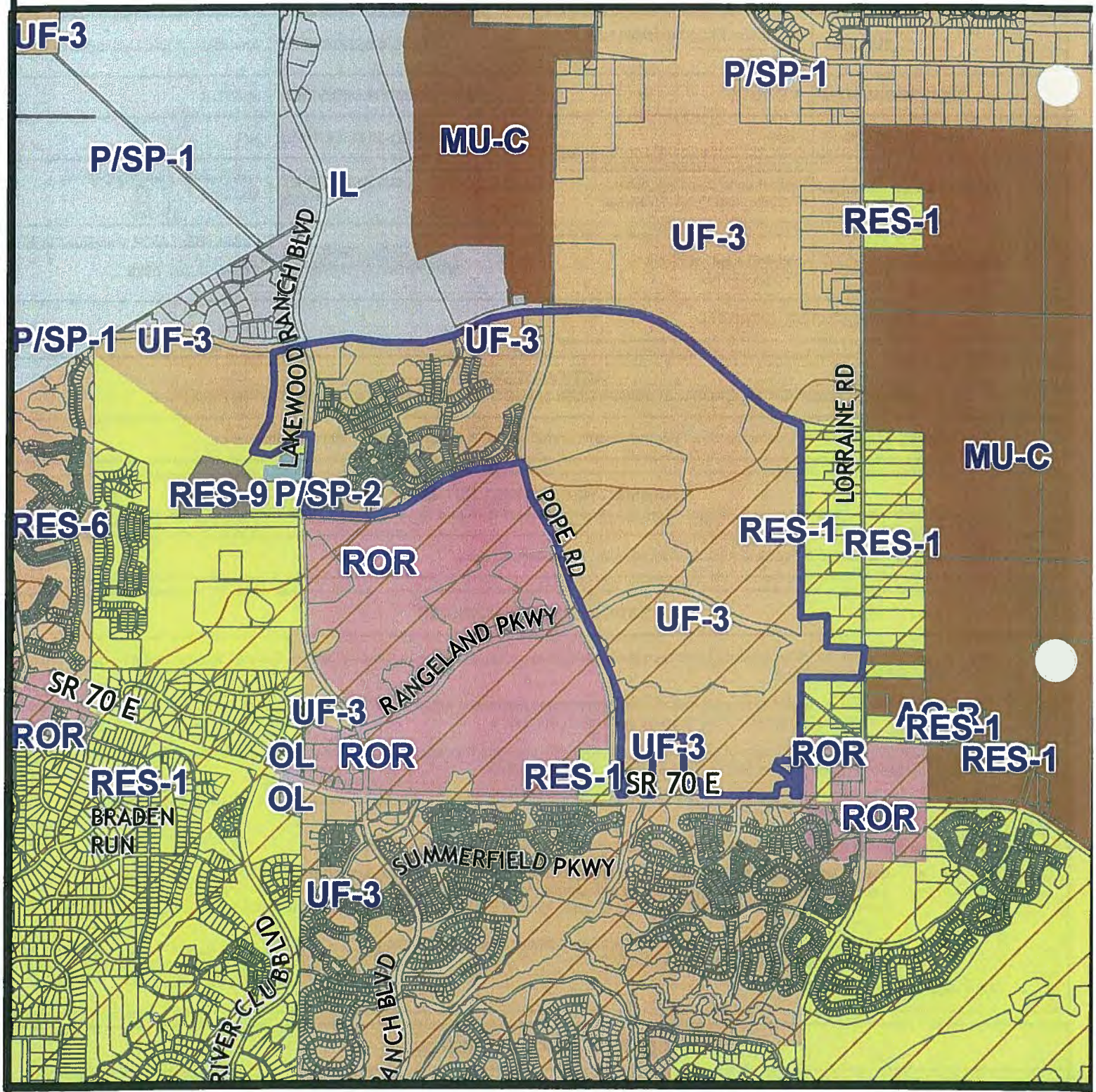
BACKGROUND/DISCUSSION

- The request is for approval of an amended and restated Development Order, pursuant to Chapter 380.06, Florida Statutes for the Northwest Sector Development of Regional Impact.
- This 1,518.9 ± acre site is generally located east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard.
- This DRI was approved in two phases in November, 2007. Specific approval was approved for Phase 1 for 2,650 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and a 9.2 acre park.
- Conceptual approval was approved for Phase 2. Specific approval is contingent on submittal of transportation and air quality analyses in accordance with Section 380.06, F.S.
- This request includes modifying Map H and the Development Order with the following changes:
  - Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
  - Update Conditions to reflect compliance with conditions contained therein;
  - Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
  - Modify certain conditions consistent with current departmental practices; and
  - Other amendments for internal consistency.
- Staff recommends approval.

COUNTY ATTORNEY REVIEW

Check appropriate box	
☒	**REVIEWED** **Written Comments:** ☐ **Attached** ☒ **Available from Attorney (Attorney's initials: SAS)**
☐	**NOT REVIEWED (No apparent legal issues.)**
☐	**NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)**

FUTURE LAND USE



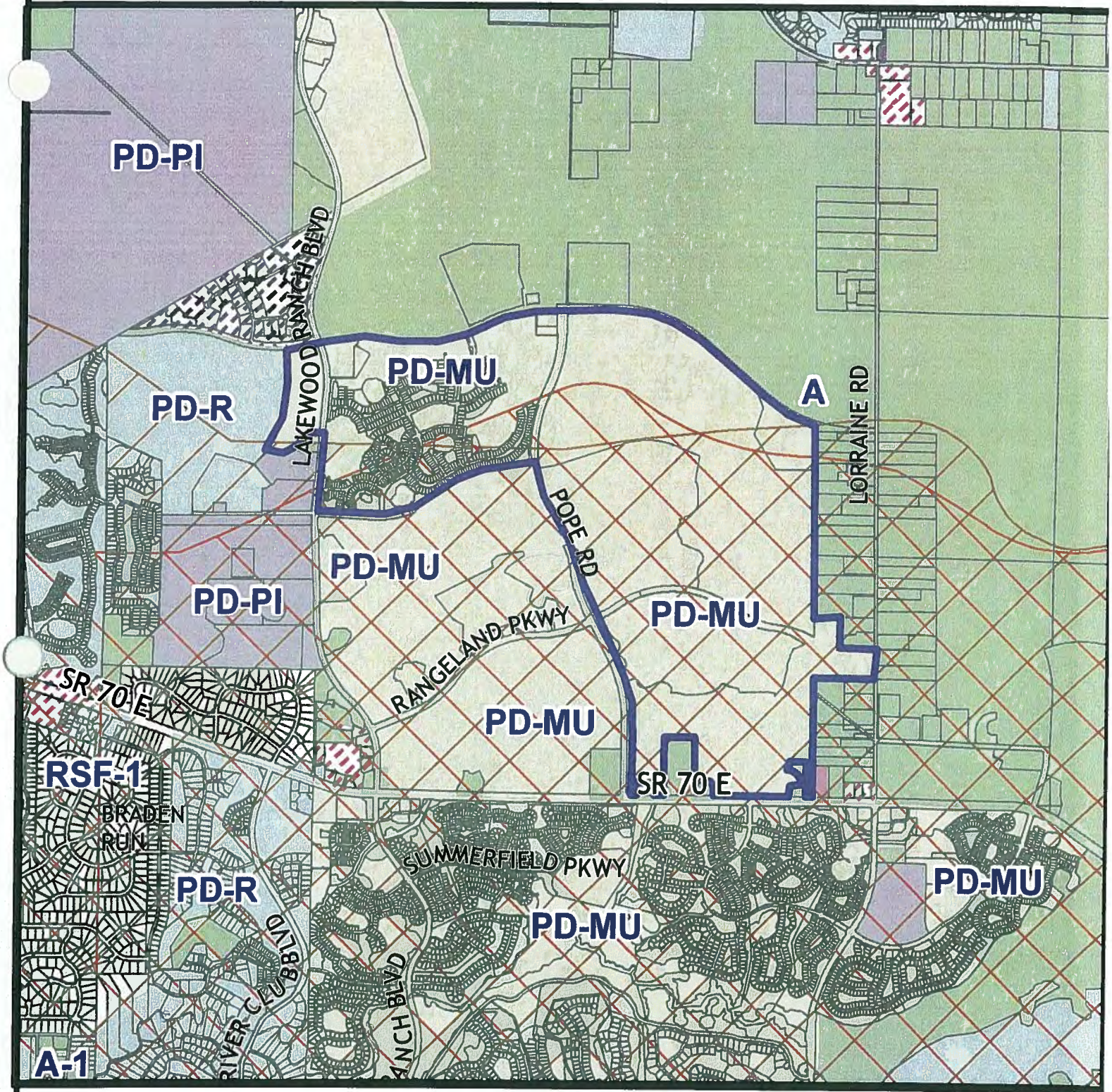
Parcel ID #(s) Multiple

Manatee County
Staff Report Map
Map Prepared 2/15/2011
1 inch = 2,914 feet

Evers Watershed (WPE)

Project Name:	Northwest Sector DRI #26
Project #:	ORD-13-24
DTS#:	20130190
Proposed Use:	DRI
S/T/R:	Sec 7,9,16,15 Twn 34,35 Rng 19
Acreage:	1518.9
Existing Zoning:	PD-MU
Existing FLU:	UF-3
Overlays:	ST
Special Areas:	NONE
CHH:	NONE
Watershed:	WPE
Drainage Basin:	MIDDLE BRADEN,MYAKKA,WILLIAMS CREEK, UPPER BRADEN R,MIDDLE MANATEE R,MILL CREEK
Commissioner:	Donna Hayes

ZONING



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Special Areas:	NONE
CHH:	NONE
Watershed:	WPE
Drainage Basin:	MIDDLE BRADEN,MYAKKA,WILLIAMS CREEK, UPPER BRADEN R,MIDDLE MANATEE R,MILL CREEK
Commissioner:	Donna Hayes

Special Treatment
Evers Watershed (WPE)

AERIAL

Parcel ID #(s) Multiple

Manatee County
Staff Report Map
Map Prepared 2/15/2011

1 inch = 2,914 feet

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Project #:	ORD-13-24
DTS#:	20130190
Proposed Use:	DRI
S/T/R:	Sec 7,9,16,15 Twn 34,35 Rng 19
Acreage:	1518.9
Existing Zoning:	PD-MU
Existing FLU:	UF-3
Overlays:	ST
Special Areas:	NONE
CHH:	NONE
Watershed:	WPE
Drainage Basin:	MIDDLE BRADEN,MYAKKA,WILLIAMS CREEK, UPPER BRADEN R,MIDDLE MANATEE R,MILL CREEK
Commissioner:	Donna Hayes

ORDINANCE 13-24 NORTHWEST SECTOR DRI (DRI #26)

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Northwest Sector Development of Regional Impact (Ordinance 07-68) (DRI #26); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #226;

Modifying Map H and the Development Order with the following changes:

1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
2.) Update Conditions to reflect compliance with conditions contained therein;
3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
4.) Modify certain conditions consistent with current departmental practices; and,
5.) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2 acres of Parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (±1,518.9 acres).

P.C.: 07/11/13 **B.O.C.C.: 08/06/13**

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, the Manatee County Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, I move to recommend APPROVAL of DRI #26 and recommend ADOPTION of Manatee County Ordinance No. 13-24, as recommended by staff.

SUMMARY: (KL)

History

Northwest Sector is a mixed-use DRI (Development of Regional Impact) that is generally located north of S.R. 70, between Lorraine Road and Lakewood Ranch Blvd with Pope Road as the western boundary for a portion of the project, and south of 44th Avenue East on ± 1518.9 acres. Both the GDP (General Development Plan) and ADA (Application for Development Approval) for the DRI were originally approved in November 2007 to allow for:

Two phases with the following uses:

- 4,422 residential units,
- 200,000 sq. ft. of commercial,
- 105,000. ft. of office, and
- 19.2 acres of Park.

The project is surrounded by existing or proposed major thoroughfare roadways or major collectors:

- SR 70, a principal arterial, on the south;
- Lakewood Ranch Blvd, a minor arterial, on a portion of the west;
- Pope Road, a future collector, on a portion of the west; and
- 44th Avenue East an arterial, on the north.

This request represents the first amendment to the DRI. Development has proceeded in accordance with the approved Development Order.

To date, 430 detached residential units have been completed. 100,000 square feet of office space/LECOM School of Dental Medicine has been constructed. A community park has also been built. The golf course and residential units have recently been approved and are under construction. Other site plans for residential development are under review.

Request

The request today is for an amendment to the Northwest Sector Development Order (DO) and Map H. The request is accompanied with a companion revision to the Zoning Ordinance and General Development Plan as well.

The process to amend the DO is different than past requests due to legislative changes approved by the state earlier this year. The amendment is not being processed as a Notice of Proposed Change (NOPC) in which the Tampa Bay Regional Planning Council reviews and approves the amendment and makes a recommendation to the County.

House Bill 979 was approved during the 2012 legislative session adding sub section k. to Florida Statue Section 380.06 (19)(e)2, dealing with DRIs. Language was added that states "changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project..." which is followed by the language already in the F.S. stating that such modifications to Development Orders only require an application to the local government in accordance with the local government's procedure for amendment of a development order and that following adoption, the local government shall render a copy to the state land planning agency (Department of Economic Opportunity). DEO no longer has the right to review, only appeal the

1 buildout date was granted extending that date from December 31, 2013 to December 31, 2015.

On October 20, 2011, pursuant to HB 7207 a 4 year extension of phase, buildout, and expiration dates were granted for the entire DRI extending the expiration dates from December 31, 2015 to December 31, 2019 for Phase 1, and from December 31, 2019 to December 31 2023 for Phase 2. On February 10, 2012 another extension to each of 326 days was granted pursuant to F.S. 252.363. The Phase 1 buildout date was extended from December 31, 2019 to November 21, 2020. The Phase 2 buildout date was extended from December 31, 2023 to November 21, 2024.

On January 7, 2013, pursuant to F.S. 252.363 (Executive Orders for Tropical Storms Debby and Isaac), an extension was granted for one year and 121 days to all phase, buildout and expiration dates. The Phase 1 buildout date was extended from November 21, 2020 to March 22, 2022. The Phase 2 buildout date was extended from November 21, 2024 to March 22, 2026.

Staff has no objection to the revisions as the extensions have already been granted. The Development Order is simply being updated with this revision.

2. Update Transportation Conditions to reflect compliance with conditions contained therein.

a. Note Stipulation A.(12) as "complete".

A.(12) Center Ice Parkway is planned as a Collector Roadway to be extended to Lorraine Road and beyond to the east. The exact alignment has not yet been determined. Therefore, no Preliminary Site Plan may be approved for any development in those portions of Parcels G-5, G-6, G-7, G-9, H, or I set forth on Exhibit B identified as "Potential Center Ice Parkway Right of Way" until Manatee County has completed a Corridor Route Study for the extension of Center Ice Parkway. . Manatee County has estimated that it will complete the corridor study no later than May 31, 2008. In the event Manatee County does not complete the corridor study by May 31, 2008 Manatee County shall retain full authority to review and take action on the above-described PSP. The Lakewood Ranch Stewardship District, at its option, may conduct the Corridor Route Study. If this option is exercised, the Lakewood Ranch Stewardship District shall submit the completed study for the County to review at least 30 days prior to the May 31, 2008 deadline. (Completed)

The Developer shall be responsible for the construction of Center Ice Parkway to the eastern property line and the County shall be responsible beyond the property line, which may be constructed by the Developer pursuant to a reimbursement agreement.

The applicant proposes to note that Stipulation A.(12) has been completed. This stipulation limits approval of preliminary site plans in certain parcels, pending the completion of a corridor study for Center Ice Parkway, which is a planned collector roadway that will extend to Lorraine Road and beyond to the east. The corridor study was reviewed and approved by Public Works staff in December, 2008.

2. In seeking approval of a specific Land Use Exchange, the Developer* shall prepare a request which demonstrates that the impacts generated by the revised land use mix will not exceed the impacts for transportation, ~~potable water, wastewater treatment,~~ solid waste disposal, mass transit, drainage, and parks and recreation, which have been approved and authorized in the Certificate of Level of Service (CLOS) issued for that phase or subphase. The Developer* must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts in excess of those previously approved, the Developer* may be granted approval for that excess only if, and when, capacity is available. However, reapplication shall not cause the Developer* to lose capacity already approved for the Project*. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS. At time of Final Site Plan approval, potable water, wastewater treatment, and schools shall be analyzed, and a CLOS will be issued for those concurrency components.

Section 4.E.4

4. Upon approval of a Land Use Exchange, County staff shall provide to the Florida Department of Economic Opportunity (DEO) and the Tampa Bay Regional Planning Council (TBRPC) a copy of said approval. ~~Each conversion request shall be submitted to the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs for review and approval prior to consideration of approval by Manatee County. A maximum of two (2) conversion requests may be submitted within any calendar year.~~

5. The DRI biennial report shall include information indicating implementation of the matrix as well as cumulative amounts of development which have been approved by the County as of the biennial report date.

Section 4.G.

~~The following table documents the "minimums" and "maximums" associated with each of the project uses:~~

~~TABLE 3: MINIMUMS AND MAXIMUM DEVELOPMENT~~

~~LAND USE~~	~~SPECIFICALLY APPROVED AMT, (PHASE 1)~~	~~MINIMUM~~	~~MAXIMUM~~
~~Residential/Single Family~~	~~2,650 Units~~	~~1,590 Units~~	~~2,979 Units~~
~~Residential/Multi-Family~~	~~350 Units~~	~~210 Units~~	~~490 Units~~
~~Retail~~	~~200,000 Sq. Ft.~~	~~120,000 Sq. Ft.~~	~~280,000 Sq. Ft.~~
~~Office~~	~~105,000 Sq. Ft.~~	~~63,000 Sq. Ft.~~	~~147,000 Sq. Ft.~~
~~Assisted Living Facility~~	~~0 Beds~~	~~0 Beds~~	~~120 Beds~~

Staff does not object to the request to remove established minimums and maximums from the Land Use Equivalency Matrix.

4. Modify certain conditions consistent with current departmental practices.

ORDINANCE ~~07~~13-~~68~~XX24
NORTHWEST SECTOR, DRI #26

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, RENDERING AN AMENDED AND RESTATED DEVELOPMENT ORDER PURSUANT TO CHAPTER 380.06, FLORIDA STATUTES, FOR THE NORTHWEST SECTOR DEVELOPMENT OF REGIONAL IMPACT (DRI #26) A/K/A TBRPC DRI # 256; TO APPROVE THE FOLLOWING CHANGES TO MAP H AND THE DEVELOPMENT ORDER: UPDATE THE PHASING AND BUILDOUT DATES TO REFLECT LEGISLATIVELY ARPPROVED EXTENSIONS; UPDATE CONDITIONS TO REFLECT COMPLIANCE WITH REQUIREMENTS THEREIN; ELIMINATE THE MINIMUM AND MAXIMUM ENTITLEMENTS AND CLARIFY PROCEDURES FOR A LAND USE EXCHANGE; MODIFY CERTAIN CONDITIONS CONSISTENT WITH CURRENT DEPARTMENTAL PRACTICES ~~PROVIDING FOR DEVELOPMENT APPROVAL OF PHASE I OF THE NORTHWEST SECTOR DRI; PROVIDING CONCEPTUAL APPROVAL FOR PHASE II~~ AND OTHER AMENDMENTS FOR INTERNAL CONSISTENCY; PROVIDING FOR DEVELOPMENT CONDITIONS AND OBLIGATIONS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 2nd, 2005 SMR North 70, LLC, Equitable National Property Company, L.LC., FC, L.L.C., Park Vista Apartments, Inc., and Presidential Apartments and Housing, Inc. submitted a Development of Regional Impact (DRI) Application for Development Approval (ADA*) for 4,422 residential units; 200,000 square feet of retail; 105,000 square feet of office; a 120 bed group care home (a.k.a.: assisted living facility); and ±19.2 acres of neighborhood parks; with approval of a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses within specific ranges; as legally described in Section 7, referred to as Northwest Sector DRI, or the Project*; and

WHEREAS, on November 1, 2007 the Board of County Commissioners ("BOCC") approved Ordinance 07-68, a Development Order ("DO") for the Northwest Sector DRI for a planned mixed use development on approximately 1,518.9 acres ; and

~~**WHEREAS**, the Project* is proposed in two phases; Phase I with a buildout date of 2011, and Phase II with a buildout date of 2019. Specific approval* is requested for Phase I for 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office, and ±19.2 acres of parks. Conceptual approval* is requested for Phase II. In the future, specific approval* of Phase II is contingent~~

~~upon submittal of further transportation and air quality analysis, in accordance with Section 380.06, F.S.~~

WHEREAS, Specific Approval was granted for Phase 1 for 3,000 residential units, 200,000 square feet of retail, 105,000 square feet of office and 9.2 acres of park; and

WHEREAS, Conceptual approval was granted for Phase 2 and in the future, Specific approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.; and

WHEREAS, on May 9, 2013, SMR North 70,LLC filed a request to amend the Development Order pursuant to Section 380.06(19)(e)2, Florida Statutes, which does not require the filing of a Notice of Proposed Change, but, requires the application to the local government to amend the development order in accordance with the local government's procedure; and

WHEREAS, the described Project* lies within the unincorporated area of Manatee County; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Section 380.06(19)(e)2, Florida Statutes, has the statutory authority to consider and approve amendments to a Development Order for an approved ~~an ADA* for a~~ DRI; and

WHEREAS, the public notice requirements of Manatee County and Chapter 380.06, Florida Statutes, have been adhered to and satisfied; and

WHEREAS, the Manatee County Planning Commission after due public notice, held a public hearing on ~~September 14, 2006, October 12, 2006, November 9, 2006, January 11, 2007, March 8, 2007, May 10, 2007, July 12, 2007, and August 9, 2007~~ ~~INSERT DATE~~ July 11, 2013 regarding Ordinance 13-24~~XX~~ and has solicited, received, and considered all testimony, reports, comments, evidence and recommendations from interested citizens, County agencies, the applicant and the review and report of Manatee County staff; and ~~to consider the Northwest Section DRI and found the Northwest Sector DRI to be consistent with the Manatee County Comprehensive Plan, the Manatee County Land Development Code, Chapter 380, Florida Statutes, and Rule 9J-2.02, FAC, subject to the conditions of approval established in this development order and recommend approval of Phase I and conceptual approval* for Phase II of DRI #26; and~~

~~**WHEREAS,** the Board of County Commissioners received and considered the report and recommendation of the Tampa Bay Regional Planning Council (TBRPC), the Planning Commission, and the Planning Staff; and~~

WHEREAS, the Board of County Commissioners held a duly noticed public hearing on ~~October 3, 2006, December 7, 2006, February 1, 2007, April 5, 2007, May 24, 2007, July 12, 2007, September 6, 2007, and November 1, 2007 INSERT DATE~~August 6, 2013 regarding Ordinance 13-24~~XX on the ADA*~~ and has solicited, received, and considered all testimony reports, comments, evidence, and recommendations from interested citizens, County agencies, the applicant, the recommendation of the Planning Commission and the review and report of the Manatee County ~~Planning~~ Building and Development Services Department.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

SECTION 1. AMENDMENT AND RESTATEMENT OF DEVELOPMENT ORDER FOR DRI# 26, ORDINANCE 07-68.

Ordinance 07-68 is hereby amended and restated in its entirely below. This ordinance constitutes the amended and restated Development Order for the Northwest Sector Development of Regional Impact. The prior Development Order shall be superseded by this Ordinance, provided this amendment shall not be construed to terminate the rights of the Developer, if any, granted under Section 163.3167(5), Florida Statutes, to the extent such rights have been previously granted and are not specifically herein or otherwise modified or amended.

SECTION 2~~1~~. FINDINGS OF FACT.

The Board of County Commissioners~~,~~, after considering the testimony, evidence, documentation, ~~ADA* (with the sufficiency responses), application~~ for an amended Development Order the recommendation and findings of the Planning Commission, and all other matters presented to the Board of County Commissioners at the public hearing, hereby makes the following findings of fact:

A. All "WHEREAS" clauses preceding Section 1 of this Ordinance are adopted as findings of fact.

B. An application has been submitted to Manatee County and is being processed concurrently with this amendment to the Development Order to amend Zoning Ordinance PDMU-05-19(G)(R4) (as amended by PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) ~~ADA* to rezone the parcel from A (General Agriculture), A/WP-E (General Agriculture/Evers Reservoir Watershed Protection Overlay District), and A/WPE/ST to PDMU (Planned Development Mixed Use), PDMU/WP-E, and PDMU/WPE/ST~~, and ~~to approve a~~ the General Development Plan for the entire ±1,518.90 acre Project*. It shall be effective 45 days after the filing of this Ordinance with the Department of State and the Department of Economic Opportunity, State of Florida.

~~by the consideration of proposed Ordinance No. PDMU-05-19(Z)(G).~~

C. The Board of County Commissioners has received and considered the recommendation of the Manatee County Planning Commission concerning the ~~DRI~~ application to amend the Development Order as it relates to the real property described in Section 8 ~~7~~ of this Ordinance, pursuant to Section 380.06, Florida Statutes. ~~The report was rendered on August 9, 2007, following a public hearing.~~

D. The Board of County Commissioners held a public hearing on ~~November 1, 2007 INSERT DATE~~August 6, 2013 regarding the application to amend the Development Order~~ADA*~~, in accordance with the requirements of the 2020 Manatee County Land Development Code (Ordinance 90-01, as amended) and the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and has further considered the testimony, comments, and information received at the public hearing.

E. Manatee County has adopted the 2020 Manatee County Comprehensive Plan which is in compliance with applicable state laws.

F. The Comprehensive Plan requires a Certificate of Level of Service to be issued for water, wastewater, solid waste, parks and recreation, roadways, transit, and drainage in compliance with state requirements.

G. This Development Order is issued based on information provided by the Developer* in the ADA* (with the sufficiency responses) and this application to amend the Development Order; public hearing testimony; data, information, and recommendations provided by the Planning Commission and ~~Planning Department~~ Building and Development Services staff, and ensures continued compliance with the Manatee County Comprehensive Plan.

H. The real property which is the subject of this ADA* and Development Order is legally described in Section 8 ~~7~~ of this Ordinance.

I. The Project* is not in an Area of Critical State Concern, as designated pursuant to Section 380.05, Florida Statutes.

J. The authorized agent and address for the Project* is Todd J. Pokrywa of SMR North 70, LLC, 14400 Covenant Way, ~~Bradenton~~Lakewood Ranch, Florida 34202.

K. The owners of the property ~~which SMR intends to develop~~ are SMR North 70, LLC, Equitable National Property Company, L.L.C.; FC, L.L.C.; Park Vista Apartments, Inc., and Presidential Apartments and Housing, Inc., its heirs, assigns, designees, and successors in interest as to the Project.

~~L. A comprehensive review of the impacts generated by the development has been conducted by the departments of Manatee County, TBRPC, and DCA in conjunction with the ADA*, sufficiency responses, and this Development Order.~~

~~M. The TBRPC declared the ADA* application sufficient on February 24, 2006.~~

SECTION 32. CONCLUSIONS OF LAW.

A. Based upon the previous findings of fact and the following conditions of this Development Order, the Board of County Commissioners concluded that:

1. The Project* will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

2. The Project* is consistent with the local land development regulations and consistent with the State Comprehensive Plan (SCP), the Tampa Bay Regional Planning Council's Future of the Region, A Comprehensive Regional Policy Plan (FCRPP), and Ordinance 89-01, the 2020 Manatee County Comprehensive Plan, (as amended).

3. The Project*, as conditioned by this Development Order, is consistent with the report and recommendations of the Building and Development Services Department~~TBRPC approved on April 10, 2006 regarding this ADA*~~.

4. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer* is authorized to conduct development as described herein, subject to the conditions, restrictions, and limitations set forth below.

5. The review by the County*, ~~the TBRPC, and other participating agencies~~ and interested citizens demonstrates that impacts of the development are adequately addressed pursuant to the requirements of Chapter 380.06, Florida Statutes, within the terms and conditions of this Development Order,~~–~~ and the ADA* as amended by this request to modify the Development Order. ~~, and the affordable housing analysis.~~ To the extent that the ADA* is inconsistent with the terms and conditions of this Development Order, the terms and conditions of this Development Order shall prevail.

SECTION 43. ——DEVELOPMENT COMPONENTS:

A. This Development Order approval shall constitute approval of the ADA*application to amend the Development Order subject to the conditions set forth herein and shall be limited to the development amounts set forth in Table 1, below unless such development totals have been amended through the procedure as set forth under subsection E below.

B. Phase I of the Project* is specifically approved subject to the conditions found within the Development Order and a Certificate of Level of Service for all services, except potable water and sewer, has been ~~will be~~ issued for the land uses listed in Phase I (defined herein) and in Zoning Ordinance PDMU-05-19(~~Z~~)(~~GG~~)(R6). Potable water and sewer concurrency will be reviewed at time of each Final Site Plan or Final Plat submittal.

Phase II is conceptually approved. Specific approval* of Phase II is contingent upon submittal of further transportation and air quality analyses, in accordance with Section 380.06, F.S. The Developer* shall provide full ADA* responses regarding transportation when seeking specific approval* of Phase II. This shall include the prior conduct of a transportation methodology meeting to reach agreement with all appropriate transportation review entities as to the terms, variables, and assumptions to be utilized in the transportation analysis. Reanalysis of affordable housing associated with Phase II shall only be required if non-residential uses are added to Phase II–or Rule 73C-40.048 ~~9J-2.0248~~, FAC is modified regarding affordable housing. Verification of adequate public utility and school capacity will also be required.

C. Approval of Phase II will also require review and approval of a revised Zoning Ordinance to be approved by the Board of County Commissioners.

D. Preliminary and Final Site Plan applications shall be reviewed for compliance with this Development Order and subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application.

E. Development Totals:

TABLE 1: DEVELOPMENT TOTALS

LAND USE	PHASE I (2007-20221~~1~~)*# Base Entitlements	~~Phase I Minimum Entitlements&~~	~~Phase I Maximum Entitlements&~~	PHASE II (2009-2026~~19~~)*	TOTAL
RESIDENTIAL					4,422

Single-Family (s.f.) Multi-Family (m.f)	2,650 350	~~1,590~~ ~~210~~	~~2,979~~[&] ~~490~~	1,422 0	4,072 350
RETAIL (square feet)	200,000	~~120,000~~	~~280,000~~	0	200,000
OFFICE (square feet)	105,000	~~63,000~~	~~147,000~~	0	105,000
PARK (acres)	9.2			10	19.2

* The phasing buildout dates shall be ~~December 31st~~March 22nd of the years indicated and include legislatively approved extensions (SB 360 and SB 1752) for Phase I and (HB 7207 and F.S.252.363) for Phases I and II.

[#] Includes the option for a group care facility ~~for up to 120 beds~~ as part of a land use exchange. The Land Use Equivalency Matrix allows the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group Care Facility (AKA: Assisted Living Facility) beds.

[&] The approved amount of any one land use may be increased, but only with decreases in one or more of the other land uses, per the Land Use Equivalency Matrix. ~~The maximum number of single family units can only be reached if all other land uses are minimized.~~

1. The Land Use Equivalency Matrix, below, allows the developer variations in the quantity of approved land uses without the requirement to analyze such modifications through the Notice of Proposed Change process. The conversion formulas presented below are based on p.m. peak hour trip generation factors.

2. In seeking approval of a specific Land Use Exchange, the Developer* shall prepare a request which demonstrates that the impacts generated by the revised land use mix will not exceed the impacts for transportation, ~~potable water, wastewater treatment,~~ solid waste disposal, mass transit, drainage, and parks and recreation, which have been approved and authorized in the Certificate of Level of Service (CLOS) issued for that phase or subphase. The Developer* must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts in excess of those previously approved, the Developer* may be granted approval for that excess only if, and when, capacity is available. However, reapplication shall not cause the Developer* to lose capacity already approved for the Project*. If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS. At time of Final Site Plan approval, potable

water, wastewater treatment, and schools shall be analyzed, and a CLOS will be issued for those concurrency components.

3. An application for a Land Use Exchange must include a revised General Development Plan which will include a revised Land Use and Phasing Schedule and a reallocation of square footage. Each proposal for a land use exchange and revised General Development Plan shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the 2020 Manatee County Comprehensive Plan. Any land use exchanges must be approved by the Board of County Commissioners following an advertised public hearing.

4. Upon approval of a Land Use Exchange, County staff shall provide to the Florida Department of Economic Opportunity (DEO) and the Tampa Bay Regional Planning Council (TBRPC) a copy of said approval. ~~Each conversion request shall be submitted to the Tampa Bay Regional Planning Council and the Florida Department of Community Affairs for review and approval prior to consideration of approval by Manatee County. A maximum of two (2) conversion requests may be submitted within any calendar year.~~

5. The DRI biennial report shall include information indicating implementation of the matrix as well as cumulative amounts of development which have been approved by the County as of the biennial report date.

~~5.~~ 6. The Land Use Equivalency Matrix (LUEM), Table 2, is as follows:

F. Land Use Equivalency Matrix:

TABLE 2: LAND USE EQUIVALENCY MATRIX

CHANGE FROM:	CHANGE TO:				
	Residential/ SF Detached (Units)	Residential/ Apartment (Units)	COMMER-CIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	ASSISTED LIV. FAC. (Beds)
Residential/S.F. Detached (Units)		1.42	202.00	255.00	3.24
Residential/Apartment(Units)	0.65		132.00	165.00	2.11
Commercial(1,000 Sq. Ft.)	2.73	3.88		1,271.00	16.20

Office (1,000 Sq. Ft.)	0.47	0.68	176.00		3.30
Assisted Living Facility* (Beds)	0.14	0.20	51.00	79.00	

~~G. The following table documents the "minimums" and "maximums" associated with each of the project uses:~~

~~TABLE 3: MINIMUMS AND MAXIMUM DEVELOPMENT~~

~~LAND USE~~	~~SPECIFICALLY APPROVED AMT. (PHASE 1)~~	~~MINIMUM~~	~~MAXIMUM~~
~~Residential/Single Family~~	~~2,650 Units~~	~~1,590 Units~~	~~2,979 Units~~
~~Residential/Multi-Family~~	~~350 Units~~	~~210 Units~~	~~490 Units~~
~~Retail~~	~~200,000 Sq. Ft.~~	~~120,000 Sq. Ft.~~	~~280,000 Sq. Ft.~~
~~Office~~	~~105,000 Sq. Ft.~~	~~63,000 Sq. Ft.~~	~~147,000 Sq. Ft.~~
~~Assisted Living Facility~~	~~0 Beds~~	~~0 Beds~~	~~120 Beds~~

SECTION 54. DEFINITIONS.

The definitions contained in Chapter 380, Florida Statutes, the 2020 Manatee County Comprehensive Plan, and Land Development Code shall apply to this Development Order in addition to those listed herein. The following capitalized terms used herein shall have the following meanings:

A. "Application for Development Approval*" or "ADA*" shall mean the NW Sector Development of Regional Impact Application for Development Approval* (March 2, 2005), and the sufficiency responses submitted on July 15, 2005, October 31, 2005, and January 27, 2006.

B. "ALF" shall mean an Assisted Living Facility and may also be referred to as "ACLF" Adult Congregate Living Facility or Group Care Home.

C. "Best Management Practices*" shall mean the method or combination of methods determined after problem assessment and examination of alternative practices, to be the most effective and practicable means of reducing or preventing nonpoint source pollution to levels compatible with water quality goals. These measures could include both structural (e.g., sediment/debris basins, wetland impoundment of agricultural runoff, etc.)

and nonstructural (e.g., street vacuuming, deferred grazing systems, etc.) approaches to abatement of nonpoint source pollution, and may vary on a regional and local basis depending on the nature of the problems, climate, physical characteristics, land use, soil types and conditions, and other factors.

D. "County*" shall mean Manatee County, a political subdivision of the State of Florida.

E. "Conceptual Approval" shall mean general review of the proposed location, densities, intensity of use, character, and major design features of a proposed development required to undergo review under this section for the purpose of considering whether these aspects of the proposed development comply with the issuing agency's statutes and rules. A conceptual agency review approval shall be valid for up to 10 years, unless otherwise provided in a state or regional agency rule, and may be reviewed and reissued for additional periods of time under procedures established by the agency.

| EF. "Developer*" shall mean SMR North 70, LLC; Equitable National Property Company, L.L.C.; FC, L.L.C.; Park Vista Apartments, Inc., and Presidential Apartments and Housing, Inc., its heirs, assigns, designees, agents, and successors in interest as to the Project* and all conditions of approval.

| GF. "Development Approval*" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Plat, and Final Site Plan process or Construction Drawing approval where site plans or subdivision plats are not required.

| HG. "Funding Commitment*" shall mean projects funded for construction in the first year of an adopted work program, or committed by private sources which can include the Developer*, for construction with funding provided within one year.

| IH. "Group Care Home" shall also mean Assisted Living Facility (ALF) or Adult Congregate Living Facility (ACLF).

| JI. "Master Drainage Plan*" shall mean a plan showing the proposed stormwater management components to be constructed for the entire Project* as follows:

1. existing topography;

2. existing drainage features, both on site and off site, that will affect the drainage concept of this Development*; existing and developed drainage basins, with their direction of outfall;

3. proposed stormwater management facilities, which shall include: detention lakes, connection of lakes, and the eventual outfall for these lakes; and

4. off site areas that historically drain through the property shall be addressed as to the method the applicant proposes to use to accommodate off site stormwater.

KJ. "Project*" shall mean the land uses by area, square footage, density, and phase described in the ADA* to be constructed on the real property described in Section 87 herein.

LK. "Specific Approval" shall mean ADA approval for Phase I only. Specific Approval* of Phase II will be contingent upon submittal of further transportation and air quality analysis in accordance with Section 380.06, F.S., with a requirement for the prior conduct of a transportation methodology meeting. Reanalysis of affordable housing associated with Phase II shall only be required if non-residential uses are added to proposed Phase II or Rule 9J-2.024873C-40.048, FAC is modified regarding affordable housing. Verification of adequate public utility and school capacity is also required. Specific Approval* herein should not be confused with Specific Approval* as defined in the Manatee County Land Development Code.

ML. "Vertical Development*" shall mean and shall be deemed to include the construction of new residential units and non-residential units or the reconstruction or addition to any structure.

The definitions contained in Chapter 380, Florida Statutes, shall apply to this Development Order.

Note: An asterisk (*) in the text of this Development Order denotes that the word is defined.

SECTION 65. DEVELOPMENT CONDITIONS:

THE NORTHWEST SECTOR DRI, IS SPECIFICALLY APPRRPOVED FOR PHASE I DEVELOPMENT AND CONCEPTUALLY APPROVED FOR PHASE II DEVELOPMENT, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

Transportation

A.(1) The Northwest Sector DRI development will have an impact on

several regionally significant roadway facilities within the primary impact area. Transportation Conditions Tables 5 and 6 (below) identify the improvements associated with Phase I approval.

TABLE 5
PHASE I LINK IMPROVEMENTS

ROADWAY SEGMENTS

Link	From/To	Improvement	External Trip Threshold*
SR 64	39th St/Morgan Johnson Road	6-lanes	1,881
SR 64	Lena Rd/Lakewood Ranch Blvd	6-lanes	514
SR 70	Tara Blvd/I-75 West	6 lanes with continuous E and W right turn or drop lanes	1,822
Lakewood Ranch Blvd	SR64/Center Ice Pkwy	4-lanes	1,148

* Threshold volume is based upon the number of net external trips at which Project traffic becomes significant (at least 5%) on the affected roadway segment.

TABLE 6

PHASE I INTERSECTION IMPROVEMENTS

INTERSECTIONS

Roadway	Intersection	Improvement	External Trip Threshold
SR 70	US 301	Add 2nd EBL and one Thru lane to all approaches	2,610
SR 70	45th St E	Add SBR, 2nd NBL, and 2nd WBL	1,041
SR 70	Caruso Road	Add NB Left	2,577
SR 70	Tara Blvd	Add WB Thru Lane to result in 8 thru lanes	2,159
SR 70	I-75 West	Add EB Thru Lane to result in 8 thru lanes	2,257

SR 70	Pope Road	Signalize When Warranted	N/A
SR 70	87th St E	Add EB & WB Thru Lanes	2,083
SR 64	Morgan Johnson Road	Add EB and WB Thru Lane to result in 6 thru lanes	2,126
SR 64	27th St	NBL	3,041
SR 64	I-75 East	Add 2nd EBL and NB receiving lane	1,603
SR 64	Lakewood Ranch Blvd	Add 2nd EBL, 2nd WBL, and 2nd NBL and Add one Thru lane to NB approach, Add NB and SB Receiving lanes	164
SR 64	Rye Road	Add SBR and Signalize	733
Lakewood Ranch Blvd	44th Avenue E.	Signalize When Warranted	N/A
Lakewood Ranch Blvd	Malachite Drive	Signalize When Warranted	N/A
University Parkway	Honore Avenue	Add 2nd WBL	1,439
University Parkway	I-75 East	Add 3rd NBL	2,388
University Parkway	Market Street	Add 2nd NBL	2,093
Lorraine Road	SR 64	Add a NBL and Signalize	1,714

NB means northbound, WB means westbound, SB means southbound, and EB means eastbound.

A.(2) Because the transportation improvements identified above have a "trip trigger", a monitoring program is necessary to verify that the actual number of trips generated accurately reflects the transportation analysis and subsequently required improvements. This monitoring program requires driveway counts at all project entrances with public roadways (including SR 70, Lakewood Ranch Road, and Lorraine Road). The monitoring program shall commence one year after issuance of the first Certificate of Occupancy or first Final Plat, whichever occurs first, for Phase I. Monitoring shall continue on an annual basis for each access point until the trip improvement threshold is reached.

The monitoring program shall consist of weekday PM peak hour directional counts from 4:00 to 6:00 PM, with subtotals at 15-minute increments, at all project entrances at public roadways (including SR 70, Lakewood Ranch Road and Lorraine Road). Only turns to and from the project entrances need to be counted (through

volumes on the public roadways will not be required). The sum of the project entrance trips will be totaled in 15-minute increments and the highest four consecutive 15 minute totals will be summed to determine the total PM peak hour traffic volume. This total will include net external trips, diverted trips, and pass-by trips of the Northwest Sector DRI.

Total PM peak hour project traffic for Phase I is estimated to be 3,340 net external, 240 pass-by, 384 internal trips, and 256 diverted trips; 4,220 total trips.

The required monitoring data shall be included in each report. If monitoring results demonstrate that the project is generating more than fifteen (15) percent above the number of trips estimated in the original analysis (as stated above) or the required report is not submitted within 30 days of its due date, Manatee County will issue no further development permits and conduct a Substantial Deviation determination pursuant to Subsection 380.06(19), F.S. As a result, the County may amend the Development Order to change or require additional roadway improvements. The revised transportation analyses, if required, shall be subject to review by all appropriate review entities.

A.(3) In the event that total external p.m. peak hour trips exceed the threshold levels described in Tables 5 and 6, and the corresponding Funding Commitments have not been provided, no further Final Site Plan approvals shall be granted unless an analysis is submitted which identifies the revised number of total external p.m. peak hour trips after which the required improvement would be required, according to the new subphase analysis. The Development Order shall be amended to reflect these revised trip levels.

A.(4) With each Final Site Plan application, the Developer shall submit to the County a limited traffic study which shows the following:

1. External P.M. peak hour trips predicted to be generated by the submitted subphase, plus all previously approved subphases, to demonstrate whether any improvement thresholds reported in Table 5 or Table 6 are reached; and
2. An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways, serving the Project covered by the Final Site Plan application.

A.(5) Prior to approval of Phase II, a revised transportation analysis shall be required to be submitted pursuant to Section 380.06(6), Florida

Statutes. This analysis shall address potential transportation impacts which might result from the development of this phase.

A.(6) As part of Phase II approval, the Developer shall prepare a Transportation Systems Management (TSM) program. The plan shall be reviewed by Manatee County, Metropolitan Planning Organization, Florida Department of Transportation (FDOT), and TBRPC. The TSM program shall include a ~~yearly~~ biennial assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measures. This assessment shall also include sufficient and appropriate documentation for all diversions claimed as a result of the TSM measures. Results of the TSM program shall be included in the Biennial Report.

A.(7) Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within the Project. At such time that MCAT has established a plan for service to the Project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the Project.

A.(8) The Developer shall provide roadways and pedestrian connections to perimeter roads, schools, and park sites.

A.(9) Provisions shall be made for the construction of all internal collector roads as shown on DRI Map H. Roads shall be constructed at the cost of the Developer, or other appropriate entity, prior to Development Approval of development requiring access on that roadway. This dedication/construction shall be eligible for impact fee credits to the extent allowed by the Manatee County Land Development Code and applicable law. Right-of-way along 44th Avenue and Pope Road will be dedicated to Manatee County by the Developer prior to or in conjunction with any Preliminary Site Plan or Preliminary Plat approvals adjacent to or encompassing such roadways, to ensure a total of 120 feet of right-of-way adjacent to the site. This dedication shall be impact fee creditable to the extent permitted by the Manatee County Land Development Code and applicable law.

A.(10) There shall be bicycle and/or pedestrian facilities on both sides of any road designated as a collector or higher, in accordance with the LDC. All bike paths and lanes shall be constructed in accordance with Manatee County standards

A.(11) The Developer shall provide adequate sidewalks along both sides of all streets and roadways throughout the Project.

A.(12) Center Ice Parkway is planned as a Collector Roadway to be extended to Lorraine Road and beyond to the east. The exact alignment has not yet been determined. Therefore, no Preliminary Site Plan may be approved for any development in those portions of Parcels G-5, G-6, G-7, G-9, H, or I set forth on Exhibit B identified as "Potential Center Ice Parkway Right of Way" until Manatee County has completed a Corridor Route Study for the extension of Center Ice Parkway. . Manatee County has estimated that it will complete the corridor study no later than May 31, 2008. In the event Manatee County does not complete the corridor study by May 31, 2008 Manatee County shall retain full authority to review and take action on the above-described PSP. The Lakewood Ranch Stewardship District, at its option, may conduct the Corridor Route Study. If this option is exercised, the Lakewood Ranch Stewardship District shall submit the completed study for the County to review at least 30 days prior to the– May 31, 2008 deadline. (Completed)

The Developer shall be responsible for the construction of Center Ice Parkway to the eastern property line and the County shall be responsible beyond the property line, which may be constructed by the Developer pursuant to a reimbursement agreement. ~~(Completed)~~

A.(13) Improvements made pursuant to a proportionate fair share mitigation ordinance adopted by Manatee County on November 7, 2006 shall satisfy the requirements for mitigation of the project Phase I transportation impacts. (LDA-10-01 implements the applicant's proportionate fair share contributions for Phase 1 mitigation.)

Vegetation, Wildlife, and Wetlands

B.(1) No impacts to Natural Resources of Regional Significance (NRRS) as defined by TBRPC are proposed by this project. Impacts to Natural Resources of Regional Significance, as delineated on Map 3 (Attached, as Exhibit A) in the TBRPC's Final Report of the Northwest Sector DRI, adopted April 10, 2006, shall only occur if justified pursuant to *Future of the Region, A Strategic Regional Policy Plan for the Tampa Bay Region* Policy 4.5.2. Mitigation for justifiable impacts to Natural Resources of Regional Significance shall meet the ratios set forth in that policy and Policy 4.5.6; i.e., 2 created : 1 impacted for Special Habitats (Strategic Habitat Conservation Areas and Priority Wetlands); 3 created : 1 impacted for Riverine Habitat; and twice that amount if mitigation is in the

form of restoration of disturbed habitat of a similar nature, at minimum.

B.(2) In the event that any state or federally-listed species are discovered breeding on-site during project development, the Developer* shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.

B.(3) Nuisance and exotic plant species shall be removed from upland areas of the project site during site development. A plan shall be developed to address how the preserved areas will be managed to limit nuisance and exotic species. The plan shall be submitted to Manatee County for approval with the first Final Site Plan or Final Plat for vertical development. (Completed)

B.(4) As committed, the applicant shall preserve and protect all wetlands except where roadway crossings are unavoidable. Unavoidable impacts to wetlands may be mitigated using credits from the Long Swamp Ecosystem Management Plan (ADA/Page 13.3).

B.(5) Preliminary and Final Site Plans within 1,500' of the bald eagle nest shall be designed in accordance with the current Habitat Management Guidelines for the Bald Eagles published by the U.S. Fish and Wildlife Service, or a Habitat Management Plan for Bald Eagles, approved by the U.S. Fish and Wildlife Service, shall be provided prior to Final Site Plan approval.

B.(6) The natural wildlife corridor existing along Wolf Slough shall be maintained and protected by placing the area in a conservation easement. Wildlife passage ways shall be incorporated into the roadways designed to cross this corridor as approved by appropriate state, regional, and local agencies.

B.(7) The project site may continue to be used for agricultural activities during development, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use. No new clearing of tree or preservation areas shall be permitted for any new agricultural uses.

B.(8) All proposed nature trails, board walks, and shade structures located in wetlands, wetland buffers, or upland preservation areas shall be designed to minimize impacts to trees or areas of significant vegetation and in accordance with Section 719 of the Manatee County Land Development Code. No nature trails, board walks, or shade structures shall be constructed within preserved wetlands in the areas shown as Natural Resources of Regional

Significance, as delineated on Map 3 (Attached, as Exhibit A) in the TBRPC's Final Report of the Northwest Sector DRI, adopted April 10, 2006.

B.(9) A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to Manatee County prior to or concurrent with Final Plat approvals.

B.(10) The Developer* shall submit a Habitat Management Plan for the upland preservation areas with the first Preliminary Site Plan for approval by Manatee County. (Completed)

B. (11) The following Pine Mesic Oak (414) and Pine Flatwood (411) Communities shall be preserved, and further stipulated:

FLUCFCS Code	Pre-Construction	Post-Construction		Habitat (w/in Wetland Buffers)		Habitat (w/in Upland Conservation)	
	Acreage	Acreage	Percentage (of habitat remaining)	Acreage	Percentage (of habitat w/in buffers)	Acreage	Percentage (of habitat w/in conservation)
411	117.8	21.7	18.4%	12.4	22.8%	7.0	14.5%
414	59.9	31.7	52.9%	12.9	23.7%	16.0	29.4%
Total	177.7	53.4	30.1%	25.3	47.4%	23.9	44.8%

Area	**411**	**414**	**Total**
Wetland Buffers	12.4	12.9	25.3
Perimeter Buffers	1.4	2.8	4.2
Upland Preservation Areas	7.9	16.0	23.9
Total	21.7	31.7	53.4

The preservation areas shall be clearly delineated, labeled and quantified on the Preliminary Site Plan. Upland Preservation Areas may be reconfigured, subject to Planning Director approval, with the Preliminary Site Plan provided that the overall acreage, general location, and quality of preserved habitat remain consistent with those shown on the approved GDP. Limited impacts may be permitted for suitable recreational areas (passive parks, pocket parks, etc.) Recreation improvements shall be designed in a manner that minimizes impacts to mature trees, dense tree clusters or significant vegetation.

Soils

C.(1) Best Management Practices, including those identified in the ADA*,

shall be employed during site preparation and construction to prevent soil erosion.

Air Quality

D.(1) Best Management Practices*, including those identified in the ADA*, shall be employed during site preparation and construction to minimize air quality impacts.

D.(2) The developer shall provide full ADA* responses for Air Quality when seeking specific approval* of Phase II.

Water Quality and Stormwater Management

E.(1) The stormwater management system shall be designed to restore and maintain the natural hydroperiod of the receiving wetlands, and to meet or exceed the requirements for development within the Evers Reservoir Watershed Overlay. Upland habitat within 50 feet of the contiguous wetland system draining to the upper Braden River shall be preserved to enhance water quality.

E.(2) Development practices shall incorporate Best Management Practices*, including those which prevent construction-related turbidity.

E.(3) Because the project is partially within the Wolf Slough/Evers Reservoir basin, an integrated pest management program shall be implemented to minimize the use of fertilizers and pesticides, and the design and construction techniques listed below shall be utilized:

- ensuring that ponds and swales are properly grassed; and
- implementation of a site-specific surface and groundwater quality monitoring system, through the Environmental Monitoring Plan.

E.(4) The Developer* shall encourage the use of water conserving landscapes and the responsible use of water by residents and occupants throughout the project.

E.(5) Existing native vegetation shall be preserved to meet screening requirements, unless otherwise approved by the Planning Department.

E.(6) To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.

E.(7) Stormwater management ponds shall not be constructed within wetland buffers or other natural resources of regional significance.

E.(8) The applicant shall implement resident education advocating surface water protection.

E.(9) Low impact development techniques shall be used throughout the development, particularly in areas draining to the Evers Reservoir. These techniques may include, but are not limited to, the following:

- Retention of the maximum amount of existing native vegetation;
- Shallow vegetated swales in all areas, including parking;
- Appropriate Florida-friendly plant selections;
- Small, recessed garden areas throughout landscaped areas;
- Porous pavement and other pervious pavement technologies; and
- Stabilized grass areas for overflow parking.

Specific requirements for implementation of these techniques shall be stipulated in the accompanying Zoning Ordinance.

E.(10) Prior to construction of individual parcels, or portions thereof, as shown on the General Development Plan, the applicant must provide a plan in conjunction with Preliminary or Final Site Plan submittal and approval detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. ~~The plan must be approved by Manatee County prior to the first PSP or FSP approval and implemented at construction. Failure to implement the approved plan requires the applicant to file a Notice of Proposed Change~~.

~~E.(11) The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each Biennial DRI Report.~~

E.(121) All habitable structures shall be constructed in accordance with Manatee County's flood protection requirements.

| E.(132) Compensation for the loss of 100-year flood storage capacity shall be provided.

| E.(143) Manatee County Environment Management Department (MCEMD) has reviewed and approved the groundwater quality monitoring plan submitted for the Northwest Sector DRI. This approval is contingent upon the following requirements:

- The Developer* shall ensure the protection of monitoring wells and access to monitoring wells through build-out of the project. Should any of the monitoring wells be destroyed the responsible entity shall provide written notification of the incident and corrective action taken to MCEMD.
- Should the land use change significantly or should the baseline monitoring reveal exceedances that would merit additional monitoring measures, MCEMD may require the monitoring plan to be modified accordingly.
- If monitoring activities do not begin in a timely manner, MCEMD may require the monitoring plan to be modified accordingly.

Historical and Archaeological Sites

F.(1) Any significant historical or archaeological resources discovered during project development shall be reported to the Florida Division of Historical Resources (FDHR) and the disposition of such resources shall be determined in cooperation with the FDHR and Manatee County.

Water

G.(1) Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).

G.(2) The Developer* shall be required by Manatee County ordinances, to extend potable water service to each phase or subphase of the Project* to assure that adequate potable water capacity exists to accommodate the Project*.

The Developer* shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on-site wells not intended for potable or nonpotable uses shall be plugged and abandoned in accordance with Rule 40D-3.041(1), Florida Administrative Code.

G.(3) The lowest quality water possible shall be used for irrigation. In-

ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including on individual lots. Prior to Final Site Plan approval applicant shall specify source of irrigation on site plan.

G.(4) The Developer* has committed to the following:

- utilization of a non-potable water system for all landscaped areas;
- use of native vegetation or drought-resistant vegetation in landscaped areas and the single-family residential portion of development; and
- the re-establishment of the previously cleared tree canopy, where possible.

G.(5) The Developer* shall obtain verification of adequate water supply availability and service concurrent with the request for specific approval* of Phase II.

G.(6) Water-saving plumbing fixtures must be used inside all buildings, including housing units.

G.(7) Water-conserving irrigation systems shall be used throughout the development. Rainfall sensors shall be placed on all systems.

G.(8) Florida-friendly landscaping principles shall be used throughout the development.

G.(9) Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated.

G.(10) Conservation education shall be provided for the residents and other users of the development.

G.(11) Total potable water use for the residential development shall not exceed 150 gallons per capita per day.

Wastewater

H.(1) The Developer* shall be required by Manatee County ordinances, to expand wastewater service to each phase or subphase of the Project* to assure that adequate wastewater capacity exists to accommodate the Project.*

H.(2) No septic tanks are permitted within the Evers Watershed. No permanent septic tanks shall be permitted outside of the Evers

Watershed.

Solid Waste

I.(1) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous or medical materials and proper procedures for the handling and disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.

I.(2) The Developer* shall be required by Manatee County ordinances, to extend solid waste service to each phase or subphase of the Project* to assure that adequate solid waste capacity exists to accommodate the Project*.

Recreation and Open Space

J.(1) Greenways and environmentally-sensitive features shall be maintained by the Developer* or successors such as a Home Owners Association, CDD, other legal entity and/or as directed by the permitting agencies.

J.(2) As committed, the Developer* shall provide a 9.2-acre private park, a community center, a tot-lot (separate from the park), and recreation trails (near the wetlands along the project's eastern boundary). The park shall include a multiuse sports field, an open-air pavilion, and restrooms. (Completed) In addition, a further 10 acres of parks will be located east of Pope Road (at a location to be determined with the first Preliminary Site Plan).

Health Care, Police, and Fire

K.(1) The Developer* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of emergency service facilities for emergency medical services. The Developer* may, with the approval of the County*, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County* or payment of impact fees, as applicable. An agreement as to the schedule for payment of the Developer's pro-rata share, mutually acceptable to the County* and the Developer*, shall be reached prior to the approval of the first Preliminary Site Plan, Final Site Plan, or Final Plat for Vertical Development* for Phase I or any subphase thereof. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project* and any pro-rata lump sum payment

shall be creditable against the payment of impact fees at the rate in effect at the time payment was made. (Completed)

K.(2) The Developer* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, equipping, and staffing of emergency service facilities for police and fire services or any combination thereof. The Developer* may, with the concurrence of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as allowed by the Land Development Code, if applicable. An agreement as to pro-rata share for each Phase, mutually acceptable to the County and the Developer shall be reached prior to the issuance of the first Final Site Plan or Final Plat for Vertical Development for each Phase. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project and any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. (Completed)

K.(3) The applicant shall pay Manatee County EMS impact fees based on the Nursing Home rate for any Assisted Living Facility or Group Care Home facility constructed within the project.

K.(4) As agreed upon, the applicant shall use applicable Fire Wise principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems. Such practices shall be described on the Landscape Plans of each Final Site Plan.

Hurricane Preparedness

L.(1) The Developer* shall promote awareness of hurricane and flooding hazard, preparedness and hazard mitigation through public information, neighborhood association newsletters, model homes, commercial/office buildings, etc.

Affordable Housing

M.(1) Reanalysis of affordable housing associated with Phase II shall be required if non-residential uses are added to proposed Phase II and/or Rule 73C-40.0489J-2.0248, FAC is modified regarding affordable housing.

Energy

N.(1) The Developer* shall incorporate energy conservation measures into the site design, building construction, and landscaping to the

maximum extent feasible.

General Conditions

O.(1) Should development of Phase I depart from the parameters set forth in the ADA*, the project will be subject to substantial deviation review pursuant to Section 380.06, F.S.

O.(2) Specific Phase II approval shall be contingent upon further transportation and air quality analyses (if appropriate) submitted in accordance with Subsection 380.06, F.S., and verification of water supply availability.

O.(3) Physical development shall commence within two years of Development Order adoption, in order to have reasonable expectation of achieving Phase I buildout by 202211. For the purpose of the Development Order, this term means construction of infrastructure, roadways, or other vertical development*.

O.(4) Any approval of the Northwest Sector shall, at minimum, satisfy the provisions of Subsection 380.06(15), F.S., and the following provisions of the Florida Administrative Code (F.A.C.): Rule 9J-2.041 73C-40.041 (Listed Plant and Wildlife Resources Uniform Standard Rule); Rule 73C-40.043 9J-2.043 (Archaeological and Historical Resources Uniform Standard Rule); Rule 73C-40.044 9J-2.044 (Hazardous Material Usage, Potable Water, Wastewater, and Solid Waste Facilities Uniform Standard Rule); Rule 73C-40.045 9J-2.045 (Transportation Uniform Standard Rule); and 73C-40-0489J-2.048 (Adequate Housing Uniform Standard Rule).

O.(5) All of the Developer's* commitments set forth in the ADA* and subsequent Sufficiency Responses shall be honored as Development Order Conditions, except as they may be superseded by specific terms of the Development Order. Such developer commitments have been summarized in Section 76 of this Development Order.

O.(6) Payment for any future activities of the TBRPC with regard to this development including, but not limited to monitoring or enforcement actions, shall be paid to the TBRPC by the Developer* in accordance with Rule 73C-40.0252 9J-2.0252, FAC.

O.(7) The Developer*, its successors, assigns or transferees, shall submit Biennial DRI Reports in accordance with Section 380.06(18), Florida Statutes* to the County*, TBRPC, the State Land Planning Agency, and other agencies, as may be appropriate,

on even number years commencing September 9, 2008 until such time as all terms and conditions of this Development Order are satisfied. Ten (10) copies of this report shall be submitted to the Director of the Manatee County ~~Planning~~ Building and Development Services Department or the Director's designee, who shall review the report for compliance with the terms and conditions of this Development Order and who may submit an appropriate report to the County Commission should the ~~Planning~~ Building and Development Services Department Director decide further orders and conditions are necessary. The Developer* shall be notified of any Board of County Commissioners' hearing wherein such report is to be considered or reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, modification, or change of any conditions, or any terms or conditions of this Development Order. The Biennial Report shall contain the following:

a. Any change in the plan of development, or in the representation contained in the ADA, or in the phasing or land uses for the reporting year and for the next year;
b. A summary comparison of development activity proposed and actually conducted for the year;
c. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or Developer*;
d. Identification and intended use of lands purchased, leased, or optioned by the Developer* adjacent to the land encompassed by the Development Order for the Project*;
e. An assessment of the Developer's* and the local government's compliance with the conditions of approval contained in the DRI Development Order and the commitments that are contained in the Application for Development Approval* and which have been identified by the County*, TBRPC, or ~~DCA~~ DEO, as being significant;
f. Any known incremental DRI Applications for Development Approval* or requests for a Substantial Deviation Determination that were filed in the reporting year and to be filed during the next year;
g. An indication of a change, if any, in local government jurisdiction for any portion of the Development* since the Development Order was issued
h. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;
i. A copy of any recorded notice of the adoption of a Development Order for the subsequent modification of an

adopted Development Order that was recorded by the Developer* pursuant to Subsection 380.06(14)(d), Florida Statutes;

j. A statement that all persons have been sent copies of the Biennial Report in conformance with Subsection 380.06(15) and (18), Florida Statutes;

k. Information on the actual prices and rents of housing units constructed relative to the then current Department of Housing and Urban Development (HUD) affordable housing guidelines, as applicable;

l. An updated map showing the locations and acreage of upland and wetland preservation; and,

m. Any other information required pursuant to general law.

SECTION 76. DEVELOPER* COMMITMENTS:

The following are developer commitments set forth in the Application for Development Approval* (ADA*) and Sufficiency Responses* (SR) which shall be honored by the Developer*, except as they may be superseded by specific terms of the Development Order.

GENERAL

1. Borrow pits will be incorporated into the site design to create focal points and separation between housing products. (ADA/Page 10.2)

2. The commercial/office area [located internal to the Project* east of Pope Road] will be connected to pedestrian and bike routes; it will have appropriate facilities for pedestrians and cyclists (such as bike racks); it will be designed for pedestrian use and orientation; and will be built on a neighborhood scale. (SR1/Page 10.16)

3. It is noted that utilities will be reanalyzed based on the current operating conditions at the time of application for a land use exchange and that utility capacities for any land use exchanges are not guaranteed at this time. (SR2/Page 10.1)

4. All retail space constructed in the Northwest Sector DRI will be "Neighborhood Retail." (SR2/Page 10.6)

VEGETATION AND WILDLIFE

1. The Northwest Sector DRI will incorporate elements of the natural on-site systems and features into the project design. Except for necessary roadway crossings, the on-site wetlands will be retained in their natural state or enhanced. Any necessary wetland impacts will be appropriately

mitigated. (ADA/Page 10.15)

2. Existing upland plant communities will be incorporated into wetland and other buffers as much as practicable. (ADA/Page 12.5)

3. A management plan for the protection of this species (bald eagle) will be prepared in coordination with the U.S. Fish & Wildlife Service prior to any development within 1,500 feet of the nest. (ADA/Page 12.8)

4. A detailed gopher tortoise survey utilizing the methodology pursuant to the Florida Fish and Wildlife Conservation Commission will be completed within appropriate habitat types prior to submittal of the first Preliminary Site Plan. If it is determined that five or fewer tortoises are found within the project area, then the tortoises will be relocated on-site within a preserved area of suitable habitat, however, if the remnant population is greater than five, then a relocation or incidental take permit may be obtained, dependent on the suitability of available relocation sites. (ADA/Pages 12.8-12.9 & SR1/Page 12.4)

5. The land-use plan will also include the preservation of all significant wetland systems on the site. (ADA/Page 12.12)

6. The majority of on-site wetlands are proposed to be preserved, along with 30 or 50 foot wide upland buffers, thereby preserving the foraging and potential nesting habitat these areas currently provide. (ADA/Page 12.12)

7. Management plans for the gopher tortoise will be developed as more detailed surveys are performed and reveal specific populations, if found within the project boundaries. (ADA/Page 12.12)

8. Invasive/nuisance vegetation or food crops [within wetland buffer areas] will be removed through a mix of manual/mechanical techniques. Supplemental planting or seeding with native vegetation will occur as needed to restore the buffer to a native community. (SR1/Page 10.1)

9. In accordance with TBRPC Policy 4.5.1, the slough along the eastern boundary (mapped as 615) ["Stream and Lake Swamps"] will be preserved. No impacts are proposed to this area, which is classified as an area of Regional Significance. To prevent potential secondary impacts, a 50-foot upland buffer will be established around the wetland system. (SR1/Page 10.3)]

10. The amount of Pine Mesic Oak to be preserved has been increased to 21%, with the inclusion of the parcel adjacent to SR 70 for preservation. (SR1/Page 10.10)

11. Stormwater ponds will be constructed so that 35% of the required pond

area will be littoral zones, and the edges will be graded to a 4:1 slope, suitable for wading birds, alligators, and any other wildlife that may utilize the areas. (SR1/Page 12.5)

12. American alligators on the site were observed in the Kent Borrow pits in the southern region of the parcel. These borrow pits will remain post-development, resulting in no loss of habitat. (SR1/Page 12.5)

13. The individual plant species that were located, which included the wild pine air plant Tillandsia utriculata, will be protected by being relocated to wetlands, wetland buffers, or upland conservation areas. (SR2/Page 10.6)

14. The Developer* has acknowledged the following intended Manatee County stipulations:

- The developer shall submit a Habitat Management Plan for the upland preservation areas with the first Preliminary Site Plan; (SR3/Page 3)
- A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to Manatee County, prior to or concurrently with Final Plat approval; (SR3/Page 3)
- Final Site Plans within 1,500' of the bald eagle nest shall be designed in accordance with Habitat Management Guidelines for the Bald Eagle in the Southeast Region, as amended, or a Habitat Management Plan for Bald Eagles, approved by the U.S. Fish and Wildlife Service, shall be provided prior to Final Site Plan approval; (SR3/Page 3) and
- Prior to Preliminary Site Plan approval, the Developer*] shall demonstrate avoidance and minimization of all proposed wetland impacts in accordance with Comprehensive Plan Policy 3.3.1.1. Such determination will require completion of impact avoidance and minimization analyses which clearly demonstrate the necessity for the proposed impact. (SR3/Page 3)

WETLANDS

1. The only wetland encroachments proposed are for three roadway crossings. Those minimal impacts can be mitigated through a variety of options including the restoration of degraded wetlands. (ADA/Page 10.13)

2. Hydroperiods of on-site wetlands will be maintained through contributions from the proposed stormwater management system. Upland buffers of 30 feet around preserved isolated wetlands and 50 feet around wetlands contiguous with waters of the state within the Evers Reservoir Watershed Overlay District will be observed, protected, and managed for wildlife

habitat value in accordance with the Manatee County LDC. These buffers will remain in native vegetation where found and restored to native condition where habitat has been degraded. (ADA/Pages 13.2-13.3)

3. Wetland areas will be clearly identified in the field prior to initiating construction. Silt fence, or other appropriate erosion control device, will be placed at the limit of the wetland buffers to prohibit encroachment and sedimentation. (ADA/Page 13.4)

4. Stormwater lake littoral shelves within the project area will be planted with at least three species of desirable herbaceous emergent wetland vegetation. Plant materials will be bare root sized and installed on three–foot centers. (ADA/Page 13.5)

5. Wetlands are proposed to remain undisturbed as important amenities to the site plan and will be incorporated into the surface water management plan and dedicated as Wetland Conservation Areas. (ADA/Page 15.2)

6. Wetland compensation for impacts associated with the project will be provided by the withdrawal of available mitigation credits from the Long Swamp Ecosystem Management Plan detailed in the 'Ecosystem Management Plan' submittal to Manatee County Environmental Management Department on May 4, 1998 and approved by the Southwest Florida Water Management District. (SR1/Page 10.4)

7. The stream swamp system located in the southern region of the parcel, known as Wolf Slough, listed on the map as NW-W59 will also be preserved, as well as any on-site isolated marshes/swamps. Adjacent buffers will be enhanced as needed, in accordance with requirements by Manatee County. (SR1/Page 10.5)

8. The Developer* proposes to preserve the vast majority of freshwater wetlands on-site. Three impacts in total are proposed to these systems, affecting approximately 0.17 acres out of 138.5 acres, and all impacts were designed to minimize impact areas and utilize previously disturbed areas in order to preserve higher quality systems. (SR1/Pages 10.10 & 13.4)

9. Isolated wetlands will have a buffer of approximately 30-feet in width; linear (or connected) systems within the Evers Reservoir Watershed Overlay District will have a buffer of approximately 50-feet. These areas will be placed under a conservation easement to protect them from any future land use conversion. As a secondary measure, conservation easement and wetland buffer signs will be installed at key locations to advise those utilizing the area or performing maintenance activities of appropriate restrictions. (SR1/Page 13.1)

10. All wetlands on site will be maintained after development, except for those impacted by road crossings [approximately 0.17 acres], as shown on Map H. (SR1/Page 13.2)

11. During construction, Best Management Practices*, such as silt fencing, will protect the wetland and wetland buffers from potential secondary impacts. (SR1/Page 26.1)

WATER QUALITY

1. Water quality monitoring will be conducted in accordance with Manatee County's 'Ambient Surface Water Monitoring for Developments' if additional monitoring is deemed necessary or if the Developer* is requested to participate in a basin study in order to meet the state's reasonable assurance criteria for total maximum daily load (TMDL) allocations for impaired and potentially impaired water bodies. (ADA/Page 14.5 & SR1/Page 10.18)

2. A groundwater quality-monitoring plan is being developed and will be submitted at a later date. Per the request of the Florida Department of Environmental Protection, the Developer* will provide a detailed Environmental Monitoring Plan including a detailed Ground Water Monitoring component (and a Surface Water Monitoring component) with applicable geotechnical studies to DEP for review and approval prior to its implementation and prior to any on-site construction activities. (ADA/Page 14.6)

3. Any potential adverse effects that may result from the discharge of surface drainage from the DRI site will be mitigated by the use of best management practices* and design guidelines for the planned stormwater management and discharge system. (ADA/Page 14.6)

4. Construction water quality monitoring for turbidity will begin with the implementation of a sediment control program. Sediment control measures and daily visual checks for turbidity in or around any potentially impacted water bodies will be initiated and maintained during construction and site development activities. (ADA/Page 14.7)

5. The Developer* intends to propose and perform baseline water quality monitoring for ambient groundwater conditions... [and] A groundwater monitoring plan will be submitted to MCEMD to initiate, upon approval, prior to site development activities. The groundwater monitoring program will continue throughout the site development activities to ensure that these activities do not pose any potential adverse effects to the surficial aquifer resources. (ADA/Page 14.7)

6. Concerning the potential for water quality degradation from pollutants that may be generated from stormwater runoff, pet manure and lawn fertilizer, following development of the site, stormwater runoff will drain through a series of mitigative features such as swales, detention/retention basins, and wetlands. (SR1/Page 10.17)

7. This monitoring program will be continued under the implementation of the Environmental Monitoring Plan [EMP] which will provide components for both surface and groundwater quality to monitor the development and post-development activities (SR1/Page 14.1).

8. The EMP plan will be initiated as soon as approved in order to accomplish the pre-construction, groundwater monitoring requirement. (SR1/Page 14.3)

9. The EMP will be submitted to Manatee County and FDEP prior to its implementation and prior to any on-site construction activities. (SR1/Page 14.4)

10. Any wells found on-site will be properly abandoned or permitted for use, as appropriate. (SR1/Page 14.5)

SOILS

1. The Developer* intends to utilize underdrains to offset such soil limitations presented which will allow for further constructability of the soils for uses such as roadways. Flexible roadways and building foundations will also be utilized to offset swelling and shrinking of soils. (ADA/Page 15.3)

2. Lake bank stabilization will be achieved through the use of temporary seed and mulch until final stabilization can be achieved by means of sodding. (ADA/Page 15.3)

3. Prior to site development, soils testing will be performed to evaluate overall suitability of the soil and identify characteristics of the subsurface site. (SR1/Page 14.4)

4. Within the littoral zones of the lakes, below normal water level, native aquatic plants will be utilized. (SR1/Pages 15.1 & 19.2)

FLOODPLAINS

1. Floodplain mitigation areas will be located on-site within the Northwest Sector DRI and will be submitted to the appropriate agencies for approval of their locations. (ADA/Page 16.1 & SR1/Page 16.1)

2. Homes and other structures will be designed and built at elevations that

will exceed the mapped 100-year flood levels and the designed flood levels of the onsite stormwater management system. (SR1/Page 10.17)

WATER SUPPLY

1. The Project* will use the lowest quality of water available for irrigation purposes, including non-potable quality groundwater, stormwater, and/or reclaimed water. (ADA/Page 10.13)

2. The planned use for these [six] wells will be as secondary supplements for the non-potable surface water irrigation system administered by Braden River Utilities. (ADA/Page 14.3)

3. No additional wells are proposed on-site. (ADA/Page 17.4)

4. The Developer* will operate and maintain the non-potable water supply system. (ADA/Page 17.5)

5. The Developer* will encourage responsible use of water by the occupants. The Developer* will implement non-potable (irrigation) restrictions to limit the use of non-potable water to conserve water. (ADA/Page 17.6)

6. The Developer* has taken several steps to minimize the use of water including the following:

   - the utilization of a non-potable water system for all landscaped areas;
   - the use of native vegetation or drought-resistant vegetation in landscaped areas; and
   - the re-establishment of tree canopy that has been previously cleared for agriculture activities where possible. (SR1/Page 10.12)

7. The Developer* will encourage the use of native, drought tolerant landscaping for the single-family residential portion of the development. (SR1/Page 17.6)

STORMWATER MANAGEMENT

1. The project stormwater management system will be integrated into the natural wetlands ensuring that surface and groundwater quality during and after development will meet or exceed all state and local water quality standards. (ADA/Page 10.13)

2. Because portions of this project drains to the Ever's Reservoir, Manatee County has placed a 150% treatment requirement for all post-developed stormwater runoff within the Ever's Reservoir. In addition, due to flooding problems along portions of the Braden River, a 25% reduction in allowable

discharge is in place as well. (ADA/Page 19.2)

3. The post-development storm water management system will be designed to avoid adverse impacts to property and environmentally sensitive areas, upstream and downstream of the site. Water Quality and Quantity standards will be achieved through the storm water management system which will be designed in accordance with state and local criteria and will utilize ponds, lakes, littoral zones, wetlands and control structures with skimmers to achieve the following:

   - No de-hydration or flooding of existing wetland systems;
   - Post-developed flows will be attenuated so that no upstream or downstream adverse impacts are created;
   - Storm water treatment to ensure water quality criteria is met in accordance with State and Manatee County standards; and
   - Floodplain management so that no upstream and downstream adverse impacts are created. (ADA/Pages 19.4-19.5 & SR2/Page 19.1)

4. The stormwater management system will be owned and maintained by the Developer* or assignee. A regular maintenance program will be developed for the site in accordance with SWFWMD and Manatee County. (ADA/Page 19.5)

5. The borrow pit lakes will be maintained as surface water storage areas for the non-potable water system. A portion of the stormwater system will discharge into these lakes. Some minor dressing and reshaping of the banks may occur as needed but no substantial changes are proposed. (SR1/Page 10.7)

6. The project stormwater management system within the Evers Reservoir Watershed Overlay will incorporate this design standard and will provide 150% of the treatment normally required to meet State standards. As a result, the potential transport of nutrients, trace metals, organic detritus and bacteria that may be generated from the aforementioned land uses through these areas is expected to be mitigated. (SR1/Page 10.17)

7. Stormwater ponds will be constructed so that 35% of the required treatment area will be constructed as littoral zones. (SR1/Page 12.6)

TRANSPORTATION

1. Access to the small commercial parcel "will be provided from Pope Road only with no direct access to S.R. 70." (ADA/Page 10.3)

2. This project will consist of amenities within all components of the development, including sidewalks and bicycle paths, which will allow

movement of people by means other than private automobile. (ADA/Page 21.31)

3. The Developer will work with the Community Services Department to provide appropriate infrastructure on Lakewood Ranch Boulevard for transit services. (SR2/Page 9.2)

4. The Developer* will work with the agency [TBRPC] on the inclusion of an external trip monitoring program for the Project. (SR3/Page 11)

AIR QUALITY

1. The Project* will utilize approved methodologies for prevention of fugitive dust particles during construction. (ADA/Page 10.13)

2. In order to minimize the amount of fugitive dust, only the individual parcels of land where construction is scheduled to proceed will be cleared. Additional measures to be employed to minimize fugitive dust include sodding, seeding, mulching, or planting of landscaped materials in cleared and disturbed areas. Watering procedures will be employed as necessary to minimize fugitive dust. (ADA/Page 22.1)

RECREATION AND OPEN SPACE

1. A ±10-acre park will be developed on the parcel west of Pope Road (ADA/Page 10.3) and will developed in Phase I (ADA/Page 26.1).

2. The development will include passive and active recreation facilities. These will include a pedestrian and bicycle system along roadways and also a system in conjunction with the wetland system. (ADA/Page 10.10)

3. All open space and recreation facilities within the project* will be maintained by the Developer* or successors such as a Homeowner's Association(s) or Community Development District(s). (ADA/Page 26.1)

4. This project requires a minimum of two parks in accordance with provisions of the Manatee County Comprehensive Plan. The project* is planned to contain one park. The project will maintain consistency with the Comprehensive Plan by paying Manatee County impact fees for county-wide parks and local parks. (ADA/Page 26.2)

5. Wetlands, wetland buffers, and any proposed upland preservation areas will be placed under a conservation easement to Manatee County and will be protected from any future land use. (SR1/Page 26.1)

6. The only on-site recreation facilities will be a 10-acre private park, the community center, a tot-lot (separate from the park), and recreation trails.

Other recreational facilities will be identified as planning and development proceeds. The park will include a multiuse sports field (baseball, softball, football, and soccer), an open-air pavilion, tot lot, and restrooms. The recreation trails will be located along the project eastern side, adjacent to wetlands and preserved uplands. (SR1/Page 26.5)

EDUCATION

1. Two school sites have been provided to the School Board. On September 26, 2005, the Manatee County School District approved the acquisition of 51 acres from the Developer* north of 44th Avenue, between Lakewood Ranch Boulevard and Pope Road, for construction of an elementary and middle school. (SR2/Page 27.1)

ENERGY

1. The developer will encourage the identified energy conservation methods be used by builders in the Northwest Sector DRI. Further, similar to Lakewood Ranch, the Developer* anticipates that the Northwest Sector Project will be certified as a "green development" by the Florida Green Building Coalition (FGBC) under its Green Development Standard. To ensure the continuance of green development, Northwest Sector builders will be required to construct energy- and resource-efficient facilities and receive certification from FGBC. (SR1/Page 29.2)

2. The developer is working with TECO/Peoples Gas to insure that natural gas is available within the project. (SR1/Page 29.2)

SECTION ~~7~~8. LEGAL DESCRIPTION:

LEGAL DESCRIPTION PARCEL 1

A tract of land lying in Sections 7, 8, 9, 15 and 16, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East ; thence S.89°34'35"E., a distance of 4,650.84 feet; thence N.00°25'25"E., a distance of 1,889.17 feet to the POINT OF BEGINNING; Thence S82°55'49"W, 912.79 feet to a point of curvature; Thence 1,287.78 feet along the arc of said curve to the left through a central angle of 34°25'49", said curve having a radius of 2,143.00 feet and being subtended by a chord which bears S65°42'55"W, 1,268.49 feet to a point of reverse curvature; Thence 1,575.57 feet along the arc of a curve to the right through a central angle of 44°37'25", said curve having a radius of 2,023.00 feet and being subtended by a chord which bears S70°48'42"W, 1,536.04 feet to the point of tangency of said curve; Thence N86°52'35"W, 1,131.57 feet to a point of curvature; Thence 79.90 feet along the

arc of said curve to the right through a central angle of 91°33'16", said curve having a radius of 50.00 feet and being subtended by a chord which bears N41°05'57"W, 71.66 feet to the point of tangency of said curve; said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; the following 2 calls are along said east line of Lakewood Ranch Boulevard; Thence N04°40'41"E, 2,619.78 feet to a point of curvature; Thence 933.27 feet along the arc of said curve to the left through a central angle of 25°57'27", said curve having a radius of 2,060.00 feet and being subtended by a chord which bears N08°18'02"W, 925.31 feet to a point of reverse curvature; Thence 83.52 feet along the arc of a curve to the right through a central angle of 95°42'23", said curve having a radius of 50.00 feet and being subtended by a chord which bears N26°34'26"E, 74.14 feet; Thence N 74°25'37"E, 50.78 feet to a point of curvature; Thence 721.56 feet along the arc of said curve to the right through a central angle of 14°53'05", said curve having a radius of 2,777.50 feet and being subtended by a chord which bears N81°52'09"E, 719.53 feet; Thence N00°41'18"W, 12.50 feet to a point on the arc of a curve; Thence 643.57 feet along the arc of said curve to the right through a central angle of 13°12'59", said curve having a radius of 2,790.00 feet and being subtended by a chord which bears S84°04'49"E, 642.15 feet to a point of reverse curvature; Thence 2,117.60 feet along the arc of a curve to the left through a central angle of 41°16'07", said curve having a radius of 2,940.00 feet and being subtended by a chord which bears N81°53'37"E, 2,072.13 feet to a point of reverse curvature; Thence 805.71 feet along the arc of a curve to the right through a central angle of 16°32'46", said curve having a radius of 2,790.00 feet and being subtended by a chord which bears N69°31'57"E, 802.91 feet; Thence S12°11'41"E, 12.50 feet to a point on the arc of a curve; Thence 633.68 feet along the arc of said curve to the right through a central angle of 13°04'19", said curve having a radius of 2,777.50 feet and being subtended by a chord which bears N84°20'29"E, 632.31 feet; Thence S89°07'21"E, 354.65 feet to a point on the arc of a curve; Thence 36.14 feet along the arc of said curve to the right through a central angle of 41°24'35", said curve having a radius of 50.00 feet and being subtended by a chord which bears N70°10'21"E, 35.36 feet; Thence S89°07'21"E, 808.68 feet; Thence N00°52'39"E, 10.36 feet to a point on the arc of a curve; Thence 127.15 feet along the arc of said curve to the left through a central angle of 02°29'11", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N88°44'06"E, 127.14 feet to the point of reverse curvature of said curve ; Thence 2,138.82 feet along the arc of said curve to the right through a central angle of 43°45'59", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears S770°37'30"E, 2,087.20 feet to the point of tangency of said curve; Thence S48°44'31"E, 1,779.99 feet to a point of curvature; Thence 1,253.44 feet along the arc of said curve to the left through a central angle of 24°30'39", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears S60°59'50"E, 1,243.90 feet to the point of tangency of said curve; Thence S00°10'39"W, 111.78 feet; Thence continue along said line S00°10'39"W, 1,324.27 feet; Thence continue along said line S00°10'39"W, 1,324.27 feet; Thence S00°12'01"W, 1,321.71 feet; Thence

S89°26'33"E, 601.98 feet; Thence S00°02'33"W, 660.46 feet; Thence S89°28'53"E, 735.80 feet; Thence S00°06'56"E, 659.98 feet; Thence N89°31'12"W, 1,343.23 feet; Thence S00°24'15"E, 1,319.40 feet; Thence S00°25'33"E, 1,253.39 feet; Thence N89°20'55"W, 129.12 feet; Thence N00°13'59"E, 756.06 feet; Thence N89°05'49"W, 353.71 feet; Thence S15°32'18"W, 181.54 feet; Thence S69°04'52"E, 191.91 feet; Thence S40°52'20"E, 174.58 feet; Thence S01°06'51"W, 127.77 feet; Thence S84°30'37"W, 241.82 feet; Thence S04°24'14"W, 231.83 feet; Thence N89°20'55"W, 644.47 feet; Thence N89°43'18"W, 1,128.10 feet; Thence N00°16'21"E, 195.76 feet; Thence N34°32'27"W, 127.88 feet; Thence N74°22'37"W, 27.04 feet; Thence N89°06'07"W, 130.35 feet; Thence N50°59'38"W, 52.87 feet; Thence N89°43'39"W, 67.72 feet; Thence S34°23'48"W, 150.71 feet; Thence N00°07'45"W, 1,045.68 feet; Thence N89°21'00"W, 672.60 feet; Thence S00°08'39"E, 1,267.67 feet; Thence N89°43'18"W, 66.35 feet; Thence N10°16'40"E, 140.44 feet; Thence N03°14'20"W, 121.92 feet; Thence N89°43'20"W, 265.15 feet; Thence N67°44'14"W, 65.42 feet; Thence N89°03'25"W, 74.89 feet; Thence South, 285.36 feet; Thence N89°43'18"W, 150.77 feet to a point of curvature; Thence 78.54 feet along the arc of said curve to the right through a central angle of 90°00'00", said curve having a radius of 50.00 feet and being subtended by a chord which bears N44°43'18"W, 70.71 feet to the point of tangency of said curve; Thence N00°16'42"E, 1,581.12 feet to a point of curvature; Thence 1,394.32 feet along the arc of said curve to the left through a central angle of 27°15'57", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N13°21'17"W, 1,381.21 feet to the point of tangency of said curve; Thence N26°59'15"W, 1,159.92 feet to a point of curvature; Thence 853.47 feet along the arc of said curve to the right through a central angle of 17°27'52", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears N18°15'19"W, 850.17 feet to a point of reverse curvature; Thence 1,194.50 feet along the arc of a curve to the left through a central angle of 23°21'30", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N21°12'08"W, 1,186.24 feet to a point of reverse curvature; Thence 1,321.41 feet along the arc of a curve to the right through a central angle of 27°02'23", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears N19°21'42"W, 1,309.18 feet to the POINT OF BEGINNING.

Containing 1479.6 acres, more or less.

TOGETHER WITH:

LEGAL DESCRIPTION PARCEL 2:

A tract of land lying in Sections 7 AND 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East ; thence S.89°34'35"E., a distance of 4,650.84 feet; thence N.00°25'25"E., a

distance of 1,889.17 feet; Thence S82°55'49"W, 912.79 feet to a point of curvature; Thence 1,287.78 feet along the arc of said curve to the left through a central angle of 34°25'49", said curve having a radius of 2,143.00 feet and being subtended by a chord which bears S65°42'55"W, 1,268.49 feet to a point of reverse curvature; Thence 1,575.57 feet along the arc of a curve to the right through a central angle of 44°37'25", said curve having a radius of 2,023.00 feet and being subtended by a chord which bears S70°48'42"W, 1,536.04 feet to the point of tangency of said curve; Thence N86°52'35"W, 1,131.57 feet to a point of curvature; Thence 79.90 feet along the arc of said curve to the right through a central angle of 91°33'16", said curve having a radius of 50.00 feet and being subtended by a chord which bears N41°05'57"W, 71.66 feet to the point of tangency of said curve; said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; thence along said east line of Lakewood Ranch Boulevard, N04°40'41"E, 1649.57 feet; Thence N85°19'19"W, 120.00 feet to an intersection with the west line of said Lakewood Ranch Boulevard and the POINT OF BEGINNING; Thence S86°50'17"W, 227.27 feet; Thence S40°02'37"W, 121.13 feet; Thence S28°36'43"W, 108.34 feet; Thence S43°57'34"W, 79.62 feet; Thence S56°46'06"W, 71.21 feet; Thence N22°59'39"W, 32.80 feet; Thence S59°56'00"W, 91.50 feet; Thence S54°50'36"W, 42.43 feet; Thence S21°03'16"W, 42.67 feet; Thence S64°33'59"W, 57.70 feet; Thence S78°35'00"W, 52.83 feet; Thence S26°29'07"W, 28.22 feet; Thence S72°42'09"W, 41.01 feet; Thence N88°04'14"W, 58.26 feet; Thence N63°20'21"W, 61.49 feet; Thence N77°09'41"W, 34.90 feet; Thence N87°11'33"W, 50.79 feet; Thence N88°21'13"W, 70.97 feet; Thence N59°06'15"W, 54.56 feet; Thence S87°08'17"W, 75.46 feet; Thence N27°44'24"E, 782.09 feet; Thence N08°14'34"E, 859.88 feet; Thence N04°53'06"W, 605.45 feet to a point on the arc of a curve; Thence 552.19 feet along the arc of said curve to the left through a central angle of 10°42'56", said curve having a radius of 2,952.50 feet and being subtended by a chord which bears N79°47'05"E, 551.38 feet to the point of tangency of said curve; Thence N74°25'37"E, 69.64 feet to a point of curvature; Thence 72.98 feet along the arc of said curve to the right through a central angle of 83°37'55", said curve having a radius of 50.00 feet and being subtended by a chord which bears S63°45'26"E, 66.67 feet to a point of compound curvature; Thence 901.48 feet along the arc of said curve to the right through a central angle of 26°37'27", said curve having a radius of 1,940.00 feet and being subtended by a chord which bears S08°38'03"E, 893.39 feet; Thence S04°40'41"W, 970.22 feet to the POINT OF BEGINNING.

Containing 39.281 acres (1,711,094 square feet), more or less.

SECTION 98. DEADLINE FOR COMMENCEMENT OF DEVELOPMENT:

Physical development of the Project* shall commence within two years of the effective date of this Ordinance, as amended, unless the time period for commencement is extended by the Board of County Commissioners. If more

than two years elapse between the effective date of this Order and commencement of actual development, or if construction of a phase is not begun or completed by the timeframe contained in Section 45 above, or if any three year period shall expire without significant development activity on the site, the Board of County Commissioners may conduct a public hearing in accordance with the Land Development Code and may, at its option, rescind any and all approvals granted herein. Any delay in construction commencement shall not be deemed to extend any timeframe for completion of construction, commencement of subsequent phases, or the termination date of this Development Order. For the purpose of this provision, "significant development" shall be the actual construction of site improvements or buildings as part of an ongoing effort to prepare improved land or buildings for sale, lease, or use.

SECTION 109. RESTRICTIONS ON DOWN-ZONING:

Prior to the buildout date of this Development Order, the County shall not down-zone or reduce the intensity or unit density permitted by this Development Order, unless the County can demonstrate that:

A. Substantial changes in the condition underlying the approval of the Order have occurred; or

B. The Order was based upon substantially inaccurate information provided by the` Developer*; or

C. The change is clearly established by the County* to be essential for the public health, safety, or welfare.

Any down-zoning or reduction in intensity or unit density shall be affected only through the usual and customary procedures required by statute or ordinance for change in local land development regulations.

For the purposes of this Order, the term "down-zone" shall refer only to changes in zoning, land use, or development regulations that decrease the development rights approved by this Order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer* by this Order. The inclusion of this section is not to be construed as evidencing any present or foreseeable intent on the part of the County* to down-zone or alter the density of the Project*, but is included herein to comply with paragraph 380.06(15)(c)3, Florida Statutes.

SECTION 110. ORDER BINDING UPON DEVELOPER*:

This Order shall be binding upon the Developer*.

SECTION 121. RENDITION:

The ~~Planning~~ Building and Development Services Department is hereby directed to send certified copies of this Order within thirty days of the date of signature by the Chairman of the Board of County Commissioners to the Developer*~~,~~ and the Florida Department of ~~Community Affairs~~Economic Opportunity~~, and TBRPC~~.

SECTION 132. NOTICE OF RECORDING:

The Developer* shall record a notice of adoption of this Order, as required pursuant to Chapter 380, Florida Statutes, and shall furnish the ~~Planning~~ Building and Development Services Department with a copy of the recorded notice.

SECTION 143. SEVERABILITY:

It is the intent of this Development Order to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Development Order is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then such provision or portion shall be deemed null and void, but all remaining provisions and portions of this Development Order shall remain in full force and effect.

SECTION 154.EFFECTIVE DATE:

This Ordinance, ~~07-68~~13-24, shall become effective upon the filing of a certified copy of the executed Ordinance with the Department of State; and provided, however, that the filing of a Notice of Appeal pursuant to Section 380.07, Florida Statutes, shall suspend development authorization granted for this Development Order until the resolution of the appeal.

ADOPTED AND APPROVED WITH A QUORUM PRESENT AND VOTING THIS 1st day of November, 2007INSERT DATE6th day of August, 2013.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: _____
Larry Bustle, **Chairman**

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

BY: _____
Deputy Clerk

Exhibits to Ordinance 13-XX2407-68

Exhibits A - I and K - M

ARE NOT ATTACHED BUT ARE ON FILE AT THE CLERK'S OFFICE AS AN ATTACHMENT TO THE PREVIOUSLY APPROVED ORDINANCE 07-68, APPROVED ON NOVEMBER 1, 2007.

EXHIBIT J

IS ATTACHED AND TITLED AS FOLLOWS:

Exhibit J – Map H, Master Development Plan (Revised May, 2013)
~~Exhibit A – Natural Resources of Regional Significance, as delineated on Map 3~~
~~Exhibit B – Potential Center Ice Parkway Right of Way~~
~~Exhibit C – Map A, General Location (Revised July 2007)~~
~~Exhibit D – Map B, Aerial (July 2007)~~
~~Exhibit E – Map C, Topography and 100 Year Floodplain (February 2005)~~
~~Exhibit F – Map D, Existing and Approved Land Uses (February 2005)~~
~~Exhibit G – Map E, Soils (February 2005)~~
~~Exhibit H – Map F, Vegetation Association (Revised July 2007)~~
~~Exhibit I – Map G, Significant Plant and Wildlife Resources (Revised October 2005)~~
~~Exhibit J – Map H, Master Development Plan (Revised September 2007)~~
~~Exhibit K – Map I-1, Drainage Plan Existing (Revised October 2005)~~
~~Exhibit L – Map I-2, Drainage Plan Proposed (Revised October 2005)~~
~~Exhibit M – Map J, Transportation Study Area (July 2007)~~

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, July 11, 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:

ORDINANCE 13-24 NORTHWEST SECTOR DRI (DRI #26)
DTS#20130190
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Northwest Sector Development of Regional Impact (Ordinance 07-68, DRI #26); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #226;

Modifying Map H and the Development Order with the following changes:

.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
.) Update Conditions to reflect compliance with conditions contained therein;
.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
.) Modify certain conditions consistent with current departmental practices; and,
) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 95,000 square feet of office space, and 19.2± acres of parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

PDMU-05-19(G)(R7) – NORTHWEST SECTOR GDP (DTS #20130189)
DTS#20130189
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19 (G)(R4) as amended by PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) and the General Development Plan to:

- Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism
- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC/UNIVERSITY GROVES
DTS#20130081
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan providing for a maximum of:

1. 71 single-family detached residential lots;
2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
DTS#20130039
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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE
DTS #20130153
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 5.48 + acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; 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 no 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
6/26/2013

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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DTS#20130190
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Modifying Map H and the Development Order with the following changes:

1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
2.) Update Conditions to reflect compliance with conditions contained therein;
3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
4.) Modify certain conditions consistent with current departmental practices; and,
5.) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2± acres of Parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

PDMU-05-19(G)(R7) – NORTHWEST SECTOR GDP (DTS #20130189)
DTS#20130189
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- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC/UNIVERSITY GROVES
DTS#20130081
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2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
DTS#20130039
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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE
DTS #20130153
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 5.48 + acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

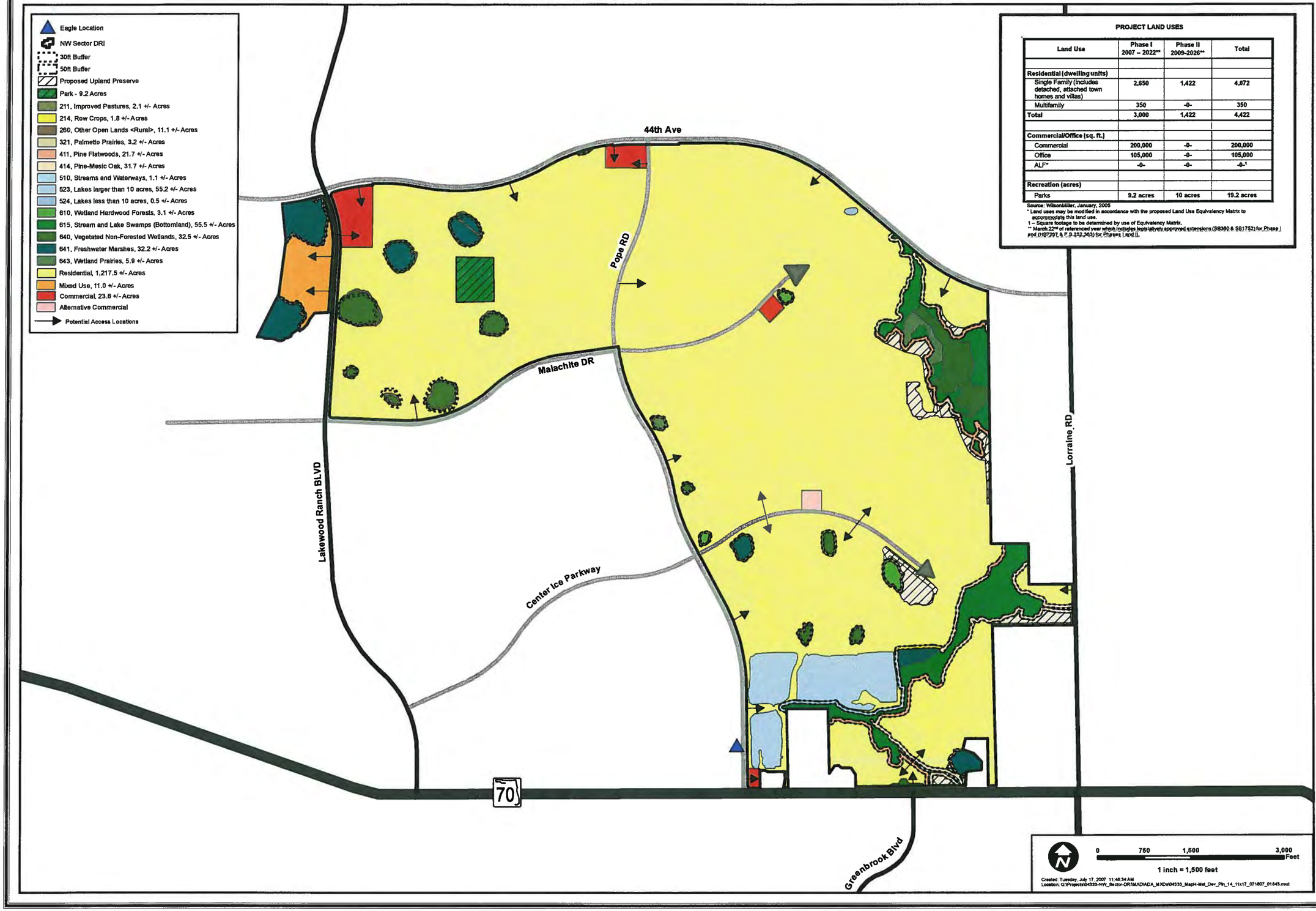
It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official 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

Date of pub: June 26, 2013



PROJECT LAND USES

Land Use	Phase I 2007 – 2022**	Phase II 2009-2026**	Total
Residential (dwelling units)			
Single Family (includes detached, attached town homes and villas)	2,650	1,422	4,072
Multifamily	350	-0-	350
Total	3,000	1,422	4,422
Commercial/Office (sq. ft.)			
Commercial	200,000	-0-	200,000
Office	105,000	-0-	105,000
ALF*	-0-	-0-	-0-[1]
Recreation (acres)			
Parks	9.2 acres	10 acres	19.2 acres

Source: WilsonMiller, January, 2005
* Land uses may be modified in accordance with the proposed Land Use Equivalency Matrix to accommodate this land use.
1 – Square footage to be determined by use of Equivalency Matrix.
** March 22nd of referenced year which includes legislatively approved extensions (SB360 & SB1752) for Phase I and (HB7207 & F.S.252.363) for Phases I and II.

CONSULTANT TEAM

WilsonMiller, Inc. Planning Engineering and Master Planning
Grimsall Crawford, Inc. Transportation
Environmental Affairs Consultants, Inc. Environmental
Janus Research, Inc. Archaeological
Fishkind & Associates, Inc. Economic
Grimes Goebel Grimes Hawkins Gladfelter & Galvano, PA Legal

NORTHWEST SECTOR

Manatee County, Florida

A Development of Regional Impact by SMR North 70, LLC.

MAP H

MASTER DEVELOPMENT PLAN

REVISED

JUNE, 2013

MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT	PDMU-05-19(G)(R7) – Northwest Sector GDP (DTS# 20130189)	**TYPE AGENDA ITEM**	Advertised Public Hearings - Consent
DATE REQUESTED	7/11/13 PC	**DATE SUBMITTED/REVISED**	06/27/13
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	Katie LaBarr, AICP, Principal Planner 748-4507, ext. 6828 / DTS#20130189	**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 PDMU-05-19(G)(R7) 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 Zoning Ordinance and General Development Plan for the Northwest Sector Development of Regional Impact.
- This 1,518.9 ± acre site is generally located east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard.
- This DRI was approved in two phases in November, 2007 to allow the following uses:
  - 4,422 residential dwelling units (4,072 single family detached and 350 multi-family)
  - 200,000 sq. ft. of commercial space;
  - 105,000 sq. ft. of office; and
  - Golf Course (18 holes)
- This request includes modifying the GDP and the Zoning Ordinance with the following changes:
  - Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism
  - Reallocate units between parcels J and I
  - Allow the transfer of multi-family and single family between additional parcels
  - Modify design conditions
  - Modify dimensional criteria
  - Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
  - Update the phasing table to reflect legislatively approved extensions
  - Modify certain conditions consistent with current departmental practices and other amendments for internal consistency
- Staff recommends approval.

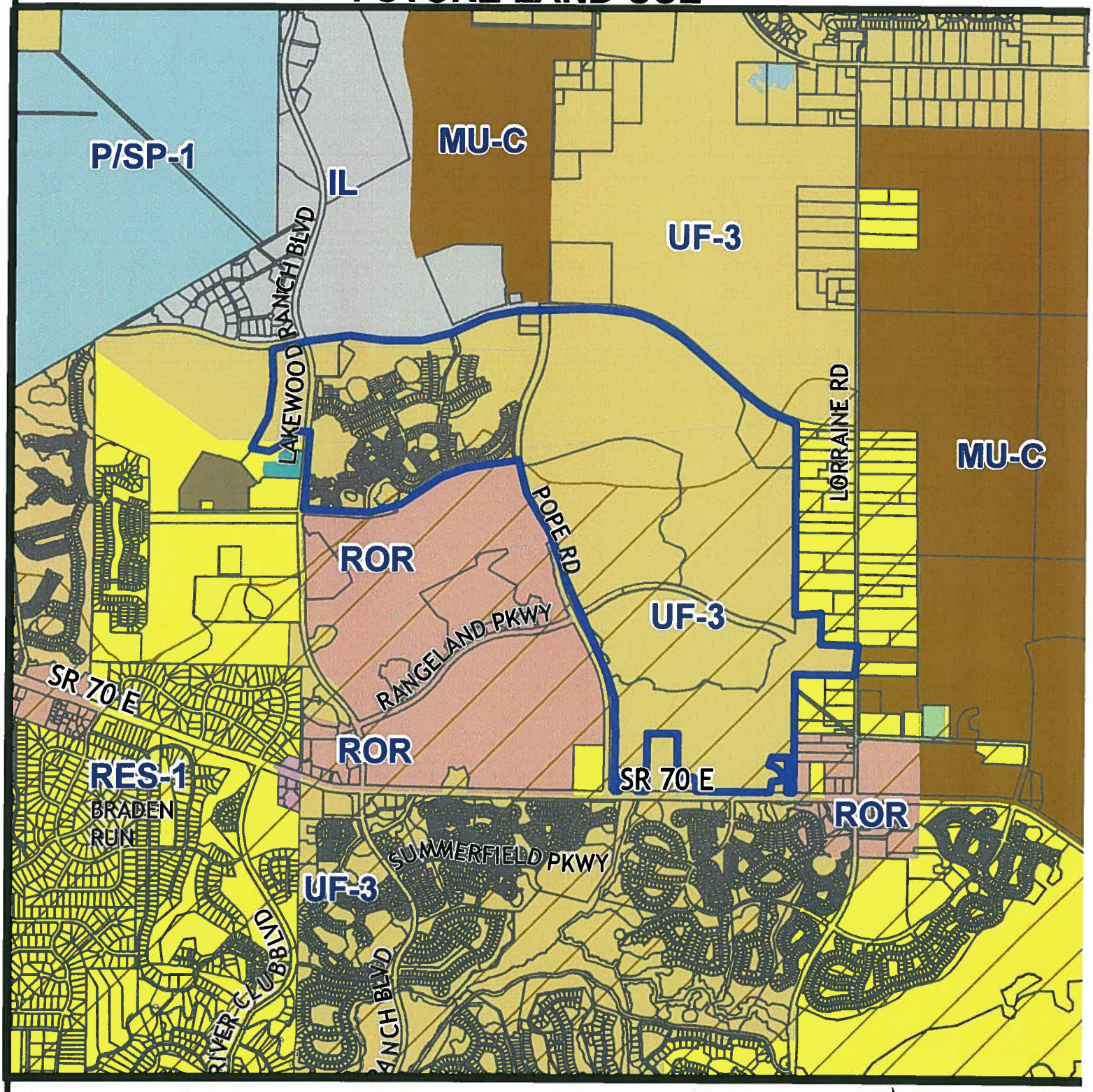
COUNTY ATTORNEY REVIEW

Check appropriate box	
☒	**REVIEWED** **Written Comments:** ☐ **Attached** ☒ **Available from Attorney (Attorney's initials: SAS)**

☐	**NOT REVIEWED (No apparent legal issues.)**
☐	**NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)**
☐	**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) Multiple

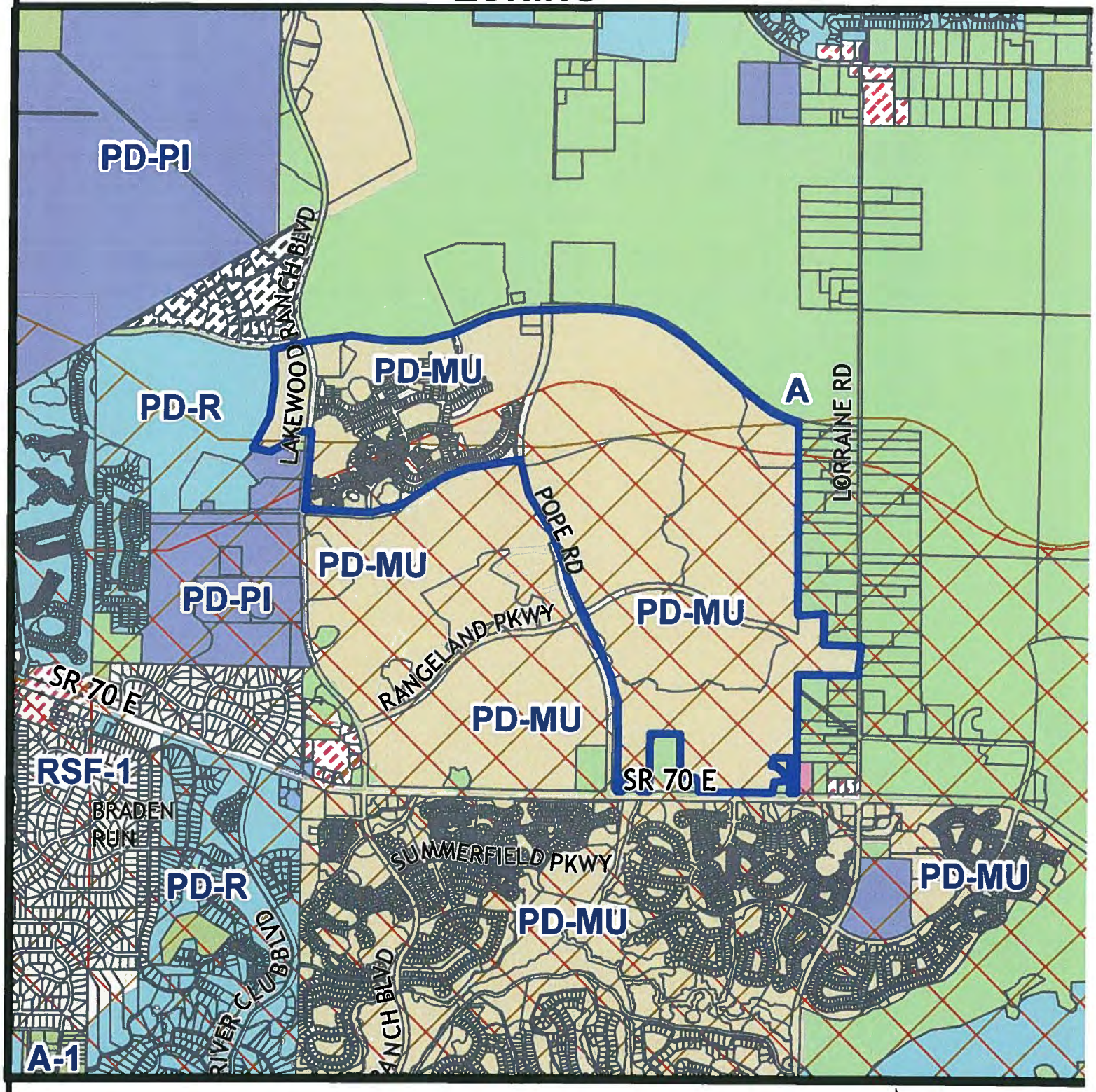
Manatee County
Staff Report Map
Map Prepared 2/15/2011

1 inch = 2,914 feet

Project Name:	Northwest Sector GDP
Project #:	PDMU-05-19 (G)(R7)
DTS#:	20130189
Proposed Use:	Mixed Use
S/T/R:	Sec 7,9,16,15 Twn 34,35 Rng 19
Acreage:	1518.9
Existing Zoning:	PD-MU
Existing FLU:	UF-3
Overlays:	ST
Special Areas:	NONE
CHH:	NONE
Watershed:	WPE
Drainage Basin:	MIDDLE BRADEN,MYAKKA,WILLIAMS CREEK, UPPER BRADEN R,MIDDLE MANATEE R,MILL CREEK
Commissioner:	Donna Hayes

Evers Watershed (WPE)

ZONING



Parcel ID #(s) Multiple

Manatee County
Staff Report Map
Map Prepared 2/15/2011

1 inch = 2,914 feet

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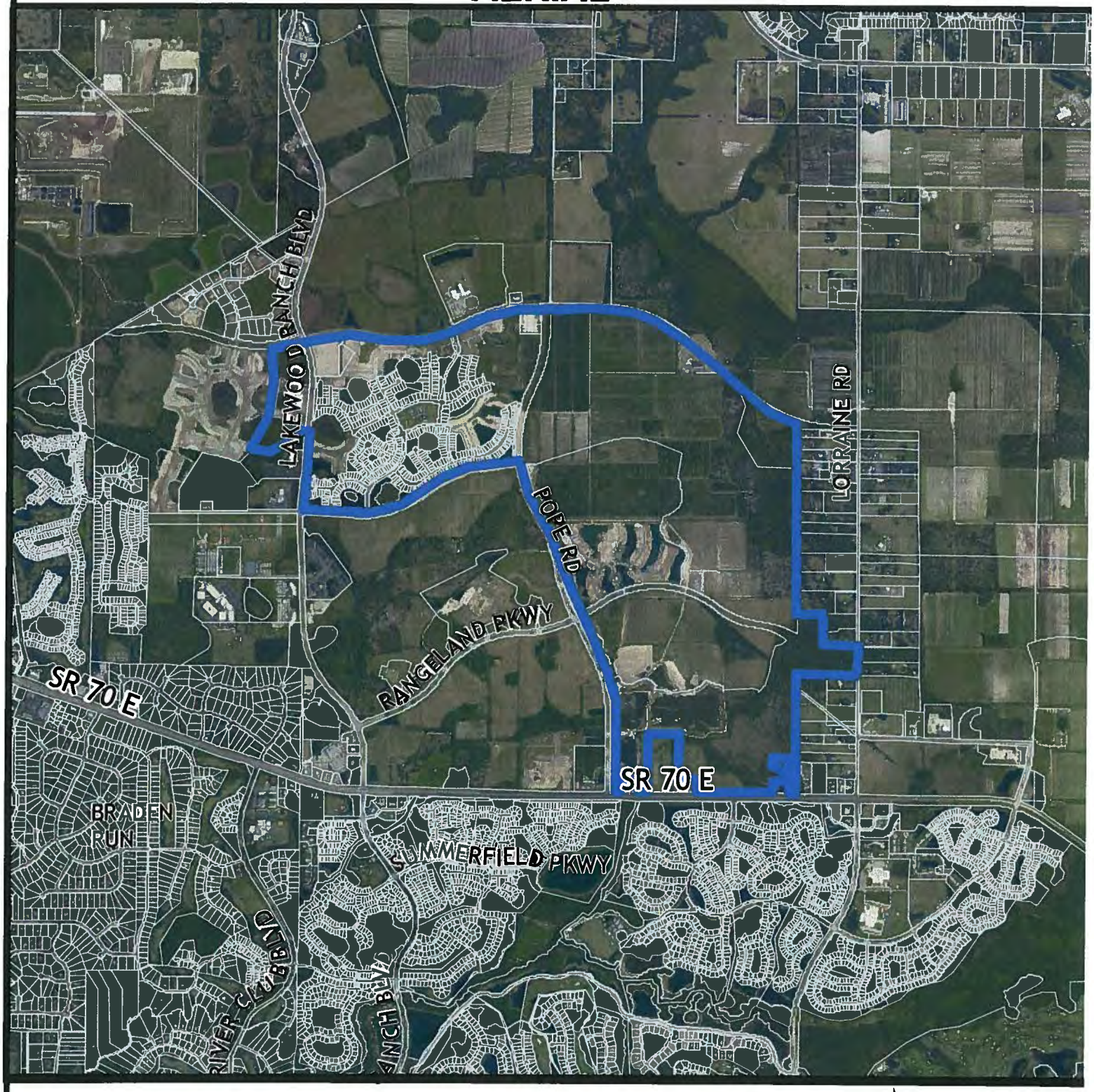
CHH:	NONE
Watershed:	WPE
Drainage Basin:	MIDDLE BRADEN,MYAKKA,WILLIAMS CREEK, UPPER BRADEN R,MIDDLE MANATEE R,MILL CREEK
Commissioner:	Donna Hayes

Special Treatment

Evers Watershed (WPE)

AERIAL



Parcel ID #(s) Multiple

Manatee County
Staff Report Map
Map Prepared 2/15/2011
1 inch = 2,914 feet

Project Name:	Northwest Sector GDP
Project #:	PDMU-05-19 (G)(R7)
DTS#:	20130189
Proposed Use:	Mixed Use
S/T/R:	Sec 7,9,16,15 Twn 34,35 Rng 19
Acreage:	1518.9
Existing Zoning:	PD-MU
Existing FLU:	UF-3
Overlays:	ST
Special Areas:	NONE
CHH:	NONE
Watershed:	WPE
Drainage Basin:	MIDDLE BRADEN,MYAKKA,WILLIAMS CREEK, UPPER BRADEN R,MIDDLE MANATEE R,MILL CREEK
Commissioner:	Donna Hayes

P.C. 07/11/13

PDMU-05-19(G)(R7) – NORTHWEST SECTOR GDP (DTS #20130189)

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19 (G)(R4) as amended by PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) and the General Development Plan to:

- Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism
- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3 acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

P.C. 07/11/13 **B.O.C.C.: 08/06/13**

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 APPROVAL of Manatee County Zoning Ordinance No. PDMU-05-19(G)(R7); for a project that was previously granted Special Approval for: 1) a mixed use project in the UF-3 and RES-1 Future Land Use Categories; 2) exceeding a gross density of 1.0 d.u. per acre in the UF-3 Future Land Use Category; 3) exceeding a net density of 1.0 gross d.u. per acre in the RES-1

Future Land Use Category, 4) exceeding 30,000 square feet of non-residential uses; and 5) partially in the Evers Reservoir Watershed, as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDMU-05-19(G)(R7) - (DTS # 20130189)**
PROJECT NAME	**Northwest Sector GDP**
APPLICANT(S):	**SMR North 70, LLC**
EXISTING ZONING:	**PDMU (Planned Development Mixed Use)** **PDMU/WP-E (Planned Development Mixed Use/Watershed Protection-Evers)** **PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection-Evers/Special Treatment Overlay District)**
APPROVED USE(S):	• 4,422 residential dwelling units (4,072 single family detached & 350 multi-family); • 200,000 sq. ft. of commercial space; • 105,000 sq. ft. of office; and • Golf course (18 holes)
CASE MANAGER:	**Katie LaBarr, AICP, Principal Planner**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

History

The Northwest Sector DRI and GDP were approved on November 1, 2007.

The Northwest Sector DRI is approved for 4,422 units, 200,000 square feet of commercial space, and 105,000 square feet of office space, with an option to exchange land uses for a 120 bed group care home. The DRI boundaries are SR 70 to the south, 44th Avenue East extension to the north, and Lorraine Road to the east. Lakewood Ranch Boulevard serves as the northwestern property boundary, except for a 39.3 acre parcel located west of Lakewood Ranch Boulevard. Pope Road serves as a boundary to the southwest. The total project acreage is 1,518.9 ± acres.

The following amendments to the Northwest Sector GDP were approved by the BOCC:

June 9, 2009: Received approval to delete the minimum established unit size for single-family detached residences. Lot widths and sizes varied from 45 feet (4,950 sq. ft.) up to 80 feet (9,000 sq. ft.).

December 3, 2009: Received approval to change minimum lot width from 45 feet to 42 feet, allow 10' separation between accessory equipment and structures alongside adjoining houses with 6-foot side yard setbacks, and deleted condition requiring that no more than 50% of residential lots in the DRI shall be less than 76 feet in width.

April 7, 2011: Received approval to allow an option for "Zero Lot Line" as an alternative maintaining previously approved building separation, extend Phase I to 2015 to reflect legislatively approved extensions SB 360 and SB 1752, and update the expiration date of the CLOS-07-093 to 12/31/2019 pursuant to LDA-10-01.

October 20, 2011: Pursuant to HB 7207 a 4 year extension of phase, buildout, and expiration dates were granted for the entire DRI extending the expiration dates from December 31, 2015 to December 31, 2019 for Phase 1, and from December 31, 2019 to December 31 2023 for Phase 2. On February 10, 2012 another extension to each of 326 days was granted pursuant to F.S. 252.363. The Phase 1 buildout date was extended from December 31, 2019 to November 21, 2020. The Phase 2 buildout date was extended from December 31, 2023 to November 21, 2024.

November 3, 2011: Received approval to reallocate single-family units among parcels from east of Pope Road to the west of Pope Road, add residential support as a use, modify dimensional criteria to add residential support uses and increase rear setback on commercial/office parcels "B" and "D", remove restrictions on land uses and design criteria to allow design flexibility, and update the phasing table to reflect legislatively approved extensions pursuant HB 7207 extending build-out dates to 12/31/2019 for Phase I and 12/31/2023 for Phase II.

May 3, 2012: Received approval to modify dimensional criteria to allow specific rear yard and waterfront setback for accessory structures 200 square feet or less. This would only apply to residential parcels located east of Pope Road. Additionally, phasing table and the Certificate Level of Service were updated to reflect the legislatively approved extensions noted above.

August 2, 2012: Received approval to allow the transfer of Multi-Family and Single Family units between certain individual parcels, to specify recreation, including golf course, as an allowable use on certain residential parcels and to adjust restrictions on cul-de-sac length.

January 7, 2013: Pursuant to F.S. 252.363 (Executive Orders for Tropical Storms Debby and Isaac), an extension was granted for one year and 121 days to all phase, buildout and expiration dates. The Phase 1 buildout date was extended from November 21, 2020 to March 22, 2022. The Phase 2 buildout date was extended from November 21, 2024 to March 22, 2026.

Current Request:

The request is for an amendment to the General Development Plan (GDP) and Zoning Ordinance for Northwest Sector. In general, the current request is to: (1) exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism (2) reallocate units between parcels J and I (3) allow the transfer of multi-family and single family between additional parcels (4) modify design conditions (5) modify dimensional criteria (6) amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria (7) update the phasing table to reflect legislatively approved extensions and (8) modify certain conditions consistent with current departmental practices and other amendments for internal consistency.

An analysis of each request is below.

1. Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism.

TABLE 1 – DEVELOPMENT TOTALS			
TYPE OF DEVELOPMENT: Multi-Use Development			
Land Use	**PHASE I 2007-2020~~2~~[1]**	**PHASE II 2009-2024[1]~~6~~**	**TOTAL**
Commercial	200,000 s.f.	0	200,000 s.f.
Office	105,000 s.f.	0	105,000 s.f.
Residential[2]			
Single Family	~~2,650~~ 2,411 units	1,422 units	~~4,072~~33,833 units
Multi-Family	~~350~~689 units	0	~~350~~689 units
Total Residential Units	3,1~~0~~00 units	1,422 units	4,5~~4~~22 units
Recreation (Golf Course)	18 holes	0	18 holes

1 ~~November 21st~~ March 22nd of referenced year which includes legislatively approved extensions (SB 360 and SB1752) for Phase I and (HB 7207 and F.S. 252.363) for Phases I and II.

2 Includes the option for a group care facility ~~for up to 120 beds~~ as part of a land use exchange. The Land Use Equivalency Matrix allows the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group Care Facility (a.k.a. Assisted Living Facility) beds.

In support of the request, the applicant has provided the necessary Impact Analysis which is required by the companion Development Order to demonstrate that the revised land use mix will not exceed the impacts for transportation, potable water, wastewater treatment, solid waste disposal, mass transit, drainage, and parks and recreation which have been authorized pursuant to a Certificate of Level of Service.

This exchange, however, is dependent upon the elimination of the minimum and maximum development totals contained within the companion Development Order. Staff has recommended approval of such request. The effective date of the Zoning Ordinance will be delayed until the later of (1) the filing of the Development Order for the Northwest Sector DRI, Ordinance 13-24, with the Department of State, State of Florida and (2) 45 days after the filing of Ordinance 13-24 with the Department of Economic Opportunity, unless a notice of appeal is filed pursuant to Section 380.07, Florida Statutes. If an appeal is filed, the Zoning Ordinance will not be effective until that appeal has been resolved because the changes in the Zoning Ordinance are dependent upon the changes to the Development Order being final and not appealable.

Table 3 of the Development Order, which is proposed to be deleted, specifically approved 350 units for multi-family with a minimum of 210 units and a maximum of 490 units. This proposed land use exchange will result in the reduction of 239 single family detached units in favor of 339 multi-family units, for a total of 689 multi-family units. This will increase the total residential unit count for the DRI by 100 dwelling units.

Staff has reviewed the analysis and has determined that the revised land use mix will not exceed the impacts for transportation, potable water, wastewater treatment, solid waste disposal, mass transit, drainage, and parks and recreation which have been approved and authorized in the Certificate of Level of Service (CLOS).

There is also a revision in the footnote regarding the number of beds in a group care facility. The applicant proposes to eliminate the limitation to 120 beds. The Land Use Equivalency Matrix includes Assisted Living Facility, so exchanges utilizing the matrix will ultimately limit the total number of beds in this DRI.

2. Reallocate units between parcels J and I.

The revised General Development Plan has been updated to reflect the addition of 100 units, which are requested with the Land Use Exchange, on parcels J (55 units) and I (45 units). No change is necessary within the Ordinance for this request.

3. Allow the transfer of multi-family and single family between additional parcels.

The previous amendment to the GDP allowed the transfer of multi-family and single family between certain parcels (A-2, G-1, G-2, G-3, G-7, and J). The applicant now requests to add Parcel I to this list. In addition, the applicant would like the flexibility to allow either single family or multi-family units on both Parcel J and I. This change is reflected as a note on the GDP, and noted on the respective Parcels. No changes are proposed with the Zoning

Ordinance.

Staff does not object to this request based upon the location of this parcel (significant upland preservation area and wetland adjacent to SR 70), design stipulations and dimensional criteria already contained within the Zoning Ordinance.

4. Modify design conditions.

~~A(5). Each Preliminary Site Plan shall be reviewed to determine compatibility (both internally and externally) and design quality (relative to both site layout and building design), pursuant to the applicable sections of Section 603.4 of the Land Development Code. Staff may impose additional requirements and require site plan alterations in order to address concerns relating to these issues.~~

Stipulation A.(5) was intended to provide staff the ability to address unique compatibility issues that may arise. The applicant proposes to delete stipulation A.(5). They contend that the stipulation language is not necessary given requirements that generally address compatibility in the LDC (i.e. landscape buffers, conditional use criteria for certain uses), as well as Design Standards for residential and non-residential development in the Zoning Ordinance [S(1) through S(3)].

Compatibility is often achieved through separation of uses and buffering. Future Preliminary and Final Site Plans will be required to be consistent with the LDC, the Development Order and this Ordinance.

As noted above, the design standards [Stipulations S(1) through S(3)] contained within the ZO, as well as other LDC requirements address compatibility for this DRI. Compatibility concerns are also appropriately addressed through the identification of roadway alignments for major thoroughfares and local roads and buffers on the GDP.

For the reasons noted above, staff does not object to the applicant's request to delete this stipulation.

5. Modify dimensional criteria.

S(2).

b. ~~Building heights and setbacks in Parcels A-1 and E shall be determined at time of Preliminary Site Plan approval to sufficiently address design quality and compatibility:~~ The setbacks, heights, and lot sizes for non-residential land uses shall be as follows:

Type	Min. Lot Size (Sq. Ft.)	Front Setback (Ft.)	Side Setback (Ft.)	Rear Setback (Ft.)	Maximum Height (Ft.)
Commercial/Office Parcels B and D	7,500	40	15	30	3 stories/45 feet

Commercial/Office Parcel A-1	7,500	40	15	20	4 stories/60 feet
Commercial/Office Parcel E	7,500	40	15	20	3 stories/45 feet
Commercial/Office Parcel K	7,500	40	15	20	2 stories/30 feet

The above table is being added to the Zoning Ordinance. While it is contained on the General Development Plan, the Residential dimensional table is located in both the Ordinance and on the GDP. The non-residential table is being added to the Zoning Ordinance for consistency.

S(3). Residential

a. The setbacks, heights, and lot sizes for residential land uses shall be as follows:

Type	Min. Lot Size (Sq. Ft.)	Minimum Lot Width[4] (Ft.)	Front Setback (Ft.)[1]	Side Setback (Ft.)	Rear Setback (Ft.)	Maximum Height (Ft.)
Single-Family Detached[3,8]	4,950	42	25/20	6[4,5]	15	35
Single-Family Detached[3,8]	9,000	76	25/20	6[4,5]	15	35
Single-Family Detached[3,8]	9,000	80	25/20	7.5[6]	15	35
Single-Family Attached[8]	2,500	25	25/20	0/10[7]	15	35
Single-Family Semi-Detached[8]	4,950	45	25/20	0/10[7]	15	35
Multi-Family	NA	NA	25	15/25[2]	15	3 Stories/35
Park	NA	NA	25	15	15	35
Residential Support Uses	NA	NA	40	15	30	45

1. The front yard setback for all single-family residences shall be 25' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. Required setbacks are based on the dominant lot width for each subphase of development.
4. 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 6-foot side yard setbacks.
5. Zero Lot Line alternative allows a side setback of 11'/1/ (min.) with a building separation of no less than 12'.
6. Zero Lot Line alternative allows a side setback of 14'/1/ (min.) with a building separation of no less than 15'.
7. Zero Lot Line alternative allows a side setback of 19'/1' (min.) with a building separation of no less than 20'.
8. Use of the Zero Lot Line alternative must be declared with the approval of a Preliminary Subdivision Plat and Preliminary/Final Site Plan.
9. The rear yard setback for accessory structures not exceeding 200 square feet and 15 feet in height to the highest point of the structure, designed for outdoor sitting and gathering, shall be five feet and the waterfront setback shall be 18 feet for all residential parcels, located east of Pope Road. Such structures shall not be located within any drainage, utility, or lake maintenance easements. Such structure may have no more than two walls enclosed with all other sides of the structure remaining unenclosed and unscreened and may not be used for storage. The design shall be consistent with the architectural design of the associated home, shall be approved by the Homeowners Association and only one such structure shall be allowed per lot.

The applicant has requested that the Zoning Ordinance be revised to reflect the maximum height of the multi-family may be three stories/35 feet. The Land Development Code, section 603.7.4.9, allows applicants to request, and the Board of County Commissioners to approve additional height for residential structures, provided the applicant provides an analysis of compatibility, relationship to adjacent properties, roofline design, façade design, building materials used, open space, and compliance with the Comprehensive Plan. Height greater than 35 feet will not be approved without a finding by the Board. A three-story building can be constructed to comply with this height limitation. The applicant has not proposed height in excess of 35-feet to date. If, in the future, it is determined that additional height will be necessary to construct three-story multi-family units, the applicant will be required to comply with LDC Section 603.7.4.9.

Staff does not object to the request to add the language noted above.

6. Allow design flexibility by revising restrictions on land uses and design criteria.

S(2).Non Residential

a. Notwithstanding the limitation in S(2).k.4. below, ~~T~~the maximum square footage for each commercial and office parcel~~s~~, as identified on the General Development Plan, may be increased provided that all dimensional criteria as outlined in S.(2)b, consistent with the LDC and Comprehensive Plan provisions, as applicable, are met and there is a simultaneous decrease of square footage on another parcel. This shall not authorize an overall increase of square footage for the Project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary or Final Site Plan shall include a tracking chart and exhibit giving the location of additions and deletions to assure Manatee County that there has been no increase in square footage. Development totals shall be updated with each biennial report. ~~Shall not exceed what is identified on the General Development Plan.~~

S(3) Residential

k. The maximum number of units for each residential parcel, as identified on the General Development plan, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in units. Development totals shall be updated with each biennial report.

The applicant requests these changes, which were also included in the adjacent Lakewood Centre DRI, to allow flexibility in unit counts and floor area that would not require an exchange of land uses. The transfer would be approved with the

Preliminary or Final Site Plan by the Building and Development Services staff which will also have the responsibility to ensure that the overall totals are not exceeded. The requirement to provide tracking with each site plan approval will be the mechanism by which the staff will determine compliance.

Upon approval, subsequent modifications to the Zoning Ordinance will reflect the transfer of entitlements from one parcel to another.

7. Update the phasing table to reflect legislatively approved extensions.

TABLE 1 – DEVELOPMENT TOTALS			
TYPE OF DEVELOPMENT: Multi-Use Development			
Land Use	**PHASE I 2007-2020~~2~~[1]**	**PHASE II 2009-2024[1]~~6~~**	**TOTAL**
Commercial	200,000 s.f.	0	200,000 s.f.
Office	105,000 s.f.	0	105,000 s.f.
Residential[2]			
Single Family	~~2,650~~ 2,411 units	1,422 units	~~4,072~~33,833 units
Multi-Family	~~350~~689 units	0	~~350~~689 units
Total Residential Units	3,1~~0~~00 units	1,422 units	4,5422 units
Recreation (Golf Course)	18 holes	0	18 holes

1 ~~November 21st~~ March 22nd of referenced year which includes legislatively approved extensions (SB 360 and SB1752) for Phase I and (HB 7207 and F.S. 252.363) for Phases I and II.

2 Includes the option for a group care facility ~~for up to 120 beds~~ as part of a land use exchange. The Land Use Equivalency Matrix allows the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group Care Facility (a.k.a. Assisted Living Facility) beds.

The applicant received an extension on January 7, 2013 pursuant to F.S. 252.363 for an extension of one year and 121 days. Staff has no objection this request to update the phasing dates as the extensions have already been granted.

8. Modify certain conditions consistent with current departmental practices and other amendments for internal consistency.

a. Revise Stipulation C(9) to require an Environmental Resource Permit be provided to staff prior to commencement of construction.

C(9). The developer shall provide a copy of the Environmental Resource Permit approved by SWFWMD to the ~~Planning~~ Environmental Planning Division of the Building and Development Services Department prior to commencement of construction~~Final Site Plan approval~~.

House Bill 503 amended sections of Florida Statutes regarding permits required from other agencies. Local governments cannot condition issuance of a development permit on the approval of a permit from a state or federal agency. The proposed revision is intended to ensure consistency with current law.

b. Revise Stipulation G(3). regarding the entity responsible for maintaining the stormwater management system.

G(3). The Developer shall be the entity responsible for maintaining the stormwater management system. The Developer's obligations may be assumed by an appropriate agency, Community Development District, or Lakewood Ranch Stewardship District.

The applicant proposes to revise the language to clarify that this obligation can be assumed by an appropriate agency, i.e. a Community Development District or the Lakewood Ranch Stewardship District. Staff does not object to this requested modification.

Staff Recommendation

Staff recommends approval of the changes to the Zoning Ordinance as identified in strike-thru/underline format attached to this report, as well as the changes to the General Development Plan.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**Not yet assigned**
GENERAL LOCATION:	**Generally north of S.R. 70, between Lakewood Ranch Boulevard and Lorraine Road**
ACREAGE:	**1,518.9 ± acres**
EXISTING USE(S):	**Agricultural & Residential**
FUTURE LAND USE CATEGORY:	**UF-3 (Urban Fringe-3) – 1,516.3 acres** **RES-1 (Residential 1) – 2.6 acres**
DENSITY:	**2.9 units per acre gross** **4.5 units per acre net**
SPECIAL APPROVAL(S):	**Previously granted for:** • **A mixed use project in the UF-3 and RES-1**

	Future Land Use Categories • **Exceeding a gross density of 1.0 d.u. per acre in the UF-3 Future Land Use Category** • **Exceeding a net density of 1.0 gross d.u. per acre in the RES-1 Future Land Use Category** • **Exceeding 30,000 square feet of non-residential uses** • **Partially in the Evers Reservoir Watershed**
OVERLAY DISTRICT(S):	**ST (Special Treatment)** **WP-E (Watershed Protection – Evers)**
SPECIFIC APPROVAL(S):	**N/A**
SURROUNDING USES & ZONING	
NORTH	**Land Use: Agriculture and Gullett Elementary School** **Zoning: A (General Agriculture)**
SOUTH	**Land Use: Agriculture and approved Lakewood Centre DRI, south of SR 70 is the Cypress Banks DRI** **Zoning: PDMU/WP-E/ST (Planned Development Mixed Use/ Watershed Protection Evers/Special Treatment Overlay District)**
EAST	**Land Use: Agriculture/Residential** **Zoning: A (General Agriculture), A/WP-E/ST**
WEST	**Land Use: Agriculture, and approved Lakewood Centre DRI (mixed use), across Lakewood Ranch Blvd. are community uses (YMCA) and a park, LECOM, and Rosedale Subdivision.** **Zoning: PDMU/WP-E/ST (Planned Development Mixed Use/ Watershed Protection Evers/Special Treatment Overlay District), PD-PI (Planned Development – Public Interest), and PDR (Planned Development Residential)**

SITE DESIGN DETAILS

Non-residential:

Type	Min. Lot Size	Front Setback	Side Setback	Rear Setback	Maximum Height (Ft.)

	(Sq. Ft.)	(Ft.)	(Ft.)	(Ft.)	
Commercial/Office Parcels B and D	7,500	40	15	30	3 stories/45 feet
Commercial/Office Parcel A-1	7,500	40	15	20	4 stories/60 feet
Commercial/Office Parcel E	7,500	40	15	20	3 stories/45 feet
Commercial/Office Parcel K	7,500	40	15	20	2 stories/30 feet

Residential:

Type	Min. Lot Size (Sq. Ft.)	Minimum Lot Width[4] (Ft.)	Front Setback (Ft.)[1]	Side Setback (Ft.)	Rear Setback (Ft.)	Maximum Height (Ft.)
Single-Family Detached[3,8]	4,950	42	25/20	6[4,5]	15	35
Single-Family Detached[3,8]	9,000	76	25/20	6[4,5]	15	35
Single-Family Detached[3,8]	9,000	80	25/20	7.5[6]	15	35
Single-Family Attached[8]	2,500	25	25/20	0/10[7]	15	35
Single-Family Semi-Detached[8]	4,950	45	25/20	0/10[7]	15	35
Multi-Family	NA	NA	25	15/25[2]	15	35
Park	NA	NA	25	15	15	35
Residential Support Uses	NA	NA	40	15	30	45

10. The front yard setback for all single-family residences shall be 25' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
11. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
12. Required setbacks are based on the dominant lot width for each subphase of development.
13. 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 6-foot side yard setbacks.
14. Zero Lot Line alternative allows a side setback of 11'/1/ (min.) with a building separation of no less than 12'.
15. Zero Lot Line alternative allows a side setback of 14'/1/ (min.) with a building separation of no less than 15'.
16. Zero Lot Line alternative allows a side setback of 19'/1' (min.) with a building separation of no less than 20'.
17. Use of the Zero Lot Line alternative must be declared with the approval of a Preliminary Subdivision Plat and Preliminary/Final Site Plan.
18. The rear yard setback for accessory structures not exceeding 200 square feet and 15 feet in height to the highest point of the structure, designed for outdoor sitting and gathering, shall be five feet and the waterfront setback shall be 18 feet for all residential parcels, located east of Pope Road. Such structures shall not be located within any drainage, utility, or lake maintenance easements. Such structure may have no more than two walls enclosed with all other sides of the structure remaining unenclosed and unscreened and may not be used for storage. The design shall be consistent with the architectural design of the associated home, shall be approved by the Homeowners Association and only one such structure shall be allowed per lot.

Buffers:	**30' or 50' wetland buffers** **20' roadway buffers along thoroughfare roads.** **35' roadway buffer adjacent to Lorraine Road**
OPEN SPACE:	**538.98 acres - 35.5%**

RECREATIONAL AMENITIES:	**The following are complete or under construction at this time:** • **A 9.2 acre park in Central Park includes a soccer field, a softball field, play equipment, an open-air pavilion, tennis courts and a recreation building with restrooms.** • **An 11.9 acre amenity center in Esplanade includes a pool, clubhouse, play equipment, various sport courts, multi-use trails and open lawn areas** • **An 18 hold golf course in Esplanade** • **Additional amenities will be provided with future site development in accordance with the conditions of the Zoning Ordinance**
RECREATIONAL ACREAGE:	**44.8 acres minimum, additional acreage may be dedicated to recreation at the option of the developer**
ACCESS:	**Access is on Lakewood Ranch Boulevard, 44th Avenue East, Pope Road, Malachite Drive, SR 70, Lorraine Road, and Center Ice Parkway.**
FLOOD ZONE(S)	**X, A, X500, and AE – Firm Panels 1201530360C and 1201530370C**
AREA OF KNOWN FLOODING	**Only within and immediately adjacent to wetland systems at southeast and northeast corners of the site.**
UTILITY CONNECTIONS	• **42" water line available on the east side of Lakewood Ranch Boulevard** • **12" force main on west side of Lakewood Ranch Boulevard** • **A 16" water line along Pope Road** • **A 24" force main along the west side of Pope Road** • **A 30" force main along the proposed right-of-way of 44th Avenue (west of Lorraine Road)**

ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**129.3**
Proposed Impact Acreage:	**0.3 acres for road crossings (previously approved)**

POSITIVE ASPECTS

- **This amendment provides the applicant with flexibility in the quantity and location of multi-family dwelling units, which provides for a variety of housing options.**
- **No increase in building height**

NEGATIVE ASPECTS

- **Potential for further land use equivalency conversions beyond what was originally contemplated for this DRI.**

MITIGATING MEASURES

- **Land Use equivalency conversions will still require review and approval by the Board of County Commissioners.**
- **The impact analysis that is required with a Land Use equivalency conversion may limit the extent to which the applicant can convert land uses.**

STIPULATIONS

See attached Zoning Ordinance

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

There are no remaining issues of concern.

CONCURRENCY (Waiting for comments)

CLOS APPLIED FOR: Y _____ N __x__
TRAFFIC STUDY REQ'D: Y _____ N __x__

The proposed amendment has no impact on existing concurrency reservations. There are no Concurrency impacts or requirements with this proposed change.

Northwest Sector DRI has an existing CLOS. CLOS-07-093 will expire on 03/22/2026 or concurrent with the buildout date as same may be amended from time to time pursuant to the terms of LDA-10-01 (reflects extensions by HB 7207 and F.S.252.363).

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Copy of Newspaper Advertising**
3. **Ordinance PDMU-05-19(G)(R7) with exhibits**

APPLICABLE COMP PLAN POLICIES

Policy: 2.1.2.3 Permit the consideration of new residential and nonresidential 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: 2.1.2.7 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**

Policy: 2.2.1.9 RES-1: Establish the Residential-1 Dwelling Unit/Gross Acre future land use category as follows:

Policy: 2.2.1.9.1 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 suburban residential environment, or a clustered low density urban residential environment where appropriate, and which may be utilized for compatible agricultural activities in the short-term, while recognizing that suburban or clustered urban uses are the preferred long-term land use for these areas. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these suburban or urban areas.

Policy: 2.2.1.9.2 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, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy: 2.2.1.9.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
1 dwelling unit per acre

Maximum Net Residential Density:

2 dwelling units per acre or 6 dwelling units per acres (see 2.2.1.9.4(b) and (c) for explanation)

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

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

Policy: 2.2.1.9.4Other 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) Maximum net residential density within areas which are predominantly developed at a net residential density of 2 du/ga or less, or where existing development has not utilized "clustering" to achieve a net density which is significantly greater than gross density, shall be limited to a 2 dwelling units/acre on any part, or all, of a proposed project.
c) Maximum net residential density within areas which are generally undeveloped, or which have experienced development which has predominantly utilized "clustering" to achieve net densities which are significantly greater than gross densities of the same projects(s), shall be limited to 6 dwelling units per acre on any part, or all of any proposed project. Net densities greater than 6 dwelling units per net acre may be considered within the WO (Evers) or CHHA Overlay Districts, pursuant to policies 2.3.1.5 and 4.3.1.5, to maximize protection of natural resources and to maximize reserved open space.
d) Any project containing any net density in excess of 1 dwelling unit per acre shall require special approval.
e) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

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.

Policy: 2.2.1.11.2 Range of potential Uses (see Policies 2.1.2.3 – 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, medium retail and office commercial uses, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy 2.2.1.11.3 Range of Potential Density/Intensity: Maximum Gross Residential Density: 3 dwelling units per acre. Maximum Net Residential Density: 9 dwelling units per acres (except within the WO or CSVA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5) Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse use only)

Policy 2.2.1.11.4 Other information: (a) all mixed and multiple 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.

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

Policy: 2.6.5.1 Provide incentives for, and otherwise encourages the use of the planned unit development procedure to achieve quality, highly functional and well-integrated project designs.

Objective: 2.9.1 Strong Communities: Create and maintain communities which are characterized by their:

- **connection, integration, and compatibility with surrounding land uses,**
- **community spaces and focal points,**
- **protection of the natural environment,**
- **connection and integration of pedestrian, bicycle, and vehicular systems,**
- **usable open spaces, and public access to water features,**
- **unifying design elements and features,**
- **variety of housing stock,**
- **pedestrian oriented structures, and pedestrian friendly design,**
- **connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.**

Objective: 2.9.4 Community Image: Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.

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, July 11, 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:

ORDINANCE 13-24 NORTHWEST SECTOR DRI (DRI #26)
DTS#20130190
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Northwest Sector Development of Regional Impact (Ordinance 07-68) (DRI #26); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #226;

Modifying Map H and the Development Order with the following changes:

1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
2.) Update Conditions to reflect compliance with conditions contained therein;
3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
4.) Modify certain conditions consistent with current departmental practices; and,
5.) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2± acres of Parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

PDMU-05-19(G)(R7) – NORTHWEST SECTOR GDP (DTS #20130189)
DTS#20130189
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19 (G)(R4) as amended by PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) and the General Development Plan to:

- Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism
- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC/UNIVERSITY GROVES
DTS#20130081
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan providing for a maximum of:

1. 71 single-family detached residential lots;
2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
DTS#20130039
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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE
DTS #20130153
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 5.48 + acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; 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

Date of pub: June 26, 2013

Copy of Newspaper Advertising

Bradenton Herald

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Modifying Map H and the Development Order with the following changes:

1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
2.) Update Conditions to reflect compliance with conditions contained therein;
3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
4.) Modify certain conditions consistent with current departmental practices; and,
5.) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2± acres of parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

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DTS#20130189
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- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC/UNIVERSITY GROVES
DTS#20130081
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan providing for a maximum of:

1. 71 single-family detached residential lots;
2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
DTS#20130039
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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE
DTS #20130153
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 5.48 + acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; 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 nondiscrimination 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
6/26/2013

MANATEE COUNTY ORDINANCE NO.
PDMU-05-19(G)(R74)
NORTHWEST SECTOR

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT AMENDING AND RESTATING ORDINANCE ~~PDMU-05-19(Z)(G)(R), PDMU-05-19(Z)(G)(R2) and PDMU-05-19(G)(R3)~~ PDMU-05-19 (G)(R4) AS AMENDED BY PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) TO AMEND THE GENERAL DEVELOPMENT PLAN TO EXCHANGE 239 SINGLE FAMILY UNITS FOR 339 MULTI-FAMILY UNITS IN ACCORDANCE WITH THE APPROVED LAND USE EXCHANGE MECHANISM; REALLOCATE UNITS BETWEEN PARCELS J AND I; MODIFY DESIGN CONDITIONS; ALLOW THE TRANSFER OF MULTI-FAMILY AND SINGLE FAMILY BETWEEN ADDITIONAL PARCELS ~~REALLOCATE SINGLE FAMILY UNITS AMONG PARCELS, ADD RESIDENTIAL SUPPORT AS A USE,~~ MODIFY DIMENSIONAL CRITERIA, ALLOW DESIGN FLEXIBILITY BY REVISING RESTRICTIONS ON LAND USES AND DESIGN CRITERIA, AMEND STIPULATIONS TO FACILITATE THESE CHANGES, AND UPDATE THE PHASING TABLE TO REFLECT LEGISLATIVELY APPROVED EXTENSIONS; MODIFY CERTAIN CONDITIONS CONSISTENT WITH CURRENT DEPARTMENTAL PRACTICES AND OTHER AMENDMENTS FOR INTERNAL CONSISTENCY. PROVIDING FOR DEFINITIONS; PROVIDING FOR FINDINGS OF FACT; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

SECTION 1. AMENDMENT AND RESTATEMENT OF ORDINANCE NO. PDMU-05-19~~(Z)~~(G)(R~~)~~4) Ordinance PDMU-05-19~~(Z)~~(G)(R~~)~~4) (as amended by PDMU-05-19~~(Z)~~(G)(R25) and PDMU-05-19(G)(R~~6~~3)) ~~are~~ is hereby amended and restated in ~~entirety~~its entirety below. All prior zoning ordinances (and any site plans approved pursuant thereto) shall be superseded by this ordinance. Any extensions, or rights to extensions, granted by the State Legislature pursuant to general law, or by Manatee County, to any dates contained herein are not intended to be changed or rescinded by the passage of this amended and restated ordinance.

SECTION 2 DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in the Northwest Sector DRI Ordinance ~~07-68~~13-24, Section 380.06 F.S., the Manatee County Comprehensive Plan, or the Manatee County Land Development Code, in that order of precedence.

SECTION 3. FINDINGS OF FACT. The Board of County Commissioners (BOCC) of Manatee County, after considering the testimony, evidence, documentation, application for amendment to the Zoning Ordinance, the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The BOCC received and considered the report of the Manatee County Planning Commission concerning the application to amend the General Development Plan and Zoning Ordinance to exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism, reallocate units between parcels J and I, modify design conditions, allow the transfer of multi-family and single family between additional parcels, modify dimensional criteria, allow design flexibility by revising restrictions on land uses and design criteria, amend stipulations to facilitate these changes, and update the phasing table to reflect legislatively approved extensions. ~~extend the phase dates by four (4) years as legislatively required pursuant to HB 7207; reallocate 26 single family units; add Residential Support uses; modify dimensional criteria, and allow design flexibility by removing restrictions on land uses and design criteria. The development has been approved for 4,422 residences, 200,000 square feet of commercial space, 105,000 square feet of office space, and an option to exchange other land uses for a 120 person (maximum) group care facility in the Northwest Sector project.~~

B. The Planning Commission has held a duly noticed public hearing on July 11, 2013 ~~October 13, 2011~~ and found the Zoning Ordinance and the General Development Plan consistent with the 2020 Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and recommended adoption of the Zoning Ordinance and approval of the General Development Plan. The BOCC held a public hearing on ~~November 3, 2011~~ August 6, 2013 regarding the proposed General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 90-01) and ~~-~~regarding the proposed amendment to the zoning ordinance as listed below, and further considered the information received at the public hearing.

C. The proposed amended and restated Zoning Ordinance and General Development Plan regarding the property described in Section 54 herein is found to be consistent with the requirements of the 2020 Manatee County Comprehensive Plan (Ordinance No. 89-01), as amended.

SECTION 4. GENERAL DEVELOPMENT PLAN

The General Development Plan is hereby APPROVED to allow a maximum of 4,5422 residences, 200,000 square feet of commercial space, 105,000 square feet of office space, and a 120 bed group care facility, with the following stipulations:

A. DEVELOPMENT APPROVAL

A(1). This Zoning Ordinance shall constitute approval of the revised General Development Plan subject to the conditions set forth herein and limited to the development amounts set forth in Table 1, below.

TABLE 1 - DEVELOPMENT TOTALS			
TYPE OF DEVELOPMENT: Multi-Use Development.			
Land Use	**PHASE I 2007-2022~~0~~[1]**	**PHASE II 2009-202~~6~~4[1]**	**TOTAL**
Commercial	200,000 s.f.	0	200,000 s.f.
Office	105,000 s.f.	0	105,000 s.f.
Residential[2]			
Single-family	~~2,650~~2,411 units	1,422 units	~~4,072~~3,833 units
Multi-family	~~350~~ 689 units	0	~~350~~ 689 units
Total Residential Units	3,1~~0~~00 units	1,422 units	4,5422 units
Recreation (Golf Course)	18 holes	0	18 holes

[1] ~~November 21st~~March 22nd –of referenced year which includes legislatively approved extensions (SB 360 and SB 1752) for Phase I and (HB 7207 and F.S. 252.363) for Phases I and II.

[2] Includes the option for a group care facility ~~for up to 120 beds~~ as part of a land use exchange. The Land Use Equivalency Matrix allows the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group Care Facility (a.k.a. Assisted Living Facility) beds.

A(2). For Phase I, the Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, mass transit, drainage, and parks and recreation. The Certificate of Level of Service for Phase I shall be valid until ~~November 21, 2024~~March 22, 2026, or as may be extended pursuant to the terms of the Northwest Sector/Lakewood Centre Local Development Agreement (LDA-10-01), subject to limitations set forth in stipulation B(3):

A(3). The Project site may continue to be used for agricultural activities, but at no greater intensity than at present. No silvacultural or agricultural activities shall be initiated on land not currently under such use.

A(4). Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application which are not specifically addressed in this Zoning Ordinance or are not inconsistent with this Zoning Ordinance.

~~A(5). Each Preliminary Site Plan shall be reviewed to determine compatibility (both internally and externally) and design quality (relative to both site layout and building~~

~~design), pursuant to the applicable sections of Section 603.4 of the Land Development Code. Staff may impose additional requirements and require site plan alterations in order to address concerns relating to these issues.~~

B TRANSPORTATION

B(1).The following roadway links are determined to be required link improvements for Phase I of the Project due to the percentage of Project traffic impacting the roadway and the resulting Level of Service (LOS). **(Phase 1 Mitigation Measures shall be completed Pursuant to LDA-10-01)**

TABLE 2
PHASE I LINK IMPROVEMENTS

ROADWAY SEGMENTS

Link	From/To	Improvement	External Trip Threshold*	ERUs
SR 64	39th St/Morgan Johnson Road	6-lanes	1,881	2,266
SR 64	Lena Rd/Lakewood Ranch Blvd	6-lanes	514	619
SR 70	Tara Blvd/I-75 West	6 lanes with continuous East & West right turn or drop lanes	1,822	2,195
Lakewood Ranch Blvd	SR64/Center Ice Pkwy	4-lanes	1,148	1,383

* Threshold volume is based upon the number of net external trips at which Project traffic becomes significant (at least 5%) on the affected roadway segment.

B(2). The following intersection improvements are determined to be required intersection improvements for the Project due to the percentage of development traffic impacting the intersection and the resulting Level of Service (LOS). **(Phase 1 Mitigation Measures shall be completed Pursuant to LDA-10-01)**

TABLE 3
PHASE I INTERSECTION IMPROVEMENTS

INTERSECTIONS

Roadway	Intersection	Improvement	External Trip Threshold	ERUs
SR 70	US 301	Add 2nd EBL and one Thru lane to all approaches	2,610	3,144

Roadway	Intersection	Improvement	External Trip Threshold	ERUs
SR 70	45th St E	Add SBR, 2nd NBL, and 2nd WBL	1,041	1,254
SR 70	Caruso Road	Add NB Left	2,577	3,104
SR 70	Tara Blvd	Add WB Thru Lane to result in 8 thru lanes	2,159	2,601
SR 70	I-75 West	Add EB Thru Lane to result in 8 thru lanes	2,257	2,719
SR 70	Pope Road	Signalize When Warranted	N/A	
SR 70	87th St E	Add EB & WB Thru Lanes	2,083	2,509
SR 64	Morgan Johnson Road	Add EB and WB Thru Lane to result in 6 thru lanes	2,126	2,561
SR 64	27th St	NBL	3,041	3,663
SR 64	I-75 East	Add 2nd EBL and NB receiving lane	1,603	1,931
SR 64	Lakewood Ranch Blvd	Add 2nd EBL, 2nd WBL, and 2nd NBL and Add one Thru lane to NB approach, Add NB and SB Receiving lanes	164	197
SR 64	Rye Road	Add SBR and Signalize	733	883
Lakewood Ranch Blvd	44th Avenue E.	Signalize When Warranted	N/A	
Lakewood Ranch Blvd	Malachite Drive	Signalize When Warranted	N/A	
University Parkway	Honore Avenue	Add 2nd WBL	1,439	1,733
University Parkway	I-75 East	Add 3rd NBL	2,388	2,877
University Parkway	Market Street	Add 2nd NBL	2,0 93	2,521
Lorraine Road	SR 64	Add a NBL and Signalize	1,714	2,065

NB means northbound, WB means westbound, SB means southbound, and EB means eastbound.

B(3). The improvements listed above are triggered by stated 'External Trip Thresholds" based upon the traffic study submitted in the record in support of this ordinance. At present, the County has funded and scheduled construction for the improvements to SR 64 from Lena Road to Lakewood Ranch Boulevard and including the intersection referenced above, which will provide sufficient transportation infrastructure to support the development up to the threshold triggering additional improvements ("post-SR 64 threshold"). Accordingly, development that does not trigger a post-SR 64 threshold may be permitted at the time of adoption of this development order subject to the requirements of stipulation B(2221) and the conditions set forth in the CLOS to be issued pursuant to the County's Comprehensive Plan and LDC.

The Developer and the County have entered into discussions to work out a broader solution to the transportation concurrency needs in the area, which may require changes to the list of improvements set forth above and agreed-upon mechanisms for the financing and construction of such improvements. In order to satisfy the concurrency requirements of the County's Comprehensive Plan, no development that triggers a post-SR 64 threshold shall be permitted unless and until the County and Developer have, in the context of such discussions, determined the improvements necessary to support such development (which may reflect changes to the above list of required improvements), and the method of financing and constructing such improvements. Such required improvements, and the mechanisms for financing and constructing them, shall be established pursuant to a Local Development Agreement or other appropriate instrument, an amendment to this ordinance, or through the scheduling and funding of such improvements by the County in accordance with applicable law, and may include mitigation of transportation impacts through an agreement for proportionate fair-share mitigation pursuant to Section 511 of the Land Development Code. **(Phase 1 Mitigation Measures shall be completed Pursuant to LDA-10-01)**

B(4). In the event that Funding Commitments for transportation improvements are only adequate to permit approval of a portion (subphase) of the development, the capacity and loading of transportation facilities in the Transportation Impact Area, shall be limiting factors in any subsequent approvals. A subphase analysis has been performed, and cumulative subphases have been identified in Transportation Conditions Tables 2 and 3. An initial subphase of 768 external pm peak hour trips has been identified as requiring no transportation improvements.

The Developer shall be bound by the external trip thresholds set forth in Tables 2 and 3, unless the Developer files a Notice of Proposed Change application and provides the County, an updated traffic analysis for the Transportation Impact Area taking into account previously permitted development in the Project plus that to be generated by the next subphase. Copies of this transportation analysis shall be submitted to Manatee County and TBRPC for review and comment. Each updated traffic analysis shall serve to verify the findings of the initial DRI traffic analysis or shall indicate alternate transportation improvements or mechanisms which, when implemented, will maintain the roadways and intersections referenced in Tables 2 and 3 at the appropriate Level of Service. In the event that a new analysis demonstrates the need for alternate improvements or different trip trigger thresholds, the Zoning Ordinance shall be amended to reflect the revised thresholds or improvements. **(Phase 1 Mitigation Measures shall be completed Pursuant to LDA-10-01)**

B(5). With each Final Site Plan application, the Developer shall submit to the County a limited traffic study which shows the following:

1. External P.M. peak hour trips predicted to be generated by the subphase, plus all previously approved subphases, to demonstrate whether any improvement thresholds reported in Table 2 or Table 3 are reached; and,

2. An assessment of the estimated traffic operations and turning with the conceptual design of the driveways serving the Project covered by the Final Site Plan application.

   In the event that that total external p.m. peak hour trips projected to be generated exceeds the threshold levels identified in Tables 2 and 3, and the corresponding Funding Commitments have not been provided, no further Final Site Plan approvals shall be granted unless the Developer prepares an analysis which identifies the revised total external p.m. peak hour trips after which the road improvement would be required under the new subphase analysis. The Zoning Ordinance shall be amended to reflect these revised trip levels. **(Phase 1 Mitigation Measures shall be completed Pursuant to LDA-10-01)**

B(6). All improvements to state roadways will require FDOT approval and all improvements to County roads will require Manatee County ~~Transportation~~ Public Works Department approval.

B(7). Access to and from the site shall be in accordance with state and local access regulations and as generally shown on the General Development Plan (GDP).

B(8). Prior to or concurrent with each Final Plat approval, right-of-way for the adjacent roadways, as shown on the General Development Plan, shall be dedicated. This dedication shall be eligible for impact fee credits to the extent allowed by Section 806 of the Manatee County Land Development Code and applicable law.

B(9). Thoroughfare roads that abut this site shall be constructed or a bond posted subject to the approval as to form by the County Attorney, at the cost of the Developer or other appropriate entity, prior to approval of development that has access on that roadway, as such development is generally shown on the GDP subject to timing changes that may be revised as a result of the broader solution set forth in Stipulation B(3). At a minimum, deadlines for completion (or the posting of a bond) of these roads and Malachite Drive shall be as follows:

a. 44th Avenue

   1. From Lakewood Ranch Boulevard to Pope Road, prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for the commercial parcel at Pope Road and 44th Avenue, or the first Final Plat approval in Parcel G-1, whichever occurs first. **(Completed)**
   2. From Lakewood Ranch Boulevard to Lorraine Road, prior to the first Final Plat approval in Parcel G-3.

b. Pope Road

   1. From 44th Avenue to the northern terminus of Pope Road, prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for the commercial parcel at Pope Road and 44th

Avenue, or the first Final Plat approval in Parcel G-2, whichever occurs first.

2. From its northern terminus to Malachite Drive, prior to the first Final Plat approval in Parcel G-4. **(Completed)**

c. Center Ice Parkway

From Pope Road to the eastern most access into Parcels G-7 or G-9, prior to the first Final Plat approval in Parcels G-7 or G-9. If the right-of-way for Center Ice Parkway has been acquired to Lorraine Road, the Developer shall construct the road to Lorraine Road.

d. Malachite Drive

From Lakewood Ranch Boulevard to Pope Road, prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for the commercial parcel at Pope Road and 44th Avenue, or first Final Plat approval in Parcels G-2 or G-4, whichever occurs first. **(Completed)**

All roads shall be constructed with the outside 2 lanes of a 4 lane divided design, including sidewalks, bike lanes, appropriate intersection improvements, and associated stormwater facilities.

This construction shall be eligible for impact fee credits to the extent allowed by Section 806 of the Manatee County Land Development Code and applicable law. **(Phase 1 Mitigation Measures shall be completed Pursuant to LDA-10-01)**

B(10). Beginning one year after the first Final Plat or Certificate of Occupancy has been issued, an annual monitoring program to provide peak hour counts at the Project entrances shall be instituted to verify that external trip improvement thresholds specified in Tables 2 and 3 for Phase I of the Project are not exceeded. Counts shall continue on an annual basis through buildout of Phase I. The methodology for the annual monitoring program shall be approved by staff.

B(11). Prior to development of Phase II, a revised transportation analysis shall be submitted, pursuant to Section 380.06(6), Florida Statutes. This analysis shall address potential transportation impacts which might result from the development of this phase.

B(12). Bicycle and pedestrian facilities shall be constructed on both sides of any road designated as a collector or higher, in accordance with the LDC. All bike lanes shall be constructed in accordance with Manatee County standards.

B(13). The Developer shall provide sidewalks along both sides of all streets throughout the Project.

B(14). The Developer shall provide roadways and pedestrian connections to perimeter roads, schools, and parks, as determined at time of Preliminary Site Plan approval.

B(15). The Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within the Project. At such time that MCAT has established a plan for service to the Project and coordinated needed location(s) for a transit stop with Developer, the Developer shall accommodate the requisite stop(s) within the Project.

B(16). The Developer shall grant to the appropriate agency or agencies, a non-ingress/egress easement prohibiting vehicular access to and from the development via SR 70, Lakewood Ranch Boulevard, 44th Avenue, Center Ice Parkway, Lorraine Road, and Pope Road, except as shown on the General Development Plan for permitted road and driveway crossings.

B(17). Center Ice Parkway is planned as a Collector Roadway to be extended to Lorraine Road and beyond to the east. The exact alignment has not yet been determined. Therefore, no PSP may be approved for any development in those portions of Parcels G-5, G-6, G-7, G-9, H, or I set forth on Exhibit 3 identified as "Potential Center Ice Parkway Right of Way" until Manatee County has completed a Corridor Route Study for the extension of Center Ice Parkway. Manatee County has estimated that it will complete the corridor study no later than May 31, 2008. In the event Manatee County does not complete the Corridor Study by May 31, 2008 Manatee County shall retain full authority to review and take action on the above-described PSP. The Lakewood Ranch Stewardship District, at its option, may conduct the Corridor Route Study. If this option is exercised, the Lakewood Ranch Stewardship District shall submit the completed study for the County to review at least 30 days prior to the May 31, 2008 deadline. **(Completed)**

The Developer shall be responsible for the construction of Center Ice Parkway to the eastern property line and the County shall be responsible beyond the property line, which may be constructed by the Developer pursuant to a reimbursement agreement.

B(18). Prior to or concurrent with each Final Plat approval abutting perimeter roads, right-of-way for adjacent perimeter roadways as shown on the Preliminary and Final Site Plans shall be dedicated.

B(19). The developer shall dedicate sufficient right-of-way at all roadway intersections to accommodate the future buildout design for each intersection. This shall be determined and shown on all Preliminary and Final Site Plans.

B(20). Manatee County is in the process of developing performance standards to mitigate the noise generated along multi-lane thoroughfares. If such standards are adopted by the Board of County Commissioners prior to the submission of the first Preliminary Site Plan or Final Site Plan with proposed residences adjacent to a planned multi-lane thoroughfare, that and all other subsequent Preliminary Site Plans and Final Site Plan shall comply with those adopted standards.

If Manatee County has not adopted performance standards to mitigate the noise generated along multi-lane thoroughfare have not been adopted prior to the

submission of the first Preliminary Site plan or Final Site Plan with proposed residences adjacent to a planned multi-lane thoroughfare, the developer shall prepare for staff review and approval a noise mitigation plan for mitigation of noise from thoroughfare roads. The noise mitigation plan shall apply to the entire Project. The analysis contained in the noise mitigation plan shall be based on projected 2025 traffic volumes. Thoroughfare noise mitigation measures in each Preliminary Site Plan and Final Site Plan shall be consistent with the approved noise mitigation plan. ~~(Completed)~~

B(21) At the time of Preliminary Site Plan, Final Site Plan, and Construction Plan approval for each phase of 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. WETLANDS

C(1). All wetlands defined as "Preservation or Conservation Areas" by TBRPC (as shown on the General Development Plan (Exhibit 1) shall be preserved or conserved, respectively, except as shown on the GDP and as indicated in Condition C(3). The Developer shall not conduct dredging, filling, or any development activity within those Preservation or Conservation Areas, except as shown on the GDP and as indicated in Condition C(3).

C(2). Except for wetland restoration and enhancement and naturally occurring fluctuations, no hydroperiod alteration shall be permitted in Preservation Areas. Natural annual hydroperiods, normal pool elevations, and seasonal high water elevations shall be substantially maintained or improved.

C(3). Any allowable wetland losses shall require compensation in accordance with the Manatee County Land Development Code (LDC Section 719), as specified in permits issued under 40D-4 FAC or under 62-340, FAC, as appropriate. Mitigation for wetland losses shall be implemented prior to, or concurrent with, the wetlands being disturbed. Mitigation may be provided by withdrawal of available mitigation credits from the Long Swamp Ecosystem Management Plan, if approved by appropriate agencies. Any on-site wetland compensation areas shall require monitoring and maintenance activities. Percent coverage of desirable plant species in the on-site created wetlands and enhanced wetlands shall meet or exceed eighty-five percent (85%) for at least two (2) years for herbaceous wetland systems and for at least five (5) years for forested wetlands. Yearly replanting and maintenance of the mitigation areas shall be required, if necessary, to ensure compliance with the conditions of the Zoning Ordinance.

C(4). The Developer shall provide natural buffering around all post-development wetlands to provide an upland transition into the wetland areas and to protect natural systems from development impact. All buffers, buffer restoration, and setbacks shall be in compliance with the Manatee County Land Development Code.

C(5). A Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to Manatee County, prior to or concurrently with Final Plat approval (or 1st C.O. if platting is not required).

C(6). The developer shall provide signs adjacent to wetland buffers and conservation easements indicating that the area is a "Conservation Area", as required pursuant to Section 719.11.1.3.3 of the LDC. The type and location of such signs shall be shown and approved by the Building and Development Services Department with the Final Site Plan.

C(7). No lot shall be platted through a wetland, stormwater pond, or wetland buffer.

C(8). The developer shall be responsible for providing mitigation for impacts to Wetland 41 associated with the widening of Lakewood Ranch Boulevard. The amount of mitigation required for the proposed wetland impacts will be determined and approved by SWFWMD with the issuance of the Environmental Resource Permit.

C(9). The developer shall provide a copy of the Environmental Resource Permit approved by SWFWMD to the ~~Planning~~ Environmental Planning Division of the Building and Development Services Department prior to ~~Final Site Plan approval~~commencement of construction.

D. VEGETATION AND WILDLIFE

D(1). An Exotic Plant Species Management Plan shall be submitted for review and approval prior to or concurrent with Final Site Plan or Construction Plan approval for each development pod. The management plan shall provide for the continued, phased, removal of nuisance, exotic plant species that become reestablished within common areas of a residential development and open spaces within non-residential projects, for the life of the project. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to the first Final Plat approval, in accordance with Section 715.4 of the LDC.

D(2). The following Pine Mesic Oak (414) and Pine Flatwood (411) Communities shall be preserved, as indicated on the GDP, and further stipulated:

FLUCFCS Code	Pre-Construction	Post-Construction		Habitat (w/in Wetland Buffers)		Habitat (w/in Upland Conservation)	
	Acreage	Acreage	Percentage (of habitat remaining)	Acreage	Percentage (of habitat w/in buffers)	Acreage	Percentage (of habitat w/in conservation)
411	117.8	21.7	18.4%	12.4	22.8%	7.0	14.5%
414	59.9	31.7	52.9%	12.9	23.7%	16.0	29.4%
Total	177.7	53.4	30.1%	25.3	47.4%	23.9	44.8%

Area	411	414	Total
Wetland Buffers	12.4	12.9	25.3

Area	411	414	Total
Perimeter Buffers	1.4	2.8	4.2
Upland Preservation Areas	7.9	16.0	23.9
Total	21.7	31.7	53.4

The preservation areas shall be clearly delineated, labeled and quantified on the Preliminary Site Plan. Upland Preservation Areas may be reconfigured, subject to Planning Director approval, with the Preliminary Site Plan provided that the overall acreage, general location, and quality of preserved habitat remain consistent with those shown on the approved GDP. Limited impacts may be permitted for suitable recreational areas (passive parks, pocket parks, etc.) Recreation improvements shall be designed in a manner that minimizes impacts to mature trees, dense tree clusters or significant vegetation.

D(3). Unless otherwise approved by the Building and Development Services Department, native or drought tolerant landscape materials shall be utilized. The developer and future owners of the site shall be required to participate in the Florida Yards and Neighborhood Program.

D(4). The developer shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to each Final Site Plan approval. A Management Plan, approved by the appropriate State or Federal agency, shall be provided to the Building and Development Services Department for any listed species found on-site, prior to Final Site Plan approval.

D(5). Final Site Plans within management guideline distances (as prescribed by US Fish and Wildlife Service) of the bald eagle nest shall be designed in accordance with the current Habitat Management Guidelines for the Bald Eagle or a Habitat Management Plan for Bald Eagles, approved by the U.S. Fish and Wildlife Service.

D(6). In the event that any state- or federally-listed species are discovered breeding on-site during project development, the Developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and implement the recommended measures for species protection.

D(7). Appropriate wildlife passageways shall be incorporated into the roadways designed to cross the Wolf Slough corridor, if practical and approved by appropriate state, regional, and local agencies.

D(8). Tree Protection Measures:

Prior to construction, grading, or tree removal from the site, required protective barriers within each area of construction shall be installed to protect all 4" DBH (trunk diameter measured at 4.5 feet from the ground) and greater trees identified for protection, that is, not shown on the Preliminary Site Plan as proposed to be removed, replaced, or relocated. Specific tree protective measures shall be approved by the Building and Development Services Department with the Final Site Plan and Construction Plan submittal. Tree barricades for trees to be preserved

shall be located at the drip line, unless otherwise approved by the Building and Development Services Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed unless specifically approved and shall be clearly shown on the Final Site Plan. The following activities are prohibited within the drip line of preserved trees unless otherwise approved by the Building and Development Services Department unless otherwise approved by the Building and Development Services Department: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by Building and Development Services Department.

The Final Site Plan shall include details and locations of signs (in both English and Spanish) to alert workers of tree and native vegetation protection areas. These signs shall be constructed of weather resistant materials and shall demarcate the boundaries of the protected areas.

E. LAND

E(1). The Developer shall limit site work and construction to areas needed for immediate development or stockpiling, if shown on the Final Site Plan.

E(2). An integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides shall be submitted to the Building and Development Services Department for review and approval prior to Final Site Plan approval. Where practical, native or drought tolerant landscape materials shall be utilized in common areas. **(Completed)**

E(3). A Construction Water Quality Monitoring Program and proposed sampling locations shall be submitted to the Natural Resources Department (NRD) for review and approval prior to any land clearing activities, or Final Site Plan approval, whichever occurs first. **(Completed)**

E(4). The entire site shall be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.

E(5). A Well Management Plan for the proper rehabilitation or abandonment of existing wells shall be submitted to the Building and Development Services Department for review and approval prior to Final Site Plan approval. **(Completed)**

F. AIR QUALITY

F(1). The Developer shall institute the following procedures to ensure dust control during development of the Project:

a. Implement a watering program during excavation, and dredge and fill operations;

b. Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;

c. Treat disturbed areas after clearing, grading, earth moving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;

d. Keep soil stockpiles moist, or treat with soil binders or cover;

e. Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;

f. Remove dust producing materials as soon as possible; and

g. Clean (sweep) paved roads adjacent to site as necessary;

F(2). Prior to development of Phase II, air quality impacts must be analyzed as required by Section 380.06, Florida Statutes. If mitigation is required based upon this analysis, the Development Order must be amended to incorporate those mitigative measures.

F(3). 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.

G. WATER QUALITY AND DRAINAGE

G(1). The stormwater management systems shall be designed, constructed, and maintained to meet or exceed Chapter 62-25, Florida Administrative Code, and 40D-4, Rules of SWFWMD, the County and Building and Development Services Department, whichever is more stringent; to provide retention, or detention with filtration/assimilation treatment, pursuant to SWFWMD and County approved methods, during the 25-year, 24-hour design storm; and such that maximum post-development flow rates do not exceed pre-development flow rated for the same design storm. Nothing in this paragraph shall be construed as a waiver by the Developer of any vested rights, if any, pertaining to approved and constructed stormwater drainage facilities. With the exception of any such vested rights, if any, any valid requirements of general law pertaining to retrofitting which shall apply to landowners in Manatee County, however, shall apply to the Developer.

G(2). Best Management Practices (BMP) for reducing water quality impacts, as recommended by the County and SWFWMD in accordance with adopted regulations of these agencies, shall be implemented. Low Impact Development techniques shall be used, where feasible.

G(3). The Developer shall be the entity responsible for maintaining the stormwater management system. The Developer's obligations may be assumed by an appropriate agency, Community Development District, or Lakewood Ranch Stewardship District.

G(4). Stormwater management system design shall, to the maximum extent possible, incorporate and utilize isolated wetlands.

G(5). The applicant submitted an Ambient Surface Water Quality Monitoring Report to Manatee County in November 2004. The report contained the surface water quality data representing the site specific ambient conditions to meet the one year pre-construction monitoring requirement, as specified in the "Ambient Surface Water Monitoring for Developments" Guidance document. On April 5, 2005, the Ambient Surface Water Quality Monitoring requirement was considered satisfied by the County.

G(6). Within one year of initiating vertical construction, the Developer shall submit the results of surface water quality monitoring to Manatee County for review. The Plan shall be reviewed by Manatee County for consistency with the County's "Ambient Surface Water Monitoring for Developments" (Guidance) document. **(Completed)**

A. The results of the monitoring shall be submitted to the County with each DRI Biennial Report and shall include an official laboratory report.

B. The Developer will incorporate additional water quality treatment or water management methods into the project's surface water drainage system to correct or mitigate any degradation if the measures implemented by the Developer are found to be ineffective or adversely impact water quality downstream of the project site.

C. Any violation of Rule 62-302, Florida Administrative Code, determined to be caused by this development, shall require corrective measures, as set forth by the DEP and shall be reported to the County and all work which is determined by the County to be contributing to the problem will be halted until the problem is resolved.

G(7). The applicant submitted a Groundwater Quality Monitoring Plan on February 15, 2006, to monitor for ambient (pre-development) and construction water quality conditions, as specified above. On February 21, 2006 the Groundwater Quality Monitoring Plan was approved by the County.

G(8). Water quality samples shall be collected and analyzed in accordance with Manatee County's Guidance document, referenced above and the Northwest Sector DRI Site's Groundwater Quality Monitoring Plan, dated February 15, 2006. If any of the parameters are above the proposed, current, or final maximum contamination levels (MCL's) or MCL goal, the County and DEP will be properly notified for further action. The results of the groundwater quality monitoring shall be submitted to the County for review with the DRI biennial report and shall include an official laboratory report.

G(9). Stormwater treatment by biological filtration shall be provided where required and shall be encouraged wherever appropriate and feasible. Percolation treatment and underdrain effluent treatments may be utilized where consistent with applicable law.

G(10). To the extent required by applicable law, on site stormwater wet detention lakes shall include littoral zones constructed on slopes no steeper than a 4:1 horizontal to vertical ratio and shall be planted in, or allowed to be colonized by, native emergent and submergent vegetation. The Developer shall ensure, by supplemental replanting if necessary, at least eighty-five percent (85%) coverage by native aquatic vegetation within the littoral zone (to include at a minimum the area between ordinary high water and ordinary low water) for five years.

~~G(11). The Developer shall conduct biennial inspections of the stormwater management system on the Project site to ensure it is being properly maintained in keeping with its design and is capable of accomplishing the level of stormwater storage or treatment for which it was designed and intended. Verification of such inspection shall be supplied in each biennial report.~~

G(11). To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.

G(12). Stormwater management ponds shall not be constructed within wetland buffers or other natural resources of regional significance.

G(13). All fill within the 25-year and 100-year floodplains shall be compensated by the creation of an equal or greater storage volume above the seasonal high water table. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e. stormwater attenuation and floodplain compensation). The available storage volume above the 25-year Design High Water Level of any proposed stormwater attenuation ponds can be calculated toward compliance with the flood plain compensation requirement. In lieu of the above cup-for-cup compensation, the applicant may perform hydraulic analysis that reflect a No-Rise to the FEMA base flood elevation and receive a CLOMR from FEMA for the effected area. The hydraulic model is subject to approval by Manatee County.

G(14). Education advocating surface water protection shall be provided to all residents and tenants in the project.

G(15). This project shall be required to reduce the calculated pre-development flow rate by up to fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek. Modeling shall be used to determine pre- and post- development flows.

G(16). The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.

G(178). Drainage Easements shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along any drainage systems conveying public drainage. In addition, Drainage Maintenance/Access Easements shall be dedicated along the banks of these systems in accordance with Manatee County Public Work standards. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Manatee County has no obligation relative to these systems to maintain, change, improve, clean, repair erosion, or restore the natural changes in the course of stream beds.

G(189). A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of Wolf Slough and Mill Creek. Any existing or proposed structures within the floodway shall be modeled.

G(1920). The developer shall provide a drainage easement to Manatee County to accept stormwater for that portion of the following planned thoroughfare roadways that are located immediately adjacent to the project to accommodate the following planned build-out conditions. The developer shall design and construct the stormwater capacity for that portion of the following planned thoroughfare roadways within the project area and such design and construction shall be included in the SWFWMD permit documentation.

Lakewood Ranch Boulevard	6 lanes
44th Avenue East	4 lanes
Center Ice Parkway	4 lanes
Pope Road	4 lanes
S.R. 70	6 lanes
Lorraine Road	4 lanes

H. HISTORICAL AND ARCHAEOLOGICAL SITES

H(1). Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, TBRPC, and the County. Archaeological test excavations by a professional archaeologist shall be conducted on each such site to provide sufficient data to make a determination of significance prior to the commencement of ground-disturbing activities at the site. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, TBRPC, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource-disturbing activities are allowed to continue.

I. WATER

I(1). The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of potable water service to each phase or subphase of the

project to assure that adequate potable water capacity exists to accommodate the Project.

I(2). The Developer shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on site wells not intended for potable or nonpotable uses shall be plugged and abandoned in accordance with Rule 40D-3.041(1), Florida Administrative Code.

I(3). The Developer shall require the installation of high efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices, as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes). This will include the use of toilets requiring no more than 1.6 gallons per flush in all areas, and installation of self-closing or metered water faucets shall be required in all public and commercial restroom facilities.

I(4). The Developer shall maintain all water lines and fire hydrants not dedicated to the County.

I(5). The Developer shall use only nonpotable water to meet nonpotable (irrigation) water demands. For purposes of this Approval, "nonpotable" water is defined as water emanating from any source other than a public potable water utility.

I(6). Adequate fire flow and water pressure shall be maintained within the project's water supply system.

I(7). The Developer shall conform to and further the applicable rules and adopted guidelines of SWFWMD in regard to protection of the groundwater resources in the Southwest Tampa Bay Water Use Caution Area.

I(8). The developer shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the Project with the following sources, in order of preference: (1) stormwater and (2~~s~~) non-potable quality groundwater. Prior to Final Site Plan approval(s), the developer shall identify the irrigation source which will be utilized. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems, including on individual lots.

I(9). For the purpose of potable or reclaimed water conservation, utilization of xeriscape principles is required in landscaped areas, in accordance with Policy 3.2.3.3. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be purposely irrigated. Native vegetation or drought-resistant vegetation shall be used in common and non-residential landscaped areas. Non-native vegetation may be used, consistent with xeriscape principles.

I(10). The average total potable water use for the development shall not exceed 110 gallons per capita per day.

I(11). A pre-design conference between the Developer and County staff shall be held prior to submittal of Construction Drawings for the Project to discuss the points of connection for potable water and wastewater service and the configuration of the potable water and sanitary sewer systems.

I(12) The Developer shall submit a Master Plan for potable water, wastewater, and fire protection simultaneously with construction plan submittal for each area covered by the construction plan. The Developer shall also be responsible for determining if upgrading of offsite potable water and wastewater facilities is necessary to provide adequate potable water, sanitary sewer, or fire protection service to the portion of the development for which such service is being requested. Oversizing of potable water and wastewater facilities may be necessary to provide for future development in or adjacent to the Project and the Developer shall participate in such oversizing in accordance with applicable County ordinances or policies.

J. WASTEWATER

J(1). The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of wastewater service to each phase or subphase of the project to assure that adequate wastewater capacity exists to accommodate the project.

J(2). No permanent septic system shall be permitted within the project.

J(3). Sewer lift stations shall be designed and equipped in accordance with County regulations.

J(4). The disposal of waste into the sewer system shall comply with the Manatee County Sewer Use Ordinance (Ordinance No. 98-28).

J(5). The Developer shall implement a wastewater reuse system, outside of the Evers Reservoir basin, when feasible.

K SOLID WASTE

K(1) As stated in the ADA, it is not anticipated that hazardous or toxic waste will be generated by the project's office or commercial tenants. Within one year of the effective date of the Development Order, or prior to issuance of subsequent Development Approvals for any nonresidential land use within the project, whichever occurs later, the Developer shall prepare a hazardous substances (including bio-hazardous wastes) and a hazardous waste management plan which shall be reviewed and approved by the County, NRD, and TBRPC, and then distributed by the Developer to nonresidential land users within the project.

1. At a minimum, the plan shall:

    a. Advise of applicable statutes and regulations regarding hazardous wastes and substances, including Title III (Community Right-to-Know

Law) of the Superfund Amendment and Reauthorization Act (SARA Title III) and the requirement to comply with these rules;

b. Indicate the types, sources, and volumes of waste and substances that are considered under the applicable statutes and agency rules to be hazardous and which must be stored or disposed of in specially designed containers;

c. Describe generally improper disposal methods;

d. Describe generally appropriate disposal methods;

e. Provide a list of agencies which can be consulted regarding the proper handling and disposal of hazardous substances;

f. Describe a program to inform owners and tenants of the information contained in the plan;

g. Describe construction requirements for hazardous waste holding areas;

h. Describe typical spill clean up methods; and

i. Be updated and distributed to each non-residential land user biennially.

K(2). All project tenants that generate hazardous waste shall be encouraged to utilize waste exchanges to the extent feasible. A report of such use, if any, shall be included in each Biennial Report.

K(3). The Developer shall participate, as required by Manatee County ordinances, in any necessary expansion of solid waste service to each phase or subphase of the project to assure that adequate solid waste capacity exists to accommodate the project.

L. RECREATION AND OPEN SPACE

L(1). Provide a minimum of 1 acre of usable recreation open space per 100 dwelling units with sufficient acreage in each defined Parcel and group of Parcels (see table below). (The Project is proposing 44.8 acres of recreation open space, greater than the 44.22 acres required by the formula above.) The project shall include Pocket Parks in each Parcel and a minimum of one Neighborhood Park per 500 units for each Parcel or group of Parcels that contains 500 units or more. A Community Park may be built in lieu of Neighborhood Parks within a given Parcel or group of Parcels, as long as the total acreage and distribution of recreation area/park land is met.

The project shall create a "green infrastructure" by connecting recreation areas/parks with trails/greenways; some of which may be 8-10 foot wide meandering landscaped sidewalks/multi-use trails.

Acreage for trails/greenways shall count towards meeting the 1 acre per 100 dwelling units for recreation areas/parks described above. For any trails not located within a recreation area/park, the recreation area shall be calculated as 3 times the width of the trail/greenway times the length of the trail.

Lakes, stormwater ponds, wetlands and other water features can be included in the total recreation open space acreage if there are recreation amenities such as fishing/observation piers, boardwalks, canoe/kayak/boat launches or other water related amenities associated with said water features. The recreation open space acreage for water features shall be calculated as 3 times the acreage of the recreation amenity itself (i.e.: 3 times the footprint of a fishing/observation pier) but not the acreage of the entire water body.

L(2). The project shall contain a minimum of 44.8 acres of usable uplands for recreation open space/parks, including water features with recreation amenities. Acreage for the trails/greenways system shall be included in the 44.8 acres for recreation areas/parks. The Developer shall allocate this acreage as follows:

Parcel	Park Types
Parcel A-2	1 Pocket Park
Parcels C-1 – C-4	1 Neighborhood Park
Parcels G-1 - G-9	One or more additional neighborhood parks distributed appropriately north and south of Center Ice Parkway and Malachite Drive.
Parcel E	1 Pocket Park or other recreation facilities
Parcel I	1 Pocket Park
Parcel J	1 Pocket Park
Off-site – Pope Road @44th Avenue	1 Neighborhood Park
Kent Lakes	1 Neighborhood Park or 1 Pocket Park with water-use facilities (i.e. pier(s) and canoe launch area(s).)
Trails east of Pope Road	2 miles of trails 10' wide

The specific size of each recreation area/park shall be determined by the Developer (as approved by the Building and Development Services Department in consultation with the Parks and Recreation Department) at time of Preliminary Site Plan approval based on the lot size(s) or unit types in the area being served. In general, Pocket Parks shall be a minimum of 1 – 4 acres, Neighborhood Parks 5-10 acres and Community Parks 20 – 50 acres in size. All parks shall be distributed accordingly so residents can safely walk/bike from their home to the park (generally not more than ½ mile).

The required park area in each Parcel(s) may be reduced, at a ratio of 1 acre/100 units, if the Parcel(s) are not built out to the number of units identified on the General Development Plan.

L(3). Pocket Parks shall include a playground with seating, water fountain and shade structure, an open play field and shade trees. Other amenities may include a picnic area with pavilions, tables, benches and grills, depending on neighborhood demographics. Pocket Parks may be connected to the overall recreation area/park system via sidewalks and/or trail/greenway.

L(4). Neighborhood Parks shall contain active and passive recreation facilities. Typical recreation amenities include, at a minimum, a playground with shaded seating, restroom, and water fountain; formal or informal "athletic fields" suitable for team sports (baseball, football, soccer, volleyball, etc.); multi-use trail with benches and/or exercise stations; and picnic area with pavilions, tables, benches and grills. Optional facilities include hard court facilities (tennis, racquetball, shuffleboard, etc) and a "club house" with swimming pool, depending on demographics of future residents. Neighborhood Parks shall be connected to the overall recreation area/park system via trails/greenways and sidewalks.

L(5). Community Parks shall include active and passive recreation facilities. Typical recreation amenities include, at a minimum, a playground with shaded seating, restroom, and water fountain; formal or informal "athletic fields" suitable for team sports (baseball, football, soccer, volleyball, etc.); hard court facilities (tennis, racquetball, shuffleboard, etc.); a "club house" with swimming pool; multi-use trail with benches and/or exercise stations; and picnic area with pavilions, tables, benches and grills. Actual recreation facilities built are dependent on demographics of future residents. Community Parks shall be connected to the overall recreation area/park system via trails/greenways and sidewalks.

L(6). Any park in an "age-targeted" or "age-restricted" neighborhood shall have facilities appropriate for that age group. Parks not in age-targeted or age-restricted neighborhoods shall provide facilities appropriate for all ages, including a playground with outdoor play equipment.

L(7). Multi-family parcels (Parcels A-2 and J, as listed in L(2), above) shall include active and passive recreation facilities that meet the needs of future residents based on projected demographics.

L(8). A master plan for trails/greenways for the area east of Pope Road~~,~~ shall be approved by the Manatee County Building and Development Services Department (in consultation with the Parks and Recreation Department) prior to the first Preliminary Site Plan. (The "Central Park" area west of Pope Road and east of Lakewood Ranch Boulevard has previously received Preliminary Site Plan approval.) **(Completed)** At a minimum, the trail/greenway system shall include a trail/greenway adjacent or proximate to the wetlands and preserved uplands on the project's eastern side with "collector" trails from residential neighborhoods connecting with the "wetland/preserve" trail. Trails/greenways shall contain benches with shade (architectural and/or vegetation) located along the trail system in

appropriate locations (i.e.: rest stops; for nature observation etc.). Other recreation facilities such as gazebos may also be located in appropriate locations along the trail system. Trails/greenways shall, as much as practical, be ADA compliant with an emphasis on accessing the most significant natural and built landscape components (i.e.: beautiful vistas and fishing/observation piers, among others). Improvements shall be completed concurrent with adjacent plat approvals. ~~(Completed)~~

L(9). All nature trails, board walks and other recreation amenities that may be permitted by the Building and Development Services Department in wetlands, wetland buffers, and upland preservation areas shall be designed to minimize impacts to trees, other significant vegetation and natural habitats in accordance with Section 719 of the Manatee County Land Development Code. Management plans shall be written and implemented to ensure the long term maintenance and ecological viability of these areas.

L(10). All recreation, park, and wetland sites shown on the General Development Plan shall not be utilized for other uses inconsistent with their designation on this map. Any proposal to change these uses shall be subject to a Substantial Deviation Determination if required by Subsection 380.06, Florida Statutes.

L(11). All recreation and open space areas not deeded to the County or other state agencies shall be owned and maintained as common open space through a property owners association, or other similar entity, for the project.

L(12).The developer shall dedicate to Manatee County land outside of the DRI boundary for a recreational park consisting of approximately 15 acres of usable park land, lying north of 44th Avenue Extension (proposed) and west of Pope Road adjacent to the parcels owned by the Manatee County School Board at the northwest quadrant of that intersection. Dedication of the park land shall occur prior to the first Final Site Plan approval after the commencement of Phase II. The developer shall design and construct park improvements as agreed upon between the developer and Manatee County Parks and Recreation Department, the timing of which will be determined in the future once the County has a clearer understanding of future funding available for park operations. If built, park improvements shall be constructed using design concepts and materials consistent with similar park facilities in other Manatee County parks. Manatee County shall identify the park as a planned project within the parks and recreation level of service standards contained in the Comprehensive Plan as a condition precedent to the developer's required dedication of the land. Upon the dedication of the park together with all improvements thereon to Manatee County for use by the general public, the park shall be a park within the Manatee County Parks and Recreation system. If the dedication and construction by the Developer meets this condition, it shall be eligible for impact fee credits from the parks and recreation component.

L(13). The existing Kent Lakes shall be incorporated into the project's recreation infrastructure. This may include, but not limited to, the construction of trails around the lakes; passive observation points with benches; small fishing pier(s); and a

canoe/kayak launching area. Recreation facility acreage at Kent Lakes can be included in the overall recreation area/park acreage as described in L(1) and L(2).

M. EDUCATION

M(1). To mitigate the project's impacts, the Developer provided the Manatee County School Board sufficient land for elementary and middle school sites.

N. HEALTH CARE, POLICE, AND FIRE

N(1). The Developer shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of emergency service facilities for emergency medical services. The Developer may, with the concurrence of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as applicable. An agreement as to the schedule for payment of the Developer's pro-rata share, mutually acceptable to the County and the Developer, shall be submitted prior to the approval of the first Final Site Plan or Final Plat for Vertical Development for Phase I or any subphase thereof. The pro-rata share shall not exceed the total sum of impact fees anticipated from the project and any pro-rata lump sum payment shall be creditable against the payment of impact fees at the rate in effect at the time payment was made. **(Completed)**

N(2). The Developer shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of fire protection service facilities for fire protection services. The Developer may, with the concurrence of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as applicable. The pro-rata share shall not exceed the total sum of impact fees anticipated from the project and any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. **(Completed)**

N(3). The project shall be designed and constructed to meet or exceed specifications of the State Fire Code, Rule 4A-3.012., Florida Administrative Code. The project shall use, as applicable, Fire Wise principles, such as clearing around houses, carefully spacing trees, and maintaining irrigation systems.

N(4). The maximum height of buildings in the project shall not exceed that appropriate for the available water pressure and fire flows, or exceed the reach of available fire fighting equipment at the time of any Preliminary Site Plan approval for any phase or subphase.

N(5). Prior to approval of all Preliminary Site Plans, the Developer shall provide assurance for each increment of development that the site will be supplied to the extent required by applicable code with water lines of adequate size, and functioning fire hydrants in sufficient number and appropriate locations to accommodate fire fighting operations. Additionally, the Developer shall provide calculations by a Florida registered engineer to the County indicating that fire flow and water pressure to the site are adequate for fire protection purposes and written

assurance from the Braden River Fire District that the proposed locations of all fire hydrants and appurtenances are adequate prior to the issuance of any Final Plat or Certificate of Occupancy in the project.

O. ECONOMICS

O(1). Excess infrastructure capacity constructed by the developer shall be at the developer's risk and shall not vest later development rights not addressed in this approval.

O(2). The project shall promote entrepreneurship and small and minority owned business start-up, and encourage nondiscriminatory employment opportunities, pursuant to policies 21.2, SCP and 21.5.3, FCRPP, respectively.

O(3). The development and promotion of a day care system should be encouraged on site, and any such day care system shall be in compliance with the Manatee County Land Development Code and any other applicable regulations.

P. ENERGY

P(1). Issuance of development approvals for each phase or subphase shall be dependent upon the ability of electrical or gas utilities to meet the energy requirements of the development.

P(2). All project tenants, businesses, residents, etc. shall be notified in writing by the Developer prior to occupancy that the following energy related practices are encouraged:

a. Use energy alternatives, such as solar energy, resource recovery, waste heat recovery, and co-generation, where economically feasible;

b. Obtain energy audits provided by energy companies or other qualified agencies;

c. Install water heater timers and set water heaters at 130 degrees Fahrenheit or lower;

d. Use landscaping and building orientation to reduce heat gain, where feasible, for all Project construction;

e. Promote energy conservation by employees, buyers, suppliers, and the public, as appropriate;

f. Reduce levels of operation of all air conditioning, heating, and lighting systems during nonbusiness hours, as appropriate;

g. Institute and utilize recycling programs;

h. Utilize energy efficient packaging or recyclable materials;

i. Install total energy systems on large facilities when cost effective; and

j. Elimination of advertising requiring lighting after business hours where feasible.

Q. AFFORDABLE HOUSING

Q(1). An assessment of the potential affordable housing impacts of the project was performed as part of the DRI review. This analysis was accepted by the reviewing agencies and indicated that there was no unmet need for affordable housing in the project area. No mitigation for affordable housing impact is required.

Q(2). Any affordable housing analysis required in the event this Ordinance is amended to allow non-residential development in Phase II beyond that approved in Phase II shall be based on statutes, ordinances and rules in effect at the time this ordinance is amended.

R. HURRICANE PREPAREDNESS

R(1). The Developer shall coordinate with the Institute for Business and Home Safety (IBHS) and the Manatee County Public Safety Department, Emergency Management ~~Department~~ Division to determine the feasibility of incorporating wind resistant "fortified" design criteria into the commercial and office facilities.

S. DESIGN STANDARDS

S(1). Regardless of information contained in the General Development Plan or development stipulations contained within this ordinance, this project shall comply with all regulations of the Land Development Code and the Comprehensive Plan.

S(2). Non Residential

a. Notwithstanding the limitation in S(2).k.4 below, ~~Th~~the maximum square footage for each commercial and office parcel~~s~~, as identified on the General Development Plan, may be increased provided that all dimensional criteria as outlined in S.(2)b–, consistent with the LDC and Comprehensive Plan provisions, as applicable, are met and there is a simultaneous decrease of square footage on another parcel. This shall not authorize an overall increase of square footage for the Project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary or Final Site Plan shall include a tracking chart and exhibit giving the location of additions and deletions to assure Manatee County that there has been no increase in square footage. Development totals shall be updated with each biennial report. ~~shall not exceed what is identified on the General Development Plan.~~

b. ~~Building heights and setbacks in Parcels A-1 and E shall be determined at time of Preliminary Site Plan approval to sufficiently address design quality and compatibility.~~
The setbacks, heights, and lot sizes for non- residential land uses shall be as follows:

Type	Min. Lot Size (Sq. Ft.)	Front Setback (Ft.)	Side Setback (Ft.)	Rear Setback (Ft.)	Maximum Height (Ft.)
Commercial/Office Parcels B and D	7,500	40	15	30	3 stories/45 feet
Commercial/Office Parcel A-1	7,500	40	15	20	4 stories/60 feet
Commercial/Office Parcel E	7,500	40	15	20	3 stories/45 feet
Commercial/Office Parcel K	7,500	40	15	20	2 stories/30 feet

c. Building Appearance

All building facades shall exhibit an aesthetically attractive appearance. Design shall be subject to the following criteria and reviewed for compliance by the Building and Development Services Department with future Final Site Plan and Building Permit submittals.

1) The sides of all buildings shall have minimal blank walls no longer than 30 feet in length or 20' in height. In order to insure that the buildings do not project a massive blank wall, design elements with distinctive color variation shall include prominently visible architectural details [e.g., bump-outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] or other methods, as approved by the Planning Director. Facades greater than 75 feet in length shall have varying roof lines through varying the height of the cornice, or the use of 2 or more roof types (parapet, dormers, and sloped, etc.).

2) Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated metal shall not be permitted, Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least seventy five percent (75%) of the building face is constructed from other permitted materials.

3) All rooftop mechanical equipment shall be screened from view from abutting roadways or adjacent residential properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

d. Service Areas

1) All truck loading, service areas, and outside storage shall not be adjacent to or visible from adjacent roads or visible from residential properties.

2) Trash and garbage receptacles shall be screened with materials similar to the adjacent building facade.

3) Tractor trailer or semi-trucks involved in deliveries to the rear of the buildings (or sides if facing residential) 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 trailer 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.

e. Exhaust and other filtering systems in Food Service Establishments or uses shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. This system shall be approved by the Environmental Management Department with each Final Site Plan containing a food service establishment or use.

f. Exterior loud speakers, bells, or similar audio-communication shall not be permitted; however, directed (non broadcast) communication devices and intercoms shall not be restricted. "Directed (non broadcast)" shall mean not plainly audible to a person greater than 10 feet from the source.

g. Signs shall meet the requirements of Section 724 of the Land Development Code. ~~Each non-residential parcel, as identified on the GDP, have one pole sign. All other permitted signs shall be ground signs.~~

h. Each non-residential parcel shall include a pedestrian connection, where applicable, to abutting residential parcels, to be determined at time of Preliminary Site Plan approval.

i. A maximum of six (6) gasoline pumps per parcel may be located on Parcels B, D, and E. Any gasoline pumps on Parcels B, D, and E shall be a minimum of 120 feet from any residential lots.

j. Parcel A-1

1) Parcel A-1 may not be developed with commercial uses unless the GDP is amended to reallocate existing commercial entitlements in the project to this parcel or the commercial entitlements in the project are increased. **(Completed)**

2) A vertical mix of land uses is permitted on Parcel A-1. If a vertical mix is designed on this parcel, it will include commercial (if permitted in the future) and office uses on the first floor and residential or office land uses on the upper floors.

3) The wetland at the southwest corner of Lakewood Ranch Boulevard and 44th Avenue shall be included in Parcel A-1 in order to take advantage of the 75% Rule pursuant to Land Use Operative Provision E(5)(a) of the Comprehensive Plan.

k. Parcels B and D

1) At time of Final Site Plan submittal, a fifteen foot buffer shall be provided along the boundary of each parcel where it abuts the residential component.

2) Prior to the issuance of a Certificate of Occupancy for each commercial parcel, the abutting landscape buffer on the residential parcel shall be completed and certified to the Building and Development Services Department by a Florida Registered Landscape Architect. The Landscape Architect shall certify that all the trees have survived and sustained normal growth patterns. Trees which have not shall be replaced with enhanced tree sizes to make up the loss in growth time.

   Prior to Certificate of Occupancy for the main commercial buildings, a Florida Registered Landscape Architect shall re-certify that all the trees have survived and sustained normal growth patterns. Trees which have not shall be replaced with enhanced tree sizes to make up the loss in growth time.

3) The developer shall construct pedestrian access to the Parcel B from Parcel C-3. Such access may, at the developers option be gated.

4) The applicant has the option of administratively relocating up to 3,000 square feet of commercial entitlements in Parcels B or D to lots adjacent to the central park, consistent with the Comprehensive Plan.

l. Parcel E

1) The building design and site layout shall promote a pedestrian and neighborhood scale, to be determined at time of Preliminary Site Plan approval.

2) Parcel E shall be designed in such a way as to maintain connectivity between adjacent neighborhoods and ensure compatibility ~~of~~ between non-residential and residential uses within the parcel, to be determined at time of Preliminary Site Plan approval.

3) The building and layout shall be substantially consistent in theme with the photos and plan submitted and attached as Exhibit 4.

4) To promote a neo traditional design theme, limited parking shall be allowed in front of the building(s).

5) Building height shall be limited to 30 feet, except for architectural features which may be up to 45 feet in height.

6) No building shall be constructed within 50 feet of a residential subphase or lot, if platted.

7) Building layout and design shall avoid the look of a "Big Box" building; and

8) Any structures (residential, non-residential, ancillary, etc.) constructed within the "Coordination Zone", as indicated on the GDP, shall be designed in a style compatible with the style of the main buildings or buildings within Parcel E.

S(3). Residential

a. The setbacks, heights, and lot sizes for residential land uses shall be as follows:

Type	Min. Lot Size (Sq. Ft.)	Minimum Lot Width[4] (Ft.)	Front Setback (Ft.)[1]	Side Setback (Ft.)	Rear Setback (Ft.)	Maximum Height (Ft.)
Single-Family Detached[3,8]	4,950	42	25/20	6[4,5]	15	35
Single-Family Detached[3,8]	9,000	76	25/20	6[4,5]	15	35
Single-Family Detached[3,8]	9,000	80	25/20	7.5[6]	15	35
Single-Family Attached[8]	2,500	25	25/20	0/10[7]	15	35

Single-Family Semi-Detached[8]	4,950	45	25/20	0/10[7]	15	35
Multi-Family	NA	NA	25	15/25[2]	15	3 Stories/35
Park	NA	NA	25	15	15	35
Residential Support Uses	NA	NA	40	15	30	45

1. The front yard setback for all single-family residences shall be 25' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. Required setbacks are based on the dominant lot width for each subphase of development.
4. 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 6-foot side yard setbacks.
5. Zero Lot Line alternative allows a side setback of 11'/1' (min.) with a building separation of no less than 12'.
6. Zero Lot Line alternative allows a side setback of 14'/1' (min.) with a building separation of no less than 15'.
7. Zero Lot Line alternative allows a side setback of 19'/1' (min.) with a building separation of no less than 20'.
8. Use of the Zero Lot Line alternative must be declared with the approval of a Preliminary Subdivision Plat and Preliminary/Final Site Plan.
9. The rear yard setback for accessory structures not exceeding 200 square feet and 15 feet in height to the highest point of the structure, designed for outdoor sitting and gathering, shall be five feet and the waterfront setback shall be 18 feet for all residential parcels, located east of Pope Road. Such structures shall not be located within any drainage, utility, or lake maintenance easements. Such structure may have no more than two walls enclosed with all other sides of the structure remaining unenclosed and unscreened and may not be used for storage. The design shall be consistent with the architectural design of the associated home, shall be approved by the Homeowners Association and only one such structure shall be allowed per lot.

b. The Notice to Buyers or Tenants 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 informing prospective homeowners of the following:

1) The location and size of future commercial and office developments in the project.

2) The future extensions of 44th Avenue, Pope Road, and Center Ice Parkway as collector roadways through the project, and Malachite Drive as a major local street though the project.

3) Inter-neighborhood ties, where applicable.

4) Certain accessory structures designed for outdoor sitting and gathering have restrictions imposed by Manatee County that limit such structures to one structure of no more than 200 square feet and no more than 15 feet in height to the highest point of the structures, per lot, and which may have no permanent enclosure on two of the four walls.

c. Any Preliminary Site Plan for residential development next to a previously approved residential plan containing a less intense residential product (i.e. single family attached or multi-family adjacent to single family detached) shall provide enhanced separation and buffering between the two types of housing products, as approved by the ~~Planning~~ Building and Development Services Director.

d. A Group Care Home (small and large) is permitted on Parcels A-1, A-2, G-5, G-8, G-9, I or J. The height of any Group Care Home on a residential parcel may not exceed 3 stories and 35 feet. All large group care homes shall maintain a minimum setback of 75 feet from adjacent single family property and shall be on a roadway shown on the GDP.

e. Parcel A-2:

1) The multi-family buildings located on Parcel A-2 shall be setback a minimum of 75' from Lakewood Ranch Boulevard and 30 feet from Rosedale to the west. This shall be approved by the Building and Development Services Department with the Preliminary and Final Site Plans.

2) The multi-family buildings on Parcel A-2 shall be separated from Parcel A-1 by a 20' screening buffer.

f. Parcels C-1 – C-4

1) Prior to Final Plat approval for the sections of Parcels C-2 and C-3 abutting Parcels B and D, the wall, berm, and landscaping depicted in Attachment "B" as shown on Preliminary Site Plan (PDMU-05-09(Z)(P) shall be installed.

2) To provide adequate area for tree canopy growth for screening purposes, the landscape buffer, where abutting the commercial component in Parcel B, shall be increased to a minimum width of 40 feet in Parcel C-3. Lots shown on the Preliminary Site Plan as being within this stipulated buffer shall be redesigned and relocated out on the Final Site Plan.

3) Lots in Parcels C-2 and C-3, within 200 feet of Parcels B and D, shall be limited to one story houses.

4) The developer shall construct pedestrian access from Parcel B to Parcel C-3.

g. Parcel G-7

An upland buffer at least 35 feet wide shall be provided along the eastern boundary where this parcel abuts parcels adjacent to Lorraine Road.

h. Parcel J

All multi-family buildings shall be setback a minimum of 75' from SR 70. This shall be approved by the ~~Planning~~ Building and Development Services Department with the Preliminary and Final Site Plan.

i. Residential Support Uses are allowed in Parcels A-2, C-1 through C-4, F, G-1 through G-9, J, and I. Churches and other places of worship (excluding large, medium, small and accessory day care centers) shall be allowed by Administrative Permit if locational criteria can be met, or by Special Permit if those criteria cannot be met, pursuant to Section 704.13.1 of the Land Development Code as may be amended. The square footage allocated to future large, medium and small day care centers, accessory day care centers, environmental education facilities and schools of special education are intended by this ordinance to be included within the entitlements already approved by the Northwest Sector DRI Development Order.

j. Parcels G-1, G-2 and G-3

All multi-family buildings shall be setback a minimum of 75 feet from 44th Avenue East and Pope Road. This shall be approved by the Building and Development Services Department with the Preliminary and Final Site Plans.

k. The maximum number of units for each residential parcel, as identified on the General Development plan, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize

an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended General Development Plan, but may be approved with a Preliminary Site Plan or Final Site Plan. Such Preliminary or Final Site Plan shall include a tracking chart and exhibit giving location of additions and deletions to assure Manatee County that there has been no increase in units. Development totals shall be updated with each biennial report.

T. DEFINITIONS

A. "Acceptable Level of Service" shall, for links and intersections in Manatee County, Florida, mean Level of Service "C" on an average daily basis, or "D" on a peak hour basis, as provided in the Land Development Code. Level of Service "D" shall be measured on a peak hour basis as determined by the Highway Capacity Manual (1994), TRB Special Report 209 or the most current manual and computer software version in accordance with guidelines acceptable to Manatee County. Level of Service "C" capacity on an average daily basis shall be calculated either as 10 times the peak hour Level of Service "D" capacity, or if actual data is available to determine the "K" factor (please refer to the Florida Department of Transportation Planning and Statistics Department), then on the basis of the "K" factor.

B. "Application for Development Approval" (or ADA) shall mean the Northwest Sector Development of Regional Impact Application for Development Approval (Submitted on May 2, 2005); the First Sufficiency Response submitted by the Developer on July 14, 2005; the Second Sufficiency Response submitted on October 28, 2005; the Third Sufficiency Response submitted on January 26, 2006.

C. "County" shall mean the Board of County Commissioners for Manatee County, or their designee(s).

D. "Development Plans" shall mean any Preliminary or Final Site Plan issued by Manatee County.

E. "Developer" shall mean SMR North 70, LLC, its heirs, assigns, designees, and successors in interest as to the Project.

F. "Development Approval" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Site Plan, Final Plat, or Construction Drawing approval where site plans or subdivision plats are not required.

G. "Funding Commitments" shall mean any combination of the following to assure the completion of any improvements required by this Development Order: 1) binding commitments for the actual construction with the posting of a cash bond, or irrevocable letter of credit in a form satisfactory to the County for construction of the improvements required as referenced in

Tables 2 and 3 of this Ordinance; 2) actual construction; 3) the placement of the improvements in the current year plus one year of the Capital Improvements Element of the appropriate County or the current year plus the first two years (or current plus first four years for FIHS facilities) of the Adopted Five-Year Work Program of the Florida Department of Transportation; or 4) a commitment for construction and completion of the required roadway improvements, pursuant to a Local Development agreement entered into between the Developer and the County. This Agreement shall include a construction timetable which will set forth the completion of the required improvements consistent with the time frames specified in Tables 2 and 3.

H. "General Development Plan" shall be defined as the site plan for PDMU-05-19 (G)(R74), last revised on ~~October, 2011~~MayJune, 2013, and attached as Exhibit 1. Development on the General Development Plan shall be limited to the total number of dwelling units and non-residential development in Table 1.

I. "Post-Development Wetlands" shall mean any lands determined to be within jurisdictional limits defined by Chapter 62-301, Florida Administrative Code (F.A.C.) and implemented by the Florida Department of Environmental Protection (FDEP), or as defined within Chapter 40D-4, F.A.C., and implemented by the Southwest Florida Water Management District (SWFWMD), including any wetland mitigation areas approved as part of development of this project.

J. "Preliminary Site Plan" (PSP) shall mean a Master Preliminary Plan or a Preliminary Site Plan for a Phase or Subphase, as defined in The Manatee County Land Development Code.

K. "Project" shall mean the land uses, phasing, and improvements described in Table 1 which are attributable to development on that property described in Section 54 herein and set forth on the General Development Plan attached hereto as Exhibit 1.

L. "Transportation Impact Area" shall be defined as the roadway segments and intersections receiving transportation impacts where the traffic generated by the proposed phase or subphase shown on a proposed Preliminary Site Plan in combination with prior approvals of the project will be five percent (5%) (or whatever greater percentage may be employed from time to time by the Florida Department of ~~Community Affairs~~Economic Opportunity (DEO~~CA~~), Tampa Bay Regional Planning Council (TBRPC), or the County, provided the more restrictive percentage of such greater percentage shall be used) or more of the applicable Peak Hour Level of Service volumes. This area is generally depicted on Map J of the Development Order, dated February, 2005.

M. "Vertical Development" shall mean and shall be deemed to include the construction of new residential units and non-residential units or the reconstruction or addition to any such units.

N. "Warranted" shall mean a determination by the County, or the Florida Department of Transportation (FDOT) for state roads (unless the improvement is identified as a "local improvement", based on generally accepted transportation engineering practices that the Acceptable Level of Service cannot be maintained on a roadway segment or intersection without the construction of a transportation improvement required by this Development Order. All reserved vehicle trips on the roadway segment or intersection shall be counted regardless of their source in making this determination.

O. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

SECTION 4. Except as expressly amended herein, all other prior zoning ordinances (and any site plans approved pursuant thereto) shall remain in full force and effect.

SECTION ~~4.~~5. LEGAL DESCRIPTION.

Legal description and sketch of the Project is attached as Exhibit A.

SECTION 6. EFFECTIVE DATE. ~~This ordinance shall take effect upon filing with the Department of State, State of Florida.~~ This ordinance shall take effect upon the later of: 1) the filing of this ordinance with the Department of State, State of Florida, and 2) 45 days after the filing of Ordinance 13-24, the Development Order for Northwest Sector, with the Department of Economic Opportunity.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida this the ~~2nd day of August 2012~~6th Day of August, 2013.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:_____
~~Carol Whitmore~~Larry Bustle, Chairman

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

BY: _____
Deputy Clerk

EXHIBITS

Legal Description (Exhibit A)
General Development Plan (Exhibit B)
Northwest Sector DRI/Lakewood Centre DRI Conceptual Trails Master Plan (Exhibit C)

Exhibit A-Legal Description
SMR North 70, LLC Ownership

LEGAL DESCRIPTION PARCEL 1 (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 7, 8, 9, 15 and 16, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southeast corner of Section 7, Township 35 South, Range 19 East ; thence S.89°34'35"E., a distance of 4,650.84 feet; thence N.00°25'25"E., a distance of 1,889.17 feet to the POINT OF BEGINNING; Thence S82°55'49"W, 912.79 feet to a point of curvature; Thence 1,287.78 feet along the arc of said curve to the left through a central angle of 34°25'49", said curve having a radius of 2,143.00 feet and being subtended by a chord which bears S65°42'55"W, 1,268.49 feet to a point of reverse curvature; Thence 1,575.57 feet along the arc of a curve to the right through a central angle of 44°37'25", said curve having a radius of 2,023.00 feet and being subtended by a chord which bears S70°48'42"W, 1,536.04 feet to the point of tangency of said curve; Thence N86°52'35"W, 1,131.57 feet to a point of curvature; Thence 79.90 feet along the arc of said curve to the right through a central angle of 91°33'16", said curve having a radius of 50.00 feet and being subtended by a chord which bears N41°05'57"W, 71.66 feet to the point of tangency of said curve; said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; the following 2 calls are along said east line of Lakewood Ranch Boulevard; Thence N04°40'41"E, 2,619.78 feet to a point of curvature; Thence 933.27 feet along the arc of said curve to the left through a central angle of 25°57'27", said curve having a radius of 2,060.00 feet and being subtended by a chord which bears N08°18'02"W, 925.31 feet to a point of reverse curvature; Thence 83.52 feet along the arc of a curve to the right through a central angle of 95°42'23", said curve having a radius of 50.00 feet and being subtended by a chord which bears N26°34'26"E, 74.14 feet; Thence N 74°25'37"E, 50.78 feet to a point of curvature; Thence 721.56 feet along the arc of said curve to the right through a central angle of 14°53'05", said curve having a radius of 2,777.50 feet and being subtended by a chord which bears N81°52'09"E, 719.53 feet; Thence N00°41'18"W, 12.50 feet to a point on the arc of a curve; Thence 643.57 feet along the arc of said curve to the right through a central angle of 13°12'59", said curve having a radius of 2,790.00 feet and being subtended by a chord which bears S84°04'49"E, 642.15 feet to a point of reverse curvature; Thence 2,117.60 feet along the arc of a curve to the left through a central angle of 41°16'07", said curve having a radius of 2,940.00 feet and being subtended by a chord which bears N81°53'37"E, 2,072.13 feet to a point of reverse curvature; Thence 805.71 feet along the arc of a curve to the right through a central angle of 16°32'46", said curve having a radius of 2,790.00 feet and being subtended by a chord which bears N69°31'57"E, 802.91 feet; Thence S12°11'41"E, 12.50 feet to a point on the arc of a curve; Thence 633.68 feet along the arc of said curve to the right through a central angle of 13°04'19", said curve having a radius of 2,777.50 feet and being subtended by a chord which bears N84°20'29"E, 632.31 feet; Thence S89°07'21"E, 354.65 feet to a point on the arc of a curve; Thence 36.14 feet along the arc of said curve to the right through a central angle of 41°24'35", said curve having a radius of 50.00 feet and being

subtended by a chord which bears N70°10'21"E, 35.36 feet; Thence S89°07'21"E, 808.68 feet; Thence N00°52'39"E, 10.36 feet to a point on the arc of a curve; Thence 127.15 feet along the arc of said curve to the left through a central angle of 02°29'11", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N88°44'06"E, 127.14 feet to the point of reverse curvature of said curve ; Thence 2,138.82 feet along the arc of said curve to the right through a central angle of 43°45'59", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears S770°37'30"E, 2,087.20 feet to the point of tangency of said curve ; Thence S48°44'31"E, 1,779.99 feet to a point of curvature; Thence 1,253.44 feet along the arc of said curve to the left through a central angle of 24°30'39", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears S60°59'50"E, 1,243.90 feet to the point of tangency of said curve; Thence S00°10'39"W, 111.78 feet; Thence continue along said line S00°10'39"W, 1,324.27 feet; Thence continue along said line S00°10'39"W, 1,324.27 feet; Thence S00°12'01"W, 1,321.71 feet; Thence S89°26'33"E, 601.98 feet; Thence S00°02'33"W, 660.46 feet; Thence S89°28'53"E, 735.80 feet; Thence S00°06'56"E, 659.98 feet; Thence N89°31'12"W, 1,343.23 feet; Thence S00°24'15"E, 1,319.40 feet; Thence S00°25'33"E, 1,253.39 feet; Thence N89°20'55"W, 129.12 feet; Thence N00°13'59"E, 756.06 feet; Thence N89°05'49"W, 353.71 feet; Thence S15°32'18"W, 181.54 feet; Thence S69°04'52"E, 191.91 feet; Thence S40°52'20"E, 174.58 feet; Thence S01°06'51"W, 127.77 feet; Thence S84°30'37"W, 241.82 feet; Thence S04°24'14"W, 231.83 feet; Thence N89°20'55"W, 644.47 feet; Thence N89°43'18"W, 1,128.10 feet; Thence N00°16'21"E, 195.76 feet; Thence N34°32'27"W, 127.88 feet; Thence N74°22'37"W, 27.04 feet; Thence N89°06'07"W, 130.35 feet; Thence N50°59'38"W, 52.87 feet; Thence N89°43'39"W, 67.72 feet; Thence S34°23'48"W, 150.71 feet; Thence N00°07'45"W, 1,045.68 feet; Thence N89°21'00"W, 672.60 feet; Thence S00°08'39"E, 1,267.67 feet; Thence N89°43'18"W, 66.35 feet; Thence N10°16'40"E, 140.44 feet; Thence N03°14'20"W, 121.92 feet; Thence N89°43'20"W, 265.15 feet; Thence N67°44'14"W, 65.42 feet; Thence N89°03'25"W, 74.89 feet; Thence South, 285.36 feet; Thence N89°43'18"W, 150.77 feet to a point of curvature; Thence 78.54 feet along the arc of said curve to the right through a central angle of 90°00'00", said curve having a radius of 50.00 feet and being subtended by a chord which bears N44°43'18"W, 70.71 feet to the point of tangency of said curve; Thence N00°16'42"E, 1,581.12 feet to a point of curvature; Thence 1,394.32 feet along the arc of said curve to the left through a central angle of 27°15'57", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N13°21'17"W, 1,381.21 feet to the point of tangency of said curve; Thence N26°59'15"W, 1,159.92 feet to a point of curvature; Thence 853.47 feet along the arc of said curve to the right through a central angle of 17°27'52", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears N18°15'19"W, 850.17 feet to a point of reverse curvature; Thence 1,194.50 feet along the arc of a curve to the left through a central angle of 23°21'30", said curve having a radius of 2,930.00 feet and being subtended by a chord which bears N21°12'08"W, 1,186.24 feet to a point of reverse curvature; Thence 1,321.41 feet along the arc of a curve to the right through a central angle of 27°02'23", said curve having a radius of 2,800.00 feet and being subtended by a chord which bears N19°21'42"W, 1,309.18 feet to the POINT OF BEGINNING.

Containing 1479.6 acres, more or less.

LESS AND EXCEPT:

Esplanade Parcel 1

A tract of land lying in Sections 8, 9 and 16 Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southwest corner of Section 8, Township 35 South, Range 19 East; thence S.89°34'35"E., along the south line of said Section 8, a distance of 4,694.71 feet; thence N.00°25'25"E., a distance of 1,721.45 feet to the POINT OF BEGINNING, also being the point of curvature of a curve to the right, of which the radius point lies N.80°37'16"E., a radial distance of 50.00 feet; thence northeasterly along the arc of said curve, through a central angle of 92°18'33", an arc length of 80.56 feet to the point of tangency of said curve; thence N.82°55'49"E., a distance of 73.27 feet to the point of curvature of a curve to the left having a radius of 1,560.00 feet and a central angle of 11°00'06"; thence easterly along the arc of said curve, an arc length of 299.54 feet to the point of tangency of said curve; thence N.71°55'44"E., a distance of 1,446.31 feet to the point of curvature of a curve to the right having a radius of 1,711.00 feet and a central angle of 41°19'41"; thence easterly along the arc of said curve, an arc length of 1,234.16 feet to the point of tangency of said curve; thence S.66°44'36"E., a distance of 493.70 feet; thence S.09°07'54"W., a distance of 548.70 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.40°33'12"W., a radial distance of 140.00 feet; thence southeasterly along the arc of said curve, through a central angle of 37°38'09", an arc length of 91.96 feet to the point of compound curvature of a curve to the right having a radius of 955.00 feet and a central angle of 10°10'07"; thence southerly along the arc of said curve, an arc length of 169.49 feet to the point of tangency of said curve; thence S.01°38'32"E., a distance of 219.98 feet to the point of curvature of a curve to the right having a radius of 225.00 feet and a central angle of 46°02'01"; thence southerly along the arc of said curve, an arc length of 180.77 feet to the point of compound curvature of a curve to the right having a radius of 791.00 feet and a central angle of 28°44'09"; thence southwesterly along the arc of said curve, an arc length of 396.71 feet to the end of said curve, said point being the point of curvature of a non-tangent curve to the right, of which the radius point lies S.63°01'14"W., a radial distance of 105.00 feet; thence southerly along the arc of said curve, through a central angle of 63°06'13", an arc length of 115.64 feet to the point of reverse curvature of a curve to the left having a radius of 220.00 feet and a central angle of 76°59'24"; thence southerly along the arc of said curve, a distance of 295.62 feet to the point of reverse curvature of a curve to the right having a radius of 180.00 feet and a central angle of 45°24'06"; thence southerly along the arc of said curve, a distance of 142.63 feet to the end of said curve; thence S.67°17'30"E., along a line not tangent with the previously described curve, a distance of 380.27 feet to the point of curvature of a curve to the right having a radius of 185.00 feet and a central angle of 104°51'33"; thence southerly along the arc of said curve, an arc length of 338.58 feet to the point of reverse curvature of a curve to the left having a radius of 370.00 feet and a central angle of 56°49'09"; thence southerly along the arc of said curve, a distance of 366.92 feet to the point of reverse curvature of a curve to the right having a radius of 120.00 feet and a central angle of 33°02'51"; thence southerly along the arc of said curve, a distance of 69.21 feet to the point of tangency of said curve; thence

S.13°47'45"W., a distance of 137.38 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.14°03'45"W., a radial distance of 2,148.00 feet; thence westerly along the arc of said curve, through a central angle of 50°17'20", an arc length of 1,885.31 feet to the point of reverse curvature of a curve to the right having a radius of 2,018.00 feet and a central angle of 06°46'53"; thence southwesterly along the arc of said curve, a distance of 238.85 feet to the end of said curve; thence S.75°52'12"W., along a line not tangent with the previously described curve, a distance of 43.29 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.28°15'10"W., a radial distance of 2,007.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°15'55", an arc length of 44.32 feet to the point of tangency of said curve; thence S.63°00'45"W., a distance of 145.17 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 90°00'00"; thence westerly along the arc of said curve, an arc length of 78.54 feet to the point of tangency of said curve, said point being a point on the east line of Pope Road as recorded in Official Record Book 2197, Page 5612 of the Public Records of Manatee County, Florida (the following three (3) calls are along said east line of Pope Road); 1) thence N.26°59'15"W., a distance of 127.44 feet to the point of curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 17°27'52"; 2) thence northerly along the arc of said curve, an arc length of 853.47 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 11°58'37"; 3) thence northerly along the arc of said curve, a distance of 612.48 feet to the end of said curve; thence N.23°29'59"E., along a line not tangent with the previously described curve, a distance of 28.19 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.68°06'45"W., a radial distance of 2,950.00 feet; thence northwesterly along the arc of said curve, through a central angle of 10°59'38", an arc length of 566.05 feet to the point of reverse curvature of a curve to the right having a radius of 2,780.00 feet and a central angle of 23°30'09"; thence northerly along the arc of said curve, a distance of 1,140.35 feet to the POINT OF BEGINNING.

Said tract contains 9,049,387 square feet or 207.7453 acres, more or less.

LESS AND EXCEPT:

Central Park

A tract of land lying in Sections 7 and 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the Southwest corner of Section 8, Township 35 South, Range 19 East; thence S.89°34'35"E., a distance of 4,473.76 feet; thence N.00°25'25"E., a distance of 1,865.88 feet to the POINT OF BEGINNING; thence S.82°55'49"W., a distance of 734.17 feet to the point of curvature of a curve to the left having a radius of 2,143.00 feet and a central angle of 34°25'49"; thence southwesterly along the arc of said curve, an arc length of 1,287.78 feet to the point of reverse curvature of a curve to the right having a radius of 2,023.00 feet and a central angle of 44°37'24"; thence westerly along the arc of said curve, an arc length of 1,575.56 feet to the point of tangency of said curve; thence N.86°52'35"W., a distance of 1,131.57 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 91°33'16"; thence northwesterly along the arc of said curve, an arc length of 79.90 feet to the point of tangency of said curve, said point being a point on the east line of Lakewood Ranch Boulevard as recorded in Official Record Book 1443, Page 4980 of the Public Records of Manatee County, Florida; the following 2 calls are along said east line of Lakewood Ranch Boulevard; thence N.04°40'41"E., a distance of 2,619.78 feet to the point of curvature of a curve to the left having a radius of 2,060.00 feet and a central angle of 25°57'09"; thence northerly along the arc of said curve, an arc length of 933.09 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 95°03'03"; thence northeasterly along the arc of said curve, an arc length of 82.95 feet to the point of compound curvature of a curve to the right having a radius of 2,777.50 feet and a central angle of 13°25'53"; thence easterly along the arc of said curve, an arc length of 651.10 feet to the end of said curve; thence N.02°47'33"W. along a line radial to the last described curve, a distance of 22.50 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.02°47'33"E., a radial distance of 2,800.00 feet; thence easterly along the arc of said curve, through a central angle of 15°31'49", an arc length of 758.95 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 41°52'42"; thence easterly along the arc of said curve, an arc length of 2,141.57 feet to the point of reverse curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 23°02'13"; thence easterly along the arc of said curve, an arc length of 1,125.80 feet to the end of said curve; thence S.06°06'13"E. along a line radial to the last described curve, a distance of 20.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.06°06'13"E., a radial distance of 2,780.00 feet; thence easterly along the arc of said curve, through a central angle of 06°58'51", an arc length of 338.71 feet to the point of tangency of said curve; thence S.89°07'21"E., a distance of 101.47 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 89°22'24"; thence southeasterly along the arc of said curve, an arc length of 77.99 feet to the point of tangency of said curve; thence S.00°15'03"W., a distance of 371.57 feet to the point of curvature of a curve to the right having a radius of 2,780.00 feet and a central angle of 01°37'40"; thence southerly along the arc of said curve, an arc length of 78.98 feet to the end of said curve; thence S.88°07'17"E. along a line radial to the last described curve, a distance of 20.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.88°07'17"W., a radial distance of 2,800.00 feet; thence southerly along the arc of said curve, through a central angle of 24°46'23", an arc length of 1,210.64 feet to the point of reverse curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 31°36'21"; thence southerly along the arc of said curve, an arc length of 1,616.27 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet and a central angle of 87°53'04"; thence southwesterly along the arc of said curve, an arc length of 76.69 feet to the POINT OF BEGINNING.

Said tract contains 16,204,397 square feet or 372.0018 acres, more or less.

LESS AND EXCEPT:

Esplanade (Parcel 2)

A tract of land lying in Sections 8, 9 and 16, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of Section 8, Township 35 South, Range 19 East; thence S.89°34'35"E., along the south line of said Section 8, a distance of 4,694.71 feet; thence N.00°25'25"E., a distance of 1,721.45 feet to the POINT OF BEGINNING, said point being a point on a curve to the right, of which the radius point lies N.80°37'16"E., a radial distance of 2,780.00 feet; thence northerly along the arc, through a central angle of 36°01'50", a distance of 1,748.21 feet to a point of reverse curve to the left having a radius of 2,950.00 feet and a central angle of 24°46'23"; thence northerly along the arc, a distance of 1,275.50 feet; thence S.88°07'17"E., a distance of 5.00 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies N.88°07'17"W., a radial distance of 2,955.00 feet; thence northerly along the arc, through a central angle of 01°37'40", a distance of 83.96 feet; thence N.00°15'03"E., a distance of 356.06 feet to a point of curve to the right having a radius of 50.00 feet and a central angle of 90°37'36"; thence northeasterly along the arc a distance of 79.09 feet; thence S.89°07'21"E., a distance of 660.99 feet; thence N.00°52'39"E., a distance of 12.50 feet; thence S.89°07'21"E., a distance of 426.72 feet to a point of curve to the right having a radius of 2,790.00 feet and a central angle of 39°46'01"; thence easterly along the arc a distance of 1,936.43 feet; thence S.49°21'21"E., a distance of 1,071.37 feet to a point of curve to the left having a radius of 2,940.00 feet and a central angle of 08°08'09"; thence southeasterly along the arc a distance of 417.48 feet; thence S.21°02'28"E., a distance of 446.80 feet; thence S.16°58'55"W., a distance of 613.20 feet; thence S.31°38'46"E., a distance of 879.38 feet; thence S.89°49'21"E., a distance of 850.11 feet to a point on the east line of Section 9, Township 35 South, Range 19 East; thence S.00°10'39"W., along the east line of said Section 9, a distance of 1,837.91 feet to the southeast corner of said Section 9, also being the northeast corner of Section 16, Township 35 South, Range 19 East, said corner being marked by a 4" concrete monument with an iron pin in the center of said monument; thence S.00°12'01"W., along the east line of said Section 16, a distance of 1,762.25 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies S.29°10'18"W., a radial distance of 2,148.00 feet; thence westerly along the arc, through a central angle of 21°41'45", a distance of 813.36 feet to a point of reverse curve to the right having a radius of 2,018.00 feet and a central angle of 29°47'36"; thence westerly along the arc, a distance of 1,049.34 feet to a point of reverse curve to the left having a radius of 2,148.00 feet and a central angle of 23°12'24"; thence northwesterly along the arc, a distance of 870.01 feet to the southeast corner of Esplanade, Phase I recorded in Plat Book 55, Page 11 of the Public Records of Manatee County, Florida; (the following seven (7) calls are along the easterly line of said Esplanade, Phase I); (1) thence N.13°47'45"E., a distance of 137.38 feet to a point of curve to the left having a radius of 120.00 feet and a central angle of 33°02'51"; (2) thence northerly along the arc a distance of 69.21 feet to a point of reverse curve to the right having a radius of 370.00

feet and a central angle of 56°49'09"; (3) thence northerly along the arc, a distance of 366.92 feet to a point of reverse curve to the left having a radius of 185.00 feet and a central angle of 104°51'33"; (4) thence northerly along the arc, a distance of 338.58 feet; (5) thence N.67°17'30"W., a distance of 380.27 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies N.85°27'53"W., a radial distance of 180.00 feet; (6) thence northerly along the arc, through a central angle of 45°24'06", a distance of 142.63 feet to a point of reverse curve to the right having a radius of 220.00 feet and a central angle of 76°59'24"; (7) thence northerly along the arc, a distance of 295.62 feet to a point of reverse curve to the left having a radius of 105.00 feet and a central angle of 63°06'13"; thence northerly along the arc, a distance of 115.64 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies N.16°52'21"W., a radial distance of 791.00 feet; thence northeasterly along the arc, through a central angle of 28°44'09", a distance of 396.71 feet to a point of compound curve to the left having a radius of 225.00 feet and a central angle of 46°02'01"; thence northerly along the arc, a distance of 180.77 feet; thence N.01°38'32"W., a distance of 219.98 feet to a point of curve to the left having a radius of 955.00 feet and a central angle of 10°10'07"; thence northerly along the arc a distance of 169.49 feet to a point of compound curve to the left having a radius of 140.00 feet and a central angle of 37°38'09"; thence northwesterly along the arc, a distance of 91.96 feet; thence N.09°07'54"E., a distance of 548.70 feet; thence N.66°44'36"W., a distance of 493.70 feet to a point of curve to the left having a radius of 1,711.00 feet and a central angle of 41°19'41"; thence westerly along the arc a distance of 1,234.16 feet; thence S.71°55'44"W., a distance of 1,446.31 feet to a point of curve to the right having a radius of 1,560.00 feet and a central angle of 11°00'06"; thence westerly along the arc a distance of 299.54 feet; thence S.82°55'49"W., a distance of 73.27 feet to a point of curve to the left having a radius of 50.00 feet and a central angle of 92°18'33"; thence southwesterly along the arc a distance of 80.56 feet to the POINT OF BEGINNING.

Said tract containing 20,021,212 square feet or 459.6238 acres, more or less.

LESS AND EXCEPT:

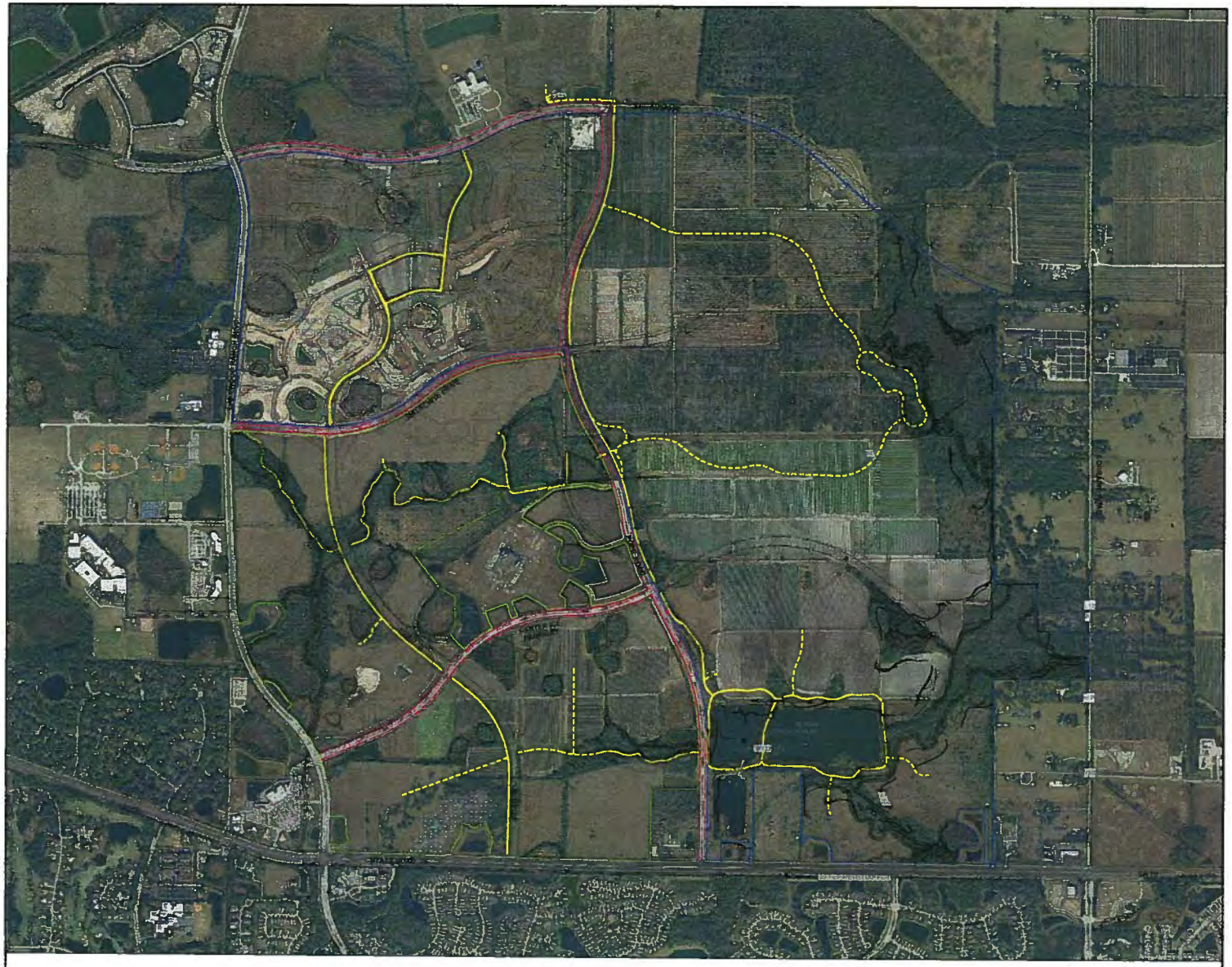
DESCRIPTION: BRIDGEWATER

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S89°24'54"E, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1417.30 FT.; THENCE N00°35'06"E, PERPENDICULAR WITH SAID SOUTH LINE, A DISTANCE OF 52.21 FT. TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF- WAY OF STATE ROAD NO. 70 AND THE EASTERLY RIGHT-OF-WAY OF POPE ROAD, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2197, PAGE 5612, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N00°16'42"E, A DISTANCE OF 50.00 FT.; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT-OF-WAY OF POPE ROAD: RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FT. TO THE POINT OF TANGENCY (P.T.) OF SAID CURVE; THENCE N00°16'42"E, A DISTANCE OF 1581.12 FT. TO THE POINT OF CURVATURE (P.C.) OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2930.00 FT.; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'54", A DISTANCE OF 767.83 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'39", A DISTANCE OF 360.23 FT.; THENCE N78°45'42"E, LEAVING SAID EASTERLY RIGHT-OF- WAY OF POPE ROAD, A DISTANCE OF 189.18 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N73°04'10"E, A DISTANCE OF 143.00 FT.; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°01'22", A DISTANCE OF 27.51 FT. TO THE POINT OF REVERSE CURVATURE (P.R.C.) OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 225.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°17'50", A DISTANCE OF 154.32 FT. TO THE P.T. OF SAID CURVE; THENCE N45°12'18"W, 44.92 FT.; THENCE N57°27'26"W, A DISTANCE OF 64.68 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FT.; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°26'12", A DISTANCE OF 117.07 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 175.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°09'50", A DISTANCE OF 266.23 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 605.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°18'53", A DISTANCE OF 214.51 FT. TO THE P.T. OF SAID CURVE; THENCE N34°52'11"W, A DISTANCE OF 348.02 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF RANGELAND PARKWAY, A PUBLIC RIGHT-OF-WAY TRACT AS SHOWN ON THE PLAT OF "ESPLANADE, PHASE I", A SUBDIVISION AS RECORDED IN PLAT BOOK 55, PAGES 11 THROUGH 21, SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID SOUTHERLY LINE, RUN N63°00'45"E, A DISTANCE OF 84.69 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2148.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°14'20", A DISTANCE OF 346.36 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2018.00 FT.; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°33'12", A DISTANCE OF 583.02 FT. TO THE SOUTHEAST CORNER OF SAID RANGELAND PARKWAY; THENCE, LEAVING SAID SOUTHERLY LINE, CONTINUE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°55'48", A DISTANCE OF 2110.78 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°07'02", A DISTANCE OF 919.37 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1200.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°49'27", A DISTANCE OF 603.69 FT. TO THE P.T. OF SAID CURVE; THENCE S56°02'09"E, 149.65 FT.; THENCE S60°55'23"W, 160.81 FT.; THENCE S74°43'26"W, 111.20 FT.; THENCE S13°55'23"W, 65.12 FT.; THENCE S29°40'19"W, 72.83 FT.; THENCE S04°07'29"W, 50.07 FT.; THENCE S22°00'02"W, 156.97 FT.; THENCE S00°49'10"W, 109.06 FT.; THENCE S13°53'11"W, 163.66 FT.; THENCE S05°39'51"W, 91.75 FT.; THENCE S24°30'51"W, 89.09 FT.; THENCE S17°57'55"W, 103.40 FT.;

THENCE S33°05'02"W, 32.46 FT.; THENCE S48°57'36"W, 63.17 FT.; THENCE S39°18'05"W, 111.47 FT.; THENCE N00°51'51"W, 57.83 FT.; THENCE N81°26'55"W, 156.48 FT.; THENCE S88°27'28"W, 602.33 FT.; THENCE N14°40'35"W, A DISTANCE OF 50.88 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 62.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 68°31'39", A DISTANCE OF 74.15 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 703.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 21°37'27", A DISTANCE OF 265.32 FT. TO THE P.T. OF SAID CURVE; THENCE N61°34'47"W, A DISTANCE OF 10.71 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 55.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 25°19'11", A DISTANCE OF 24.31 FT. TO THE POINT OF COMPOUND CURVATURE (P.C.C.) OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 65.00 FT.; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 55°44'02", A DISTANCE OF 63.23 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 485.00 FT.; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 45°45'14", A DISTANCE OF 387.30 FT. TO THE P.T. OF SAID CURVE; THENCE S83°07'13"W, 134.30 FT.; THENCE S83°03'04"W, 102.37 FT.; THENCE S88°41'17"W, A DISTANCE OF 117.94 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 415.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 18°29'42", A DISTANCE OF 133.96 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 480.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 17°21'42", A DISTANCE OF 145.45 FT. TO THE P.T. OF SAID CURVE; THENCE S89°49'17"W, 119.92 FT.; THENCE N12°56'15"E, A DISTANCE OF 66.96 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 85.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 48°43'02", A DISTANCE OF 72.27 FT. TO THE P.C.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 246.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 81°57'42", A DISTANCE OF 351.90 FT. TO THE P.T. OF SAID CURVE; THENCE S62°15'30"W, A DISTANCE OF 145.63 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 230.00 FT.; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°09'51", A DISTANCE OF 277.64 FT. TO THE P.C.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 62.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTAL ANGLE OF 43°18'07", A DISTANCE OF 46.86 FT. TO THE P.T. OF SAID CURVE; THENCE N05°16'32"W, 54.61 FT.; THENCE N55°33'25"W, 71.58 FT.; THENCE S64°43'44"W, A DISTANCE OF 267.76 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 150.78 ACRES MORE OR LESS.

LESS any rights of way dedicated to Manatee County for Lakewood Ranch Boulevard, Pope Road, Malachite Drive, Rangeland Parkway (f/k/a Center Ice) and 44th Avenue East.



LEGEND

Exhibit "C"

WilsonMiller

CLIENT: SMR NORTH 70, LLC

PROJECT: NORTHWEST SECTOR DRI / LAKEWOOD CENTRE DRI

TITLE: CONCEPTUAL TRAILS MASTER PLAN

04393-001-000

1 of 1

GENERAL NOTES:

Existing Conditions:
- Project acreage is 1,518.9 acres (966.6 acres in the watershed, 552.2 acres outside the watershed)
- Property is currently used for agricultural, office and residential purposes.
- Existing zoning is PDMU, PDMU/WP-E and PDMU/WP-E/ST. Future land use classifications, per the Manatee County Comprehensive Plan, are RES-1/WO, UF-3/WO and UF-3. Surrounding zoning and future land use classifications are shown on the GDP Page 2.
- Topographic contours and elevations taken from Florida Geographic Data Library, Version 3 (2000).
- The site lies in Flood Zones X, A, X500, and AE. Panel Numbers include 1201530380C and 1201530370C.
- There are no known significant historic resources or buildings on-site.

The following uses are allowable in the Commercial/Office parcels:

Parcel A.1
- Agriculture and Short Term Agricultural Uses
- Retail Sales including Neighborhood Convenience and Neighborhood General
- Eating Establishment including Drive-Thru
- Gas Pumps
- Bank including Drive-Thru
- Business Services
- Health Services including Professional Office, Clinic, and Veterinary Clinic
- Office
- Dry Cleaners including Neighborhood and Pick-up
- Food Catering
- Printing, Small
- Personal Service Establishment
- Repair Service Establishment
- Antenna, Monopole Telecommunications Towers w/ 3 or more Providers (200' max height), > 150' (200' max height), and < 150', and Camouflage Tower (max 150' in height) (Specific approval of these uses will require an administrative permit per Section 704.59.)
- Cultural Facilities
- Post Offices
- Private and Public Community Use
- Multi-Family Dwellings
- Public Use Facilities
- Radio, TV, Communications, Microwave Facilities
- Utility Use
- Land Reserves, Public or Private
- Tree Farm
- Minor Earthmoving
- Low, Medium Intensity, and Passive Recreational Use
- Churches or Other Place of Worship
- Day Care Center including Large, Medium, Small, and Accessory
- Schools including Elementary, Middle, High and Special Education

Parcels B & D
- Retail Sales including Neighborhood Convenience & Neighborhood General
- Drive-Thru Eating Establishment
- Eating Establishment
- Gas Pumps (6 maximum in each parcel)
- Bank & Bank Drive-Thru
- Business Services
- Professional Office
- Clinic
- Veterinary Clinic
- Medical and Dental Laboratories
- Dry Cleaners including Neighborhood, General, & Pick-up
- Personal Service Establishment
- Post Offices
- Community Uses including Private and Public
- Day Care Centers (Large, Medium, Small & Accessory)

Parcel E
- Retail Sales including Neighborhood Convenience and Neighborhood General
- Eating Establishment
- Gas Pumps
- Bank including Drive-Through
- Business Services
- Health Services including Professional Office, Clinic, and Veterinary Clinic
- Office
- Dry Cleaners including Neighborhood and Pick-up
- Personal Service Establishment
- Private Community Use
- Low Intensity and Passive Recreational Use
- Day Care Center including Large, Medium, Small, and Accessory

Parcel K
- Short Term Agricultural Uses
- Retail Sales including Neighborhood Convenience and Neighborhood General
- Eating Establishment including Drive-Thru
- Gas Pumps
- Bank including Drive-Through
- Business Services
- Health Services including Professional Office, Clinic, and Veterinary Clinic
- Office
- Car Wash including Incidental and Full Service
- Personal Service Establishment
- Motor Vehicle Repair including Neighborhood Serving and Community Serving
- Cultural Facilities
- Post Offices
- Public Use Facilities
- Churches or Other Place of Worship
- Day Care Center including Large, Medium, Small, and Accessory
- Radio, TV, Communications, Microwave Facilities

The following Residential Support Uses are allowed in Residential parcels:

Parcels A-2, C-1 through 4, F, G-1 through 9 , J and I

- Churches or Other Places of Worship
- Day Care Centers including Large, Medium, Small and Accessory
- Environmental Education Facilities
- Schools of Special Education

Development Description:
1. The development will include a maximum of 4,522 residential units (3,833 single family and 689 multifamily), 200,000 square feet of commercial, 105,000 square feet of office uses, and 20 acres of parks, including a .3-acre tot lot.
2. The development shall comply with the following dimensional criteria:

Type	Min. Lot Size (Sq. Ft.)	Min. Lot Width (Ft.)	Front Setback (Ft.)	Side Setback (Ft.)	Rear Setback (Ft.)	Max. Height (Ft.)
Single-Family Detached 3,8,9	4950	42	25/20	6 4,5	15	35'
Single-Family Detached 3,8,9	9,000	76	25/20	6 4,6	15	35'
Single-Family Detached 3,8,9	9,000	80	25/20	7.5 4	15	35'
Single-Family Attached 8,9	2,500	25	25/20	0/10 7	15	35'
Single-Family Semi-Detached 8,9	4,950	45	25/20	0/10 7	15	35'
Multi-Family	NA	NA	25	15/25 2	15	3 Stories/35'
Commercial/Office Parcels B and D	7,500	NA	40	15	30	3 Stories/45'
Commercial/Office Parcel A1	7,500	NA	40	15	20	4 Stories/60'
Commercial/Office Parcel E	7,500	NA	40	15	20	3 Stories/45'
Commercial/Office Parcel k	7,500	NA	40	15	20	2 Stories/30'
Park	NA	NA	25	15	15	35'
Residential Support Use	NA	NA	40	15	30	3 Stories/45'

1. The front yard setback for all single-family residences shall be 25' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. Required setbacks are based on the dominant lot width for each subphase of development.
4. There shall be a minimum of ten (10) foot separation between accessory equipment (e.g. air condition units, heat pumps, pumps, etc.) and structures alongside adjoining houses with 6-foot side yard setbacks.
5. Zero Lot Line alternative allows a side setback of 11/1' (min.) with a building separation of no less than 12'.
6. Zero Lot Line alternative allows a side setback of 14/1' (min.) with a building separation of no less than 15'.
7. Zero Lot Line alternative allows a side setback of 19/1' (min.) with a building separation of no less than 20'.
8. Use of the Zero Lot Line alternative must be declared with the approval of a Preliminary Subdivision Plat and Preliminary / Final Site Plan.
9. The rear yard setback for accessory structures not exceeding 200 square feet and 15 feet in height to the highest point of the structure, designed for outdoor sitting and gathering, shall be five feet and the waterfront setback shall be 18 feet for all residential parcels, located east of Pope Road. Such structures shall not be located within any drainage, utility, or lake maintenance easements. Such structure may have no more than two walls enclosed with all other sides of the structure remaining unenclosed and unscreened and may not be used for storage. The design shall be consistent with the architectural design of the associated home, shall be approved by the Homeowners Association and only one such structure shall be allowed per lot.

3. Office uses are permitted on commercial parcels.
4. A vertical mix of land uses is permitted on Parcel A.1, west of Lakewood Ranch Boulevard. If a vertical mix is designed on this parcel, it will include office or commercial land uses on the first floor and residential or office land uses on the upper floors.
5. Group care homes, small and large, may be located in parcels A.1, A.2, G-5, G-8, G-9, I & J. The Height of any Group Care Home in residential parcels may be up to, but not exceed, 3 stories/35 feet.

GENERAL DEVELOPMENT PLAN
FOR
NORTHWEST SECTOR DRI

LOCATION MAP

SECTIONS 7, 8, 9, 15, AND 16

TWP. 35S., RGE. 19E.

Manatee County, Florida

DATE: MARCH 2005 DATE
REVISED: MARCH 2011 DATE
REVISED: AUGUST 2011 DATE
REVISED: OCTOBER 2011 DATE
REVISED: MARCH 2012
REVISED: APRIL 2012
REVISED: MAY 2012
REVISED: JULY 2012
REVISED: MAY 2013
REVISED: JUNE 2013

CLIENTS: SMR North 70, LLC

6. Proposed gross residential density is 2.9 du/acre. The net density is 4.5 units/acre.

Multifamily and Single Family units may be transferred between parcels A-2, G-1, G-2, G-3, G-7, I and J. This does not authorize an increase in the total number of units for the project, however the development of multiple parcels as a single community shall allow the blending of unit counts and types not withstanding parcel boundaries as shown on the GDP.

Total wetland area is 129.3 acres.
Total non-residential acreage is 43.0 acres
Total non-residential square footage is 305,000 sq. ft.
Total wetland area in non-residential parcels is 9.9 acres.
Total wetland area in residential parcels is 119.3 acres.

7. The floor area ratio is 0.20 and will not exceed 0.23 on any individual lot.
8. Required Open Space:

Outside Watershed: 138.0 acres
Within Watershed: 338.1 acres
Total Required: 476.1 acres

Wetlands: 129.3 acres
Open space: 109.1 acres
Existing Lakes: 51.5 acres
Stormwater ponds: 91.7 acres
Upland Preservation: 53.8 acres

An additional 10% (of the parcel's upland area) of open space (lakes or uplands) will be provided within each development parcel as listed below:

Parcel A.1: 1.9 acres
Parcel A.2: 1.5 acres
Parcel B: 1.2 acres
Parcel C: 22.4 acres
Parcel D: 0.8 acres
Parcel E: 0.5 acres
Parcel F: 1.4 acres
Parcel G: 63.8 acres
Parcel H: 0.5 acres
Parcel I: 5.3 acres
Parcel J: 1.6 acres
Parcel K: 0.1 acres
Additional open space:
Total within parcels: 103.6 acres
Total open space : 538.96 acres or 35.5% of the entire project
Total open space in non-residential parcels: 25.3 acres
Total open space in residential parcels: 513.6 acres
Open space outside watershed 189.1 acres
Open space inside watershed 349.9 acres

Open Space may also include recreation amenities and water features to be designed with individual parcel development.

9. Screening and greenbelt buffers will be provided to meet or exceed Section 715 of the Land Development Code. Detailed plans will be provided with the individual Preliminary and Final Site Plans, as applicable.
10. Roadway buffers will be provided pursuant to Section 715 of the Land Development Code. Detailed plans will be provided with the individual Preliminary and Final Site Plans, as applicable. The design and maintenance of the roadway buffers will be based on a unified landscape plan to be under the control of the property owner.
11. Utility easements shall be placed in accordance with Section 907.10 of the Land Development Code.
12. All streets will be 24-feet of pavement with 2-foot curb on both sides. Design of county streets will meet county urban standards.
13. Sidewalks shall be provided in accordance with Section 722.1.4 of the Land Development Code.
14. Signage will meet the requirements of Section 724 of the Land Development Code.
15. Lighting will meet the requirements of Section 709 of the Land Development Code.
16. Backflow preventors are required on all potable water services and are to be provided by the developer.
17. The irrigation source will be non-potable. Non-potable water lines will be purple in color. The irrigation source is the master irrigation system by SMR Communities.
18. Sewer and potable water service will be provided through connections to the public water/and system. Solid waste services will be provided by Manatee County.
19. There are no known existing covenants or deed restrictions that would at this time affect the proposed development.
20. Parcels have not been surveyed and acreages shown are approximate. Parcels are subject to future subdivision platting in accordance with the Land Development Code.
21. Stormwater management facilities will meet Section 717 of the LDC, the Manatee County Development Standards and SWFWMD requirements. If the stormwater system is designed to discharge into the WO District, it shall meet or exceed the design standards of Chapters 62-3, 62-4 and 62-25 and local design standards for discharge into Outstanding Florida Waters.
22. Stormwater facilities are not shown, but will be provided upon detailed engineering design of the project.
23. Water, wastewater and irrigation lines are proposed within the rights of way for 44th Ave., Malachite Drive and Pope Road. These facilities exist within the right of way for Lakewood Ranch Boulevard.
24. Construction schedule: Project construction will take place as follows:

Land Use	PDA* 2007 - 2011	Phase I* 2007 - 2022 [1]	Phase II 2009 - 2026 [1]	Total
Residential (dwelling units)[2]				
Single Family (includes detached, attached town homes and semi-detached units)	800	2,411	1,422	3,833
Multifamily		689	-0-	689
Total		3,100	1,422	4,522
Commercial/Office (sq. ft.)				
Commercial	150,000	200,000	-0-	200,000
Office		105,000	-0-	105,000
Group Care Home		-0-	-0-	-0-**
Recreation				
Parks		9.2 acres	10 acres	19.2 acres
Golf Course		18 Holes	-0-	18 Holes

1. March 22nd of referenced year which includes legislatively approved extensions (SB 360 and SB 1752) for Phase 1and (HB 7207 and F.S. 252.363) for Phase I And II.
2. Includes the option for a group care facility as part of a land use exchange. The Land Use Equivalency Matrix allows the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group Care Facility (a.k.a. Assisted Living Facility) beds.

* The PDA land uses are included in the Phase I totals.
** Square footage to be determined by use of equivalency matrix.

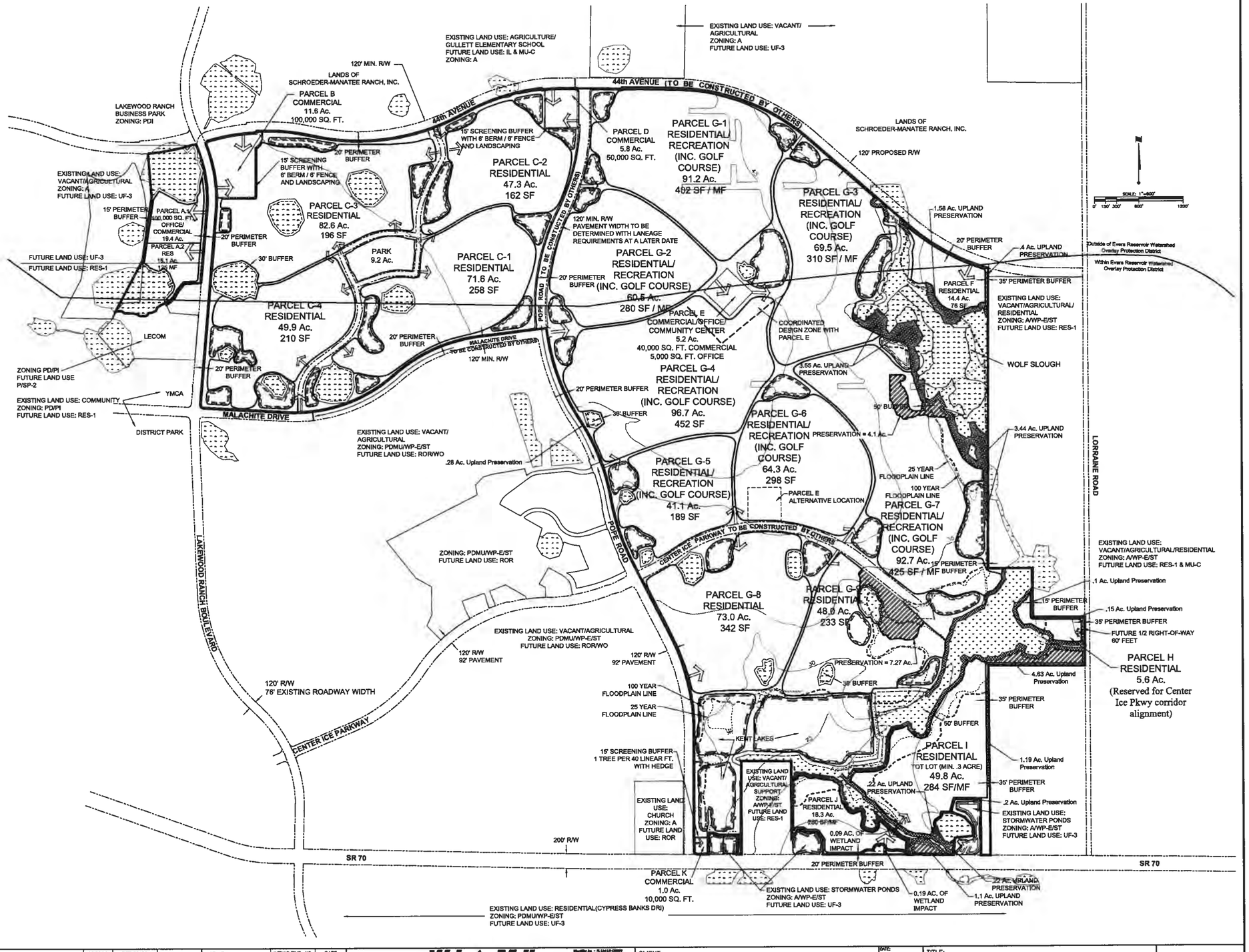
25. All development parcels adjacent to agricultural uses at the time of Final Site Plan approval shall provide a 35' setback as required by Section 702.6.7.
26. The developer reserves the right to request street names through approval by the Board of County Commissioners as per Land Development Code section 742.5.
27. Prior to Final Site plan submittal, the applicant must submit to Manatee County Stormwater Engineering a project specific drainage plan for any proposed cottage/zero lot line products. At a minimum that plan shall include the following:
    A. A minimum seven (7) foot wide Private Drainage Easement between each single-family detached residence. The Drainage Easement shall be for the use of collection and conveyance of runoff from each residence.
    B. Detail of the location of any proposed fences and how they will facilitate drainage through them or away from them as the case may be.
    C. Detail of how roof runoff will be directed to the side yard drainage easements from all sides of the structure.
    D. A typical lot drainage plan and cross section(s) shall be provided for each single-family detached residence.
    E. All elements of a structure's lot drainage system are to be constructed when that lot is constructed, including drainage swales on adjoining undeveloped lots, if required.
    F. During infrastructure construction, all lots shall be rough graded to provide positive drainage runoff to respective streets, or connection to the stormwater management system.
28. All residential development shall be subject to the requirements of Land Development Code Sections 702.6.8 and 702.6.10, except as noted within the dimensional criteria under note 2, footnote 9.
29. Residential Support Uses are allowed in Parcels A-2, C-1 through C-4, F, G-1 through G-9, J and I. Churches and Other Places of Worship (excluding Large, Medium, Small and Accessory Day Care Centers) shall be allowed by Administrative Permit if locational criteria can be met, or by Special Permit if those criteria cannot be met, pursuant to Section 704.13.1 of the Land Development Code as may be amended. The square footage allocated to future large, medium and small day care centers, accessory day care centers, environmental education facilities and schools of special education are intended by this ordinance to be included within the entitlements already approved by the Northwest Sector DRI Development Order.
30. The maximum square footage for each commercial and office parcel, as identified on the GDP, may be increased provided that all dimensional criteria are met. This shall not authorize an overall increase of square footage for the Project. Such modification does not require the submittal or review of an amended GDP, but may be approved with a preliminary site plan or final site plan.
31. The maximum number of units for each residential parcel, as identified on the GDP, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended GDP, but may be approved with a preliminary site plan or final site plan.

GENERAL DEVELOPMENT PLAN	NORTHWEST SECTOR DRI
APPROVED ____ DATE	FILE NUMBER
PROJECT PLANNER (PD)	
PROJECT ENGINEER (PD)	
CONCURRENCY (PD)	
ENVIRONMENTAL MANAGEMENT	
ENVIRONMENTAL HEALTH	
FIRE DISTRICT	
OWNER/AGENT	

WilsonMiller
WilsonMiller, Inc.

LAND USE SCHEDULE

USE	ACRES	SQ.FT.	UNITS
Residential			
Single Family (detached, townhomes and villas)			3,833
Multifamily			689
Total Residential	**991.3**		**4,522**
Commercial/Office	43.0	305,000	
Recreation	9.2		
Golf Course			18 Holes
Right-of-Way	39.9		
Wetlands	129.3		
Lakes	51.5		
Stormwater Ponds	91.7		
Open Space	109.4		
Upland Preservation	53.6		
Total	**1,518.9**	**305,000**	**4,522**



LEGEND

- Forested Wetlands
- Herbaceous Wetlands
- Wetland Impact
- Lakes
- Access Arrows
- Topographic Contours
- 25 Year Floodplain Line
- 100 Year Floodplain Line
- Pine Flatwoods Upland Preservation (within wetland buffers)
- Pine-Mesic Oak Upland Preservation (within wetland buffers)
- Pine Flatwoods Upland Preservation Area
- Pine-Mesic Oak Upland Preservation Area

REV NO.	REVISION	DATE	DRAWN BY / DIP. NO.	CHECKED BY / DIP. NO.	INITIALS/EMP. NO.	DATE
5	REVISE PER CLIENT	09/02/13	RTD/89450		ACTIVITY	
4	REVISE PER CLIENT (ADD MF CALLOUT TO G-1,G-2,G-3 AND G-7)	07/18/12	RTD/89450		DESIGNED BY:	
3	REVISE PER CLIENT	05/18/12	RTD/89450		DRAWN BY:	CVO/1995
2	REVISE PER COMMENTS	10/04/11	RTD/89450		CHECKED BY:	
1	CHANGES PER MC STAFF	7/19/06	RP/2382		CONTRACT ADMIN. BY:	
					WM APPROVED BY:	

WilsonMiller
Planners Engineers Ecologists Surveyors Landscape Architects Transportation Consultants
WilsonMiller, Inc.
Naples Fort Myers Sarasota Bradenton Tampa Tallahassee

CLIENT:	SMR NORTH 70, LLC
PROJECT:	NORTHWEST SECTOR DRI
DATE:	JULY 2005
HORIZONTAL SCALE:	1"=600'
VERTICAL SCALE:	N/A
SEC: TWP: RGE:	
TITLE:	GENERAL DEVELOPMENT PLAN
CROSS REFERENCE FILE NO.:	
PROJECT NUMBER:	
INDEX NUMBER:	04333-001-000
SHEET NUMBER:	2 or 2

MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT	PDMU-06-16(P)(R5) – University Groves	**TYPE AGENDA ITEM**	Advertised Public Hearing – Consent
DATE REQUESTED	07/11/13 PC	**DATE SUBMITTED/REVISED**	06/27/13
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 / 748-4501 ext. 6859	**PRESENTER/TITLE TELEPHONE/EXTENSION**	Rossina Leider / Sr Development Review Specialist / 748-4501x 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-06-16(P)(R5) 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 University Groves rezone and Preliminary Site Plan were approved on April 22, 2003. The 142.15± acre project consists of a mix of residential, office, and commercial uses. The following amendments were previously approved for the project:
  - 06/20/2006: Received approval for an extension of the CLOS and minor changes to the site plan and development entitlements.
  - 06/04/2009: Received approval for various development options relative to uses in Areas I-VI.
  - 06/23/2009: Received approval for setback reduction and specific approval for waterfront yard reduction in The Residences at University Groves subdivision.
  - 01/07/2010: Received approval to reduce side yard setbacks for three additional lots in The Residences at University Groves subdivision.
  - 02/03/2011: Received approval to allow an option for recreational area improvements to be constructed at the Townhouse Residences at University Groves (pool and clubhouse optional amenities).

- The applicant requests approval to amend the Zoning Ordinance and Preliminary Site Plan to allow :
  - More diversity of non-residential uses including medium and large residential support uses (daycare center, school of special education, and private elementary school), medical and dental laboratories, medium intensity recreation uses, motor vehicle services, and memory care residential treatment facilities.
  - Increase commercial square footage with a simultaneous decrease in office square footage.
  - Increase the number group care home beds from 100 to 120 beds and residential treatment facility beds from 60 to 80.
  - No changes are proposed at this time for the residential areas of the project.
  - The proposal contemplates to modify development options for the Office Parcel and Mixed Uses Parcel to:
    - incorporate new uses in each area,
    - define new limits for the Mixed Use Area IV, and define a new Area VI (the preliminary site plan identifies the possible uses and layout for each area).
  - Increase the height of some buildings: hotel, group care home, multi-family (ILF), and Building # 37.
  - No increase in non-residential square footage proposed with this request.

- Staff recommends approval of the proposed changes.

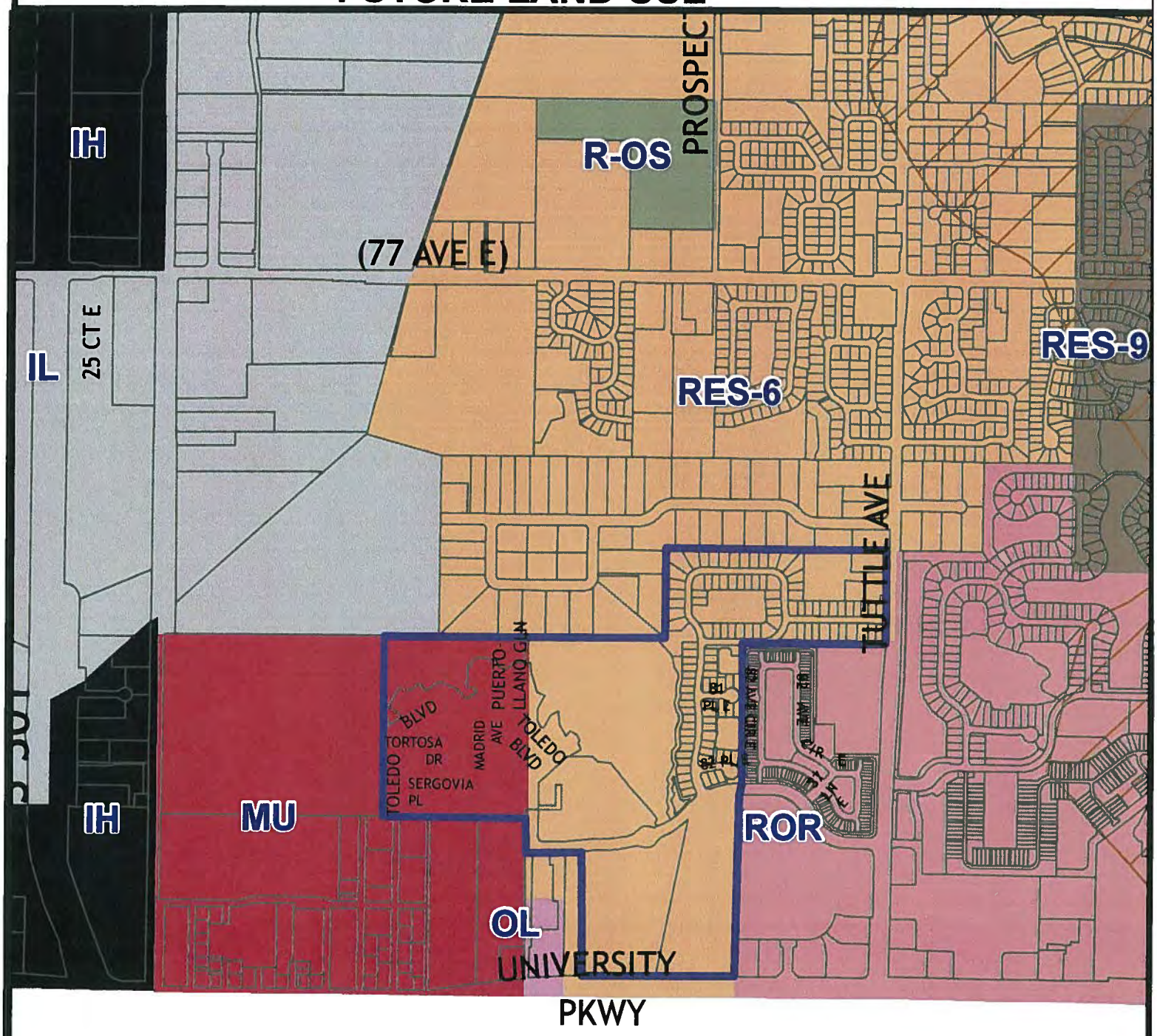
COUNTY ATTORNEY REVIEW

Check appropriate box	
☒	**REVIEWED** **Written Comments:** ☐ **Attached** ☒ **Available from Attorney (Attorney's initials: SAS)**

☐	**NOT REVIEWED (No apparent legal issues.)**
☐	**NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)**
☐	**OTHER**

ATTACHMENTS: (List in order as attached)		**INSTRUCTIONS TO BOARD RECORDS:**	
Staff report for PDMU-06-16(P)(R5)		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) Multiple

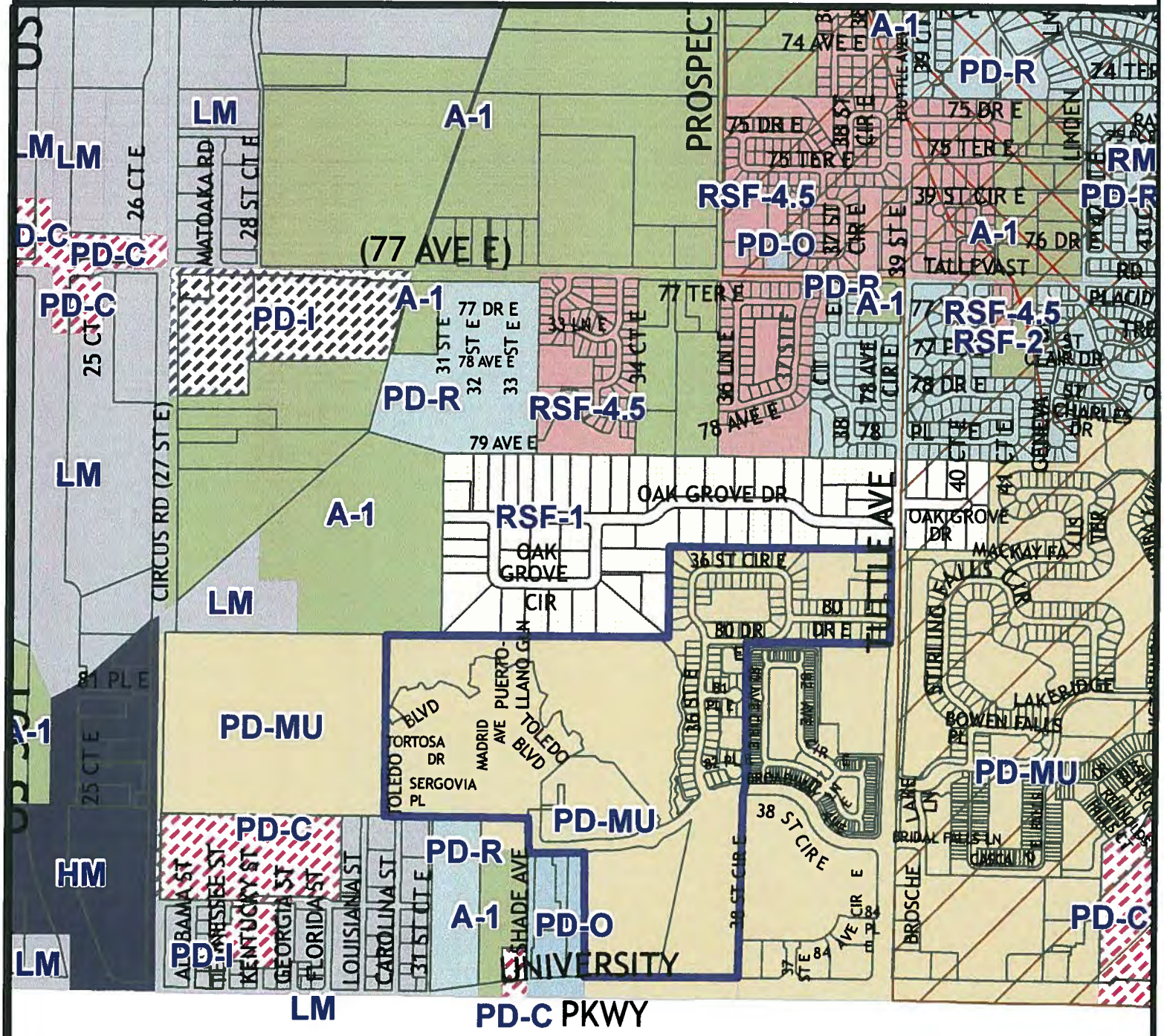
Manatee County Staff Report Map

Map Prepared 1/11/2011

1 inch = 1,055 feet

Project Name:	University Parkway Properties / University Groves
Project #:	PDMU-06-16 (P)(R5)
DTS#:	20130081
Proposed Use:	Mixed Use
S/T/R:	Sec 32 Twn 35 Rng 18
Acreage:	142.15
Existing Zoning:	PD-MU
Existing FLU:	MU, RES-6
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	PEARCE DRAIN
Commissioner:	Robin DiSabatino

ZONING



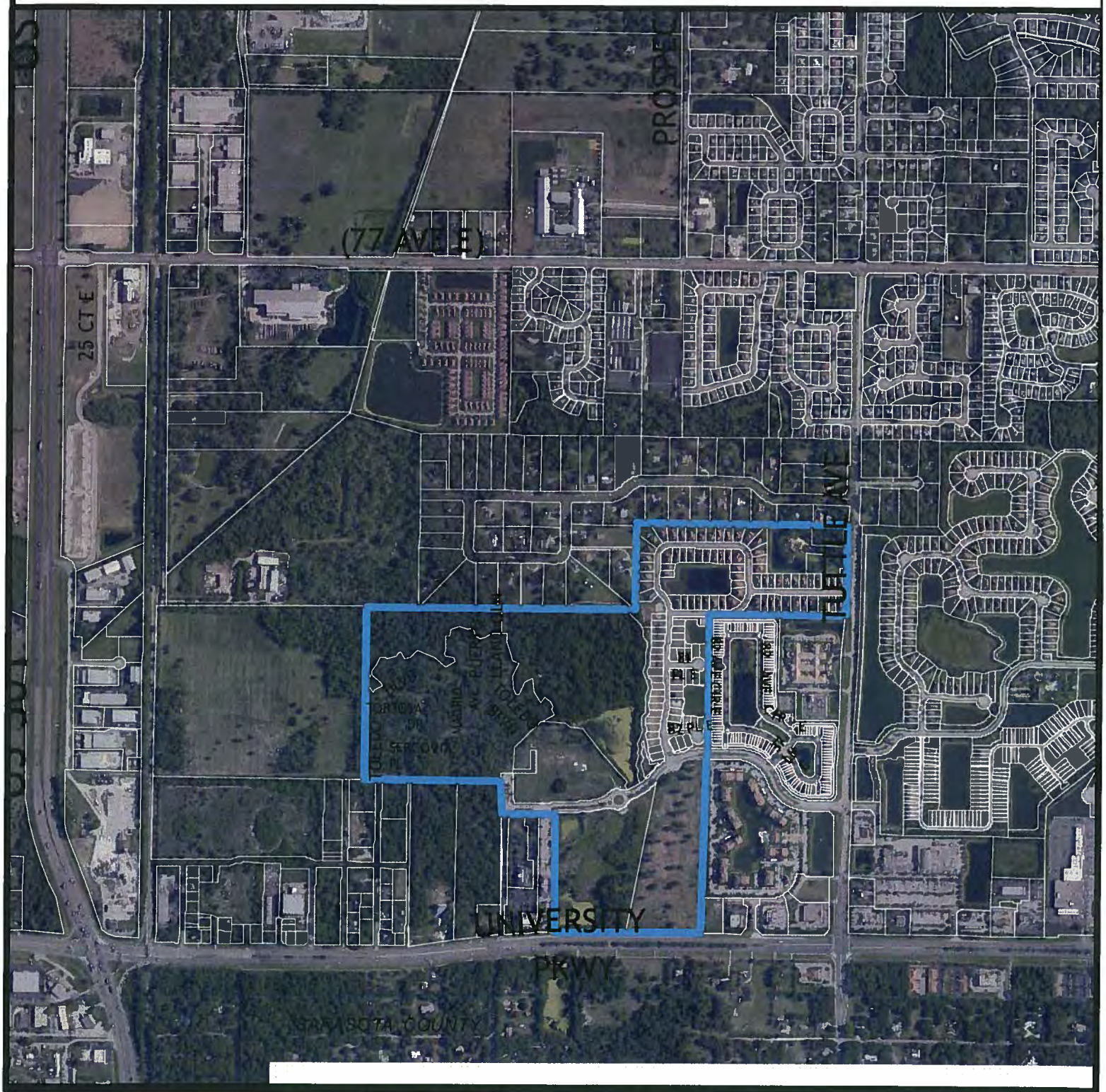
Parcel ID #(s) Multiple

Manatee County
Staff Report Map

Map Prepared 1/11/2011
1 inch = 1,055 feet

Project Name:	University Parkway Properties / University Groves
Project #:	PDMU-06-16 (P)(R5)
DTS#:	20130081
Proposed Use:	Mixed Use
S/T/R:	Sec 32 Twn 35 Rng 18
Acreage:	142.15
Existing Zoning:	PD-MU
Existing FLU:	MU, RES-6
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	PEARCE DRAIN
Commissioner:	Robin DiSabatino

AERIAL



Parcel ID #(s) Multiple

Manatee County
Staff Report Map

Map Prepared 1/11/2011
1 inch = 1,055 feet

Project Name:	University Parkway Properties / University Groves
Project #:	PDMU-06-16 (P)(R5)
DTS#:	20130081
Proposed Use:	Mixed Use
S/T/R:	Sec 32 Twn 35 Rng 18
Acreage:	142.15
Existing Zoning:	PD-MU
Existing FLU:	MU, RES-6
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	PEARCE DRAIN
Commissioner:	Robin DiSabatino

P.C. 7/11/13

PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC / UNIVERSITY GROVES

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan providing for a maximum of:

1. 71 single-family detached residential lots;
2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) Zoning District; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 07/11/13 **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-06-16(P)(R5); amending and restating Ordinance No. PDMU-06-16(P)(R4); and APPROVAL of the Preliminary Site Plan with conditions; for a project that was previously granted Special Approval in the RES-6, and MU Future Land Use Categories; and for a project that was previously granted Specific Approval of an alternative(s) to Section(s) 603.11.4.3, 702.6.10, 710.1.6, 714.8 and 702.6.8 of the Land Development Code, as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDMU-06-16(P)(R5)**
PROJECT NAME	**University Groves**
APPLICANT(S):	**University Parkway Properties, LLC University Groves Properties, LLC 36-37 Investments, LLC**
PROPOSED ZONING:	**N/A**
EXISTING ZONING:	**PDMU (Planned Development Mixed Use) - 142.15 acres**
PROPOSED USE(S):	• **71 single-family detached residential lots;** • **78 single-family attached residential units or 90 single-family attached independent living units;** • **338 multi-family units;** • **A combination of 110,000 square feet of office space & 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);** • **200 independent living multi-family units;** • **120 bed group care home, and a 80 bed residential treatment facility;**
CASE PLANNER:	**Rossina Leider**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

History

University Groves is a mixed-use development that includes residential, commercial, and office uses. The 142.15 acre project site is located north of University Parkway and west of Tuttle Avenue, zoned PDMU (Planned Development Mixed Use) and within the RES-6 (Residential – 6 dwelling units per acre) and MU (Mixed-Use) Future Land Use Categories.

The University Groves rezone and Preliminary Site Plan were originally approved on April 22, 2003 [(fka PDMU-02-20(Z)(P)]. The following amendments and administrative approvals were approved for the project:

Amendments:

06/20/2006	Received approval for an extension of the CLOS and minor changes to the site plan and development entitlements.
06/04/2009	Received approval for various development options relative to uses in Areas I-VI.
06/23/2009	Received approval for setback reduction and specific approval for waterfront yard reduction in The Residences at University Groves subdivision.
01/07/2010	Received approval to reduce side yard setbacks for three additional lots in The Residences at University Groves subdivision.
02/03/2011	Received approval to allow an option for recreational area improvements to be constructed at the Townhouse Residences at University Groves (pool and clubhouse optional amenities).

Administrative Approvals and Final Plats:

08/19/2004	FSP approval for 71 single-family detached units (PDMU-02-20/FSP-03-135 / University Groves Development) (Platted subdivisions: Residences at University Groves for 68 lots and Estates at University Groves for 3 lots).
05/27/2005	FSP approval for PDMU-02-20/FSP-04-15 / University Groves Master Infrastructure
04/18/2006	FSP approval for 330 multi-family units (PDMU-02-20/FSP-06-03 / Sunset Pointe at University)
01/29/2007	FSP approval for 90,000 square feet of office space (PDMU-06-16/FSP-06-143 / University Groves Office Park)
03/28/2007	FSP approval for 78 single-family attached residences (PDMU-06-16/FSP-06-145 / Townhouse Residences at University Groves) (Platted subdivision).
07/26/2011	Approval of a revised FSP to remove a clubhouse and pool at Townhouse Residences at University Groves [PDMU-06-16/FSP-06-145)(R)]
03/23/2012	Approval of a revised FSP to allow single-family detached units and reduce the number of units from 78 to 47 units at Townhouse Residences at University Groves [PDMU-06-16/FSP-06-145)(R2)].
Pending	FSP approval for 184 single-family attached units [(PDMU-06-16(P)/12-S-33(P)/FSP-12-45 / The Enclave at University Groves; previously approved for 330 multi-family units as Sunset Pointe at University Groves].

Currently, University Groves is approved for 726 residential units and 380,645 square feet of non-residential uses, for a maximum density of 5.2 dwelling units per acre and a 0.23 Floor Area Ratio (FAR), as follow:

- 71 single-family detached residential lots,
- 78 single-family attached residential units or 90 single-family attached independent living units,
- 338 multi-family units,
- A combination of 163,600 square feet of office space and 217,045 square feet of retail commercial space (including a 120 room hotel),
- 200 independent living multi-family units; and
- 100 bed group care home, and a 60 bed residential treatment facility (equivalent to 17 units and 10 units respectively).

As indicated above, the project has three principal components as residential, office, and commercial uses, with a design concept that includes a "main street" and a "Town Center" with a neo-traditional style. The uses are organized in eight areas, two (2) of them with only one development option, and six (6) areas (Areas I to VI) with different development options and the ability to interchange uses and buildings within an area from different options within the same area, as describe below:

- Area I (Residential Parcel): 330 multi-family units according to two different design layout (pending application for 184 single-family attached units)
- Area II (Office Parcel): 72,000 square feet of office space and 60 bed residential treatment facility or a maximum of 90,000 square feet of office space.
- Area III (Residential Parcel): 78 single-family attached units or 90 single-family attached Independent Living Units (one car garage and minimal recreational spaces required since associated with the retired demographic component of the population). (Platted subdivision for 78 single-family attached units and built for 47 single-family detached units)
- Area IV (Mixed-Use Parcel): 100 beds Group Care Facility or a 2,800 square foot restaurant and 25,000 square feet of office or residential support use (small day care facility).
- Area V (Mixed-Use Parcel): four development options as follow:
  - 120 room hotel, 80 multi-family units including 72 independent living units, or
  - 208 multi-family units, including 200 independent living multi-family units, or
  - 15,000 square feet of commercial space, and 44 multi-family units, or
  - 120-room hotel, 60 independent living multi-family units, and 100 beds Group Care Facility.
- Area VI (Mixed-Use Parcel):
  - 77,300 square feet of retail commercial space, 24,600 square feet of office space, and 2,400 square feet of restaurant, or
  - 77,800 square feet of retail commercial space, 6 multi-family units, and 2,400 square feet of restaurant.
- Residential Single-Family Area (north of Area III): 71 single-family detached units. (Platted subdivisions: Residences at University Groves and Estates at University Groves)
- Mixed-Use Area (south of Area IV and Area VI):
  - Main Street Component: retail, restaurant, office, residential support uses and potentially residential (multi-family units) (no building shall exceeds 65,000 square feet),
  - Outparcels near to University Parkway: banks, restaurants and retail uses.

Current Request

The applicant submitted an application to modify the Preliminary Site Plan in order to accommodate the project to the actual market conditions and simplify the development options, providing for more diversity of potential mixed uses and design flexibility but maintaining general consistency with the previous approval.

The proposal is focused in the office and mixed-use parcels, previously described as Area II, Area IV, Area V, Area VI, and Mixed-Use Area (to the south). No changes are proposed to Area I, Area III, and Residential Single-Family Area (north of Area III). No increase in the overall total number of residential units or non-residential square footage is proposed at this time, no changes to the roadway system or access points previously approved, and no additional specific approvals are requested.

Proposed changes to previous approval:

1. **Allow more diversity of non-residential uses.**

The applicant proposes to allow for consideration of the following potential uses:

- Residential support uses: medium and large residential day care centers, school of special education, and private elementary school.
- Medical and dental laboratories
- Medium intensity recreation uses
- Motor vehicle services
- Memory care residential treatment facility

The following table shows a comparison of the approved and proposed uses.

Approved Uses	Proposed Uses
Residential: • Single-Family detached • Single-Family attached • Multi-Family • Independent Living multi-family	Residential: • Single-Family detached • Single-Family attached • Multi-Family • Independent Living multi-family
Office	Office including medical and dental laboratories
Commercial including hotel	Commercial including hotel and motor vehicle service
Residential Support Uses: • Small day care center	Residential Support Uses: • Small, medium, and large day care center • School of Special Education • Private elementary school
Residential Treatment Facility (limited to diagnose and physical injury rehabilitation only)	Residential Treatment Facility (limited to diagnose and physical injury rehabilitation and memory care only)
-	Medium intensity recreation uses

Staff has no objection to the above request since the applicant is proposing additional measures to ensure the proper location of those proposed uses and minimize potential impacts to the residential areas of the project and residential areas adjacent to the project. Sheet 3A of the Preliminary Site Plan shows the possible uses to be allowed in each area of the project, including the limitation of use for buildings adjacent to residential areas (for example, a hotel shall not be located adjacent to the residential area near Buildings 47).

2. Increase commercial square footage including medium intensity recreational uses with a simultaneous reduction of office space.

The project is approved for 380,645 square feet of non-residential uses, with a maximum of 163,000 square feet of office space and 217,045 square feet of commercial uses including 120-room hotel. The applicant requests to increase the commercial square footage, and simultaneously decrease the office space square footage without exceeding the non-residential approved entitlements or increasing the overall Floor Area Ratio of the project, to the following:

- 270,645 square feet of commercial space, including in this category recreational medium intensity uses and 120-room hotel, and
- 110,000 square feet of office space.

Staff does not have concerns regarding the exchange or trade-off of uses entitlements since:

- The request is consistent with the general intent of the Mixed Use FLUC, which requires that developments within these areas contain at least three different categories of land uses, as is proposed in this case (residential, commercial/professional, and recreation).
- The proposal does not exceed the maximum non-residential square footage previously approved for this project (380,645 square feet), and
- The existing Certificate of Level of Service (CLOS-07-001) vest a limited PM Peak Hour trips (857) for this development. With each subsequent final site plan submittal, the applicant shall ensure that the cumulative Total Net New External PM Peak Hour does not exceed the approved project trips. If the project reaches or exceeds the subject 857 trips, no further final site plan shall be approved until the applicant submits a new traffic study to include appropriate mitigation, as stated in Stipulation 2.G.

3. Increase number of beds of the "Group Care Home" and the "Residential Treatment Facility"

The applicant requests to increase the maximum number of beds previously approved for the project as follows:

- Group Care home: from 100 beds to 120 beds, and
- Residential Treatment Facility: from 60 beds to 80 beds.

Staff has no objections to the proposal since:

- The increment in number of beds is equivalent to six (6) residential units (1 residential unit for every 6 beds). The previous approval took in consideration the approved number of beds (160 beds equivalent to 27 residential units) in the overall gross density calculation of the project for a maximum of 5.22 dwelling units per acre (726 residential units). The proposed increment in number of beds implies a minimum increment in the gross density for a maximum of 5.26 dwelling units per acre.
- One of the existing residential subdivisions (Townhouse Residences at University Groves) has the option to be developed with a maximum of 90 single-family attached independent living units; however, the area was platted for 78 single-family attached units and built for 47 single-family detached units. This situation creates a surplus of at least 12 units, between the total approved number of units and the platted units.
- The project shall not exceed the total number of vested trips, as was explained before.

4. Modify Development Options for Office and Mixed Uses Areas of the project

As explained prior, the applicant requests to change the development options for the Office Parcel (Area II) and Mixed Uses Areas (Area IV, V, VI, and south mixed use area including the commercial outparcels), and no changes are proposed at this time for the residential areas of the project (Area I, Area III, and north single-family residential area).

The possible uses and layout for each area are identified on Sheets 3A and 3B of the site plan. In general, the proposal contemplates the following changes to:

- incorporate new uses to be allowed in each area, providing for a more variety of uses.
- define new limits for Area IV, which includes the previous Area IV, Area VI, and part of the south mixed area of the project (main street area), and
- define a new Area VI, that includes the previous outparcels near to University Parkway.

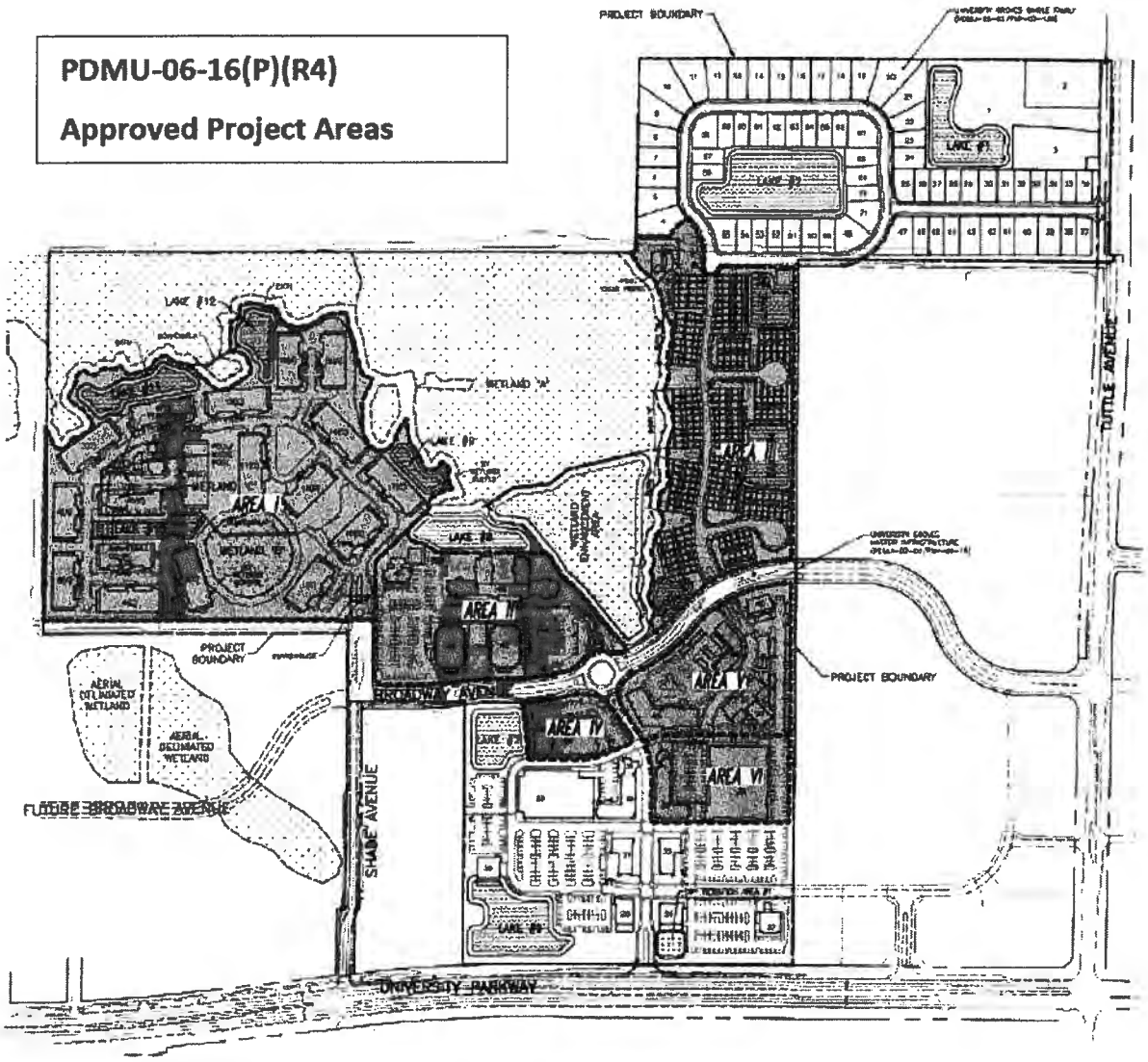
The following is a comparison between the previous approval (PDMU-06-16(P)(R4) and the proposed changes to the Preliminary Site Plan, including language "in bold" to show the new uses introduced in each area as part of the proposal:

Area	Previous Preliminary Site Plan	Proposed Preliminary Site Plan
RESIDENTIAL (north of AREA III) (Single-family detached Parcel)	Layout as shown in PSP: 71 single-family detached units	Layout as shown in PSP: 71 single- family detached units **(No changes proposed at this time)**
AREA I (Multi-family Residential Parcel)	330 multi-family units A. Layout as shown in PSP (3 stories over parking) B. Layout as Sunsent Pointe at University Groves (PDMU-02-20/FSP-06-03)(3 stories)	330 multi-family units A. Layout as shown in PSP (3 stories over parking) B. Layout as Sunsent Pointe at University Groves (PDMU-02-20/FSP06-03)(3 stories) **(No changes proposed at this time)**
AREA II (Office Parcel)	A. Layout as shown in PSP: - 72,000 sq. ft . of office space , and - 60 bed residential treatment B. Layout as approved University Groves Office Park (PDMU-06-16/FSP-06-143) for 90,000 sq. ft. of office space	A. Layout as shown in PSP or as approved with University Groves Office Park (PDMU-06-16/FSP-06-143). Allowed potential uses: (any combination) ° Office: maximum 90,000 sq. ft. ° Residential Care Facility (Memory Care) – 80 beds ° **Hotel**: 120 rooms (not in Bldg. 47) ° **Residential Group Care Home** (ALF) – 120 residents (not in Bldg. 47) ° **Multi-family** (independent Living Facility – 200 units (not in Bldg. 47)
AREA III (Single family detached & attached Parcel)	A. Layout as shown in PSP for 90 single-family attached units (independent living facilities) B. Layout as approved Townhouse Residences at University Groves Office Park (PDMU-06-16/FSP-06-145) for 72 single-family attached units.	A. Layout as shown in PSP for 90 single-family attached units (independent living facilities) B. Layout as approved Townhouse Residences at University Groves Office Park (PDMU-06-16/FSP-06-145) for 72 single-family attached units. **(No changes proposed at this time)**

AREA IV (Mixed Uses) Previously AREA IV (Mixed Use Parcel and part of Mixed-Use – main street component) and AREA VI (Mixed Use Parcel)	A. Layout as shown in PSP for: - Residential Group Care Home (ALF) – 100 beds B. Layout as approved in PSP for: - 2,800 sq. ft. restaurant , and - 25,000 sq. ft. office or residential support use (small day care facility). Bldg 23: 45,000 sq. ft. commercial, office, or residential support uses. Blgds 28 & 30: retail, restaurant, office, & multi-family (No individual bldg shall exceed 65,000 sq. ft. in the main street area) A. Layout as shown in PSP (sheet 3A) for : - Retail/Commercial – 77,300 sq. ft.& - Office – 2,400 sq. ft. B. Layout as approved in PSP (sheet 3B) for: - Multi-family – 6 units - Retail/Commercial – 77,800 sq. ft., and - Restaurant – 2,400 sq. ft.	New limits to include previous Area IV, Area VI, and part of south mixed use area (main street area) A. Layout as shown in PSP (sheets 3A & 3B). Allowed potential uses: (any combination) - Residential Group Care Home (ALF) – 120 residents (not in Bldg. 38) - Office/Residential Support Use **(medium or large daycare, school of special education, or private elementary** - max. 25,000 sq. ft. - **Hotel**: 120 rooms (not in Bldg. 38) - Retail/Commercial/**Medium Intensity Recreation Use** – max. 120,000 sq. ft. bldg area - Multifamily (ILF) - 50 units
Area V (Mixed Uses)	A. Layout as shown in PSP (sheet 3A) for: - Hotel: 120 rooms - Multi-family (Independent Living Units) – 72 units - Multi-family: 8 units B. Layout as shown in PSP sheet 3B for: - Multi-family (Independent Living Units) – 200 units - Multi-family: 8 units C. Layout as shown in PSP sheet 3B for: - Multi-family: 44 units - Retail/Commercial – max. 15,000 sq. ft. - Multi-family (Independent Living Units) – 72 units D. Layout as shown in PSP sheet 3B for: - Multi-family (Independent Living Units) – 60 units - Hotel: 120 rooms - Group Care Home (Assisted Living Facility) – 100 beds	A. Layout as shown in PSP sheet 3A and 3B. Allowed potential uses: (any combination) - Hotel: 120 rooms (only in Bldg. 45 sheet 3A or Bldg. 32 on sheet 3B – Area V Option C) - Retail/**Commercial/Medium Intensity Recreation Use** – max. 80,000 sq. ft. bldg area (sheet 3B – Area V Option C (Bldg 50) - Residential Group Care Home (ALF) – 120 residents (sheet 3B – Area V Option B) - Multi-family – 8 units - Multifamily (ILF) - 200 units (sheet 3B Area V – Option B) - **Residential Care Facility** (Memory Care) – 80 beds
Area VI (Previously part of Mixed Use Area – commercial outparcels)	Layout as shown on PSP (Outparcel near to University Parkway) Allowed Uses: - Bldgs 24 & 25: restaurants - Bldgs 27, 33, & 36: retail, restaurant, office & residential - Bldg 37: retail, restaurant, & office	Layout as shown in the PSP (Outparcels near to University Parkway) Allowed Uses: - Bldgs 24, 25A , 25B, 27, 33, 36, and 37: retail, office, commercial, personal services, eating & drinking establishments, banks, dry cleaners, printing, rental services, medium intensity recreation, and repair services (**motor vehicle repair only**

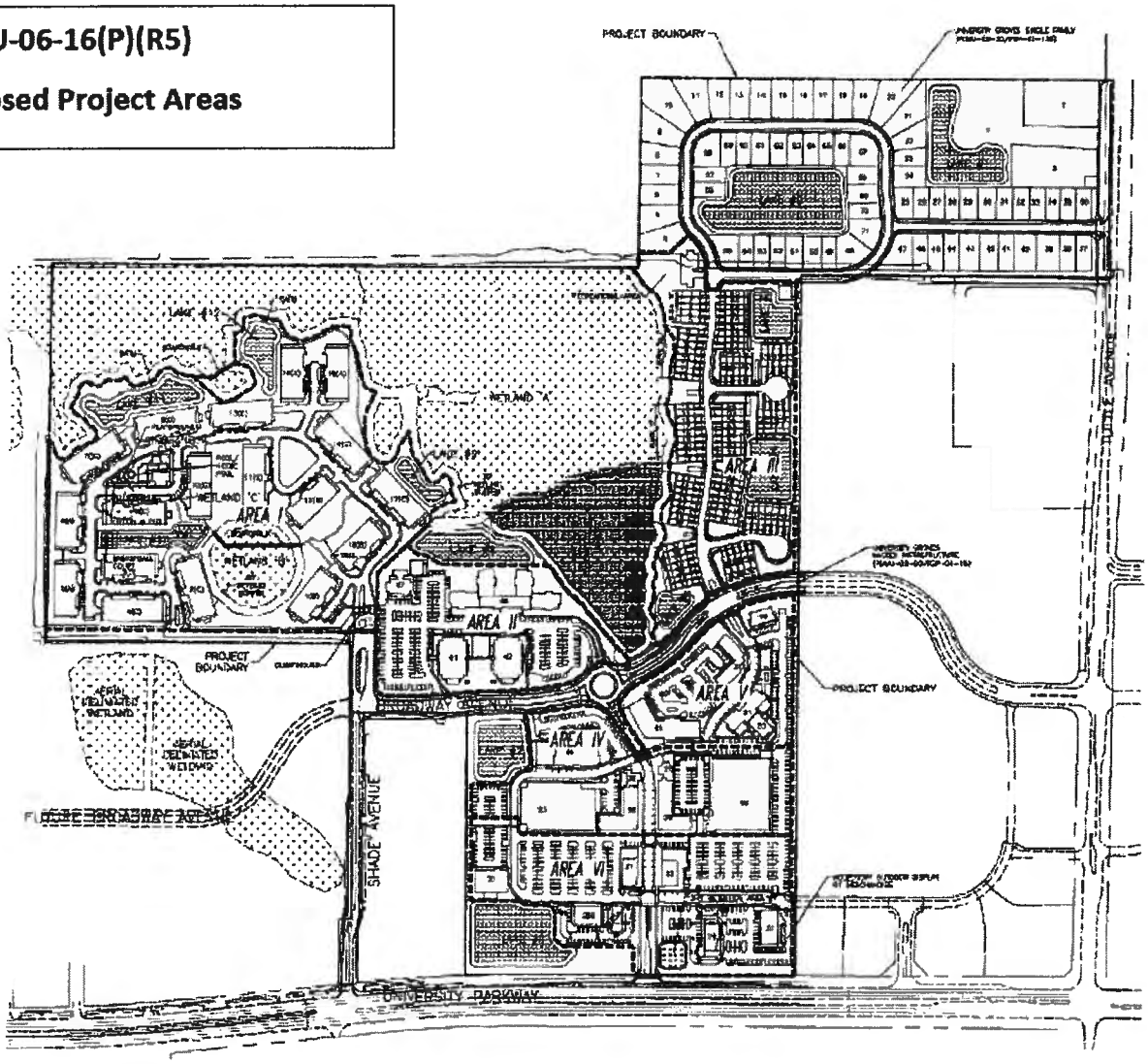
		allowed in Bldgs 36 & 37)

The following sketches show the previous and proposed "Areas" of the project.



PDMU-06-16(P)(R5)

Proposed Project Areas



As described above, the applicant is requesting to allow a variety of new uses for Areas II, expanded Area IV, Area V, and new Area VI, in order to give response to the market demands. The significant changes of for each of these areas as follows:

Area II: Introduction of a hotel (commercial use) and multi-family units. For this area, the applicant is proposing a combination of medium intensity uses such as offices which will create a transition between residential area (Area I) and the Area IV (Mixed Uses).

Area IV: Expand the area to incorporate previous Area IV, VI, and part of the mixed use area to the south (main street component of the project). The area will be developed with the most intense mixed uses, since the proposal introduces the possibility to develop 120,000 square feet of medium intensity recreation uses in one building (indoor activities – Bldg 38). Other new uses, a 120- room hotel and residential support uses (medium and large daycare center, school of special education, and private elementary school) could be built in this area.

The applicant is proposing to remove conditions related to the "Town Center" and "Village Theme" design concept in order to have more flexibility, but maintaining consistency with the previously approved elevations. At the same time, in order to minimize potential impacts related to increasing the size of an individual building, the applicant is providing additional language to the stipulations to ensure that the building in which the medium intensity recreation use may be located does not exceed 260 feet in length and 35 in height, consistent with the building's footprint that was approved previously (Bldg 38).

Area V: The proposal incorporates a residential care facility and a 80,000 square foot building for medium intensity recreation uses as new potential uses (Bldg 50 on sheet 3B of the site plan), creating a transition between the most intense mixed use of the project (Area IV) and the residential single family areas to the north. Additional language has been added to the stipulations to provide more landscaping along the eastern property line in this area of the project, creating the same type of buffer that was previously approved for the perimeter buffer to the east of Building 38.

Area VI: In this area the applicant proposes motor vehicle services as a new use, which will be only allowed in this area. The area maintains the retail character for which was previously approved (banks, restaurants, etc), with the possibility to locate medium intensity recreation uses. The proposed layout of the buildings in this area is slightly different to the previous approved layout, including one additional building along University Parkway (Building 25B).

Staff analyzed the proposed location of new uses in each area to ensure that the proposal maintains general consistency with the previous approval and does not create incompatibilities with the residential areas of the project. Staff has not objections since the proposal takes in consideration the following aspects:

- The location of the most intense non-residential uses, as for example medium intensity recreation, residential support uses (medium and large) and hotel, is in areas that are not adjacent to single-family residential,
- Multi-family units are proposed to be located as part of the mixed-uses areas and the office parcel, creating a balance for the mix component of the project.
- Locates the motor vehicle services use in the areas near University Parkway only, specifically in Building 36 and 37 and with the condition that no service bay shall face University Parkway.

5. Increase the height of building

The applicant requests to increase the height of some buildings. The buildings subject to the proposed change are the following:

Building	Approved		Proposed	
	# of Stories	Height (')	# of Stories	Height (')
Hotel	4	45	4	50
Group Care Home	5	55	5	60
Multi-family (ILF)	4	45	5	60
# 37	-	25	-	35

For the hotel and the group care home the applicant proposes to increase the height by five (5) feet, without changing the approved numbers of stories, and for the multi-family

(independent living facility) the proposal includes one additional story equivalent to fifteen (15) feet more in height to provide a similar design profile as the group care home building. For Building #37, the applicant is asking to increase the height by 10 feet to have the opportunity to develop this structure with the same height limitations (35' maximum) as that previously approved for the rest of the structures along University Parkway.

Per the applicant, the increase in the maximum allowed height of the above referenced buildings is required in order to have the architectural possibility of 12 feet floors in height (10 foot from floor to ceiling and 2 feet between floors).

Staff does not objection to the proposal since the location of the referenced structures has been limited on the preliminary site plan to specific locations by area, and additional language has been added to the stipulations to ensure that any building that exceeds 35 feet in height shall be located at least 100 feet from the property boundary or from all residential buildings within Areas I and III.

6. <u>Other changes</u>

- Allow that the area depicted as Buildings 27 and 33 on the preliminary site be used as required parking or developed with retail and medium recreation intensity uses.

  These building are located to the east and west of the main north-south driveway from University Parkway to Broadway Avenue and are proposed as part of the retail component of the project (new Area VI near to University Parkway). With the purpose to provide connectivity and minimize potential visual impacts that can be created for the parking areas, the applicant is proposing additional language to be included as part of Stipulation 3A which requires:

  - a minimum five (5) foot wide walkway along the north-south main drive from University Parkway to first crossing driveway (Area VI), and
  - a minimum eight foot wide walkway and at least a five (5) foot wide landscape area bordering the walkway along the north-south main drive if either Buildings 27 and 33 will not be constructed.

  Staff does not have objections to the request.

- Reduce the setback of Building 24 from 140 feet to 40 feet.

  The applicant proposes a new layout for the new Area VI (previously commercial outparcels) which place building 24 closer to University Parkway to allow visibility from the roadway. The proposal is consistent with the approved setback applicable to Building 37 located to the east of Building 24.

- Reduce the parking area setback for Building 37 from 40 feet to 30 feet.

  This proposal does not change the width of the approved buffer in this area, and is consistent with the separation between vehicular areas and University Parkway provided for the building located to the east as part of University Commons. Staff has no objections.

- Allow outdoor sales areas for a maximum of 800 square feet for display of furniture and 300 square feet for other uses per commercial building.

  Staff does not object the proposal since the Land Development Code (Section 703.2.38) allows accessory outdoor display areas in various zoning districts, including PDMU, as follows:

  - Up to 2,000 square feet for sales, display, or storage of decorative items

(marble statues, fountains, urns, etc) without screening, and ° Up to 300 square of outdoor display for retail uses.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**Multiple Addresses**
GENERAL LOCATION:	**North of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove subdivision**
SIZE:	**142.15 ± acres**
EXISTING USE(S):	• **71 single-family platted lots (Estates at University Groves and Residences at University Groves).** • **47 single-family detached lots (78 single-family attached platted lots) (Townhouse Residences at University Groves).** • **Constructed roadways (Broadway and Shade Avenues).** • **Stormwater management and utility systems.** • **Vacant areas (including pending development for 184 single-family attached units /The Enclave at University Groves)**
FUTURE LAND USE CATEGORY:	**RES-6 (Residential - 6 dwelling units per acre) MU (Mixed-Use)**
DENSITY: Residential Areas Only (as previously approved)	**Gross: 4.89 du/acre Net: 7.54 du/acre**
MAXIMUM DENSITY: Overall Site (including Mixed Use Area)	**Gross: 5.26 du/acre**
FLOOR AREA RATIO (FAR): Overall site (including Mixed Use Areas)	**0.23**
SPECIAL APPROVAL(S) (Previously granted)	• **Greater than 30,000 sf of nonresidential building area in the RES-6 FLUC** • **Project contains multiple FLUCs** • **Project located in the Mixed-Use FLUC** • **Mixed-Use project in the RES-6 FLUC** • **Project in the Entranceway** • **Project with a RES-6 FLUC with density exceeding 4.5 du/acre and net density exceeding 6 du/acre**
OVERLAY DISTRICT(S):	**None**

SPECIFIC APPROVAL(S):	**Previously Approved** • **Section 603.11.4.3 – Front setback from 30 to 20 feet for the building adjacent to and southeast of the roundabout on Broadway Avenue, as stipulated** • **Section 702.6.10 – Setback from Wetland Buffers, as stipulated** • **Section 710.1.6 – Required Off-Street Parking Ratio for the mixed-use (town center), office area, and independent living units.** • **Section 714.8 – Tree Replacement Ratio** • **Section 702.6.8 – Waterfront setback from 30 feet to 20 feet in The Residences at University Groves (lots 21-31, 48-66, and 68-71)**
SURROUNDING USES & ZONING	
NORTH	**Single-family residences (Oak Grove Subdivision) zoned RSF-1 (Residential Single-Family, one dwelling unit per acre), and vacant land zoned A-1 (Suburban Agriculture).**
SOUTH	**To the southeast across University Parkway, Sarasota County office/ professional/institutional zone district (OPI). To the southwest, single-family residences zoned PDMU (Planned Development Mixed Use) and PDR (Planned Development Residential), and vacant land zoned LM (Light Manufacturing)**
EAST	**Single-family attached residences (San Michele), multi-family units (Serenata Sarasota), and vacant land zoned PDMU (Planned Development Mixed Use) part of University Commons DRI #19**
WEST	**Medical offices (University Medical Park) zoned PDO (Planned Development Office), and vacant land zoned PDMU (Planned Development Mixed Use) and a pending application for 133 single-family detached (University Groves West)**

SITE DESIGN DETAILS	
LOT SIZE(S):	**Single-family detached: 6,325 sq. ft. (55' x 115')** **Single-family attached (ILF): 2,070 sq. ft. (23' x 90')**
SETBACKS: (*) The 5' side yard setback shall apply to the following lots:	**Single-Family Detached** **Front 20'** **Side 7.5'/5'(*)** **Rear 15'** **Waterfront 30'(**)**

<table>
<tr><td>- Both side yards for Lots 28-30, 33-38,50, 54, 56, 57, 58, 59, 60, 64 – 66, 67, 68-70;
- The right side yard for Lots 23, 27, 41, 44, 55, and 61, and
- The left side yard for Lots 24, 25, 39, 42, 45, 49, 53, and 63.

(**)
A 20-foot waterfront setback shall apply to the following lots: 21-31, 48-66, and 68-71.</td><td><u>Single-Family Attached</u>
Front 20’
Side 0’ (15’ building separation)
Rear 15’ (Blocks “A” and “E-M”)
5’ (Blocks “B” thru “D”)

<u>Multi-family</u>
Rear 30’
Lake setback 30’
From wetland buffer 5’
From drive aisles 15’

<u>Office Area</u>
Front 50’
To wetland buffer 15’
Lake setback 30’

<u>Mixed Use Area</u>
Front 40’ (from University Parkway)
20’ (Broadway Avenue)
East Side 50’ (off of University Commons)
West Side 30’ (off of medical center)</td></tr>
<tr><td>OPEN SPACE:</td><td>66.00 Acres – 46.4%</td></tr>
<tr><td>RECREATIONAL AMENITIES:</td><td><u>Multi-family parcel (Area I)</u>:
Pool/Playground area – 0.50 acres
Trail/Boardwalk – 0.52 acres
Basketball Court – 0.10 acres
<u>Single-family & single-family attached (Area III)</u>:
Recreational area (optional Clubhouse/Pool) – 0.68 Acres</td></tr>
<tr><td>RECREATIONAL ACREAGE:</td><td>1.8 Acres</td></tr>
<tr><td>BUFFERS:
(no changes proposed at this time)</td><td>• North – 15’ perimeter buffer plus preserved wetland area
• East – 15’ perimeter buffer and 20’ roadway buffer along Tuttle Avenue
• South – 30’ roadway buffer along University Parkway
• West – 15’ perimeter buffer</td></tr>
<tr><td>ACCESS:
(no changes proposed at this time)</td><td>• Broadway Avenue to Shade Avenue (West) and Tuttle Avenue (East) (Public Street)
• 80th Drive East to
• Tuttle Avenue
• Proposed private drive from University Parkway to Broadway Avenue
• Proposed private cross access easement in multi-family section to west and internal drives in the mixed use areas providing cross access to east and west</td></tr>
<tr><td>FLOOD ZONE(S)</td><td>Zones A and X - CLOMR, FIRM Panel 120153 0344C Base Flood Elevation 18.40’</td></tr>
<tr><td>AREA OF KNOWN FLOODING</td><td>Yes, up to fifty percent (50%) reduction in allowable runoff. The project is partially located within the 100-years floodplain as delineated by the FEMA FIRM Maps</td></tr>
</table>

	and preliminary DFIRM. - Watershed/Basin: Pearce Drain
UTILITY CONNECTIONS	• Water – 16" main on east side of Tuttle Ave; 16" main on north side of University Pkwy; 8" main on east side of Shade Ave from Broadway Ave. to the south; 12" main on east side of Shade Ave. from Broadway Ave. to the north; 12" main on south side of Broadway Ave. between Shade Ave. and 36th St. E. ; 8" main on the east side of 36th St. E. • Sewer – 8" force main on west side of Tuttle Ave; 10" force main on west side of Tuttle Ave (constructed by applicant); 8" force main on north side of Broadway Ave. between Shade Ave. and 36th St. E.

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage:	31.56 acres
Proposed Impact Acreage:	▪ Isolated 0.30 acre wetland to be filled ▪ Unavoidable wetland impacts have been mitigated onsite through hydrologic and vegetative restoration of the southern portion of Wetland A (Enhancement Area E-1).

Wetland I.D.	Acres Impacted	Type	Quality	Reason for Impact	Staff Objection Yes / No
Wetland C	0.30	PEM	Poor	Infrastructure Design	No
Wetland A	0.53	Scrub-Shrub	Poor	Enhancement Design	No

NEARBY APPROVED DEVELOPMENT

PROJECT	LOTS / UNITS	DENSITY	FLUC	APPROVED
University Groves West	133 lots	2.73 du/acre	MU	Pending
Oak Grove Subdivision	44 lots	1.6 du/acre	RES-6	1981
University Medical Park	78,000 s.f. medical office	0.23 FAR	OL	2002
University Commons	443,289 sf commercial; 10,000 sf office; 240 multi-family units; 130 single-family attached units; 120-bed skilled nursing facility	0.14 FAR 3.69 du/acre	ROR	1989, as amended

POSITIVE ASPECTS

- **The project provides infill development in a location with existing infrastructure and a main roadway system already constructed (Broadway Avenue between Shade Avenue and University Commons)**
- **A variety of non-residential uses will be provided to serve the demands of the nearby growing residential areas of the southeast of the county.**
- **The proposal will allow more flexibility.**
- **No increase in density or floor area ratio is proposed at this time.**
- **The trade-off of allowable land uses on-site is subject to the maximum number of project trips originally approved for this project. (i.e. 857 Net New External PM Peak-Hour Trips).**

NEGATIVE ASPECTS

- **Increasing maximum building height of the "residential group care home" and the "multi-family (independent living facility) up to 60 feet.**
- **Increasing the maximum gross floor area allowed in the Mixed Use Area for an individual building from 65,000 square feet to 120,000 square feet.**

MITIGATING MEASURES

- **There are stipulations that:**
  - **Ensure that previous approved "urban image" of the project shall be maintain since no changes to the approved elevations is proposed at this time.**
  - **Limit the uses and the potential location into some specific buildings and areas of the project in order to minimize impacts and compatibility issues between the non-residential and the residential areas.**
  - **Increase the separation between residential areas (AREA I and AREA III) and buildings with potential to exceed 35 feet in height.**
  - **Provide additional landscaping along the east boundary of the property and areas bordering main entrance.**

STAFF RECOMMENDED STIPULATIONS

Original Stipulations (approved 02/03/2011) with revisions in strikethrough/underline format:

STIPULATIONS

1. Development Approval

A. In ~~order to guarantee a "neo traditional" design concept for~~ the ~~Town Center~~ Mixed Use Area south of Broadway Avenue, the main north-south drive connecting the roundabout on Broadway Avenue with University Parkway ~~shall~~ may be constructed ~~with the first subphase~~ in phases within the ~~Town Center~~ Mixed Use Area and concurrent with the development of the adjacent parcels to the main drive. However, when Building 23, 28, 29, or 38 are built, this main north-south drive will be fully constructed to connect Broadway Avenue to University Parkway.

The area depicted as Buildings 24, 25, ~~27~~, 28, and 29, ~~and 33,~~ shall not be used as required parking or any use that would be inconsistent with developing the "main street" component of this project.

B. ~~At time of the first Final Site Plan submittal for each designated area (I-VI), the applicant shall commit to the option on Sheets 3A and 3B that said area will be developed. All future subphases within as area shall maintain general consistency with the selected option.~~ The total maximum project entitlements are as follows:

- 71 single-family detached lots
- 78 single-family attached lots
- 338 multi-family units
- 110,00 square feet of office space
- 270,645 square feet of commercial/medium intensity recreational (including 120- room hotel)
- 200 independent living multi-family units
- 120 resident group care home
- 80 bed residential treatment facility

The developer may interchange buildings and uses within an area from different options for ~~each~~ within the same area, provided the plan maintains general consistency with circulation, connectivity, and parking requirements, and the trip generation complies with Stipulation 2.G. herein and subject to the height setback requirements contained in Stipulation 3.N.

C. Each Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance and shall be subject to the requirements of the Manatee County Land Development Code which are not specifically addressed in this Ordinance.

~~D. A Small Day Care is approved for Area IV.~~

~~E~~D. An Independent Living Facility is defined as a residential living setting for elderly or senior adults that may or may not provide hospitality or supportive services. Under this living arrangement, the senior adult leads an independent lifestyle that requires minimal or no extra assistance. This use is generally referred to as elderly housing.

~~F~~E. The Residential Treatment Facility shall be limited to providing diagnostic or therapeutic services for residents with physical injuries and related symptoms or memory care facility.

~~G.~~F. A cross access parking agreement for Area II and Area IV shall be approved prior to Final Site Plan approval for either Area II and IV.

2. Transportation Related

A. Prior to issuance of the first Certificate of Occupancy for any development south of Broadway Avenue, the developer shall construct westbound acceleration and deceleration lanes at the "right-in/right-out" access on University Parkway. This driveway location must meet the distance requirements of the Interlocal Agreement between Sarasota and Manatee County for University Parkway. (Completed)

B. Prior to approval of the first Final Subdivision Plat for single-family lots, the developer shall construct a northbound (left-turn) refuge lane at the intersection of the north

project access street and Tuttle Avenue. (Completed)

C. The Developer shall provide the appropriate intersection sight distances and turning radii per AASHTO guidelines or as approved by the Department of Transportation. The Developer shall depict such distances and turning radii on the Final Site or Construction Plans.

D. Only one driveway for Lots 1, 2 and 3 shall be provided on Tuttle Avenue. A cross access easement shall be provided along the frontage of Lot 1 to access Lots 2 and 3. (Completed.)

E. The roundabout in Broadway Avenue shall be constructed to State guidelines and approved by the Transportation Department (Completed).

F. Within the multi-family component in the northwest portion of the site, an inter-neighborhood tie shall be provided to the west from the eastern edge of the property at Shade Avenue to the western property boundary. The inter-neighborhood tie may be in the form of a private access easement to the property to the west and shall be 50' feet in width. Shade Avenue shall be constructed to connect to this inter-neighborhood tie.

G. The existing Certificate of Level of Service (CLOS-07-001) vests 857 PM Peak Hour trips for this development. With each subsequent final site plan submittal, the applicant shall ensure that the cumulative Total Net New External PM Peak Hour Project Trips not exceed the approved 857 Net New External PM Peak Hour Project Trips. An updated cumulative Net New External PM Peak Hour Project Trips total table ("Table") shall be provided with each subsequent final site plan submittal on the cover sheet. CLOS-07-001 shall be updated to reflect this stipulation and any extensions previously approved by the Board of County Commissioners.

Should said "Table" reach or exceed the subject 857 trips, no further Final Site Plan shall be approved until the applicant submits a new traffic concurrency study to include appropriate mitigation as identified and accepted to the satisfaction of Manatee County (Public Works) or a Local Development Agreement (LDA) for the Project is approved by the Board of County Commissioners. After approval, a new revised Certificate of Level of Service will be issued based on the results of said traffic study or the terms of the LDA.

3. ~~Town Center~~Mixed Use Area and other Non-Residential Standards

A. Except as specified in this condition, buildings within the Mixed Use Component (i.e., that area south of Broadway) shall be located substantially as shown on the Preliminary Site Plan, but may be shifted consistent with the overall ~~village theme~~ site plan of development (which includes a main north/south internal drive ~~with building fronting directly upon that drive and residential development within the village at time of FSP approval~~ Within the ~~village~~ mixed use area, no individual building shall exceed ~~65,000~~ 120,000 square feet in gross floor area. There shall be a minimum of a five foot wide walkway along both sides of the main north-south drive from University Parkway to the first crossing driveway. If either Building 27 or 33 is not constructed, then in the location of that building there shall be constructed a minimum of a eight foot wide walkway and at least a five foot wide landscaped area bordering the walkway, which shall include a hedge consisting of native Florida plant material (e.g. Walters Viburnum) and appropriate hardscape (e.g. benches, and focal points structures).

B. The architectural design of the buildings in the Mixed Use Area shall be substantially consistent with the elevations entered into the record at the hearing for PDMU-06-16 (Exhibit B) ~~of Ordinance PDMU-06-16(P)~~]. The buildings shall be designed with architectural features ~~to replicate a small town~~ consistent with the above referenced elevations, through the use of pitched roofs, bell towers, cupolas, staggered building fronts, and varied painted exteriors. Compliance shall be verified at Final Site Plan and Building Permit application.

The buildings for the multi-family area, group care home, and independent living facility shall be consistent with the renderings entered into the record at the public hearing ~~for PDMU-06-16(P)(R3)~~ [(Exhibit ~~C~~D) ~~of Ordinance PDMU-06-16(P)(R3)~~]. Compliance shall be verified at Final Site Plan and Building Permit application.

C. All building facades visible from University Parkway, Broadway Avenue, and residential properties shall include landscaping and design features which reduce the mass, scale, and uniform monolithic appearance of large unadorned walls.

The sides of all buildings shall have minimal blank walls no longer than 20 feet in length or 15' in height. In order to insure that the buildings do not project a massive blank wall, design elements shall include prominently visible architectural details [e.g., bumpouts, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting and different finish building materials, colors, etc.] or other methods, as approved by the Building and Development Services Director. Facades greater than 100 feet in length shall have variation in roof lines through varying the height of the cornice or the use of 2 or more roof types (parapet, dormers, and sloped, etc.). Compliance shall be verified at Final Site Plan and Building Permit application.

D. Hardscape features such as landscaped plazas shall be provided ~~between buildings~~ to create pedestrian seating areas ~~and to break up the linear nature of the buidings~~.

E. Buildings 24, 25A, 25B, and 37 adjacent to University Parkway shall not have the rear of the building facing University Parkway. ~~Either Building 24 or 25 and Building 37 may be allowed to be have a drive a drive thru on the side or rear of the building opposite University Parkway.~~ Up to six drive – thru uses~~shall~~ may be located in the mixed use area. The drive-thru windows will not be on the side of ~~the~~ any building facing University Parkway. Compliance shall be verified at Final Site Plan and Building Permit application.

F. All roof mounted HVAC and mechanical equipment shall be screened from view from surrounding residential property and public rights-of-way. Screening shall be provided by materials consistent with the construction of the exterior finish materials of the buildings.

G. Loading areas, outdoor storage, dumpsters, and compactors shall not be located in front of any building and shall meet all setback requirements, unless they are not visible from any collector or arterial roadways or residential property. For determining visibility of the loading areas, the height of the overhead doors and trucks shall be considered.

H. The following setbacks shall be required along University Parkway:

Building 24 & 37~~(Bank, Restaurant,Retail)~~	40 feet
Buildings ~~24&~~ ~~25~~25A & 25B ~~(Restaurants)~~	140 feet (excluding screened in or outdoor seating area)

I. All ~~commercial~~ buildings shall maintain a minimum front yard setback of 30 feet from Broadway Avenue, with the exception of the building adjacent to and southeast of the roundabout and any residential garages which would be allowed a 20' setback.

J. All parking areas between Building 37 and the project entrance drive onto University Parkway shall be setback a minimum of ~~40~~ 30 feet from University Parkway. All other parking areas adjacent to University Parkway shall be setback a minimum of 110 feet from University Parkway.

K. Signage shall comply with the Land Development Code requirements, unless a master sign plan is approved pursuant to Section 724.11 of the Land Development Code. ~~Signs shall be restricted as follows:~~

~~(1) Signs along University Parkway shall be limited to one pole sign. Additional permitted signs shall be limited to ground signs. All signs must provide concealment of main support structure (e.g., pole) between 20 and 100% of sign width, with materials consistent with those in the development.~~
~~(2) Signs shall be of a common theme and contain similar materials, to be determined and approved prior to the first Final Site Plan approval south of Broadway Avenue.~~
~~(3) Signs on Broadway Avenue shall be limited to ground signs, not to exceed a height of 8 feet.~~
~~(4) The maximum area of wall signs on buildings facing University Parkway and Broadway Avenue shall be one hundred (100) square feet for each business of establishment or one and one half (1 ½) square feet per lineal foot of building frontage for each business or establishment, whichever is less.~~

L. The design and shielding of any on-site lighting shall comply with LDC Section 709.

M. The landscape buffer along University Parkway, from the eastern property line to the first driveway; shall be at least 30' wide and contain an earthen berm a minimum of three feet (3') in height, as measured from the centerline or edge of pavement, whichever is lower adjoining University Parkway west bound travel lanes. This buffer shall be planted with two rows of canopy trees (3" caliper at least 12 feet in height and 4' spread) spaced 40' on-center. The two rows will be offset from each other to give the appearance of trees located 20' on-center. This vegetation shall be clustered or adjusted to protect the canopy of the existing trees. The earthen berm shall be located adjacent to University Parkway. The design shall be coordinated with the University Commons project.

~~N. The Mixed Use component shall contain at least 20,000 square feet of office space.~~

N. Notwithstanding any other provision herein, the height of buildings may not be in excess of 35 feet in height unless such buildings are located at least 100 feet from the Property boundary or at least 100 feet from all residential buildings within Areas I and III as shown on the Preliminary Site Plan.

O. A landscaped buffer 10 feet in width with palm and evergreen understory trees spaced 30 feet on-center shall be located adjacent to the eastern wall of Buildings 38 and 50 (see Area V Option C), as depicted on the attached building elevation ~~[~~(Exhibit C) ~~of Ordinance PDMU-06-16(P)]~~. Landscape islands in the parking lot east of Buildings 38 and 50 shall be located to maximize the screening of the building from the adjacent multi-family development. Canopy trees planted in the portion of the perimeter buffer

east of Buildings 38 and 50 shall be at least 5" caliper at time of planting and shall be evergreen trees.

An eight foot high solid wall similar in design to that constructed adjacent to the Oak Grove Subdivision, pursuant to Stipulation 4.E herein, shall be provided along the eastern property line extending 20 feet north of the northerly extension of the Buildings 38 and 50 loading zone drive or to the north side of the dumpster (whichever is further north) to 20 feet south of the Buildings 38 and 50 loading zone drive. The applicant may comply with this stipulation by replacing the 6 foot high wall or fence constructed on the western boundary of University Commons with an 8 foot high wall in said areas. Buildings 38 and 50 shall not exceed 260 feet in length north to south.

The main box of Buildings 38 and 50 shall not exceed 35 feet in height, except for architectural details and embellishments (as defined by the LDC). If Buildings 38 or 50 exceed 26 feet in height, the ~~Planning~~ Building and Development Services Director may require enhanced articulation on the east façade to mitigate the increased mass of this wall similar to those found on the rear of the lifestyle shopping center located at the northwest corner of Honore Avenue and University Parkway.

A minimum 5' wide sidewalk incorporating pronounced landscaping islands and trees adjacent to the sidewalk shall be provided between the ~~village~~ main entrance drive and Buildings 38 and 50 to promote pedestrian interaction. Compliance shall be verified at Final Site Plan and Building Permit application.

P. A 20 foot wide buffer shall be provided along the entire south side of Broadway Avenue.

Q. A maximum of 100 multi-family residential units may be relocated from the multi-family section to the mixed use component.

R. All deliveries and truck loading shall be prohibited between the hours of 8:00 p.m. and 7:00 a.m., provided, however, that delivery to Buildings 24 and 25 (A&B) shall be prohibited between the hours of 8:00 p.m. and 5:00 a.m.

S. A minimum area of one-half acre of active recreational area shall be provided in the multi-family component of the project. This area may be located between multifamily buildings. If the active recreation area is located in a designated preservation area, all mature trees shall be preserved and all existing under-story vegetation shall be removed to allow active recreational activities. A ground cover appropriate for active recreational activities shall be installed and maintained.

Benches shall be installed and maintained adjacent to Lakes 9-12 in the multi-family component of the project. The portion of the trail in the multi-family component that is paved shall be constructed in compliance with ADA requirements. The area of the trail not paved shall be constructed with a permanent delineation. The benches shall be located along the trail.

T. The maximum building height for Building 37 shall be ~~25~~ 35 feet.

U. Outdoor sales areas are allowed up to a maximum of 800 square feet for the display of furniture. Outdoor sales areas are allowed for other uses up to a maximum of 300 square feet per commercial building.

V. Motor vehicle repair may be allowed only in Buildings 36 or 37. No service bay opening shall face University Parkway.

4. Residential Design Standards

A. All driveways for the single-family attached units (non ILF) shall contain at least one parking space which does not block the space in the garage.

B. Setbacks for the single-family detached and single-family attached units shall be:

Front: 20 feet
Side: 7.5 feet / 5* (single-family detached)
15 feet between buildings (single-family attached)
Rear: 15 feet (single-family detached)
15 feet (single-family attached, Blocks "A" and "E-M")
5 feet (single-family attached, Blocks "B-D")

* The 5' side yard setback shall apply to the following lots: Both side yards for Lots 28-30, 33-38,50, 54, 56, 57, 58, 59, 60, 64 – 66, 67, 68-70;
The right side yard for Lots 23, 27, 41, 44, 55, and 61, and
The left side yard for Lots 24, 25, 39, 42, 45, 49, 53, and 63.

* The 20 foot setback shall apply to the following Lots: 21-31, 48-66, and 68-71.

C. A minimum of 10 shade trees, a minimum of 3" caliper, shall be planted in each recreational area. Any existing trees which meet this size standard that are preserved in recreational areas may be used to satisfy this requirement.

D. A 15 foot greenbelt shall be provided around the perimeter of the residential portion of the project. This shall be shown and approved with the Final Site Plan.

E. Along Lots 4-20 and the recreational area, the landscaped buffer adjacent to the Oak Grove Subdivision shall be 30 feet wide and shall contain a wall which shall be 8 feet above grade as measured at the Oak Grove property line and be planted with two staggered rows of trees, one canopy and one under-story (3" caliper, 12' in height and 4' spread) with trees in each row spaced 40 feet apart. Landscaping shall be on the outside of the wall, provided, however, that one row of canopy trees may be located on the inside of the wall. (Complete)

F. A 30 foot wide setback shall be provided along the western boundary of the multi-family component. A landscape buffer (within this setback) along this property line shall be 30 feet wide and planted with two staggered rows of trees, one canopy and one under-story. The trees shall be 3" caliper, 12' in height, with a 4' spread spaced 40 feet apart in each row.

G. Specific locations for sidewalks and mulch paths in the multi-family project shall be determined at time of Final Site Plan approval. At a minimum, sidewalks shall be on both sides of all drive aisles and parking areas unless an exception is granted by the Building and Development Services Department.

H. The homes on the perimeter single-family lots adjacent to Oak Grove (Lots 4-20) shall be limited to one (1) story, with a maximum of 18' in height. Lots in the area of the site plan dated July 6, 2006 shown as Lots 4 - 20 shall be a minimum of 10,000 square

feet. This may result in the loss of lots in this area.

I. Concurrent with the construction of the infrastructure for the single-family section, a 5 foot wide sidewalk shall be provided along Tuttle Avenue in front of this project and extending northward to connect to the sidewalk at Copperfield. (Completed)

J. The multi-family (Area One) component of the project shall provide the minimum number of off- street parking spaces as required pursuant to Section 710.1.6 of the LDC.

K. A minimum six foot high fence shall be installed to the west of the recreation area between the single-family detached and single-family attached components of the project. The fence shall begin at the termination of the buffer wall adjacent to lot 4 of the single-family detached component of the project and extend to the corner of the property boundary lines and further extend along the north property line to the edge of the wetland. A gate which may be locked shall be provided in the fence to provide access to maintain the existing drainage facility on the abutting properties north of the project. (Complete)

L. Townhouses or single-family attached residences shall be a maximum of 2 stories; provided that the residences adjacent to the wetland may be 3 stories in height at the rear of the residences if these units are 2 stories in height as viewed from the front of the unit adjacent to the local street.

M. In the event the Developer elects to proceed with Option "A" for Area III on The Option Site Plan a revised Final Subdivision Plat shall be approved by the County.

N. The amenities for the Independent Living Facility in Area V shall be accessible to residents in the Independent Living Units in Parcel III.

O. Prior to each Final Site Plan (or Final Plat) approval for the Independent Living Units, the applicant has agreed to enter into a land use restriction agreement to limit the proposed units to the classification for an ILF as defined in the Ordinance.

5. Environmental

A. The wetland buffer setback shall be a minimum of 15', except that multifamily buildings 2, 7, 13 14, and 17 and the four single-family attached buildings Blocks "B-D" shall have a minimum 5 ft. wetland buffer setback as shown on the PSP.

B. Unless otherwise approved by ~~Planning~~ Building and Development Services Department, native xeriscape landscape or drought tolerant materials shall be utilized in all common areas.

C. The developer shall encourage individual homeowner's to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual lot owners or homeowners if the area is to be platted as a condominium.

6. General

A. The Developer shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the Project with the following sources, in order of preference: (1) treated stormwater; and (2) non-potable quality groundwater. Prior to each Final Site Plan approval, the Developer shall identify

the irrigation source which will be utilized. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems, including those on individual lots.

B. All street designations shall be approved by the County. Any waiver requests to utilize names must be approved by the Board of County Commissioners, except for Broadway Avenue.

C. The trees that are proposed to be relocated off site shall be guaranteed by a performance security, consistent with Section 722.3.2 of the Land Development Code, for a period of one year. The trees which are relocated shall be identified as to their type, size, and area of replanting in an exhibit to the Performance Security. The performance security shall be based on replacement costs, as specified in the Manatee County Fee Schedule. For release of the Performance Security, a certification of a landscape architect stating the trees have survived shall be provided to the County. (Completed)

D. Prior to construction, grading, or tree removal from the site, required protective barriers within each area of construction shall be installed to protect all 4" DBH (trunk diameter measured at 4.5 feet from the ground) and greater trees identified for protection, that is, not shown on the Final Site Plan as proposed to be removed, replaced, or relocated.

The minimum radius shall be protected:

(1) Pines: dripline or 6', whichever is greater.
(2) All other trees including hardwoods: 2/3 of the dripline or 6', whichever is greater.

Method of Erection

(1) Minimum height of uprights: 3' (after being pounded into the ground), and no less than 2" x 4" lumber.
(2) Uprights should have horizontal ribboning at the top and 12" below the top.
(3) Uprights should be spaced at no more than 4'-5' intervals.
(4) Horizontal members shall not be less than 1" x 2" lumber.

Barriers are to remain in place until all paving and construction are done and heavy equipment is out of the area. Trees 4" dbh and greater that are located within 10' of the lot under construction shall also be protected by a barricade during home construction.

E. The Homeowner's Documents and Final Site Plan shall include notices to inform homeowner's of:

(1) The mixed-use nature of the project, including commercial uses, in a number of phases; and
(2) The presence of an agricultural use on property to the west.

F. No additional time is granted with this approval. The expiration date of the Preliminary Site Plan is not extended by the adoption of this ordinance; the expiration date remains 09/10/2017, unless is extended pursuant to a State Statute.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED
N/A

COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' roadway buffer, Tuttle Avenue	20'	Y		
30' roadway buffer, University Parkway	30'	Y		
20' roadway buffer, Broadway Avenue	20' / 10' Section	Y		
15' perimeter buffer to North / Oak Groves	15', plus 6' wall abutting Oak Grove; Additional Wetland Area to North	Y		
15' perimeter buffer to West				
Buffer landscaping		Y		
TREES				
Tree replacement 1,171 trees removed 1,508 replacement		Y		Specific Approval granted to allow 700 trees to be relocated off-site on public property, pursuant to prior approval.
Street tree landscaping				
SIDEWALKS				
5' internal sidewalks		Y		Sidewalks provided on one side of internal roads, and both sides of Broadway Avenue
5' sidewalk, exterior		Y		Sidewalk provided along Shade Avenue to connect to existing sidewalk
ROADS & RIGHTS-OF-WAY				
Internal rights-of-way				Public roadways and internal drives shown on site plan.
24' paved roadways	24'	Y		Shown on site plan.
Broadway Avenue ROW	84'	Y		Shown on site plan.
60' half ROW on Tuttle Avenue	60' dedication	Y		Shown on site plan.
Inter-neighborhood Ties	50' private	Y		Shown on site plan.

	access easement to west			

DRAINAGE/FLOODING				
FFE 8" above immediate surrounding grade or 21" above crown of road or as allowed in ordinance 06-58				To be verified with Final Site Plan.
ENVIRONMENTAL ISSUES				
Exotic species removal		Y		Will be completed prior to Final Plat approval.
Wetland buffer signs		Y		Will be indicated on final site plan.
% Open space	66.00 acres (46.4%)	Y		
Visibility triangles				

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 roadway, and onto Tuttle Avenue, a two-lane collector roadway, via Broadway Avenue, a two-lane collector roadway.

Transportation Concurrency

Although the Applicant is requesting several development options with regard to the trade-off of allowable land uses on-site, this request will not change/increase the maximum number of project trips originally approved for this project (i.e. 857 Net New External PM Peak-Hour Trips). To ensure that this threshold is not exceeded, the Applicant is required to provide an updated cumulative Net New External PM Peak-Hour Project Trips total table ("Table") with each subsequent final site plan submittal on the cover sheet. Based upon the above, no further review of transportation concurrency-related issues was required at this time.

However, for information purposes only, Transportation Planning Division staff has reviewed current traffic conditions on segments of University Parkway and Tuttle Avenue near the project site. The results of this review indicated that the adjacent roadway segments are currently operating above the level of service (LOS) D performance standard (see Certificate of Level of Service Compliance table below).

Access

The Applicant is not changing the location or configuration of the originally access points. Thus, no further review was required at this time.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: Y ___√___ N _____ **(Existing CLOS still in effect)**
TRAFFIC STUDY REQ'D: Y _____ N ___√___

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS
University Pkwy	U.S. 301 to Tuttle Avenue (Link #3206)	D	C
Tuttle Avenue	University Parkway to Tallevast Road (Link #3200)	D	C

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Copy of Newspaper Advertising
3. Exhibit B, C and D to Ordinance

APPLICABLE COMP PLAN 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. 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, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Policy: 2.1.2.5 Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Policy: 2.1.2.6 Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.

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

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

Policy: 2.2.1.12.1 Intent of the **RES-6** Future Land Use Category:
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: 2.2.1.12.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density: 6 dwelling units per acre

Maximum Net Residential Density: 12 dwelling units per acre

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

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 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) Small commercial (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: 2.2.1.21.1 Intent of the **Mixed Use** Future Land Use Category:
To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use 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 expressways. 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: 2.2.1.21.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density: 9 dwelling units per acre

Maximum Net Residential Density: 20 dwelling units per acre

Maximum Floor Area Ratio: 1.0

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 (large commercial uses) are subject to requirements for such uses described in Objective 2.10.4, and in the Operative Provisions of 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:

General development policies

Policy: 2.3.3.2 Require that all fill within the 100-year floodplain shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within the 100-year floodplain. Areas within the 100-year floodplain adjacent to a tidally-influenced water body shall not be subject to this level of service performance standard.

Policy: 2.3.3.3 Require that all proposed buildings within the 100-year floodplain are constructed so that finished floor elevations are above the elevation of the 100-year flood.

Policy: 2.5.2.4 Permit continued or newly established agricultural uses other than special agricultural uses, on all or part of a project which has been the subject of a special approval, until approved development is started on the project site.

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 Policy 2.6.1.1]

Policy: 2.6.5.3 Encourage, within currently undeveloped areas designated for new growth, and within infill development projects not creating incompatible land use patterns, the vertical integration of uses by mixing of uses within a single structure.

Residential development policies

Policy: 2.6.1.3 Requires 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: 2.6.2.5 Prohibit the development of attached dwelling units within existing neighborhoods consisting of detached dwelling units except upon a finding by the Board of County Commissioners that the development is consistent with the welfare of the community. Welfare of the community shall include provision of low- and moderate- income housing, and appropriately priced housing for the employees of nearby businesses.

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: 2.6.2.7 Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.

Policy: 2.6.2.8 Utilizes 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: 2.9.1.1 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 Objective 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 Objective 6.1.1]

Policy: 2.9.1.5 Promote the development of pedestrian friendly designs.

Policy: 2.9.1.7 Encourage the development of community spaces, including usable open space and public access to water features.

Policy: 2.9.1.9 Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. [see also Objective 3.3.3]

Non-residential development policies

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.

Policy: 2.10.1.2 Promote the development of commercial uses in planned commercial centers, and discourage scattered, incremental commercial development.

Policy: 2.10.2.1 Table 2-2 lists potential commercial uses in the RES-6 FLUC to Medium Retail/Office Uses. Neo traditional development is limited to small retail/office uses. The MU FLUC is limited to large retail/office/wholesale uses.

Policy: 2.10.3.3 Require that all proposed large commercial uses exceeding 150,000 square feet can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as arterial, at time of review for issuance of a development order. Furthermore, require that all access points be limited to:

- a highway
- highway or arterial frontage roads
- arterial roadways
- collector roadways

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.

Policy:2.9.4.1 Maintain all interstate connectors as "Entranceways" to permit implementation of special landscaping, project design, and signage control criteria to achieve a boulevard image and positive sense of place.

Policy:2.9.4.2 Develop Corridor Plans on primary travel routes into and through the urban area of Manatee County creating a positive sense of place.

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:

- Locations designated as Retail/Office/Residential or Low Intensity Office (OL) or Mixed Use (MU) which are inconsistent with commercial locational criteria [see 2.2.1.16.4(b) and 2.2.1.17.4(e)].

- Neotradiitonal 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.

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.

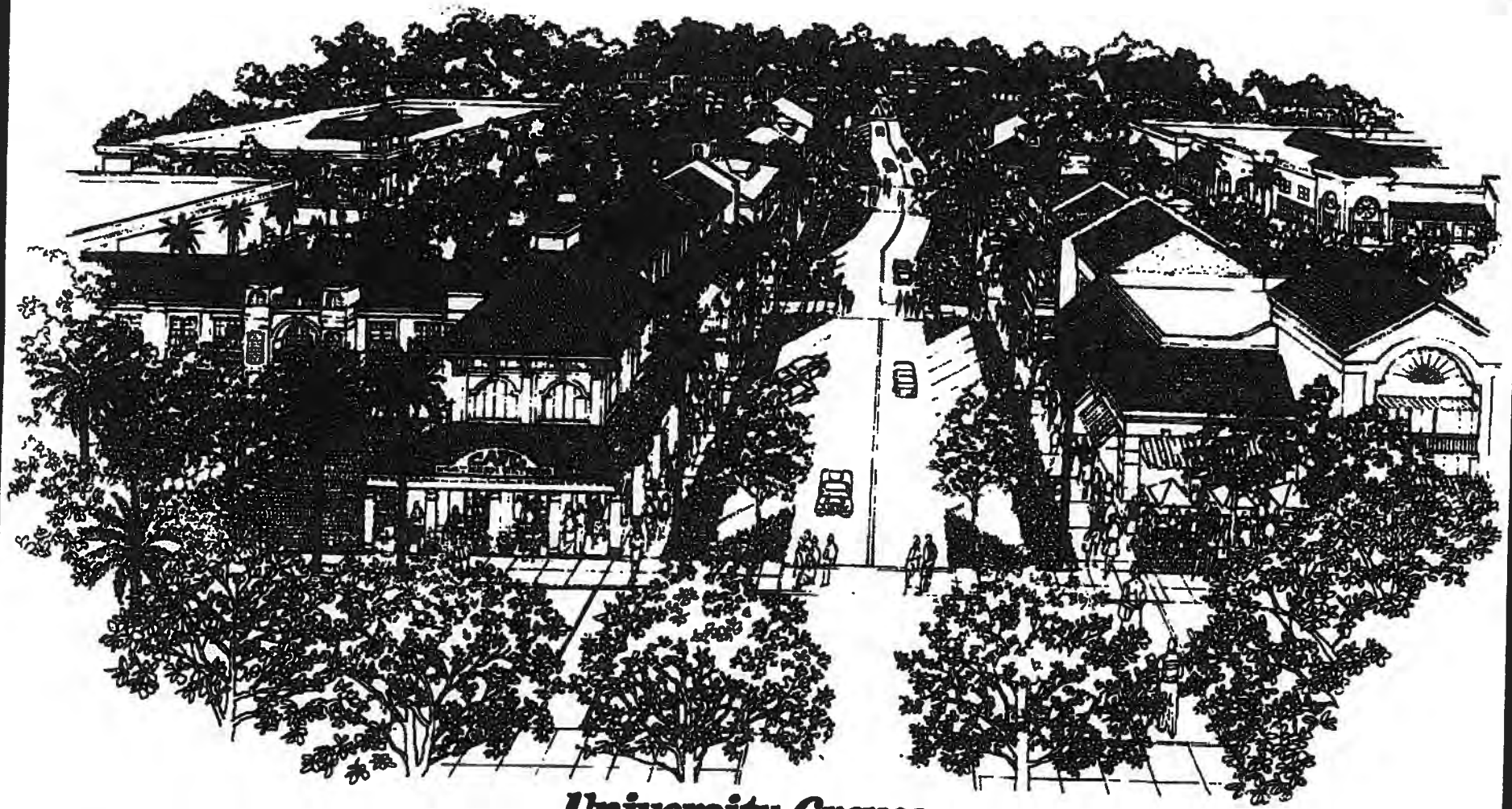
(2) any proposed commercial site must be configured and sized to allow for orientation of structures, site access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use.

(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 Prohibit the consideration of any increased Floor Area Ratio associated with, and limited to use of, the special approval process unless all commercial locational criteria and development standards are met. This policy shall apply even in instances where the Retail/Office/Residential designation has been established in areas not consistent with the commercial locational criteria identified in the operative provisions of this Element.



University Groves

A Mixed-use Development

Developer: University Groves Development, LLC
Architect: George Palermo, AIA **Engineer/Planner: Wilson Miller**

Exhibit B

University Groves Market

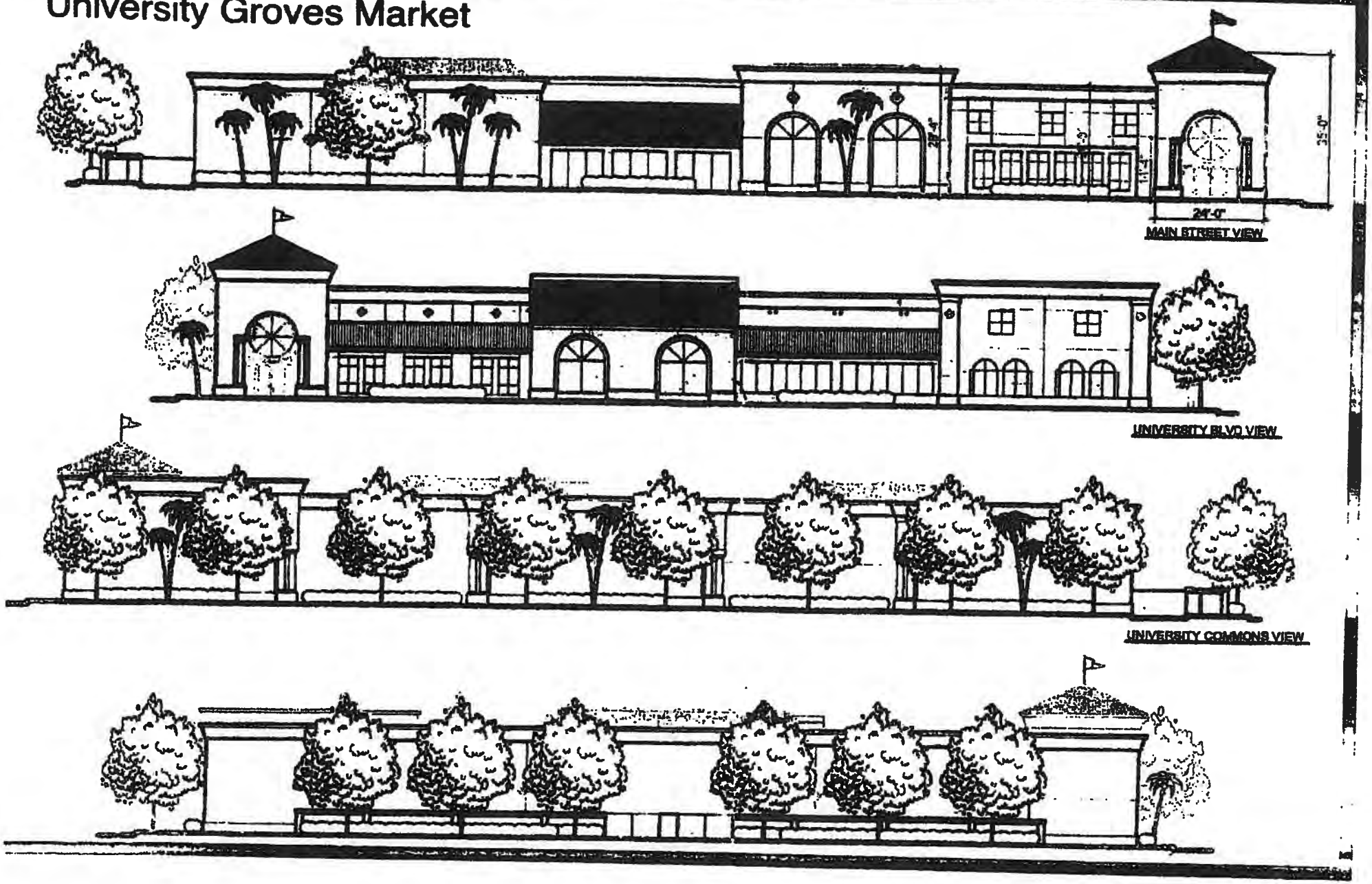
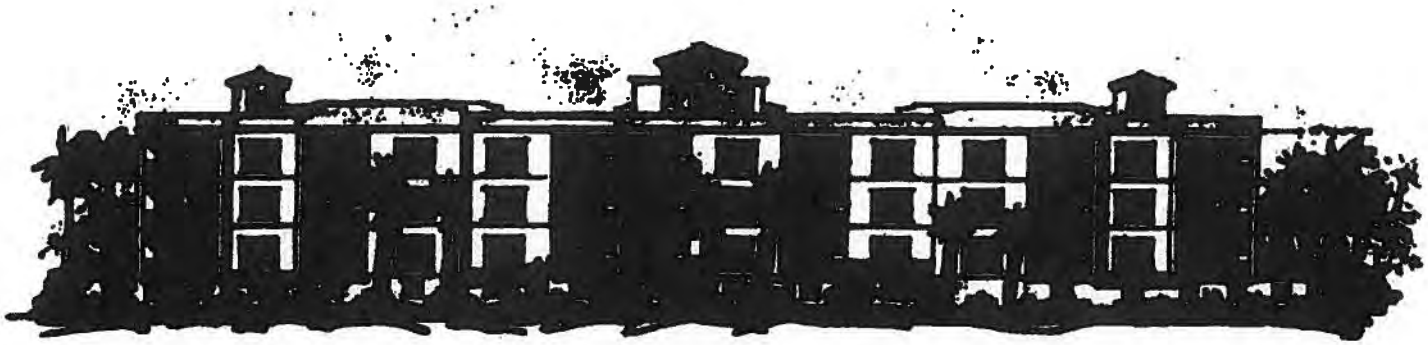


Exhibit C

Palmas Reserve

Front Elevation
21 unit building

Exhibit "D"



Palmas Reserve

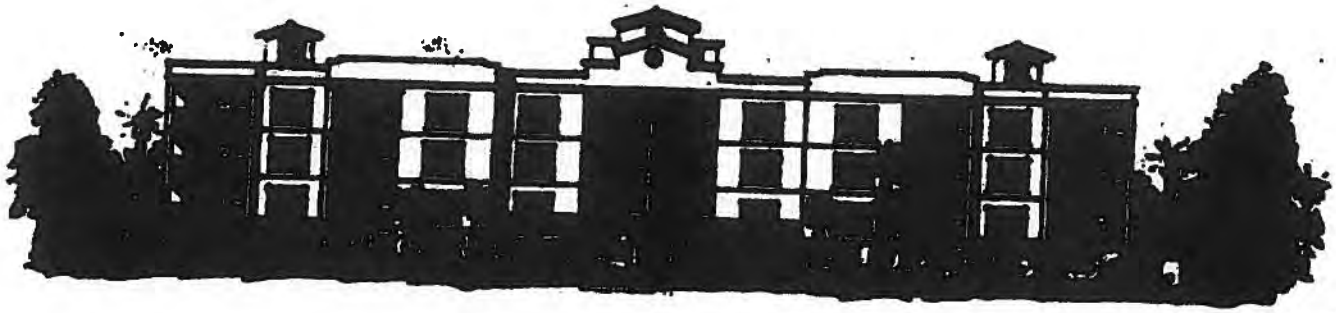
Rear Elevation
24 unit building

Exhibit "D"

Palmas Reserve

Front Elevation
10 unit building

Exhibit "D"

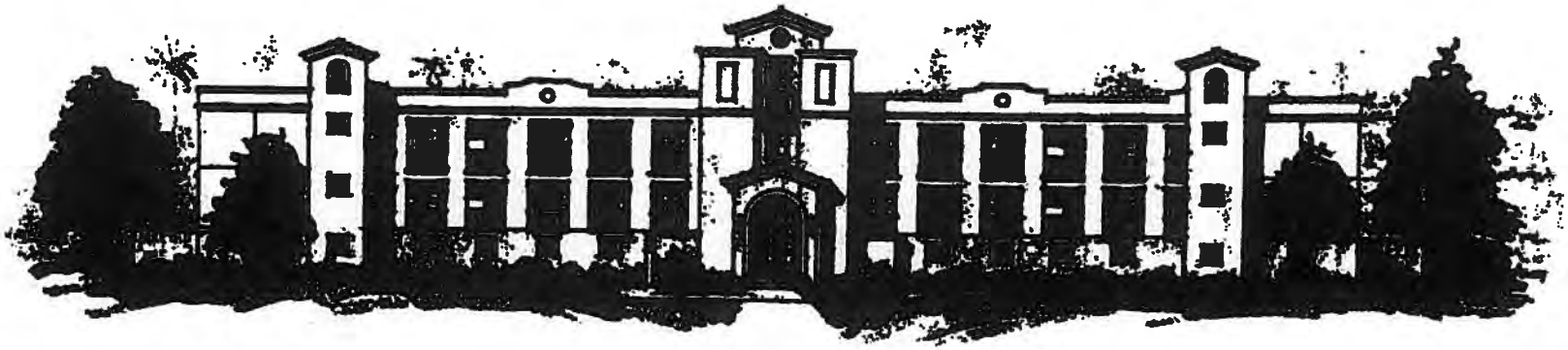


Palmas Reserve

Rear Elevation
10 unit building

Exhibit "D"

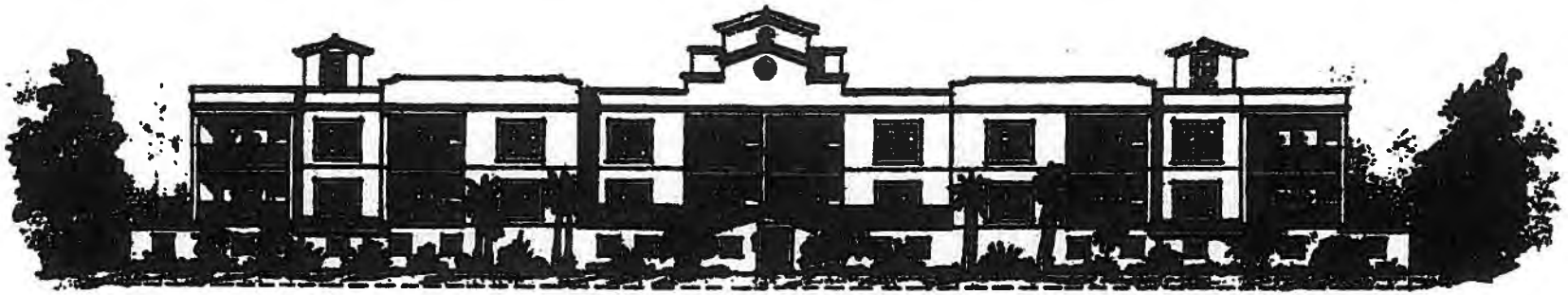
PDMU-06-16(P)(R)
20070363 July 12, 2007
University Groves



Palmas Reserve

Front Elevation
12 unit building

Exhibit "D"

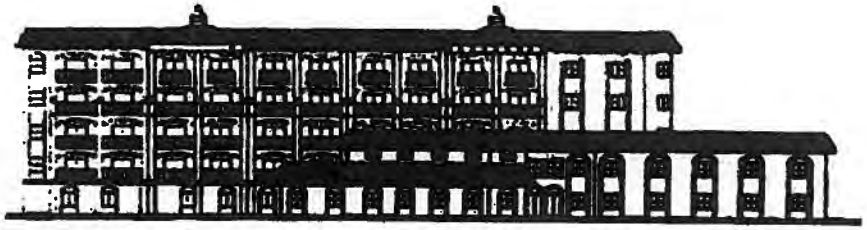


Palmas Reserve

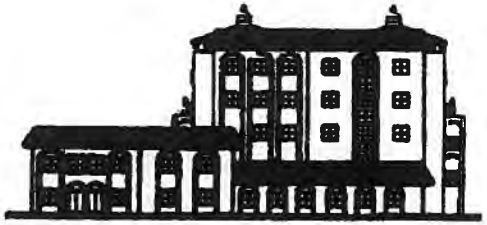
Rear Elevation
12 unit building

Exhibit "D"

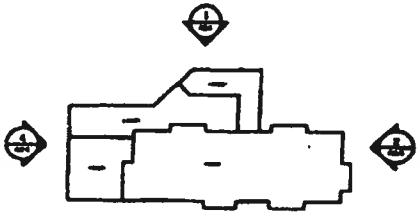
PD96U-06-16(P)(R)
20070363(3)
July 12, 2007
University Groves



NORTH ELEVATION

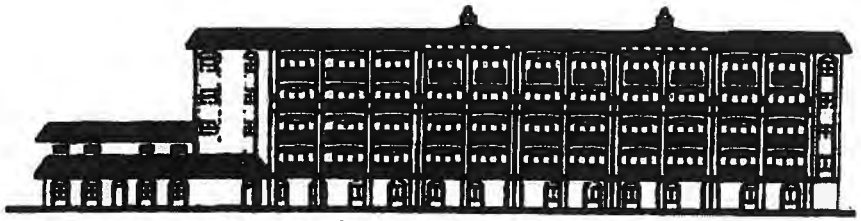


EAST ELEVATION

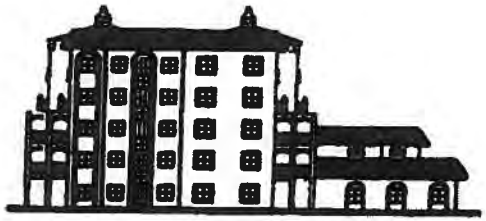


LOCATION MAP

PLANNING
APR 15 2009
DEPARTMENT



SOUTH ELEVATION



WEST ELEVATION

Wedding Stephenson

UNIVERSITY GROVES BUILDING #44

ALF EXTERIOR ELEVATIONS

Exhibit "D"

PDMU-06-18(P)(R)
20070383(3)
July 12, 2007
University Groves

1 NORTH ELEVATION

2 EAST ELEVATION

3 SOUTH ELEVATION

4 WEST ELEVATION

PLANNING
APR 15 2009
DEPARTMENT

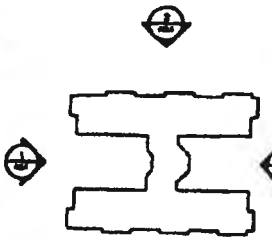


Exhibit "D"

Wedding + Stenhanson

UNIVERSITY GROVES
BUILDING #48
OPTION - AREA V-'A'

ILF EXTERIOR ELEVATIONS

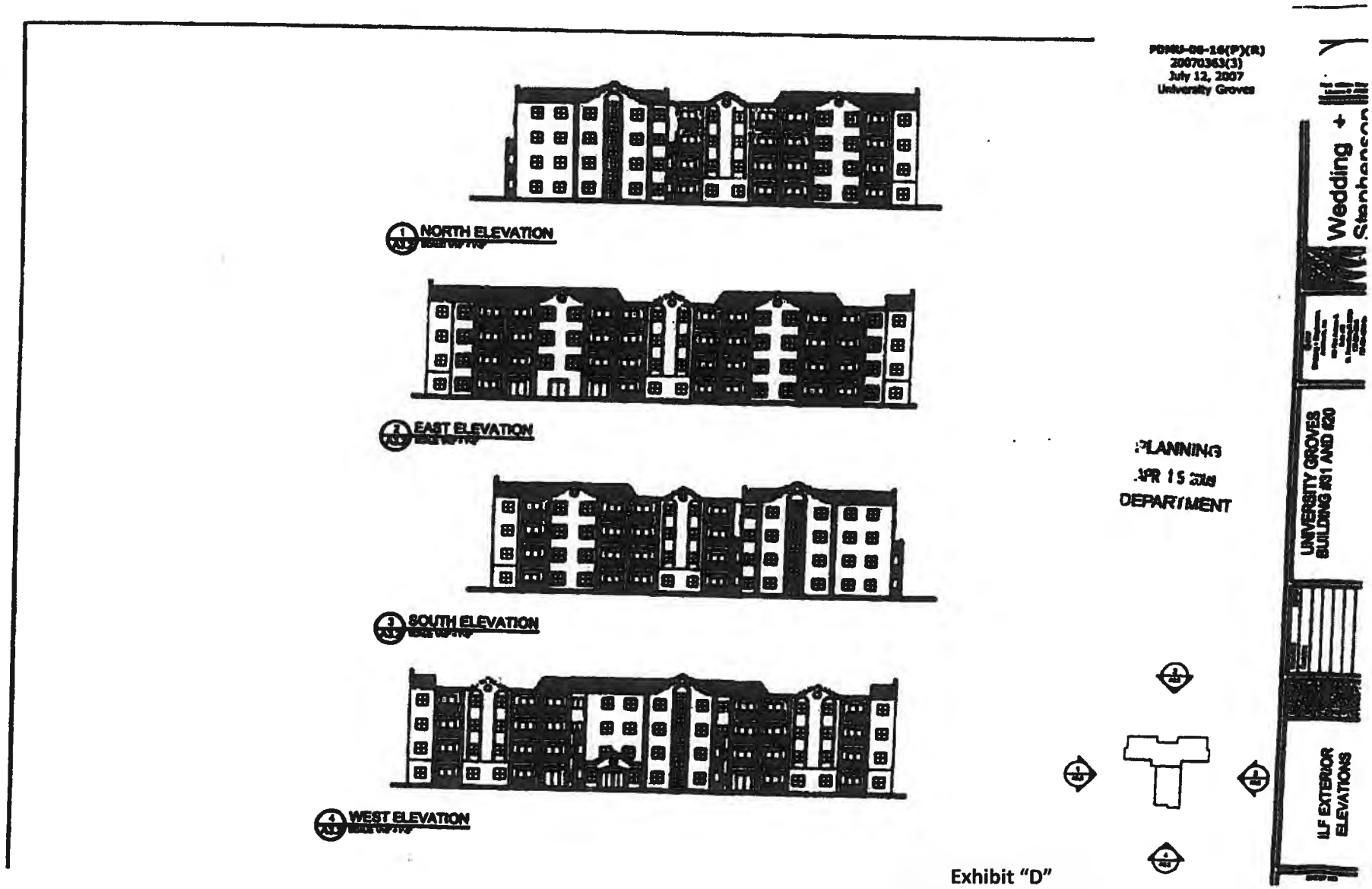

PDMU-06-16(P)(R)
20070363(3)
July 12, 2007
University Groves
NORTH ELEVATION
EAST ELEVATION
SOUTH ELEVATION
WEST ELEVATION
PLANNING
APR 15 2010
DEPARTMENT
Wedding +
UNIVERSITY GROVES
BUILDING #31 AND #20
ILF EXTERIOR
ELEVATIONS

Exhibit "D"

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, July 11, 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:

ORDINANCE 13-24 NORTHWEST SECTOR DRI (DRI #26)
DTS#20130190
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Northwest Sector Development of Regional Impact (Ordinance 07-68) (DRI #26); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #226;

Modifying Map H and the Development Order with the following changes:

1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
2.) Update Conditions to reflect compliance with conditions contained therein;
3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
4.) Modify certain conditions consistent with current departmental practices; and,
5.) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2± acres of Parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

PDMU-05-19(G)(R7) – NORTHWEST SECTOR GDP (DTS #20130189)
DTS#20130189
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19 (G)(R4) as amended by PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) and the General Development Plan to:

- Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism
- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC/UNIVERSITY GROVES
DTS#20130081
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan providing for a maximum of:

1. 71 single-family detached residential lots;
2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
DTS#20130039
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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE
DTS #20130153
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 5.48 + acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; 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

Date of pub: June 26, 2013

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, July 11, 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:

ORDINANCE 13-24 NORTHWEST SECTOR DRI (DRI #26)
DTS#20130190
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Northwest Sector Development of Regional Impact (Ordinance 07-68) (DRI #26); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #226;

Modifying Map H and the Development Order with the following changes:

1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
2.) Update Conditions to reflect compliance with conditions contained therein;
3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
4.) Modify certain conditions consistent with current departmental practices; and,
5.) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2± acres of parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

PDMU-05-19(G)(R7) – NORTHWEST SECTOR GDP (DTS #20130189)
DTS#20130189
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19 (G)(R4) as amended by PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) and the General Development Plan to:

- Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism
- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC/UNIVERSITY GROVES
DTS#20130081
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan providing for a maximum of:

1. 71 single-family detached residential lots;
2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
DTS#20130039
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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE
DTS #20130153
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 5.48 + acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; 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 nondiscrimination 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
6/26/2013

NOTES

1. TOTAL SITE AREA IS 142.15± AC

PROPOSED SITE COVERAGES: RESIDENTIAL/OFFICE/MIXED-USE DEVELOPMENT (SEE OPTIONS SITE PLAN SHEET 3A FOR ALTERNATES AND MAXIMUM DEVELOPMENT)

RESIDENTIAL DEVELOPMENT (SF PARCEL, SFA PARCEL, AND MF PARCEL)
RESIDENTIAL ACREAGE
TOTAL – 103.59± AC
UPLANDS – 72.03± AC
WETLANDS – 31.56± AC
WETLAND BUFFER – 5.13± AC

20% MAX TRANSFER – 28.43 AC

GROSS RESIDENTIAL
ACREAGE – 100.46± AC

PROPOSED RESIDENTIAL UNITS – 491
– 71 SINGLE FAMILY
– 90 SINGLE FAMILY ATTACHED (INDEPENDENT LIVING FACILITIES)
– 330 MULTI-FAMILY

GROSS RESIDENTIAL DENSITY – 4.89 DU/ACRE

RECREATIONAL SPACE – 1.80 AC
PHASE 2 (POOL/PLAYGROUND AREA) = 0.50 AC
PHASE 3 (TRAIL/BOARDWALK) = 0.52 AC
PHASE 3 (BASKETBALL COURT) = 0.10 AC
PHASE 3 (RECREATIONAL AREA) = 0.68 AC

NET DENSITY – 7.54 DU/AC

OFFICE PARCEL
GROSS ACREAGE – 9.55± AC

PROPOSED OFFICE – 80,000 SF (INCLUDING MEDICAL & DENTAL LABORATORIES)

PROPOSED REHAB – 80 BEDS (INCLUDING CLINICS) OR RESIDENTIAL GROUP CARE HOME (ALF) – 120 RESIDENTS

FLOOR AREA RATIO
72,000 SF/415,998 SF = 0.173

120-ROOM HOTEL

MIXED USE PARCEL
GROSS ACREAGE – 29.01± AC

TOTAL MIXED USE (NOT INCLUDING RESIDENTIAL) – 270,200 SF
(INC. RETAIL, OFFICE, COMMERCIAL, PERSONAL SERVICE, RESIDENTIAL SUPPORT USES, EATING & DRINKING ESTABLISHMENTS, BANKS, DRY CLEANERS, PRINTING, RENTAL SERVICE, MEDIUM INTENSITY RECREATION, HOTEL AND REPAIR SERVICE)

8 MULTI-FAMILY

72 MULTI-FAMILY (INDEPENDENT LIVING RESIDENTIAL UNITS)

120 BED GROUP CARE OR NURSING HOME (ASSISTED LIVING FACILITY, 120/6 = 20 RESIDENTIAL UNITS)

FLOOR AREA RATIO: (EXCLUDING PARKING GARAGE)
270,200 SF/1,263,676 SF = 0.214
GROSS RESIDENTIAL DENSITY – 3.34 DU/AC

OPEN SPACE REQUIRED= (30% X 142.15) = 42.65 AC
*OPEN SPACE: RESIDENTIAL = 30%, COMMERCIAL = 25%, OFFICE = 30%

OPEN SPACE PROVIDED = 66.00 AC (46.4%)

2. A PORTION OF THE SITE IS CURRENTLY UNDEVELOPED.
3. THE SITE IS CURRENTLY ZONED PLANNED DEVELOPMENT MIXED USE (PDMU)
4. TOPOGRAPHY IS COMPILED FROM FIELD SURVEY PROVIDED BY WILSONMILLER.
5. THIS SITE IS LOCATED WITHIN FLOOD ZONE "A" AND "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR MANATEE COUNTY, COMMUNITY PANEL NO. 120153 0344C, REVISED 7/15/92. THE UNIVERSITY GROVES PROJECT RECEIVED A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CLOMR-F) ON MARCH 29, 2003 FROM FEMA, UNTIL A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) HAS BEEN SUBMITTED AND APPROVED, ALL STRUCTURES DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN AS DELINEATED BY THE FIRM WILL BE SUBJECT TO ALL FLOODPLAIN MANAGEMENT REQUIREMENTS.
6. ALL ISOLATED WETLANDS WILL HAVE A 30' BUFFER WIDTH.
7. THE EXISTING LAND USE IS RESIDENTIAL AND VACANT. THERE ARE NO KNOWN HISTORIC SITES ON THE PROPERTY.
8. THERE ARE PROPOSED PRIVATE USE FACILITIES ON THE SITE, INCLUDING RECREATION AREA, TO BE MAINTAINED BY A HOMEOWNERS OR CONDOMINIUM ASSOCIATION.
9. STORMWATER MANAGEMENT FACILITIES/COMMON AREAS SHALL BE PRIVATELY MAINTAINED BY UNIVERSITY GROVES DEVELOPMENT, LLC OR A HOMEOWNERS/CONDOMINIUM ASSOCIATION. WETLANDS AND WETLAND BUFFERS WILL BE PLACED IN A CONSERVATION EASEMENT.
10. PARKING CALCULATIONS:
330 MULTI-FAMILY UNITS X 2.1 SPACES/UNIT + 3,000 SF CLUBHOUSE x 1 SPACE/250 SF +
1,800 SF POOL x 1 SPACE/200 SF = 714 SPACES, 758 SPACES PROVIDED
90 INDEPENDENT LIVING FACILITIES ATTACHED UNITS x 1 SPACES/UNIT = 90 SPACES; 90 SPACES PROVIDED
MIXED-USE PARCEL AND OFFICE PARCEL (REQUIRED PARKING RATIOS):
RESIDENTIAL MULTI-FAMILY: 2.1 SPACES/UNIT
RESIDENTIAL MULTI-FAMILY (INDEPENDENT LIVING RESIDENTIAL UNITS): 1 SPACES/UNIT
RETAIL: 1 SPACE/200 SF
OFFICE: 1 SPACE/200 SF
POOL: 1 SPACE/300 SF
HOTEL: 1.1 SPACE/ROOM
ASSISTED LIVING FACILITY: 1 SPACE/3 BEDS AND 1 SPACE/STAFF
REHAB FACILITY: 1 SPACE/3 BEDS
MEDIUM INTENSITY RECREATION: 1 SPACE/200 SF
0.9 PARKING RATIO (PROVIDED/REQUIRED) AS PREVIOUSLY APPROVED WITH SHARED PARKING OR AS ADMINISTRATIVELY APPROVED WITH PARKING STUDY AT TIME OF FINAL SITE PLAN. AN OVERALL PARKING TABULATION WILL BE PROVIDED WITH EACH FINAL SITE PLAN.
11. SETBACKS:

SINGLE-FAMILY PARCEL	SINGLE-FAMILY ATTACHED PARCEL	MIXED USE PARCEL	MULTI-FAMILY PARCEL	OFFICE PARCEL
FRONT – 20' SIDE – 7.5' REAR – 15' 30' LAKE SETBACK MIN. LOT WIDTH – 55'	FRONT – 20' REAR – 15' REAR – 5'** 30' LAKE SETBACK 5' FROM WETLAND BUFFER* SIDE – 0'***	FRONT – 40' (OFF UNIVERSITY PARKWAY) FRONT – 20' (OFF BROADWAY) SIDE – 50' (OFF E @ UNIVERSITY COMMONS)****** SIDE – 30' (OFF E @ MEDICAL CENTER) SIDE/REAR – 5' OFF EDGE OF PAVEMENT***** 30' LAKE SETBACK	REAR – 30' 30' LAKE SETBACK 5' FROM WETLAND BUFFER* 15' FROM DRIVE AISLE****	FRONT – 50' 15' FROM WETLAND BUFFER 30' LAKE SETBACK

*NO REAR ACCESS FOR BUILDINGS WITHIN 15' OF WETLAND BUFFER
**LOT BLOCK "B" THRU BLOCK "D"
***MINIMUM BUILDING SEPARATION IS 15'
****SETBACK FROM DRIVE AISLE TO COVERED ENTRY FOR BUILDINGS IS 8'
*****SETBACK FROM DRIVE AISLE TO RESIDENTIAL BUILDING IS 10'
******SETBACK DOES NOT APPLY TO GARAGES

BUILDING SEPARATION:
SINGLE-FAMILY ATTACHED – 15'
MULTI-FAMILY – 25'
REC. BLDG. TO RES. BLDG. 20' (20' SETBACK PARKING & LOADING)
BUILDING HEIGHT NOT TO EXCEED 35' EXCEPT AS NOTED ON PLAN BUILDINGS NOT TO EXCEED 55'.
SINGLE FAMILY LOTS 4–20 SHALL BE LIMITED TO ONE STORY HOMES.

12. THE PROJECT WILL BE CONSTRUCTED IN FIVE PHASE'S AS FOLLOWS:

	APPROXIMATE FINAL SITE PLAN SUBMITTAL DATE:	APPROXIMATE BUILDING PERMIT OR FINAL SUBDIVISION PLAT APPROVAL DATE:
PHASE 1	FEBRUARY 2004	COMPLETED
PHASE 2	FEBRUARY 2005	APRIL 2017
PHASE 3	NOVEMBER 2003	COMPLETED
PHASE 4	SEPTEMBER 2005	APRIL 2017
PHASE 5	APRIL 2013	APRIL 2017

13. ALL REQUIRED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 722, "INSTALLATION OF REQUIRED IMPROVEMENTS," OF THE MANATEE COUNTY LDC.
14. A STATEMENT OF SCHOOL NEEDS LETTER HAS BEEN SUBMITTED TO MANATEE COUNTY.
15. THE STORMWATER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND CHAPTER 40-D F.A.C. REQUIREMENTS. SITE IS SUBJECT TO A 50% REDUCTION OF THE ALLOWABLE PRE-DEVELOPED DISCHARGE RATE.
16. WATER QUALITY TREATMENT WILL BE PROVIDED BY THE PROPOSED WET DETENTION LAKES.
17. NO STREET LIGHTING IS PROPOSED AT THIS TIME.
18. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND WILL BE SUBMITTED WITH THE FINAL SITE PLAN FOR EACH RESPECTIVE PHASE OF DEVELOPMENT UNLESS THE APPLICANT GETS A MASTER SIGN PLAN APPROVED.
19. THERE ARE NO KNOWN EXISTING DEED RESTRICTIONS OR COVENANTS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
20. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY HOMEOWNER/PROPERTY ASSOCIATIONS.
21. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE.
22. THE DEVELOPMENT SHALL ADHERE TO SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC). LANDSCAPE AND BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY LDC. SPECIFIC APPROVAL IS BEING REQUESTED TO REDUCE BUFFER ALONG BROADWAY AVENUE, ADJACENT TO WETLAND A, TO 10'. SEE LANDSCAPE PLANS.
23. ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE OR IN ACCORDANCE WITH APPROVED MITIGATION STRATEGY THROUGH SPECIFIC APPROVAL.
24. EXISTING WELLS NOT UTILIZED FOR IRRIGATION WILL BE ABANDONED AND PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER (BY OTHERS) PRIOR TO CONSTRUCTION. APPLICATIONS SHALL BE SUBMITTED TO THE MANATEE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT PRIOR TO WELL ABANDONMENT. (BY OTHERS)
25. ALL ROADWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND MANATEE COUNTY PUBLIC WORKS STANDARDS. ROADS WITHIN THE DEVELOPMENT WILL BE PUBLICLY MAINTAINED.
26. FIRE HYDRANTS SHALL BE INSTALLED AT EACH ENTRANCE TO DEVELOPMENT AND SPACED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. A MINIMUM OF 1500 GPM FOR RESIDENTIAL AND 2,000 GPM FOR COMMERCIAL OF FIRE FLOW WILL BE PROVIDED AT EACH HYDRANT. DETAILED PLANS OF FIRE HYDRANT SPACING AND WATER DISTRIBUTION MAINS WILL BE SUBMITTED WITH THE FINAL SITE PLAN FOR EACH RESPECTIVE PHASE OF DEVELOPMENT.
27. SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF ALL RESIDENTIAL STREETS.
28. SITE IS NOT WITHIN THE MAPPED 25-YEAR FLOODPLAIN.
29. ALL EXISTING WETLANDS ON SITE HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS. SWFWMD, AND USACOE PERMITS WILL BE OBTAINED AS REQUIRED.
30. IRRIGATION SOURCE WILL BE NON POTABLE. NON POTABLE WATER LINE WILL BE PURPLE IN COLOR. WHEN AVAILABLE EFFLUENT MAY BE USED FOR IRRIGATION.
31. SEWER AND POTABLE WATER SYSTEMS WITHIN PUBLIC RIGHT-OF-WAYS AND PUBLIC UTILITY EASEMENTS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT FOR PERPETUAL MAINTENANCE. ALL OTHER SEWER AND POTABLE WATER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED. SEWER AND POTABLE WATER SERVICE WILL BE PROVIDED THROUGH THE EXTENSION OF EXISTING COUNTY PUBLIC WORKS FACILITIES.
32. ALL STATE AND FEDERAL PERMITS REQUIRED HAVE BEEN, OR WILL BE, APPLIED FOR BY THE OWNER OR HIS AGENT(S).
33. EXISTING RIGHT-OF-WAYS OR EASEMENTS ARE AS SHOWN ON THE PRELIMINARY SITE PLAN.
34. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
35. ALL LAKES WILL HAVE A 20' MINIMUM WIDE SODDED ACCESS ROUTE ADJACENT TO THE PAVED ROADWAY TO PROVIDE ACCESS FOR LAKE MAINTENANCE. AN UNOBSTRUCTED MAINTENANCE ACCESS AREA (12' WIDE MINIMUM) WILL BE PROVIDED COMPLETELY AROUND THE LAKE PERIMETERS.
36. SOLID WASTE REMOVAL WILL BE PROVIDED BY WASTE MANAGEMENT.
37. SITE CONTAINS A PERENNIAL STREAM THAT IS ON OR ADJACENT TO THE SITE.
38. A PEDESTRIAN TRAIL WILL BE PROVIDED JUST OUTSIDE THE WETLAND BUFFER IN THE MULTI-FAMILY PARCEL. THE TRAIL WILL BE FIELD LOCATED TO MINIMIZE IMPACTS TO EXISTING TREES. A PORTION OF THE TRAIL WILL BE IMPERVIOUS SURFACE THAT IS A.D.A. COMPLIANT. PICNIC TABLES (FOUR MINIMUM) WILL BE PROVIDED IN THE MULTI-FAMILY PARCEL.

REVISED PRELIMINARY SITE PLANS FOR

UNIVERSITY GROVES

REDUCED COPY
NOT TO SCALE

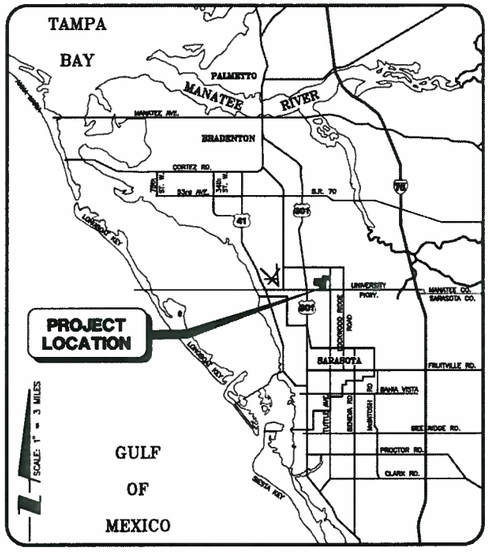
PRINTED
JUL 02 2013
Stantec

PART OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

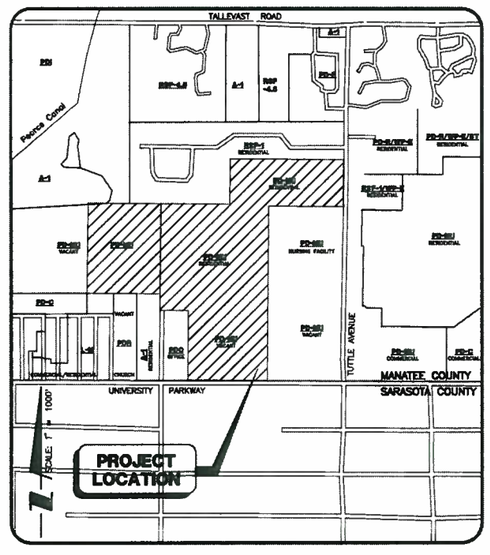
A DEVELOPMENT BY

UNIVERSITY GROVES DEVELOPMENT, LLC

3301 WHITFIELD AVENUE
SARASOTA, FL 34243
(941) 758-6441



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL LOCATION MAP
3	MASTER SITE PLAN & KEY MAP
3A	OPTIONS SITE PLAN
3B	OPTIONS LAYOUT PLAN
3C	PHASING PLAN
3D	AREA SUBJECT TO PSP REVIEW
4	MASTER WATER PLAN
5	MASTER SEWER PLAN
6	MASTER DRAINAGE PLAN WEST
7	MASTER DRAINAGE PLAN EAST
8	SITE PLAN WEST
9	SITE PLAN EAST
LA1	LANDSCAPE PLAN WEST
LA2	LANDSCAPE PLAN EAST
LA3	TREE LOCATION PLAN WEST
LA4	TREE LOCATION PLAN EAST

NO.	DATE	DESCRIPTION	BY
7			
6			
5	06/17/13	REVISED PER COUNTY COMMENTS	ATO/89520
4	04/11/13	REVISED PER COUNTY COMMENTS	CLL/96591
3	02/20/13	REVISED SITE MAP & NOTES	ATO/89520
2	12/02/10	REVISED NOTE 1 AND 10	DFH/0953
1	05/06/09	REVISED NOTE 1 AND 3	DFH/0953
0	04/22/09	REVISED NOTES AND SHEET INDEX	DFH/0953
-1	04/14/09	REVISED NOTES AND ADD SHEET TO INDEX	DFH/0953
-2	10/16/07	REVISED NOTES	HJD/1415
-3	7/25/07	ADD NOTE #39	CAM/2157
-4	6/5/07	REVISED NOTES #1, #7, #10, #11, #12 & #27	HJD/1415
-5	5/2/06	REVISED NOTES #1, #3 & #11	HJD/1415
-6	1/13/06	REVISED NOTES #5 & #11; ADDED NOTE #38	HJD/1415
-7	11/01/05	REVISED NOTES	HJD/1415
-8	12/05/02	REVISED NOTES	JDP/1284
-9	08/26/02	REVISED NOTES AND ADDED SHEET 3A TO INDEX	JDP/1284

STATUS : REVISIONS

ENGINEER TECH	PROJECT ENGINEER	PROJECT MANAGER
TONY OLIMPIYUK	D. SCOTT MCKENNA, P.E. FLORIDA CERTIFICATE NO. 51435	J. MICHAEL BELL, P.E. FLORIDA CERTIFICATE NO. 40874

DATE _____ CHECKED BY: _____

REVISED PRELIMINARY SITE PLANS FOR UNIVERSITY GROVES

APPROVED _____ _____
Date File Number

Project Planner (PD) _____
Project Engineer (PW) _____
Concurrency (PD) _____
Environmental Planning (PD) _____
Environmental Health _____
Fire District _____
Owner/Agent _____

RESERVED FOR STATUS AND DATE STAMPS

Attention: A copy of this approved plan and the approved letter must be provided to the contractor and submitted with your application for a building permit.

DONALD SCOTT MCKENNA LICENSE NUMBER 51435 STATE OF FLORIDA PROFESSIONAL ENGINEER
7-2-2013

PROJECT NUMBER
S2724-101-000-PYPSP

DATE
JUNE, 2002

INDEX NUMBER
D-82724-101-000024

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

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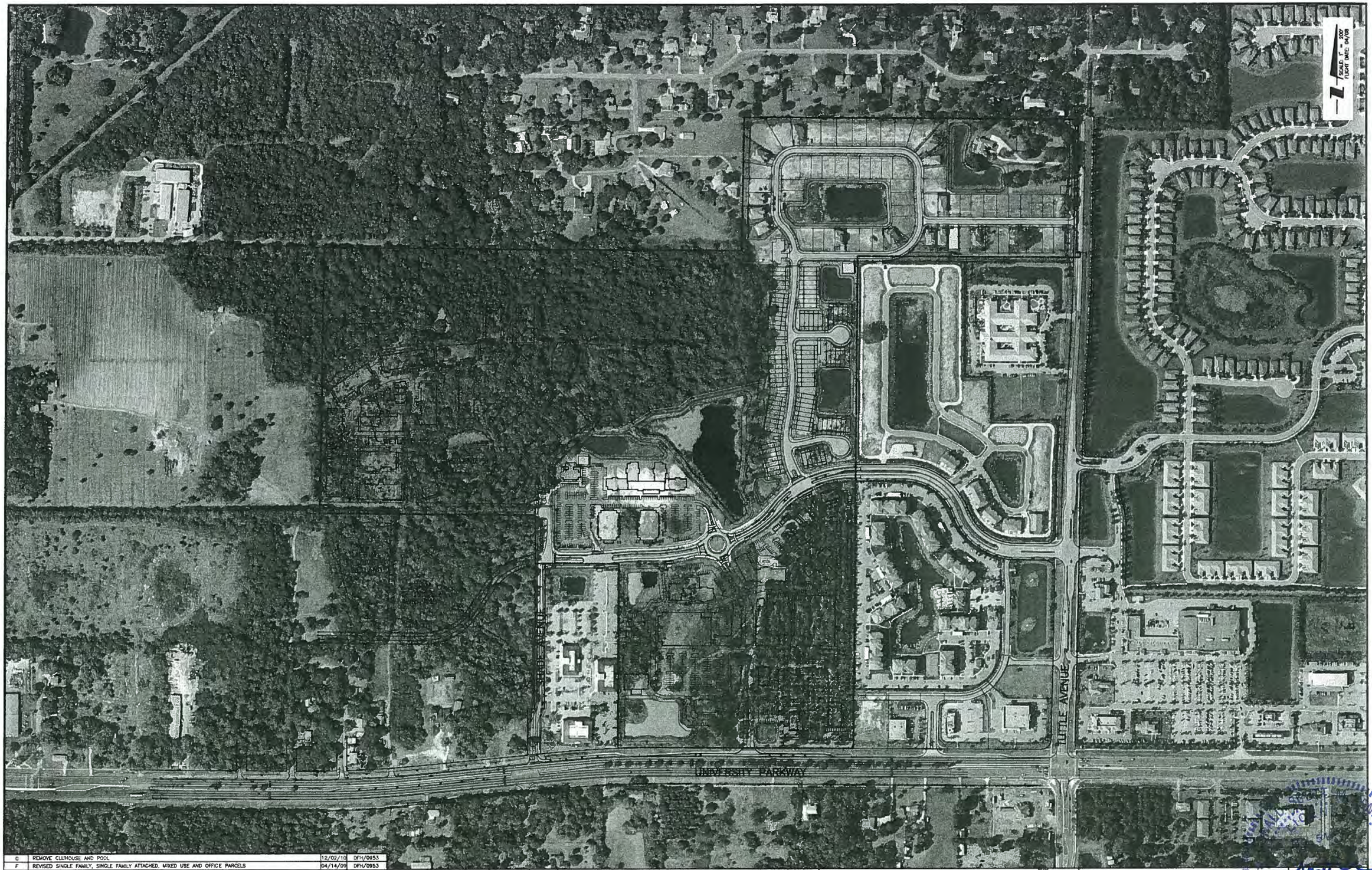
Jun 17, 2013 - 11:02:18



REV NO	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
G	REMOVE CLUHOUSE AND POOL	12/02/10	DFH/0953	
F	REVISED SINGLE FAMILY, SINGLE FAMILY ATTACHED, MIXED USE AND OFFICE PARCELS	04/14/09	DFH/0953	
E	REVISED MULTI-FAMILY	10/16/07	HJD/1415	
D	REVISED MULTI-FAMILY & MIXED-USE PARCEL; UPDATED OFFICE PARCEL & MASTER INFRASTRUCTURE	6/5/07	HJD/1415	
C	REVISED PER NEW LAYOUT	10/31/05	HJD/1415	
B	REVISED PER NEW LAYOUT	12/05/02	JDP/1284	
A	REVISED PER NEW LAYOUT, ADDED AERIAL DELINIATED WETLAND	08/26/02	JDP/1284	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-site www.wilsonmiller.com

CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: N/A
SEC: 32 TWP: 35S RGE: 18E

TITLE: AERIAL LOCATION MAP

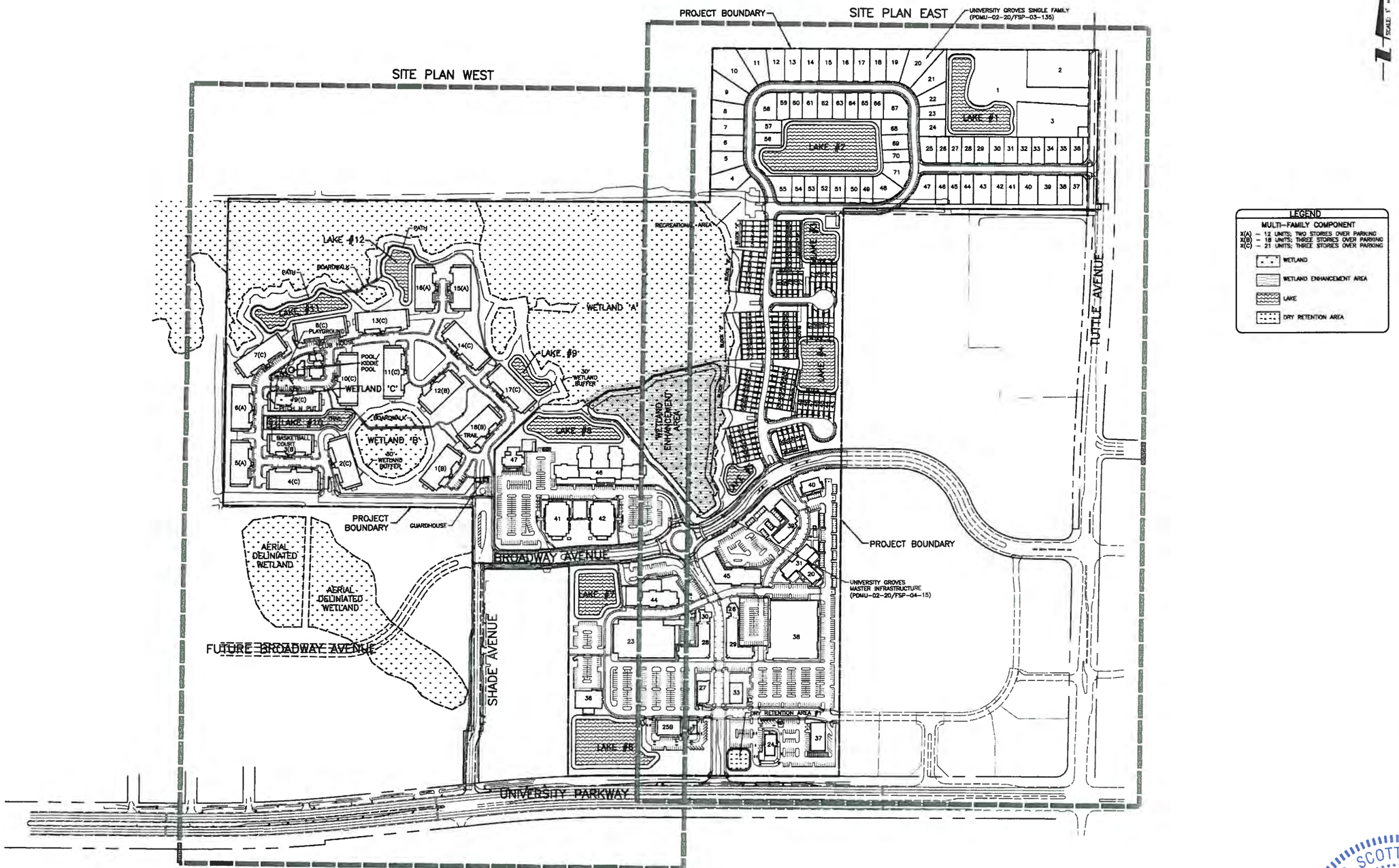
CROSS REFERENCE FILE NO:

PROJECT NUMBER: S2724-101-000-PYPSP

D. SCOTT MARSHALL, P.E.
FLORIDA REGISTRATION NO. 51435
PROJECT NUMBER: D-S2724-101-000025
SHEET NUMBER: 2 OF 9

Dec 02, 2010 - 13:24:43 CHEIN(DMAN)\21561\active\21560025\civil\drawings\DOC_Aerial\DWG\S2724-002.dwg

PROFESSIONAL ENGINEER



△REV. NO	REVISION	DATE	DRAWN BY / DWP. NO.	CHECKED BY / DWP. NO.
L	REVISE LAYOUT	02/13/13	ATG/B9520	
K	REVISE PDMU NUMBER FOR UNIVERSITY GROVE SINGLE FAMILY AND MASTER INFRASTRUCTURE	01/11/11	DFH/0953	
J	REMOVE POOL AND CLUBHOUSE ADJACENT TO WETLAND 'A'	12/02/10	DFH/0953	
I	REVISED SINGLE FAMILY, SINGLE FAMILY ATTACHED, MIXED USE AND OFFICE PARCELS	04/14/09	DFH/0953	
H	REVISED MULTI-FAMILY	10/16/07	HJD/1415	
G	REVISED MULTI-FAMILY & MIXED-USE PARCEL, UPDATED OFFICE PARCEL, MASTER INFRASTRUCTURE & PROJ NOS.	6/5/07	HJD/1415	
F	REVISED CAR CLEANING AREA NAME	5/2/06	HJD/1415	
E	REVISED RECREATION AREA NAMES	1/13/06	HJD/1415	
D	REVISED SINGLE FAMILY & TOWNHOUSE RESIDENCES	11/08/05	CAM/2157	
C	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	10/31/05	HJD/1415	
B	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	12/04/02	JDP/1284	
A	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT, ADDED AERIAL DELINIATED WETLAND	08/26/02	JDP/1284	

ACTIVITY	INITIALS/EMP. NO	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: N/A
SEC: 32 TWP: 35S RGE: 18E
CROSS REFERENCE FILE NO:

TITLE: MASTER SITE PLAN & KEY MAP

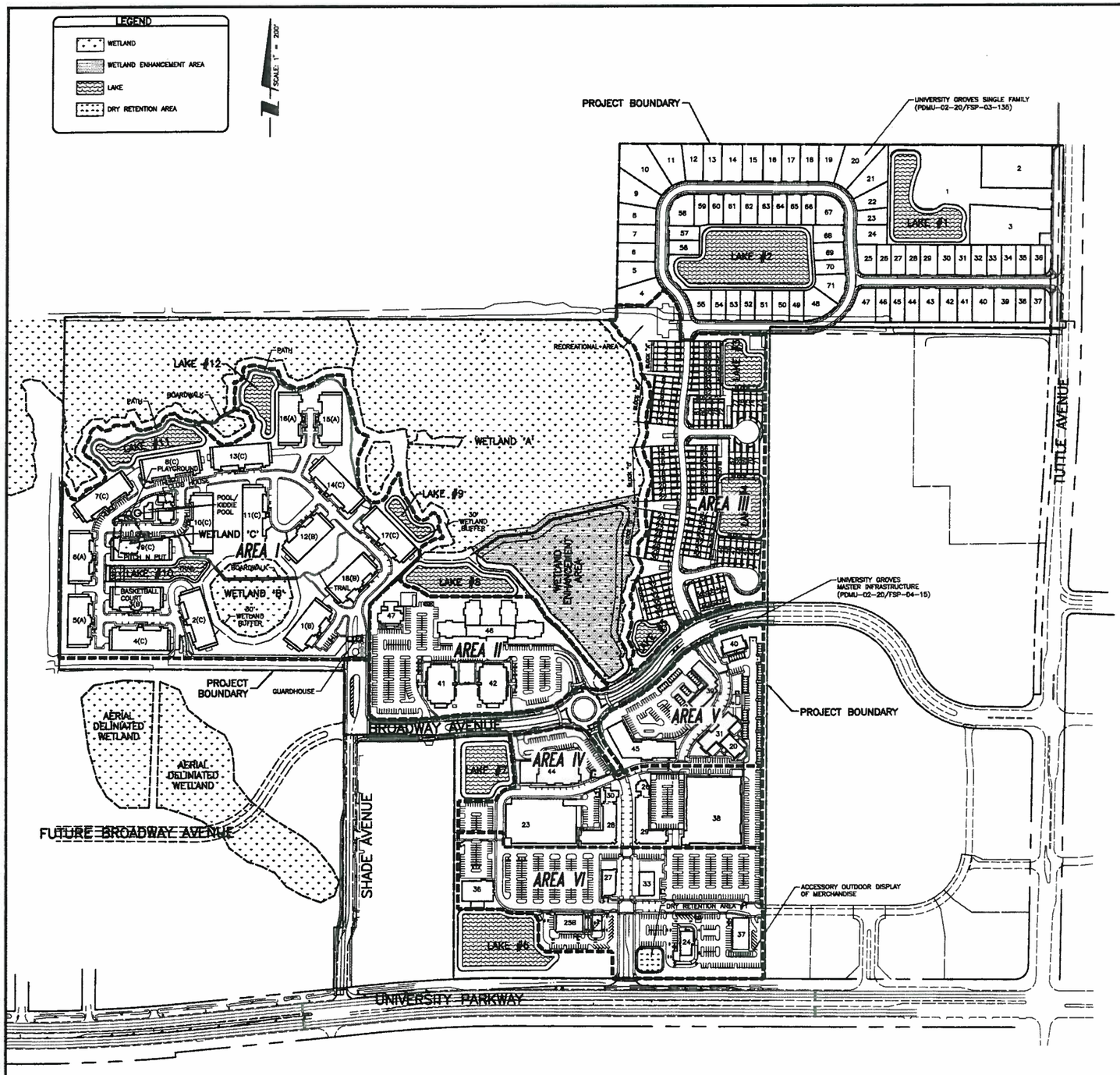
PROJECT NUMBER: S2724-101-000-PYPSP
SHEET NUMBER: 3 OF 9

D. SCOTT McKENNA, P.E.
FLORIDA CERTIFICATE NO. 51435

D-S2724-101-008026

DONALD SCOTT McKENNA LICENSE No 51435 REGISTERED PROFESSIONAL ENGINEER

Feb 13, 2013 - 16:08:32



OPTIONS

BUILDING HEIGHT NOT TO EXCEED 35' EXCEPT AS NOTED.

AREA I – OPTION "A"
LAYOUT AS SHOWN ON PLANS
USE:
MULTI-FAMILY – 330 UNITS – MAX HEIGHT 35' – 3 STORIES OVER PARKING

AREA I – OPTION "B"
LAYOUT AS APPROVED WITH SUNSET POINTE AT UNIVERSITY GROVES (PDMU-02-20/FSP-06-03)
USE:
MULTI-FAMILY – 330 UNITS – 3 STORIES

AREA II – OPTIONS
LAYOUT AS SHOWN ON PLANS OR AS APPROVED WITH UNIVERSITY GROVES OFFICE PARK (PDMU-06-16/FSP-06-143)

USES:
OFFICE – 90,000 SQFT

RESIDENTIAL CARE FACILITY, MEMORY CARE – 80 BEDS

HOTEL – 120 ROOMS – MAX HEIGHT 50' – 4 STORIES (NOT BUILDING 47)

RESIDENTIAL GROUP CARE HOME (ALF) – 120 RESIDENTS – MAX HEIGHT 60' – 5 STORIES (NOT BUILDING 47)

MULTI-FAMILY (INDEPENDENT LIVING FACILITY) – 200 UNITS – MAX HEIGHT 60' – 5 STORIES (NOT BUILDING 47)

AREA III – OPTION "A"
LAYOUT AS SHOWN ON PLANS
USE:
SINGLE FAMILY ATTACHED (INDEPENDENT LIVING FACILITIES) – 90 UNITS
OPTIONAL POOL AND CLUBHOUSE

AREA III – OPTION "B"
LAYOUT AS APPROVED WITH TOWNHOUSE RESIDENCES AT UNIVERSITY GROVES (PDMU-06-16/FSP-06-145)
USE:
SINGLE FAMILY ATTACHED – 78 UNITS
OPTIONAL POOL AND CLUBHOUSE

AREA IV – OPTIONS
LAYOUT AS SHOWN ON PLANS OR AS SHOWN ON SHEET 3B

USES:
RESIDENTIAL GROUP CARE HOME (ASSISTED LIVING FACILITY) – 120 RESIDENTS – MAX HEIGHT 60' – 5 STORIES (NOT BUILDING 38)

OFFICE/RESIDENTAIL SUPPORT USE/MEDIUM OR LARGE DAYCARE, SCHOOL OF SPECIAL EDUCATION, OR PRIVATE ELEMENTARY – 25,000 SQFT

HOTEL – 120 ROOM – MAX HEIGHT 50' – 4 STORIES (NOT BUILDING 38)

RETAIL/COMMERCIAL/MEDIUM INTENSITY RECREATION USE – (NO BUILDING WILL BE LARGER THAN 120,000 SQFT OR OVER 35' IN HEIGHT)

MULTI-FAMILY – 50 UNITS

SETBACKS: 50' (OFF EASTERN PROPERTY BOUNDARY)

AREA V – OPTIONS
LAYOUT AS SHOWN ON PLANS OR AS SHOWN ON SHEET 3B

USES:
HOTEL – 120 ROOMS – MAX HEIGHT 50' – 4 STORIES OVER PARKING (ONLY ALLOWED IN BUILDING 45 OR BUILDING 32 OF OPTION C) OR 60,000 SF OF COMMERCIAL/MEDIUM INTENSITY RECREATION

RESIDENTS GROUP CARE HOME (ALF) – 120 RESIDENTS – MAX HEIGHT 60' – 5 STORIES

MULTI-FAMILY – 8 UNITS

MULTI-FAMLY (INDEPENDENT LIVING FACILITY) – 200 UNITS – MAX HEIGHT 60' – 5 STORIES

RESIDENTIAL CARE FACILITY, MEMORY CARE – 80 BEDS

SETBACKS: 50' (OFF EASTERN PROPERTY BOUNDARY)

AREA VI – OPTIONS
LAYOUT AS SHOWN ON PLANS OR AS SHOWN ON PLANS

USES:
RETAIL, OFFICE, COMMERCIAL, PERSONAL SERVICE, EATING & DRINKING ESTABLISHMENTS, BANKS, DRY CLEANERS, PRINTING, RENTAL SERVICE, MEDIUM INTENSITY RECREATION, AND REPAIR SERVICE

TOTAL MAXIMUM DENSITY AND INTENSITY
MAXIMUM GROSS DENSITY = 5.2 DU/AC (726 UNITS/139.02 AC)
MAXIMUM GROSS FLOOR AREA RATIO = 0.23 (380,845 SQFT/1,679,674 SQFT)

△REV NO.	REVISION	DATE	DRAWN BY / DEP. NO.	CHECKED BY / DEP. NO.
Q	REV PER COUNTY COMMENTS	06/17/13	ATO/89520	
P	OPTIONS DATA	06/06/13	ATO/89520	
O	REVISED BLDG 37, 25A, OPTIONS V	05/13/13	CLL/96591	
N	REVISED OPTIONS II, IV, V, VII AND REMOVED VIII	04/11/13	CLL/96591	
E	REVISE OPTIONS	02/20/13	ATO/89520	
D	REVISE TOWN CENTER BASE, AND EXISTING OPTIONS, ADD OPTION AREA VII AND VIII	01/28/13	DFH/0953	
C	REVISE PDMU NUMBER FOR UNIVERSITY GROVE SINGLE FAMILY AND MASTER INFRASTRUCTURE	01/11/11	DFH/0953	
B	REMOVE POOL AND CLUBHOUSE ADJACENT TO WETLAND 'A', ADD POOL AND CLUBHOUSE AS OPTIONAL	12/02/10	DFH/0953	
A	REVISED OPTIONS AREA V OPTION "A", AND AREA V OPTION B	04/30/09	DFH/0953	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	DFH/0953	03/09
DRAWN BY:	DFH/0953	03/09
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

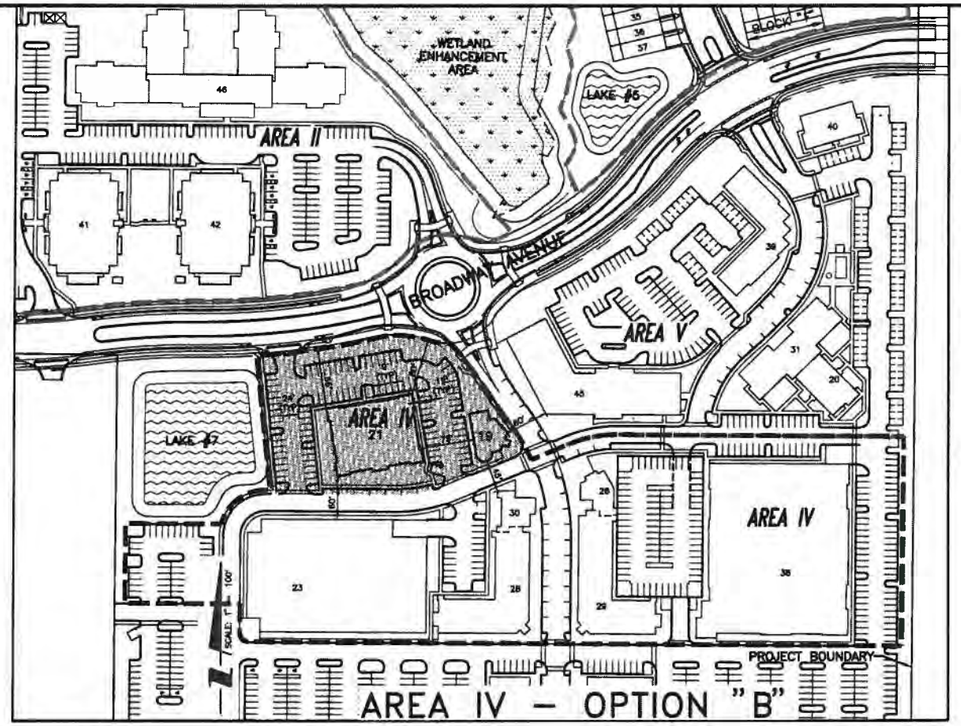
DATE: APRIL 2009
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: N/A
SEC: 32 TWP: 35S RGE: 18E
CROSS REFERENCE FILE NO:

TITLE: OPTIONS SITE PLAN

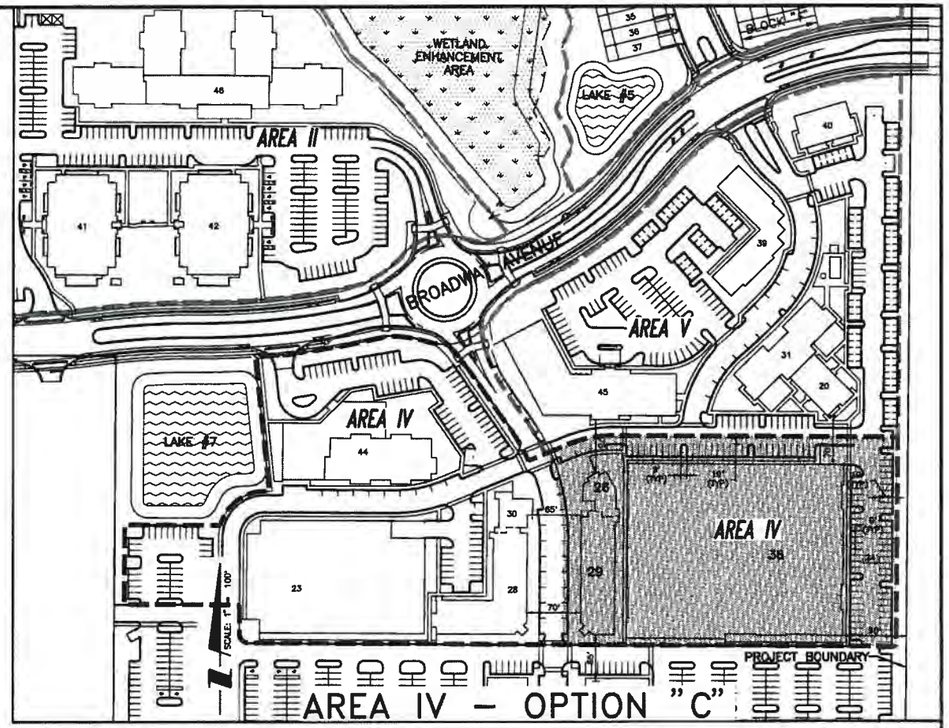
PROJECT NUMBER: S2724-101-000-PYPSP
SHEET NUMBER: 3A OF 9
D-S2724-101-000028A

DONALD SCOTT McKENNA LICENSE No 51435 STATE OF FLORIDA PROFESSIONAL ENGINEER

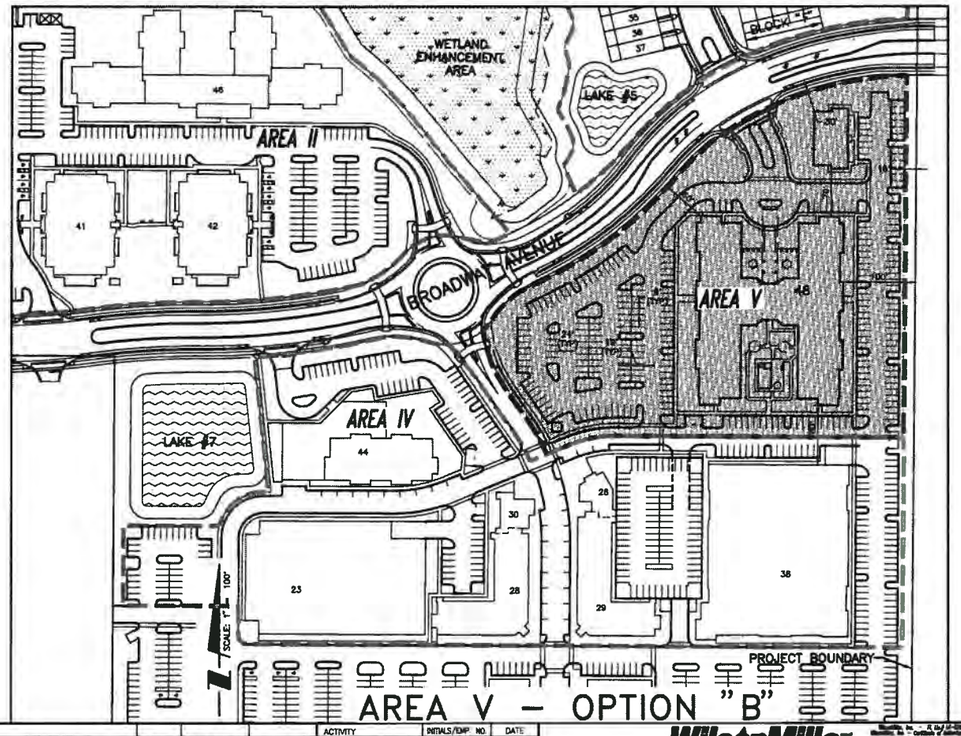
Jun 20, 2013 – 17:33:18 "P:\LAWYERS\2156\active\2156000928\civil\planning\006_mpsp\files\2\S2724006034.dwg"



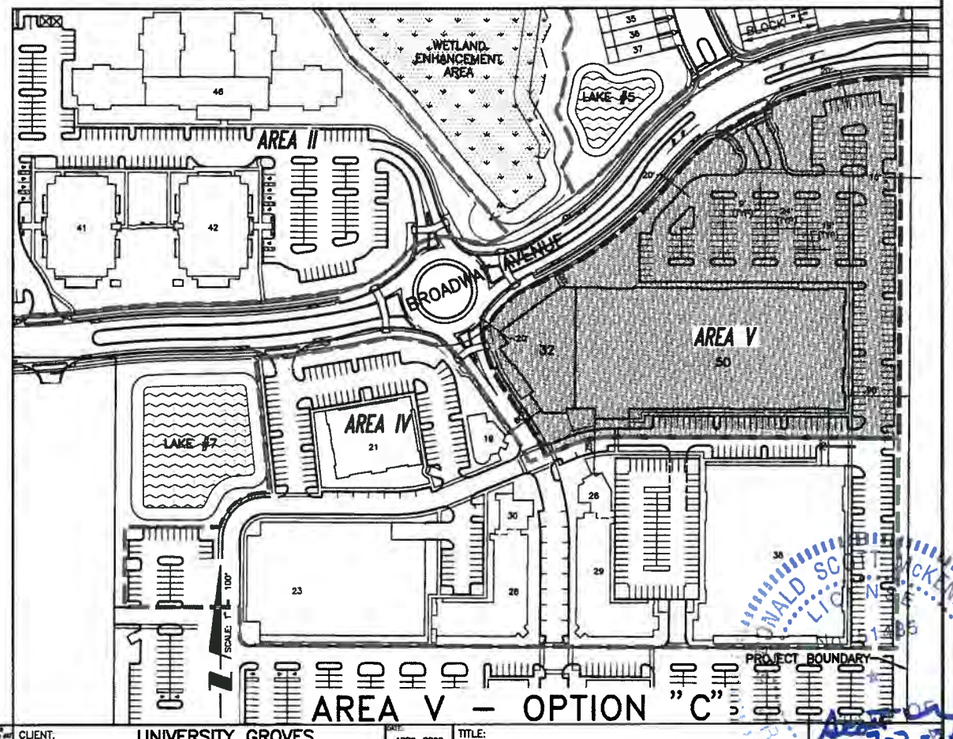
AREA IV – OPTION "B"



AREA IV – OPTION "C"



AREA V – OPTION "B"



AREA V – OPTION "C"

△ REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
O	REV PER COUNTY COMMENTS	06/25/13	ATO/89520	
P	REVISE AREAS/OPTIONS LABLELS	06/06/13	ATO/89520	
N	REVISED ARE VI. MADE BLDG LARGER	04/11/13	CLL/96591	
A	REVISE AREA V – OPTION "D" AND SCALE TITLE BLOCK	04/30/09	DFH/0953	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	DFH/0953	03/09
DRAWN BY:	DFH/0953	03/09
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

DATE: APRIL 2009

HORIZONTAL SCALE: 1" = 100'

VERTICAL SCALE: N/A

SEC: 32 TWP: 35S RGE: 18E

TITLE: OPTIONS LAYOUT PLAN

CROSS REFERENCE FILE NO.

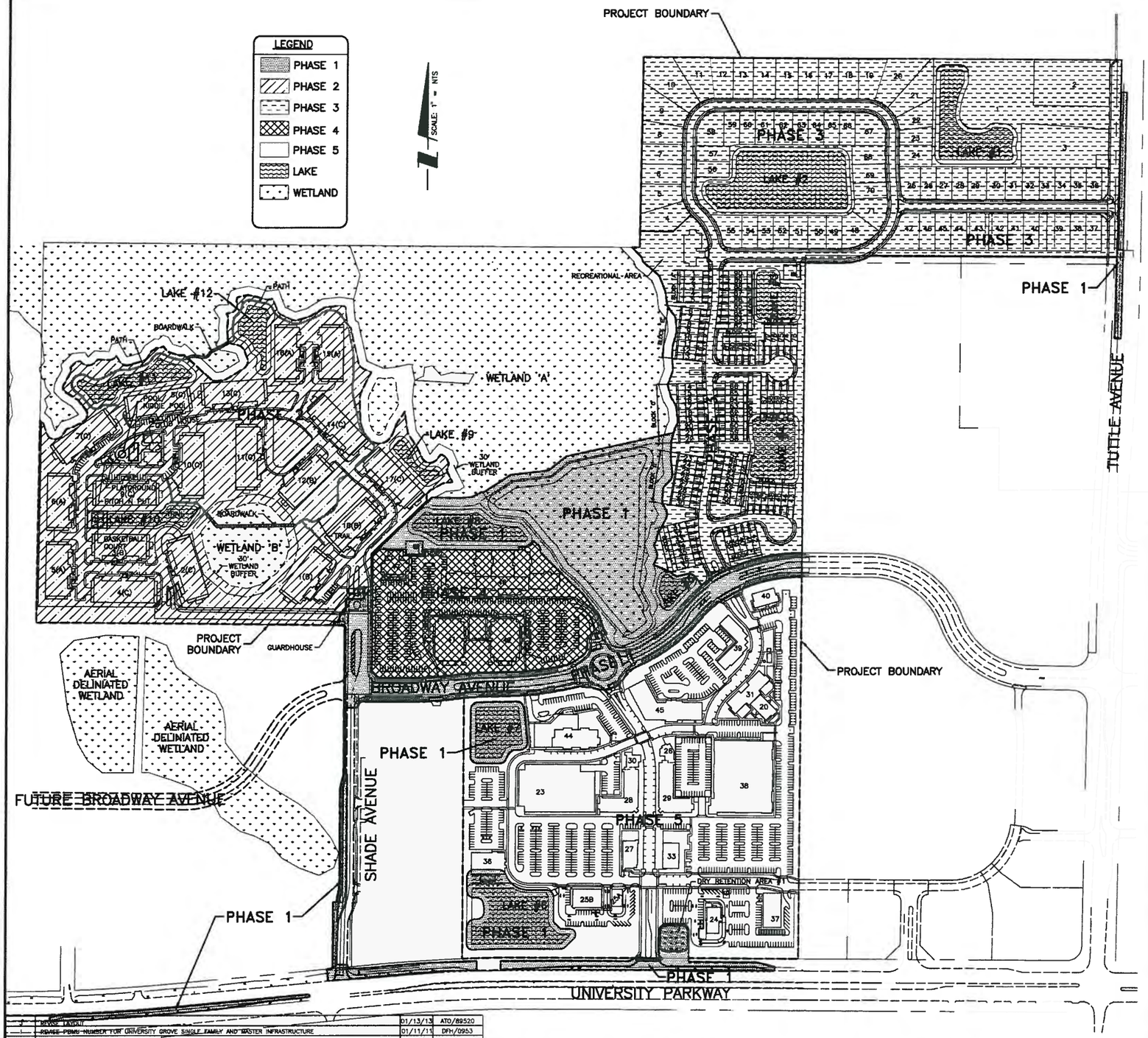
PROJECT NUMBER: S2724-101-000-PYPSP

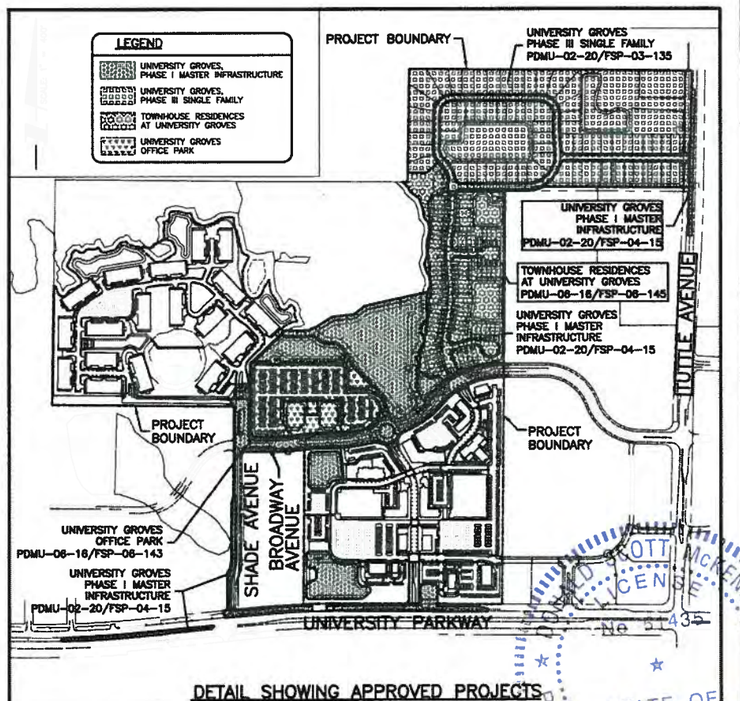
SHEET NUMBER: 3B of 9

Jun 25, 2013 – 09:02:18

RONALD SCOTT McKENNA LICENSE 1485 STATE OF FLORIDA ENGINEER

Scott McKenna 7-25-2013





DETAIL SHOWING APPROVED PROJECTS

J	REVISE LAYOUT	01/13/13	ATO/89520
I	REVISE PDMU NUMBER FOR UNIVERSITY GROVE SINGLE FAMILY AND MASTER INFRASTRUCTURE	01/11/11	DFH/0953
H	REMOVE POOL AND CLUBHOUSE ADJACENT TO WETLAND 'A'	12/02/10	DFH/0953
G	REVISED SINGLE FAMILY, SINGLE FAMILY ATTACHED, MIXED USE, OFFICE PARCELS, SINGLE FAMILY PHASING, & SHEET #	04/14/09	DFH/0953
F	REVISED MULTI-FAMILY, PARKING CALCULATIONS	10/16/07	HJD/1415
E	REVISED MULTI-FAMILY & MIXED-USE PARCEL; UPDATED OFFICE PARCEL & MASTER INFRASTRUCTURE	6/5/07	HJD/1415
D	REVISED CAR CLEANING AREA NAME	5/2/06	HJD/1415
C	REVISED RECREATION AREA NAMES	1/13/06	HJD/1415
B	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	10/31/05	HJD/1415
A	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT, DELETE PHASE 6	12/05/02	JDP/1284
△ REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002

HORIZONTAL SCALE: AS SHOWN

VERTICAL SCALE: N/A

SEC: 32 TWP: 35S RGE: 18E

CROSS REFERENCE FILE NO.

TITLE: PHASING PLAN

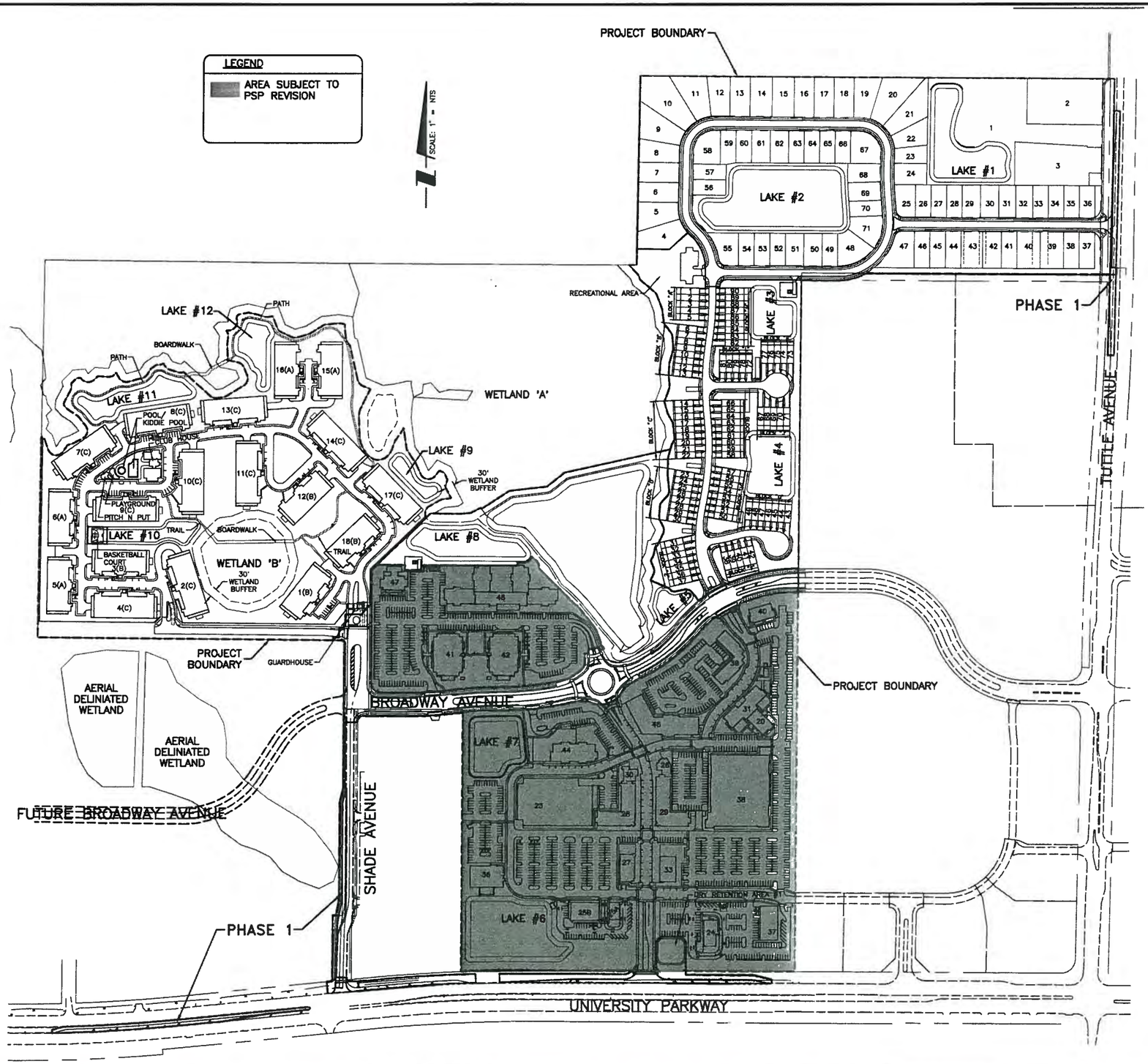
PROJECT NUMBER: S2724-101-000-PYPSP

D-S2724-101-000026C

SHEET NUMBER: 9

DONALD SCOTT McKENNA LICENSE No 51435 STATE OF FLORIDA PROFESSIONAL ENGINEER

Acceptance 7-2-2013



REV NO.	REVISION	DATE	DRAWN BY / CHP. NO.	CHECKED BY / CHP. NO.
A				

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC
PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
SEC: 32 TWP: 35S RGE: 18E

TITLE: AREA SUBJECT TO PSP REVISION

CROSS REFERENCE FILE NO:
PROJECT NUMBER: S2724-101-000-PYPSP
DRAWING NUMBER: D-S2724-101-000026D
SHEET NUMBER: 30 OF 9

DONALD SCOTT McKENNA LICENSE No 51435 STATE OF PROFESSIONAL ENGINEER
DONALD SCOTT McKENNA, P.E. LICENSE NO. 51435
DATE: 5-21-2013

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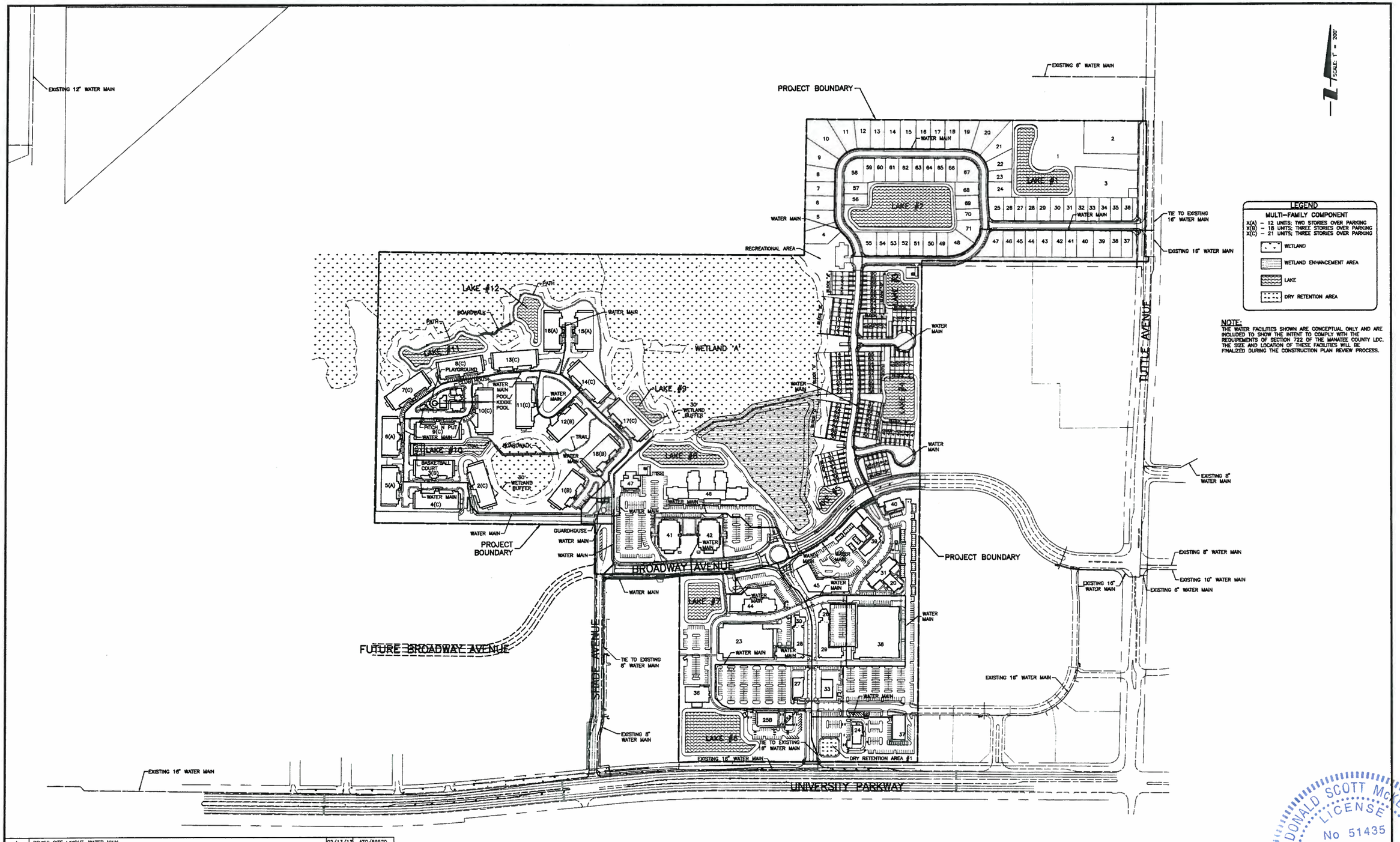

NOTE:
THE WATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO SHOW THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE CONSTRUCTION PLAN REVIEW PROCESS.

REV NO	REVISION	DATE	DRAWN BY / DSP. NO.	CHECKED BY / DSP. NO.
k	REVISE SITE LAYOUT, WATER MAIN	02/13/13	ATO/89520	
J	ADD NOTE THAT WATER FACILITIES ARE CONCEPTUAL ONLY	01/04/11	DFH/0953	
I	REMOVE POOL AND CLUBHOUSE ADJACENT TO WETLAND 'A'	12/02/10	DFH/0953	
H	REVISED SINGLE FAMILY, SINGLE FAMILY ATTACHED, MIXED USE AND OFFICE PARCELS	04/14/09	DFH/0953	
G	REVISED MULTI-FAMILY	10/16/07	HJD/1415	
F	REVISED MULTI-FAMILY & MIXED-USE PARCEL; UPDATED OFFICE PARCEL & MASTER INFRASTRUCTURE	8/5/07	HJD/1415	
E	REVISED CAR CLEANING AREA NAME	5/2/06	HJD/1415	
D	REVISED RECREATION AREA NAMES	1/13/06	HJD/1415	
C	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	10/31/05	HJD/1415	
B	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	12/05/02	JDP/1284	
A	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	08/26/02	JDP/1284	

ACTIVITY	INITIALS/DSP. NO.	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

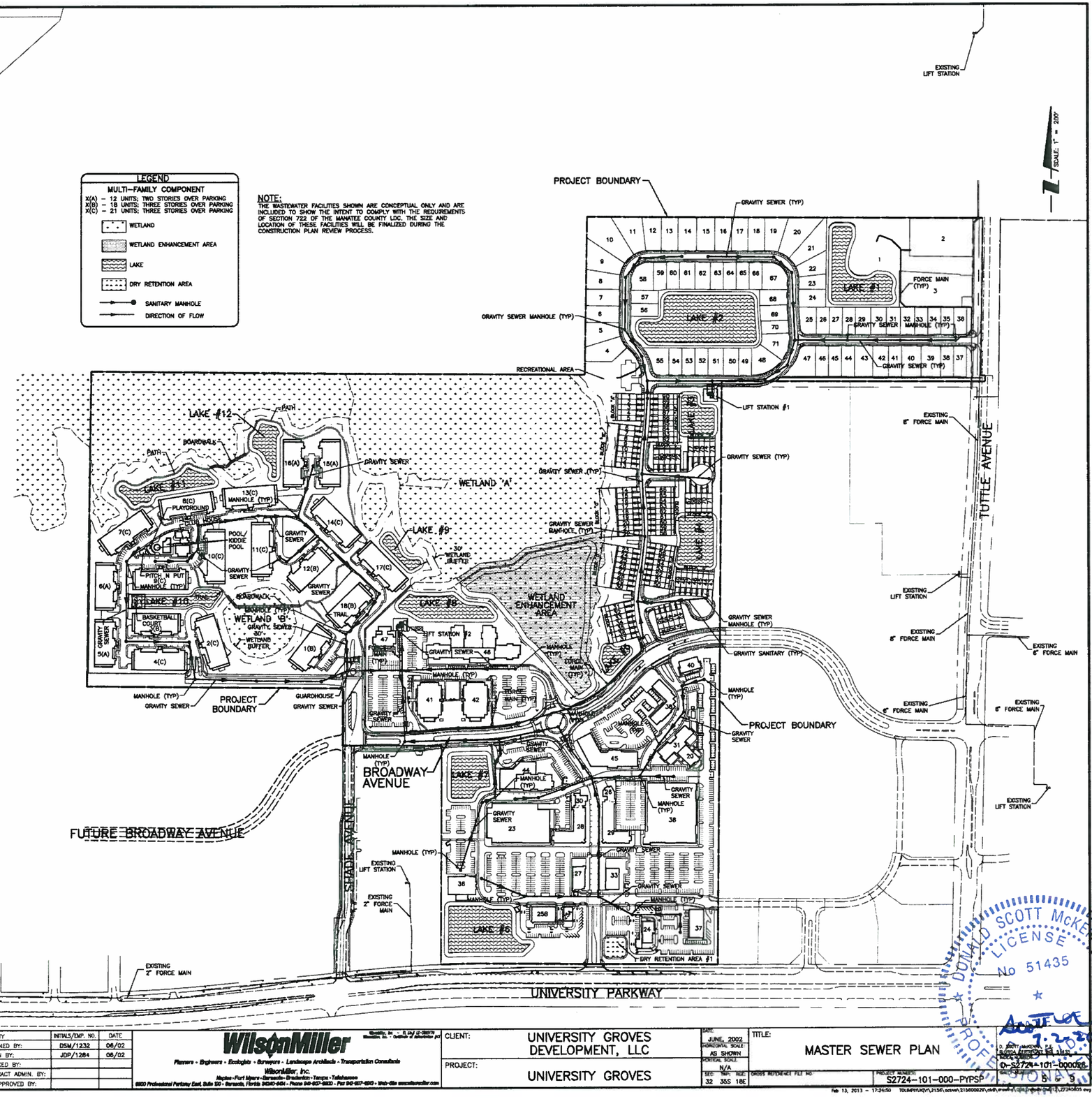
DATE: JUNE, 2002
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: N/A
SEC. 32 TWP. 35S RGE. 18E
CROSS REFERENCE FILE NO:

TITLE: MASTER WATER PLAN

PROJECT NUMBER: S2724-101-000-PYPSP
AGENCY NUMBER: D-S2724-101-000027
SHEET NUMBER: 4 OF 9

DONALD SCOTT McKENNA LICENSE No 51435 STATE OF FLORIDA PROFESSIONAL ENGINEER
7-2-2013

Feb 13, 2013 - 10:51:04 T:\LAPTOP\DATA\2135\active\2135000025\civil\planning\004_reapps\Rev12\27240804.dwg



REV NO	REVISION	DATE	DRAWN BY / CHK. NO.	CHECKED BY / CHK. NO.
K	REVISE SITE LAYOUT	02/13/13	ATO/89520	
J	ADD NOTE THAT WASTEWATER FACILITIES ARE CONCEPTUAL ONLY	01/04/11	DFH/0953	
I	REMOVE POOL AND CLUBHOUSE ADJACENT TO WETLAND 'A'	12/02/10	DFH/0953	
H	REVISED SINGLE FAMILY, SINGLE FAMILY ATTACHED, MIXED USE AND OFFICE PARCELS	04/14/09	DFH/0953	
G	REVISED MULTI-FAMILY	10/16/07	HJD/1415	
F	REVISED MULTI-FAMILY & MIXED-USE PARCEL; UPDATED OFFICE PARCEL & MASTER INFRASTRUCTURE	6/5/07	HJD/1415	
E	REVISED CAR CLEANING AREA NAME	5/2/06	HJD/1415	
D	REVISED RECREATION AREA NAMES	1/13/06	HJD/1415	
C	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	10/31/05	HJD/1415	
B	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	12/05/02	JDP/1284	
A	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	08/26/02	JDP/1284	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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8600 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8404 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site wilsonmiller.com

CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
SEC: 32 TWP: 35S RGE: 18E
CROSS REFERENCE FILE NO.

TITLE: MASTER SEWER PLAN

PROJECT NUMBER: S2724-101-000000
SHEET NO. 5 OF 9

D-S2724-101-000026

DONALD SCOTT McKENNA LICENSE No 51435 PROFESSIONAL ENGINEER
7-22-2013

Feb 13, 2013 – 17:24:50 T:\LAND\PLN\DV_2135_active\2156000229\civil_mast...

SCALE: 1" = 100'

EXISTING TOP OF BANK (TYP)

FUTURE BROADWAY AVENUE

AERIAL DELINIATED WETLAND

PROPOSED 100 YEAR FEMA FLOODPLAIN LINE (SEE NOTE 5 ON COVER)

AERIAL DELINIATED WETLAND

100 YEAR FEMA FLOODPLAIN LINE

PROJECT BOUNDARY

GUARDHOUSE

SHADE AVENUE

UNIVERSITY PARKWAY

BROADWAY AVENUE

PROJECT BOUNDARY

5(A) 6(A) WETLAND "C" PITCH N PUT 7(C) PLAYGROUND POOL/ KIDDIE POOL

4(C) BASKETBALL COURT 3(B) DRIVE #10 9(C) LAKE #11 8(C) PATH

2(C) CLUB HOUSE 10(C) TRAIL BOARDWALK EXISTING TOP OF BANK

30' WETLAND BUFFER 13(C) PATH

WETLAND 'B' 11(C) LAKE #12

BOARDWALK 16(A)

1(B) TRAIL TRAIL 12(B) 14(C) 15(A)

18(B)

17(C)

LAKE #9

PROPOSED 100 YEAR FEMA FLOODPLAIN LINE (SEE NOTE 5 ON COVER)

47 41 42 46 DRIVE #7

PROJECT BOUNDARY

100 YEAR FEMA FLOODPLAIN LINE

30' WETLAND BUFFER

EXISTING TOP OF BANK (TYP)

36 LAKE #8 LAKE #7 23 21

WETLAND 'A'

WETLAND ENHANCEMENT AREA

MATCH LINE - SITE PLAN EAST

LEGEND

MULTI-FAMILY COMPONENT

X(A) - 12 UNITS; TWO STORIES OVER PARKING
X(B) - 18 UNITS; THREE STORIES OVER PARKING
X(C) - 21 UNITS; THREE STORIES OVER PARKING

- WETLAND
- WETLAND ENHANCEMENT AREA
- WETLAND IMPACT (TO BE MITIGATED FOR BY WETLAND ENHANCEMENT)
- LAKE
- DRY RETENTION AREA
- JUNCTION BOX
- STORM PIPE AND STRUCTURE
- TYPE 'J' INLET
- ENDWALL
- CONTROL STRUCTURE
- MITERED END
- DIRECTIONAL FLOW ARROW
- POST-DEVELOPED DISCHARGE POINT
- WEIR
- 12 EXISTING CONTOUR

REV NO	REVISION	DATE	DRAWN BY / DEP. NO.	CHECKED BY / DEP. NO.
I	REVISE LAYOUT	02/13/13	AIG/89520	
H	REVISED MIXED USE AND OFFICE PARCELS	04/14/09	DFH/0953	
G	REVISED MULTI-FAMILY	10/16/07	HJD/1415	
F	REVISED MULTI-FAMILY & MIXED-USE PARCEL; UPDATED OFFICE PARCEL & MASTER INFRASTRUCTURE	6/5/07	HJD/1415	
E	REVISED CAR CLEANING AREA NAME	5/2/06	HJD/1415	
D	REVISED RECREATION AREA NAMES	1/13/06	HJD/1415	
C	REVISED LEGEND	11/1/05	HJD/1415	
B	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	12/05/02	JDP/1284	
A	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT, ADDED AERIAL DELINIATED WETLAND	08/26/02	JDP/1284	

ACTIVITY	INITIALS/DEP. NO.	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: N/A
SEC: 32 TWP: 35S RGE: 18E

TITLE: MASTER DRAINAGE PLAN WEST

CASE/PROJECT NO: 61453
ORDINANCE NO: 06-23
DCI NO: 06-23724-101-000026
SHEET NUMBER: 5 OF 9

GMDSS REFERENCE FILE NO:

PROJECT MANAGER: S2724-101-000-PYPSP

DONALD SCOTT McKENNA LICENSE No 51435 STATE OF FLORIDA PROFESSIONAL ENGINEER

Feb 13 '01 7:45:48 TOL\MPYNJQY\215th\active\2 560082R\ drawing nwpact\Rev12\27240606.dwg

MATCH LINE - SITE PLAN WEST

SCALE: 1" = 100'

UNIVERSITY PARKWAY

BROADWAY AVENUE

TUTTLE AVENUE

WETLAND 'A'

WETLAND ENHANCEMENT AREA

PROPOSED 100 YEAR FEMA FLOODPLAIN LINE (SEE NOTE 5 ON COVER)

100 YEAR FEMA FLOODPLAIN LINE

30' WETLAND BUFFER (TYP)

RECREATIONAL AREA

PROJECT BOUNDARY

LAKE #1

LAKE #2

LAKE #3

LAKE #4

LAKE #5

DRY RETENTION AREA #1

LEGEND

MULTI-FAMILY COMPONENT

X(A) - 12 UNITS; TWO STORIES OVER PARKING
X(B) - 18 UNITS; THREE STORIES OVER PARKING
X(C) - 21 UNITS; THREE STORIES OVER PARKING

- WETLAND
- WETLAND ENHANCEMENT AREA
- LAKE
- DRY RETENTION AREA
- JUNCTION BOX
- STORM PIPE AND STRUCTURE
- TYPE 'J' INLET
- ENDWALL
- CONTROL STRUCTURE
- MITERED END
- DIRECTIONAL FLOW ARROW
- POST-DEVELOPED DISCHARGE POINT
- WEIR
- 12 EXISTING CONTOUR

REV NO	REVISION	DATE	DRAWN BY / DSP. NO.	CHECKED BY / DSP. NO.
G	REVISE SITE LAYOUT	02/13/13	ATO/89520	
F	REMOVE POOL AND CLUBHOUSE ADJACENT TO WETLAND 'A'	12/02/10	DFH/0953	
E	REVISED SINGLE FAMILY, SINGLE FAMILY ATTACHED, AND MIXED USE	04/14/09	DFH/0953	
D	REVISED MULTI-FAMILY & MIXED-USE PARCEL; UPDATED OFFICE PARCEL & MASTER INFRASTRUCTURE	6/5/07	HJD/1415	
C	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	10/31/05	HJD/1415	
B	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	12/05/02	JDP/1284	
A	REVISED PER NEW LAYOUT, REVISED ALL TEXT PER NEW LAYOUT	08/26/02	JDP/1284	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002
HORIZONTAL SCALE: 1" = 1
VERTICAL SCALE: N/A
SEC. 32 TWP. 35S RNG. 18E
CROSS REFERENCE # (NO.

TITLE: MASTER DRAINAGE PLAN EAST

PROJECT NUMBER: S2724-101-000-PYPSF

DONALD SCOTT MCKENNA LICENSE No 51435 STATE OF FLORIDA PROFESSIONAL ENGINEER

Donald S. McKenna, P.E.
FLORIDA CERTIFICATE NO. 51435
DRAWING NUMBER: D-S2724-101-D00030
SHEET NUMBER: 7 OF 9

T:\LWP\PJ\Q\1_215#\active\215600628\civil\drawing\004_revpsp\1.Rev12\2724080.dw

NO REAR ACCESS FOR BUILDINGS WITHIN 15' OF WETLAND BUFFER

201'

X(A) RESIDENTIAL UNITS ABOVE PARKING — GARAGE

99'

GARAGE UNDER BUILDING

BUILDING A
TWO STORIES, MAX HEIGHT 30'

NO REAR ACCESS FOR BUILDINGS WITHIN 15' OF WETLAND BUFFER

201'

X(B) RESIDENTIAL UNITS ABOVE PARKING — GARAGE

99'

GARAGE UNDER BUILDING

BUILDING B
THREE STORIES, MAX HEIGHT 38'

NO REAR ACCESS FOR BUILDINGS WITHIN 15' OF WETLAND BUFFER

231'

X(C) RESIDENTIAL UNITS ABOVE PARKING — GARAGE

100'

GARAGE UNDER BUILDING

BUILDING C
THREE STORIES, MAX HEIGHT 38'

SCALE: 1" = 100'

1339.23'

30' LANDSCAPE BUFFER

6' WALL/FENCE

50' PRIVATE INGRESS AND EGRESS EASEMENT

15' GREENBELT BUFFER

GATE

GATE

5' CONCRETE SIDEWALK (TYP)

50' PRIVATE INGRESS AND EGRESS EASEMENT

PROJECT BOUNDARY

15' GREENBELT BUFFER

1077.06'

5(A) 6(A) 7(C) 4(C) 3(B) 9(C) 8(C) 2(C) 10(C) 13(C) 11(C) 16(A) 1(B) 12(B) 15(A) 18(B) 14(C) 17(C)

BASKETBALL COURT

PITCH N PUT

POOL/ KIDDIE POOL

PLAYGROUND

CLUB HOUSE

5' CONCRETE TRAIL

5' CONCRETE SIDEWALK

TOP OF BANK

30' WETLAND BUFFER

WETLAND 'B'

BOARDWALK

LAKE #10

LAKE #11

LAKE #12

LAKE #9

5' MULCH PATH WITH EDGING

PICNIC TABLE (TYP)

5' MULCH PATH WITH EDGING

BOARDWALK

5' MULCH PATH WITH EDGING

PICNIC TABLE (TYP)

5' MULCH PATH WITH EDGING

2083.78'

FUTURE BROADWAY AVENUE

243.09'

95' PUBLIC ROW

SHADE AVENUE

EXISTING 50' PUBLIC ROW

EXISTING 25' PUBLIC ROW

84' PUBLIC ROW

16' PVMT (TYP)

22' (TYP)

5' CONCRETE SIDEWALK (TYP)

417.36'

GUARDHOUSE

24' PVMT (TYP)

19' (TYP)

41 42 47 46

LOADING ZONE (TYP)

DUMPSTER PAD (TYP)

927.41'

PROJECT BOUNDARY

BROADWAY AVENUE

UNIVERSITY PARKWAY

36 23 44

5 STORIES MAX 55'

LAKE #6

LAKE #7

LAKE #8

24' PVMT (TYP)

LOADING ZONE (TYP)

5' CONCRETE SIDEWALK

DUMPSTER PAD (TYP)

WETLAND 'A'

WETLAND ENHANCEMENT AREA

MATCH LINE – SITE PLAN EAST

LEGEND

MULTI-FAMILY COMPONENT

X(A) – 12 UNITS; TWO STORIES OVER PARKING
X(B) – 18 UNITS; THREE STORIES OVER PARKING
X(C) – 21 UNITS; THREE STORIES OVER PARKING

WETLAND

WETLAND ENHANCEMENT AREA

LAKE

DRY RETENTION AREA

BOARDWALK FOOTPRINT
10' IN WIDTH; 0.08 ACRES

REV NO	REVISION	DATE	DRAWN BY / DEP. NO.	CHECKED BY / DEP. NO.
K	REVISE BUILDING 37 NOTE	04/12/13	CLL/96591	
J	REVISE SITE LAYOUT	02/13/13	ATD/89520	
I	REVISED PROPOSED USE FOR BUILDINGS	04/28/09	DFH/0953	
H	REVISED MIXED USE AND OFFICE PARCEL	04/14/09	DFH/0953	
G	REVISED MULTI-FAMILY	10/16/07	HJD/1415	
F	REVISED MULTI-FAMILY & MIXED-USE PARCEL; UPDATED OFFICE PARCEL & MASTER INFRASTRUCTURE	6/5/07	HJD/1415	
E	REVISED CAR CLEANING AREA NAME & PROPOSED USE FOR BUILDING #39	5/2/06	HJD/1415	
D	REVISED RECREATION AREA NAMES	1/13/06	HJD/1415	
C	REVISED BUILDING LAYOUT TEXT	11/1/05	HJD/1415	
B	REVISED PER NEW LAYOUT, REVISED ALL TEXT AND DIMENSIONS PER NEW LAYOUT	12/05/02	JDP/1284	
A	REVISED PER NEW LAYOUT, REVISED ALL TEXT AND DIMENSIONS PER NEW LAYOUT	08/26/02	JDP/1284	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: N/A
SEC: 32 TWP: 35S RGE: 18E

TITLE: SITE PLAN WEST

CROSS REFERENCE FILE NO:

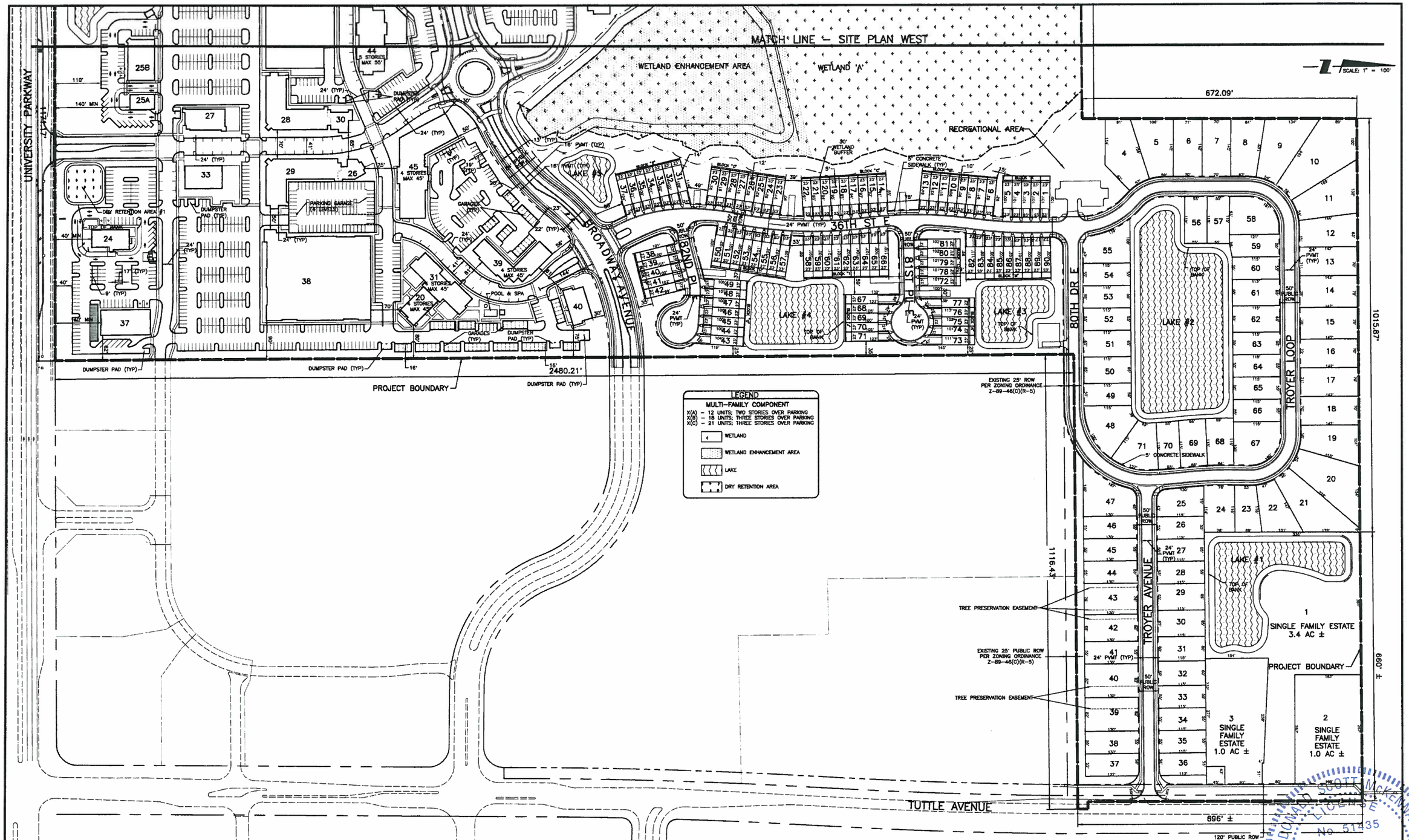
PROJECT NUMBER: S2724-101-000-PYPSP

D. SCOTT MCKENNA, P.E.
FLORIDA REGISTRATION NO. 51435
CERTIFICATE OF AUTHORIZATION NUMBER: EB 0004299
D-52724-101-00003

STATE OF FLORIDA PROFESSIONAL ENGINEER
DONALD SCOTT McKENNA
LICENSE No 51435

7-8-13

8 of 9



REV NO	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
K	REVISED BUILDING 37 NOTE	04/12/13	CLL/96591	
J	REVISED SITE LAYOUT	02/13/13	ATO/89520	
I	REMOVE POOL AND CLUBHOUSE ADJACENT TO WETLAND 'A'	12/02/10	DFH/0953	
H	REVISED PROPOSED USE FOR BUILDINGS	04/28/09	DFH/0953	
G	REVISED SINGLE FAMILY, SINGLE FAMILY ATTACHED AND MIXED USE	04/14/09	DFH/0953	
F	REVISED MULTI-FAMILY	10/16/07	HJD/1415	
E	REVISED MULTI-FAMILY & MIXED-USE PARCEL; UPDATED OFFICE PARCEL & MASTER INFRASTRUCTURE	6/5/07	HJD/1415	
D	REVISED PROPOSED USE FOR BUILDING #39	5/2/06	HJD/1415	
C	REVISED PER NEW LAYOUT, REVISED ALL TEXT AND DIMENSIONS PER NEW LAYOUT	10/31/05	HJD/1415	
B	REVISED PER NEW LAYOUT, REVISED ALL TEXT AND DIMENSIONS PER NEW LAYOUT	12/05/02	JDP/1284	
A	REVISED PER NEW LAYOUT, REVISED ALL TEXT AND DIMENSIONS PER NEW LAYOUT	08/26/02	JDP/1284	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	DSM/1232	06/02
DRAWN BY:	JDP/1284	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: UNIVERSITY GROVES DEVELOPMENT, LLC

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002

HORIZONTAL SCALE: 1" = 100'

VERTICAL SCALE: N/A

SEC: 32 TWP: 35S RGE: 18E

CROSS REFERENCE FILE NO.:

TITLE: SITE PLAN EAST

PROJECT NUMBER: S2724-101-000-PYPSP

DONALD SCOTT McKENNA LICENSE No. 51435 STATE OF FLORIDA PROFESSIONAL ENGINEER

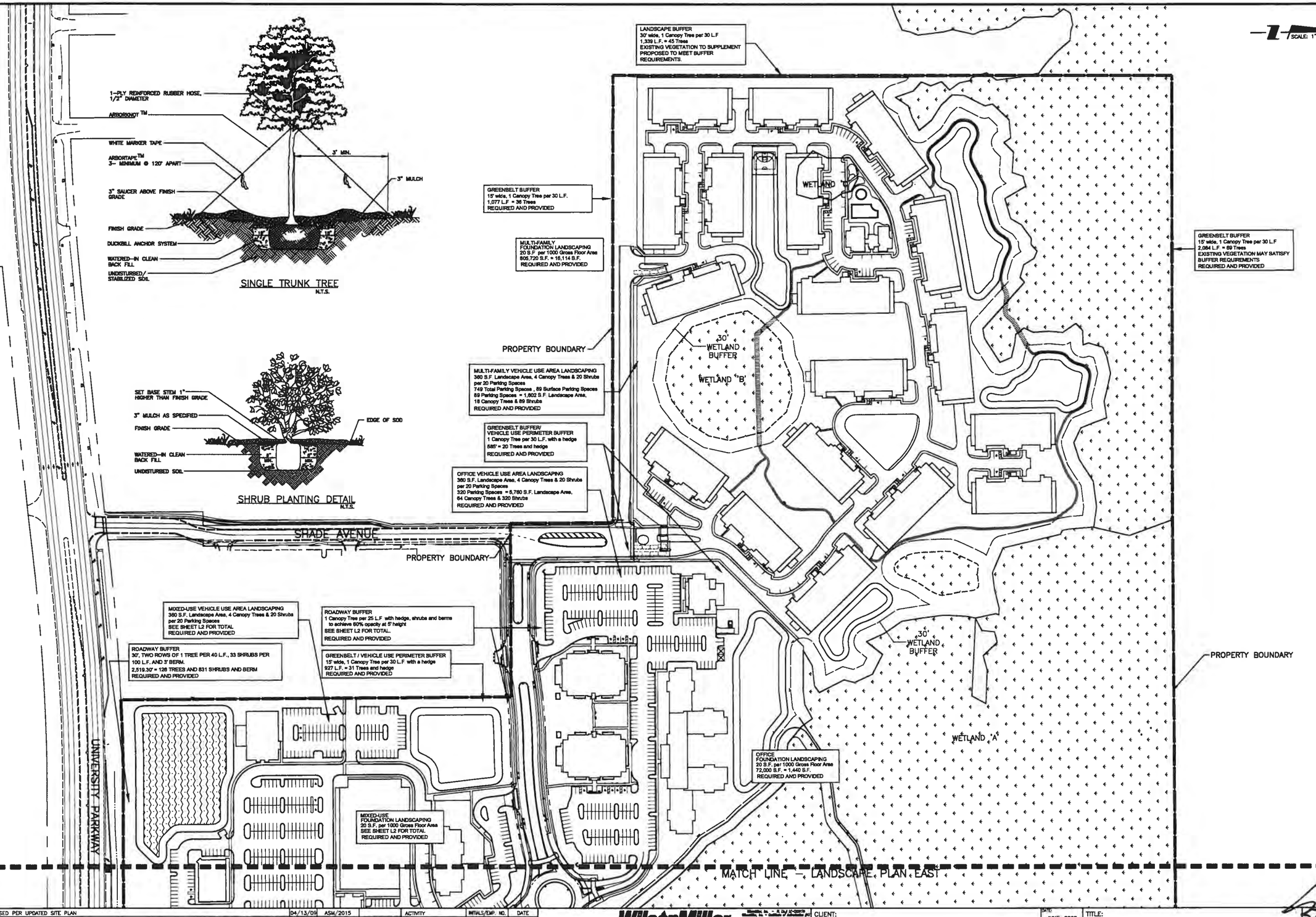
Donald Scott McKenna, P.E.
Licensed Engineer No. 51435
Date: 2-20-13

SHEET NUMBER: D-S2724-101-000032

SHEET NUMBER: S1 of 9

SINGLE TRUNK TREE
N.T.S.

SHRUB PLANTING DETAIL
N.T.S.



△REV NO.	REVISION	DATE	DRAWN BY / DWP. NO.	CHECKED BY / DWP. NO.
E	REVISED PER UPDATED SITE PLAN	04/13/09	ASM/2015	
D	REVISED MULTI-FAMILY AREA	10/17/07	HJD/1415	
C	REV MULTI-FAM, OFFICE, COMM AREAS, MIXED USE/MULTI-FAM FOUNDATION, REMOVE RELOC WETLAND BUFF	07/23/07	DFH/0953	
B	REVISED PER CO. COMMENTS, SITE PLAN CHANGES AND TREE INFO.	12/10/02	SAB/1330	
A	REVISED PER CO. COMMENTS AND SITE PLAN CHANGES	09/24/02	SAB/1330	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	SAB/1330	06/02
DRAWN BY:	TJB/1569	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: W.G. MILLS, INC.

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: N/A
SEC. 32 TWP. 35S RGE. 18E

TITLE: LANDSCAPE PLAN WEST

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: S2724-101-000-PYPSP

INDEX NUMBER: D-S2724-101-000-037

SHEET NUMBER: L1 OF 4

SCOTT A. BUTKIN, L.A. FLORIDA CERTIFICATE NO. 1754

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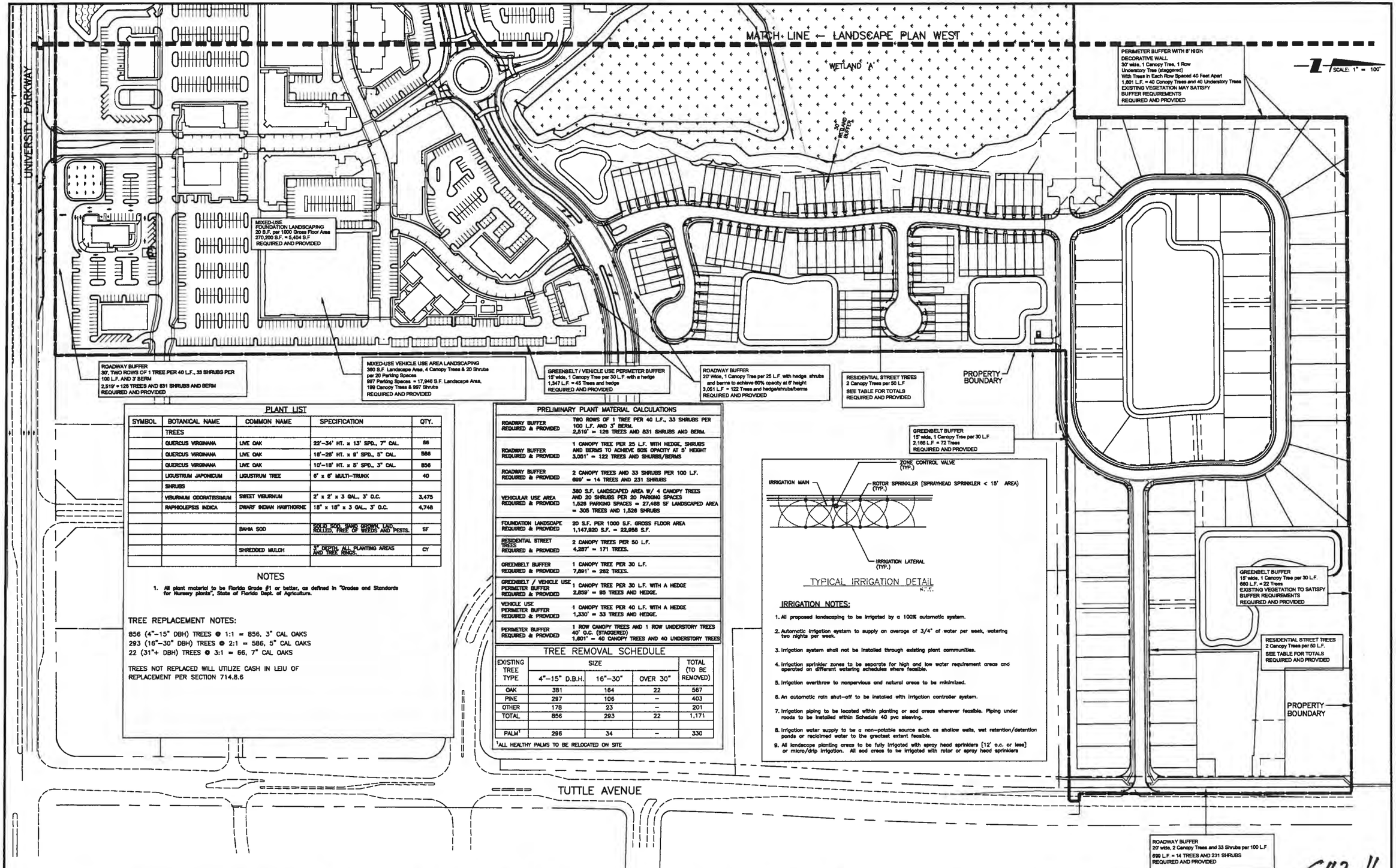

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION	QTY.
	TREES			
	QUERCUS VIRGINANA	LIVE OAK	22'–34' HT. x 13' SPD., 7" CAL.	86
	QUERCUS VIRGINANA	LIVE OAK	18'–26' HT. x 9' SPD., 5" CAL.	586
	QUERCUS VIRGINANA	LIVE OAK	10'–18' HT. x 5' SPD., 3" CAL.	856
	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	6' x 6' MULTI–TRUNK	40
	SHRUBS			
	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	2' x 2' x 3 GAL., 3' O.C.	3,475
	RAPHIOLEPSIS INDICA	DWARF INDIAN HAWTHORNE	18" x 18" x 3 GAL., 3' O.C.	4,748
		BAHIA SOD	SOLID SOD, HAND GROWN, LAID, ROLLED, FREE OF WEEDS AND PESTS.	SF
		SHREDDED MULCH	3" DEPTH, ALL PLANTING AREAS AND TREE RINGS.	CY

NOTES

1. All plant material to be Florida Grade #1 or better, as defined in "Grades and Standards for Nursery plants", State of Florida Dept. of Agriculture.

TREE REPLACEMENT NOTES:

856 (4"–15" DBH) TREES @ 1:1 = 856, 3" CAL OAKS
293 (16"–30" DBH) TREES @ 2:1 = 586, 5" CAL OAKS
22 (31"+ DBH) TREES @ 3:1 = 66, 7" CAL OAKS

TREES NOT REPLACED WILL UTILIZE CASH IN LEIU OF REPLACEMENT PER SECTION 714.8.6

PRELIMINARY PLANT MATERIAL CALCULATIONS

ROADWAY BUFFER REQUIRED & PROVIDED	TWO ROWS OF 1 TREE PER 40 L.F., 33 SHRUBS PER 100 L.F. AND 3' BERM. 2,519' = 126 TREES AND 831 SHRUBS AND BERM.
ROADWAY BUFFER REQUIRED & PROVIDED	1 CANOPY TREE PER 25 L.F. WITH HEDGE, SHRUBS AND BERMS TO ACHIEVE 60% OPACITY AT 6' HEIGHT 3,051' = 122 TREES AND SHURBS/BERMS
ROADWAY BUFFER REQUIRED & PROVIDED	2 CANOPY TREES AND 33 SHRUBS PER 100 L.F. 699' = 14 TREES AND 231 SHRUBS
VEHICULAR USE AREA REQUIRED & PROVIDED	380 S.F. LANDSCAPED AREA W/ 4 CANOPY TREES AND 20 SHRUBS PER 20 PARKING SPACES 1,526 PARKING SPACES = 27,468 SF LANDSCAPED AREA = 305 TREES AND 1,526 SHRUBS
FOUNDATION LANDSCAPE REQUIRED & PROVIDED	20 S.F. PER 1000 S.F. GROSS FLOOR AREA 1,147,920 S.F. = 22,958 S.F.
RESIDENTIAL STREET TREES REQUIRED & PROVIDED	2 CANOPY TREES PER 50 L.F. 4,257' = 171 TREES.
GREENBELT BUFFER REQUIRED & PROVIDED	1 CANOPY TREE PER 30 L.F. 7,891' = 262 TREES.
GREENBELT / VEHICLE USE PERIMETER BUFFER REQUIRED & PROVIDED	1 CANOPY TREE PER 30 L.F. WITH A HEDGE 2,859' = 95 TREES AND HEDGE.
VEHICLE USE PERIMETER BUFFER REQUIRED & PROVIDED	1 CANOPY TREE PER 40 L.F. WITH A HEDGE 1,330' = 33 TREES AND HEDGE.
PERIMETER BUFFER REQUIRED & PROVIDED	1 ROW CANOPY TREES AND 1 ROW UNDERSTORY TREES 40' O.C. (STAGGERED) 1,601' = 40 CANOPY TREES AND 40 UNDERSTORY TREES

TREE REMOVAL SCHEDULE

EXISTING TREE TYPE	SIZE			TOTAL (TO BE REMOVED)
	4"–15" D.B.H.	16"–30"	OVER 30"	
OAK	381	184	22	587
PINE	297	106	–	403
OTHER	178	23	–	201
TOTAL	856	293	22	1,171
PALM[1]	296	34	–	330

[1]ALL HEALTHY PALMS TO BE RELOCATED ON SITE

TYPICAL IRRIGATION DETAIL
N.T.S.

IRRIGATION NOTES:

1. All proposed landscaping to be irrigated by a 100% automatic system.
2. Automatic irrigation system to supply an average of 3/4" of water per week, watering two nights per week.
3. Irrigation system shall not be installed through existing plant communities.
4. Irrigation sprinkler zones to be separate for high and low water requirement areas and operated on different watering schedules where feasible.
5. Irrigation overthrow to nonpervious and natural areas to be minimized.
6. An automatic rain shut–off to be installed with irrigation controller system.
7. Irrigation piping to be located within planting or sod areas wherever feasible. Piping under roads to be installed within Schedule 40 pvc sleeving.
8. Irrigation water supply to be a non–potable source such as shallow wells, wet retention/detention ponds or reclaimed water to the greatest extent feasible.
9. All landscape planting areas to be fully irrigated with spray head sprinklers (12' o.c. or less) or micro/drip irrigation. All sod areas to be irrigated with rotor or spray head sprinklers

REV NO.	REVISION	DATE	DRAWN BY / DEP. NO.	CHECKED BY / DEP. NO.
E	REVISED PER UPDATED SITE PLAN	04/13/09	ASM/2015	
D	REVISED MULTI–FAMILY AREA, UPDATED TREE REMOVAL SCHEDULE	10/17/07	HJD/1415	
C	REV MULTI–FAM, OFFICE, COMM AREAS, PLAN LIST AND PREL MATERIAL CALC, REMOVE RELOC WETLAND BUFF	07/24/07	DFH/0953	
B	REVISED TREE REMOVAL SCHEDULE PER TOWNHOME AREA	11/09/05	SAB/1330	
A	REVISED PER CO. COMMENTS AND SITE PLAN CHANGES	09/24/02	SAB/1330	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	SAB/1330	06/02
DRAWN BY:	TJB/1569	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: W.G. MILLS, INC.

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: N/A
SEC: 32 TWP: 35S RGE: 18E

TITLE: LANDSCAPE PLAN EAST

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: S2724-101-000-PYPSP

TREE NUMBER: D-S2724-101-000-038

SHEET NUMBER: L2 or 4

BRUCE A. BUTLER, L.A. FLORIDA CERTIFICATE NO. 1756

7213

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TREE LEGEND

- WILLOW
- PALM
- MAPLE
- PINE
- OAK
- BANYON
- CHINABERRY
- UNKNOWN SPECIES
- BAY
- ELM
- CEDAR
- FIG TREE
- ORNAMENTAL
- HICKORY

NOTE: size of trunk diameter is determined at 4.5' above ground surface and is shown adjoining the symbol in inches.

@xx" = POTENTIAL TREE SAVE AREAS

SCALE: 1" = 100'

SHADE AVENUE

UNIVERSITY PARKWAY

MATCH LINE — LANDSCAPE PLAN EAST

REV NO.	REVISION	DATE	DRAWN BY / DEP. NO.	CHECKED BY / DEP. NO.
D	REVISED TREES & TREE SAVE AREA	10/15/07	HJD/1415	
C	REVISED PER MULTI FAMILY & VILLAGE CENTER SITE PLAN CHANGES	08/27/07	RGH/857	
B	REVISED PER SITE PLAN CHANGES	12/10/02	SAB/1330	
A	REVISED PER SITE PLAN CHANGES	09/24/02	SAB/1330	

ACTIVITY	INITIALS/DEP. NO.	DATE
DESIGNED BY:	SAB/1330	06/02
DRAWN BY:	TJB/1569	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

WilsonMiller

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CLIENT: W.G. MILLS, INC.

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002

HORIZONTAL SCALE: 1" = 100'

VERTICAL SCALE: N/A

SEC. 32 TWP. 35S RGE. 18E

CROSS REFERENCE FILE NO.:

TITLE: TREE LOCATION PLAN WEST

SCOTT A. BUTARI, L.A. FLORIDA CERTIFICATE NO. 1754

"DEEP" NUMBER: D-S2724-101-000039

PROJECT NUMBER: S2724-101-000-PYPSP

SHEET NUMBER: L3 OF 4

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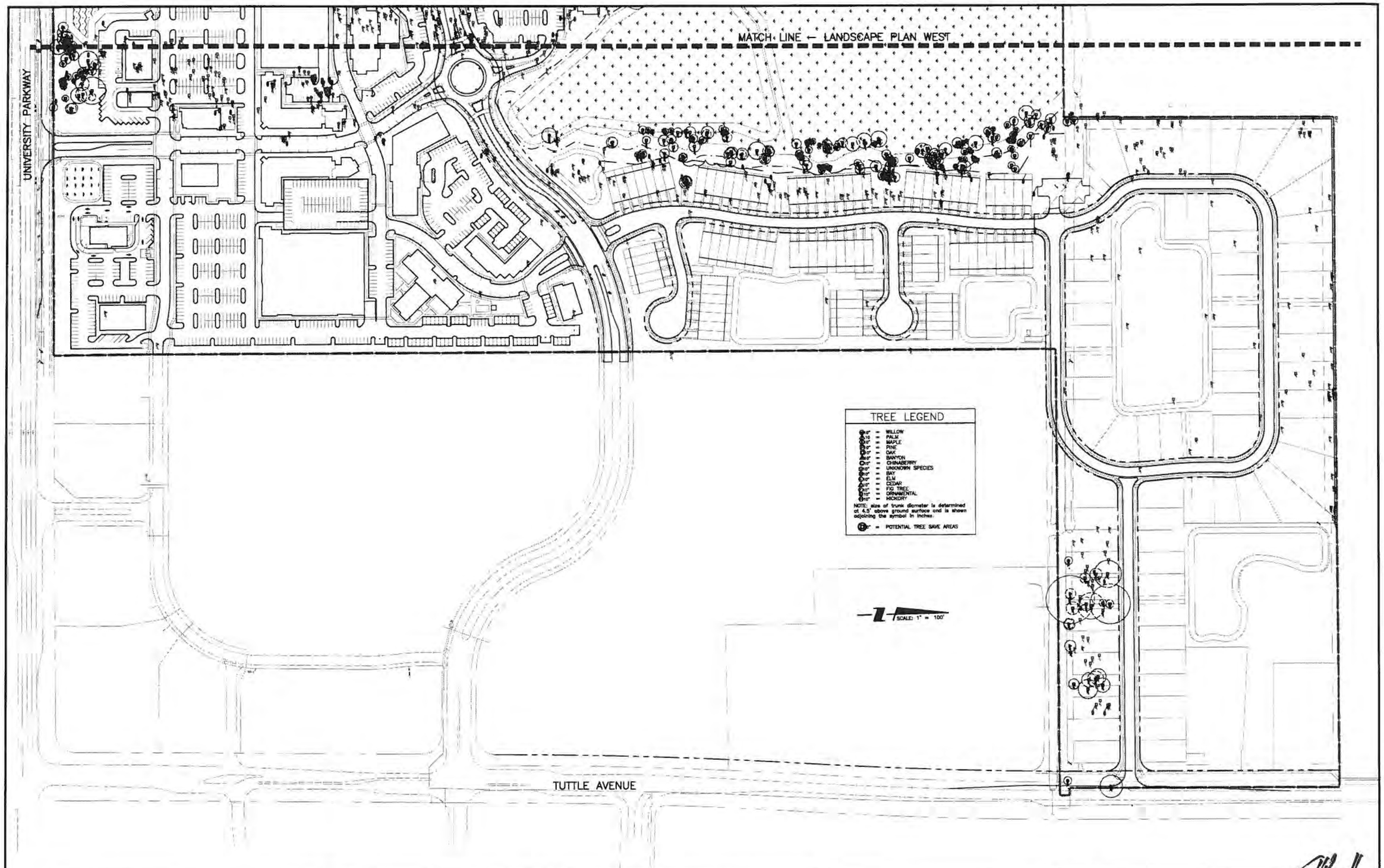

△REV NO.	REVISION	DATE	DRWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	REVISED TREES & TREE SAVE AREA	10/15/07	HJD/1415	
D	REVISED PER MULTI FAMILY & VILLAGE CENTER SITE PLAN CHANGES	06/27/07	RGH/857	
C	REVISE TREE REMOVAL IN TOWNHOME AREA	11/9/05	SAB/1330	
B	REVISED PER SITE PLAN CHANGES	12/10/02	SAB/1330	
A	REVISED PER SITE PLAN CHANGES	09/24/02	SAB/1330	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	SAB/1330	06/02
DRAWN BY:	TJB/1569	06/02
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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6900 Professional Parkway East, Suite 200 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web-site www.wilsonmiller.com

CLIENT: W.G. MILLS, INC.

PROJECT: UNIVERSITY GROVES

DATE: JUNE, 2002

HORIZONTAL SCALE: 1" = 100'

VERTICAL SCALE: N/A

SEC: 32 TWP: 35S RGE: 18E

TITLE: TREE LOCATION PLAN EAST

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: S2724-101-000-PYPSP

SCOTT R. BUTTARI, L.A. FLORIDA CERTIFICATE NO. 1758

INDEX NUMBER: D-S2724-101-000040

SHEET NUMBER: L4 OF 4

Feb 20, 2013 - 13:50:18

MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT	PDR-13-23(Z)(G) – DTS #20130153 – Thomas A. Howze U/A/D Howze Rezone	**TYPE AGENDA ITEM**	Advertised Public Hearing – Consent
DATE REQUESTED	07/11/2013	**DATE SUBMITTED/REVISED**	07/02/2013
BRIEFINGS? Who?	No	**CONSEQUENCES IF DEFERRED**	N/A
DEPARTMENT/DIVISION	Building & Development Services Department/Comprehensive Planning and Public Hearings	**AUTHORIZED BY TITLE**	Lisa Barrett, Planning Manager
CONTACT PERSON TELEPHONE/EXTENSION	Shelley E. Hamilton , Planner/941-748-4501, ext. 6863	**PRESENTER/TITLE TELEPHONE/EXTENSION**	Shelley E. Hamilton, Planner; 941-748-4501; ext. 6863
PUBLIC HEARING			

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

I move to recommend approval of PDR-13-23(Z)(G) 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

- King Engineering, on behalf of Thomas Howze, has filed a rezone application from "A" (General Agriculture) to "PDC" (Planned Development Commercial) and an accompanying General Development Plan. The 5.48 ± acre site is north of S.R. 70 at Verna Bethany Road. The application is proposing 30,000 square feet of Neighborhood Commercial Retail uses on the subject property;
- The site is designated Ag/R on the Future Land Use Map; the maximum square footage allowed in the Ag/R FLUC without a Special Approval is 3,000 ;
- The applicant is requesting Special Approval to allow the 30,000 square foot development, in accordance with Comprehensive Plan Policy 2.10.2.2;
- The site is in an "C" Flood Zone;
- The property is outside of the Manatee County water and sewer service area and service will provided by well and septic tanks; and
- Staff recommends approval with stipulations.

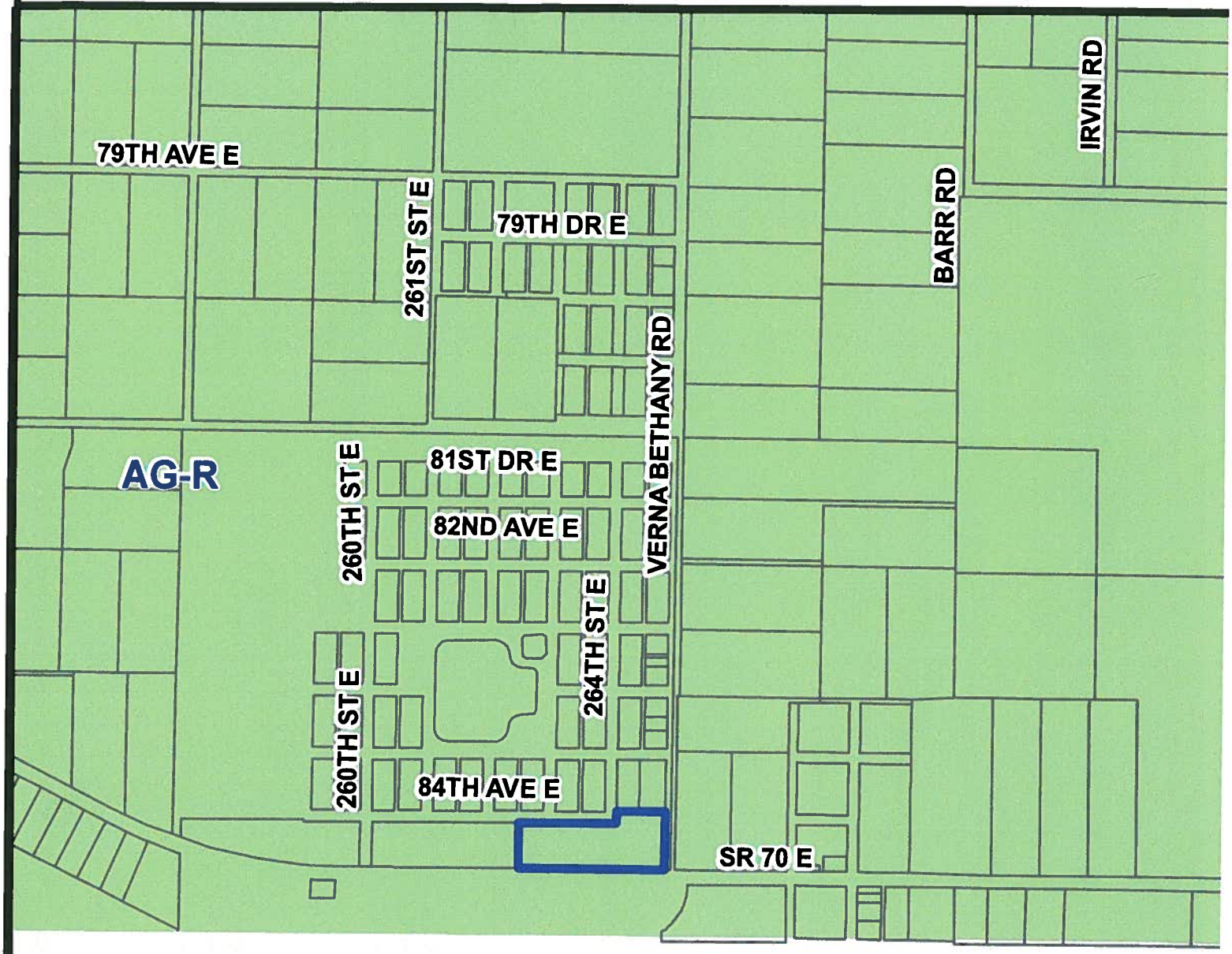
COUNTY ATTORNEY REVIEW

Check appropriate box	
☒	**REVIEWED** **Written Comments:** ☐ **Attached** ☒ **Available from Attorney (Attorney's initials: WEC/SAS)**

☐	**NOT REVIEWED (No apparent legal issues.)**
☐	**NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)**
☐	**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



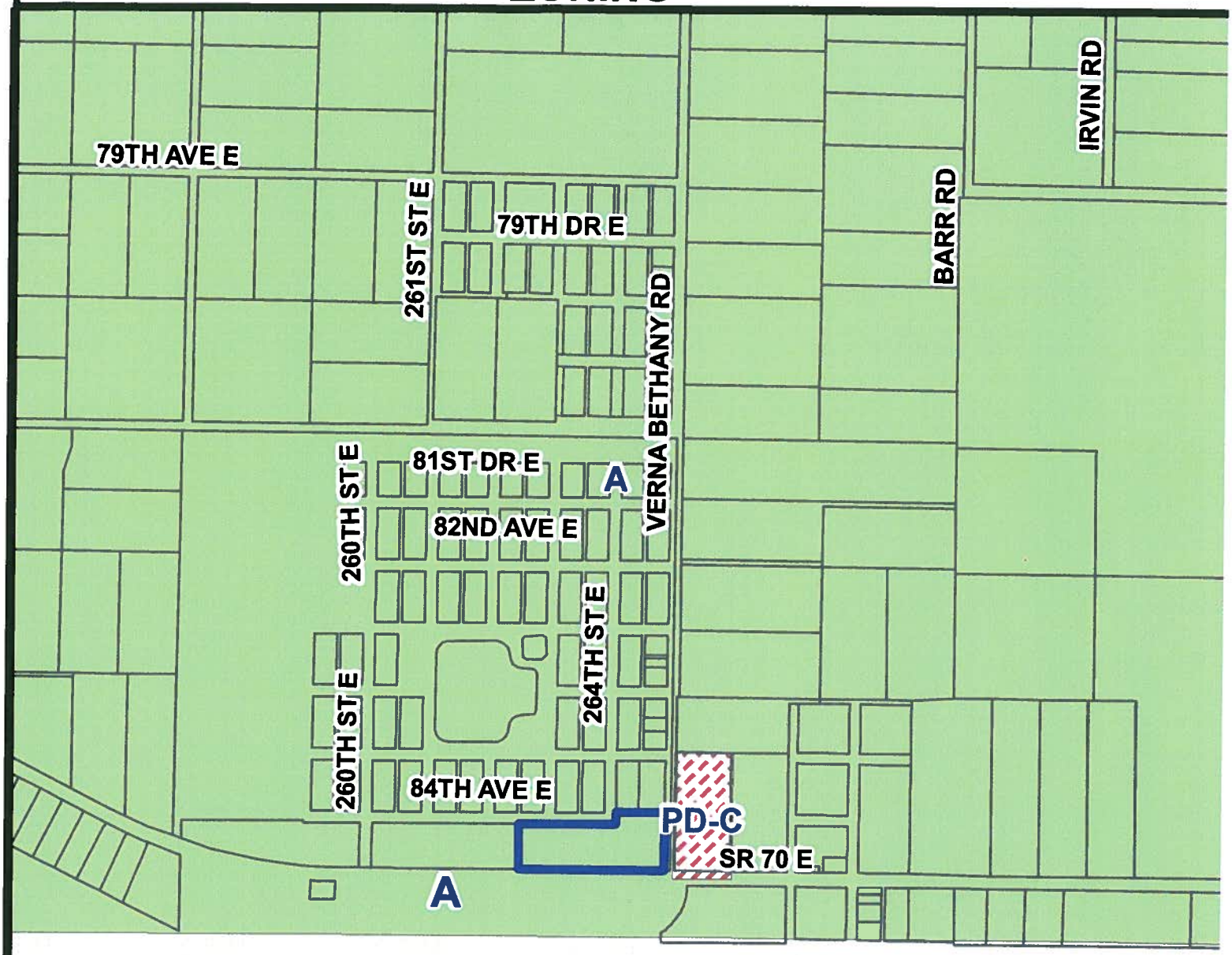
Parcel ID #(s) 335632039 (part of)

Manatee County
Staff Report Map

Map Prepared 5/28/2013
1 inch = 828 feet

Project Name:	Howze Rezone
Project #:	PDC-13-23 (Z)(G)
DTS#:	20130153
Proposed Use:	Commercial
S/T/R:	Sec 35 Twn 35 Rng 20
Acreage:	± 5.48
Existing Zoning:	A
Existing FLU:	AG-R
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	COW PEN SLOUGH
Commissioner:	Vanessa Baugh

ZONING



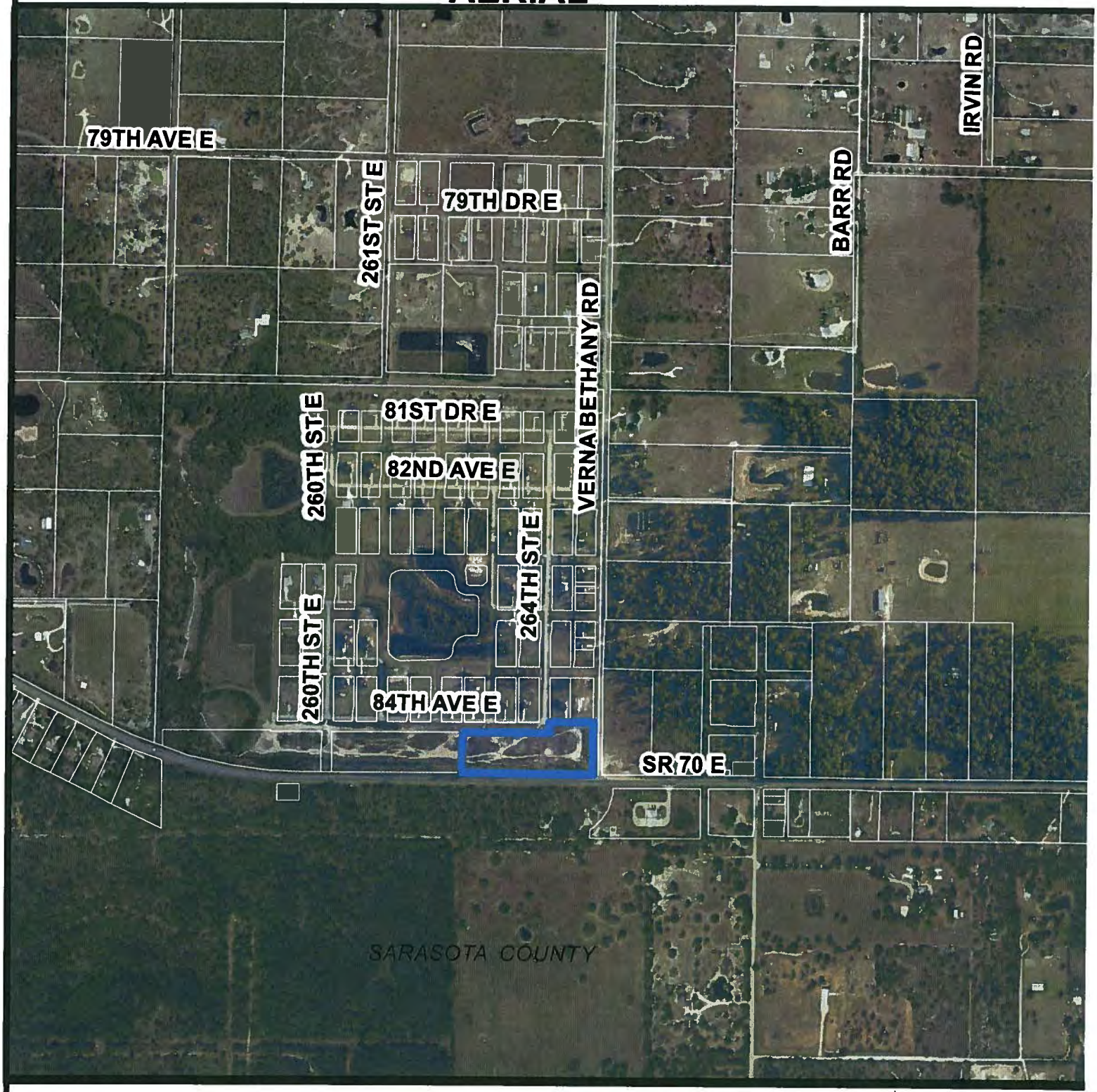
Parcel ID #(s) 335632039 (part of)

Manatee County
Staff Report Map

Map Prepared 5/28/2013
1 inch = 828 feet

Project Name:	Howze Rezone
Project #:	PDC-13-23 (Z)(G)
DTS#:	20130153
Proposed Use:	Commercial
S/T/R:	Sec 35 Twn 35 Rng 20
Acreage:	± 5.48
Existing Zoning:	A
Existing FLU:	AG-R
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	COW PEN SLOUGH
Commissioner:	Vanessa Baugh

AERIAL



Parcel ID #(s) 335632039 (part of)

Manatee County
Staff Report Map

Map Prepared 5/28/2013
1 inch = 828 feet

Project Name:	Howze Rezone
Project #:	PDC-13-23 (Z)(G)
DTS#:	20130153
Proposed Use:	Commercial
S/T/R:	Sec 35 Twn 35 Rng 20
Acreage:	± 5.48
Existing Zoning:	A
Existing FLU:	AG-R
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	COW PEN SLOUGH
Commissioner:	Vanessa Baugh

P.C. 7/11/2013

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE (DTS #20130153)

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 5.48 ± acres, S.R. 70 at Verna Bethany Road, Bradenton, FL from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail 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.: 07/11/13 **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. PDC-13-23(Z)(G); APPROVAL of the General Development Plan with Stipulations A.1 – A.10, B.1 – B.3, C.1, and D.1 – D.2; GRANTING Special Approval to allow a Small Commercial development over 3,000 square feet in the AG/R (Agricultural Rural) Future Land Use Category, as recommended by staff.

PROJECT SUMMARY	
CASE#	PCD-13-23(Z)(G) (DTS # 20130153)
PROJECT NAME	Thomas A. Howze U/A/D/Howze Rezone
APPLICANT(S):	Thomas A Howze
PROPOSED ZONING:	PDC (Planned Development Commercial)
EXISTING ZONING:	A (General Agriculture) - 5.48 ± acres
PROPOSED USE(S):	Limited Neighborhood Commercial Retail Sales
CASE MANAGER:	Shelley Hamilton
STAFF RECOMMENDATION:	APPROVAL w/Stipulations

DETAILED DISCUSSION

History

The property has been zoned "A" since the 1960's. The zoning was then carried over in 1990 from the 1981 Zoning Atlas. In May, 2005, a rezone with a preliminary site plan was filed to rezone the subject property from "A" to "PDC." The application was withdrawn because of financial issues prior to it being scheduled for public hearing.

In 1997, the property across Verna Bethany Road from the subject property was granted approval of a rezoning to "PDC" in order to allow the development of a convenience store with gas pumps, and a retail store. This proposed convenience store has never been built.

Current Request

The requested zoning change is from the "A" zone district to the "PDC" zone district for the 5.48 ± acres located at the northwest corner of S.R. 70 and Verna Bethany Road. The applicant is requesting the development of 30,000 sq. ft. of neighborhood commercial retail to be located in a three story building.

The two roadways are functionally classified roadways, meeting the defined locational criteria for the placement of commercial retail. This will allow the placement of commercial zoning, providing neighborhood support services needed to serve the area residents. The area is primarily a mixture of residential and agricultural uses, but is

slowly changing to include more residences on smaller amounts of land, and thereby providing the residential to support the proposed commercial use of the property.

The Comprehensive Plan defines Neighborhood Retail Uses as "commercial establishments, or groups thereof, that serve the commercial needs of the neighborhood (e.g., food stores, convenience stores, drug stores, restaurants). The uses may also include office uses for personal or professional services." Also, in the Ag/R FLUC Agricultural Service Establishments are allowed. These are defined as "establishments primarily engages in supplying soil preparation services, crop services, horticultural services, sales and service of agricultural machinery, veterinary and other animal services, and farm labor and management service." The applicant has demonstrated the desire to have the ability to provide the following uses:

- **Small stores carrying plumbing supplies, flooring and other small home improvement needs;**
- **Eating establishments, with or without drive-thru;**
- **Gas Pumps;**
- **Service Stations;**
- **Banks, with or without drive-thru;**
- **Business service establishments;**
- **Offices;**
- **Medical clinics;**
- **Medical and Dental labs;**
- **Car Wash (Self-service, incidental and full service);**
- **Dry Cleaner (Neighborhood, Pick-up;**
- **Personal Service establishment;**
- **Rental Service establishment;**
- **Repair Service establishment;**
- **Cultural Facilities; and**
- **Land Reserves (public and private)**

Staff is concerned that a number of these uses may not be appropriate in the rural area and will not meet the definition of "Neighborhood Retail Uses." A stipulation has been offered that would limit the uses on the property specifically to "Neighborhood Retail Uses" and "Agricultural Service Establishments," with the caveat that other uses may be allowed upon determination by the BADS Director to be similar in nature. This allows for an administrative review of the use at the time of PSP/FSP review.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	Lots 16-30, Block "D" and Lots 51-75, Block "C," Golden Addition to the Town of Verna
GENERAL LOCATION:	Northwest corner of S.R. 70 and Verna Bethany Road

ACREAGE:	**5.48 ± acres**		
EXISTING USE(S):	**Vacant**		
FUTURE LAND USE CATEGORY(S):	**AG/R**		
DENSITY / INTENSITY:	**.23 F.A.R.**		
SPECIAL APPROVAL(S):	**Comprehensive Plan Policy 2.10.2.2 requires Special Approval for Small Commercial development over 3,000 square feet in the Ag/R FLUC**		
SPECIFIC APPROVAL(S):	**N/A**		
OVERLAY DISTRICT(S):	**None**		
SURROUNDING USES & ZONING			
NORTH	**Single Family homes on large lots, zoned "A"**		
SOUTH	**Directly across S.R. 70 (vacant), zoned "A;" Fire Station located to the southeast along S.R. 70, also zoned "A," approximately 750 feet across S.R. 70, property is in Sarasota County**		
EAST	**Scattered single family homes, zoned "A," and vacant land, zoned "PDC"**		
WEST	**Vacant, zoned "A"**		
SITE DESIGN DETAILS			
LOT SIZE(S):	**5.48 ± acres**		
BUILDING HEIGHT:	**35' permitted; 35' proposed (3 story building)**		
SETBACKS:		**REQUIRED**	**PROVIDED**
	FRONT		
	S.R. 70	**30'**	**30'**
	Verna Bethany	**30'**	**30'**
	84th Avenue East	**35'**	**35'**
	Side	**15'**	**15'**

	Waterfront/Stormwater	**30'**	**30'**
OPEN SPACE:	**Acres – 1.10 ± acres (20%) – 20% required**		
ACCESS:	**Access to the property will be from Verna Bethany Road, as shown on the plan; the Comprehensive Plan Policy 2.10.3.1. does not allow access to the local rural road (84th Avenue East) from the site; further discussions will be held with Florida Department of Transportation to determine is any access may be allowed to S.R. 70**		
FLOOD ZONE(S)	**"C," per FIRM Panel 120153 0395B, revised 3/15/84**		
AREA OF KNOWN FLOODING	**No**		
UTILITY CONNECTIONS	**Outside of the Manatee County water and sewer service area; property will be served by well and septic tank**		

ENVIRONMENTAL INFORMATION

Wetlands
According to the information provided by King Engineering, it is concluded that the on-site occurrence of wetland areas is very unlikely.

Uplands
No information has been provided, however, according to the aerial photo provided with the General Development Plan, there is very little vegetation and the site looks disturbed, which precludes any native habitat being present on-site.

Endangered Species
No information has been provided, however, with the lack of native habitat on-site, there is no chance of the presence of threatened and endangered species.

Trees
Tree symbols are shown on the General Development Plan. Tree removal and replacement will be addressed at the Preliminary Site Plan/Final Site Plan stage.

NEARBY DEVELOPMENT

RESIDENTIAL

PROJECT	LOTS / UNITS	DENSITY	FLUC	YEAR APPROVED
Scattered single family residences on larger properties, platted as Golden Addition to Town of Verna	504	3.09 du/acre	Ag/R	1926

NON- RESIDENTIAL

PROJECT	SIZE	FLUC	ZONING	YEAR APPROVED
Myakka Fire Station	3.77 ± acres	Ag/R	A	2007
Convenience Store w/Gas Pumps	4.4 ± acres	Ag/R	PDC	1998

POSITIVE ASPECTS

- The proposed commercial development will provide neighborhood commercial services to the rural community, which may reduce the number of automobile trips to larger commercial centers.

NEGATIVE ASPECTS

- The proposed commercial development may present compatibility issues and adverse aesthetic impacts to nearby residential uses.
- Limited services are available – no central potable water or sanitary sewer.

MITIGATING MEASURES

- Staff recommends stipulations requiring additional design, signage, and screening requirements, making for more aesthetically attractive and compatible development to nearby residential uses.

- **Stipulations added regarding the location of the proposed septic system, and the proposed public supply well.**

STAFF RECOMMENDED STIPULATIONS

A. <u>DESIGN AND LAND USE CONDITIONS</u>:

1. **The development shall incorporate Florida rural architectural design elements, such as:**

   a. **Rustic design;**
   b. **Gabled or hipped roof;**
   c. **Wood shingles or metal roof;**
   d. **Long roof overhang and deep porches facing the main right-of-way (S.R. 70);**
   e. **Lapped board siding, vertical board and batten siding, or smooth stucco;**
   f. **Dormers/cupolas to break up roofline;**
   g. **Square columns;**
   h. **Exterior colors of natural shades (sand, stone, slate, or earthen);**
   i. **Trim colors contrasting from exterior color (i.e., light to medium earth tones); and**
   j. **Accent colors (vivid blue, reds, yellow, greens and browns)**

   Design elements shall be reviewed by staff at Final Site Plan approval. In order to insure that the building does not project a massive blank wall, blank walls shall be no longer than 20 feet in length. Design elements including prominently visible architectural details (e.g., bump outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.) shall be applied to all sides of the proposed building.

2. **All roof-mounted H.V.A.C. equipment, loading areas, and dumpsters for structures shall be screened from view from all roadways (S.R. 70, Verna Bethany Road, and 84th Avenue East). The screening materials shall be consistent with the exterior finish materials of the buildings, landscaping or other opaque materials consistent with the LDC, Section 715.**

3. **Uses on the site shall be limited to Neighborhood Retail Uses and Agricultural Service Establishments, as defined in the Comprehensive Plan. Other uses may be allowed, upon determination by the BADS Director to be similar in nature. All uses shall meet applicable conditional use criteria as listed in the LDC.**

4. **Any future agricultural activity may continue on the site in accordance with the LDC Section 704.2, until commencement of future commercial development.**

5. **There shall be no outdoor storage of materials on the site.**

6. **There shall be no motor vehicle repair on the site.**

7. **There shall be no outdoor speakers utilized with this development.**

8. **The required street buffers, in accordance with LDC Section 715, shall be provided along the S.R. 70 and Verna Bethany Road.**

9. **A 6 foot high wall shall be provided within the required street buffer along 84th Avenue East.**

10. **A cross access shall be provided to the property located directly west of the subject property, as shown on the General Development Plan.**

B. TRANSPORTATION CONDITIONS:

1. **A detailed traffic analysis will be required prior to Preliminary Site Plan/Final Site Plan approval. Additional on-site and/or off-site improvements may be required as the property is developed.**

2. **Access to and from the project site via 84th Avenue East is prohibited.**

3. **The only driveway access to the project site shall be from Verna Bethany Road. The exact location of this access shall be dependent upon the findings of a traffic impact/detailed traffic analysis that will be submitted prior to Preliminary Site Plan/Final Site Plan approval.**

C. ENVIRONMENTAL CONDITIONS:

1. **Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan.**

D. HEALTH DEPARTMENT:

1. **At the time of Final Site Plan submittal, the applicant shall coordinate with the Health Department, a Certified OSTDS Professional, or a Florida Registered Professional Engineer to ensure that the size, type, and location of septic system is based on a site evaluation and plan review. All required Health Department setbacks shall be met at that time.**

2. **At the time of Final Site Plan submittal, the proposed public supply well shall receive an approval from either Manatee County Health Department or Florida Department of Environmental Protection (depending on specific use).**

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 buffers	N/A	Y		Stipulated
8' wide perimeter buffer	N/A	Y		Stipulated
SIDEWALKS				
5' sidewalks along all abutting roadways	N/A	Y		To be shown on Preliminary Site Plan

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 site plan has been prepared for development without hazard to persons or property, on or off the tract. Based on current site conditions, it appears that soil conditions, as well as other physical characteristics are conducive to the proposed development on the site.

Public Utilities, Facilities and Services

The site is contiguous to S.R. 70, 84th Avenue East, and Verna Bethany Road. The site is served by Manatee County EMS, Fire and Law Enforcement.

There are no public utilities in this area, and therefore the site will be served by a well and septic system. The size, type and location of the septic system shall be based on a site evaluation and plan review conducted by the Health Department, a Certified OSTDS Professional or a Florida Registered Professional Engineer. All required setbacks for septic systems shall be met. Also, the proposed public supply well requires permits and approval from either Manatee County Health Department or the Florida Department of Environmental Protection. The specific review is dependent on the uses proposed. Reclaimed water facilities are not available in this portion of the county.

Concurrency is being deferred with the GDP application, and the CLOS will be applied for with the future PSP or FSP application.

Compatibility

The requested zoning change is compatible with the existing development patterns and the zoning of nearby properties. The subject site is located immediately at the intersection of two functionally classified roadways, S.R. 70 and Verna Bethany Road. It is also adjacent to PDC zoning, located east of the parcel, across Verna Bethany Road. Development in this area has been primarily a mixture of residential and agricultural uses, and PDC zoning will allow for the development of neighborhood support services needed to serve this portion of the County.

Transitions

The zoning was established in 1990 and was carried over from the 1981 Zoning Atlas. Since 1990, development pressures in Manatee County have pushed development east and north of Bradenton. This area is rural in nature, but is slowly changing to include more residences on smaller amounts of land, like those just north of the subject property.

Providing neighborhood commercial services to the area will be beneficial to the area and compatible with all nearby development. The project will be designed to be fully compatible with the surrounding uses.

Design Quality

The site has been designed to address all sections of the Comprehensive Plan and Land Development Code relating to a PDC zone district. In addition to those requirements of the Comprehensive Plan and LDC, stipulations have been proposed that will further ensure that the future design of the property will adequately account for specific site conditions and adjacent, existing users. Lighting and signage will be addressed at the Preliminary Site Plan/Final Site Plan stage.

Adjacent Property

The site plan has been designed at a conceptual level. Refinement of the plan will occur with submittal of a PSP/FSP, in compliance with all LDC standards for protection of adjacent properties, including buffers and screening.

Access

The site will take access from Verna Bethany Road, which is a two-lane collector roadway. It has been stipulated that the exact location of this access shall be dependent upon the findings of a traffic impact/detailed traffic analysis that will be submitted prior to Preliminary Site Plan/Final Site Plan approval.

Streets, Drives, Parking and Service Areas

Parking, loading and drive-aisles will comply with the Land Development Code, and will be reviewed with the PSP/FSP.

Pedestrian Systems

The internal and external pedestrian systems will be considered at the time of PSP/FSP submittal.

Natural and Historic Features, Conservation and Preservation Areas
This land has been farmed and does not contain any natural or historic features necessary of preservation, with no wetlands on site.

Density/Intensity
The site plan shows a maximum project FAR of 0.23, which complies with the Ag/R Future Land Use Category.

Height
The maximum building height of any buildings on site will be 35'.

Fences and Screening
The project will comply with all required screening standards, per the Land Development Code, and will be reviewed in detail with the PSP/FSP.

Yards and Setbacks
Minimum setbacks for the project will be provided consistent with the PCD criteria.

Trash and Utility Plant Screens
Dumpster service will be provided, as required by the Land Development Code, and will be demonstrated during the next series of plans.

Signs
Signing will be addressed during the Preliminary Site Plan/Final Site Plan stage.

Landscaping
All required landscaping will be shown in detail during the Preliminary Site Plan/Final Site Plan stage.

Mixed Use or Entranceway Designation
N/A

Water Conservation
This will be more thoroughly addressed during the Preliminary Site Plan/Final Site Plan stage.

Utility Standards
Public utilities are not available to the site, and as stated above, the site will be served by well and septic system. A stipulation is provided that requires these systems to sited based on a site evaluation and review and approval from the Health Department.

Stormwater Management

Project Located in Flood Prone Area:	**No**
Type of Flooding (i.e., rainfall, riverine, storm surge, etc.):	**N/A**
Project Subject to flow reduction:	**N/A**

Project Subject to OFW: N/A
Watershed/Basin: Cow Pen Slough
Project located within Floodplain and/or Floodway: Portion of the project located in FEMA FIRM 100-year floodplain. Floodplain delineation adjusted with preliminary DFIRM.
Drainage Easements/Access Easements required for existing system(s): To be determined.

Stormwater management will be designed and addressed at the appropriate time, in accordance with the Manatee County and State water quality and attenuation guidelines.

Open Space
The minimum required Open Space for this property is 20%. The minimum will be provided.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Ag/R 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 of the proposed rezone is appropriate and consistent with trends in the area for a neighborhood commercial facility to meet the needs of the growing rural community.

Policy 2.2.1.8.1 Intent. The site is intended for small neighborhood development. The proposed 30,000 square foot development is consistent with the allowed Neighborhood Retail square footage in the area, and with the Special Approval, meets the allowed maximum gross building square footage of 30,000 square footage for a small commercial use in the AG/R FLUC.

Policy 2.2.1.8.2 Range of Potential Uses. The proposed 30,000 square foot neighborhood retail use is in the range of potential uses.

Policy 2.6.1.1 Compatibility. The General Development Plan design is compatible with surrounding development because it will meet the needs of the growing rural community in the area. With the prohibition of no access to the local road (84th Avenue East), the community to the north of the proposed retail use will continue to be protected.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design avoids any impacts to the scattered residential areas to the north of the proposed retail use. The residential area to the north of 84th Avenue East will be further protected by the requirement of a wall within the buffer area.

Policy 2.6.5.4 Preserve/Protect Open Space.
The site plan shows the required amount of open space on the subject property. A minimum of 20% is required.

TRANSPORTATION

Major Transportation Facilities

The site is expected to have access onto Verna Bethany Road, a two-lane collector roadway. A two lane local roadway, 84th Avenue East exists along the northern property boundary, and S.R. 70, a two-lane arterial roadway is located along the southern property boundary of the site.

Transportation Concurrency

Since the applicant is only seeking to rezone the property and obtain approval of a General Development Plan (GDP) at this time, transportation concurrency cannot be granted until the Preliminary Site Plan (PSP) or 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 Verna Bethany Road and S.R. 70, adjacent to the project site. The results of the TIS, which were reviewed and approved by the Transportation Planning Division, indicated that Verna Bethany Road is expected to operate above the adopted level of service (LOS) "C" performance standard with project-related traffic and with no off-site improvements needed. S.R. 70 was shown to operate below the adopted LOS "B" standard with project-related traffic. However, it is likely that detailed analyses will show no off-site improvements needed (see Certificate of Level of Service Compliance table below).

Access

As previously stated, the site is expected to have access onto Verna Bethany Road, through one driveway which will provide for full turning movements. At the time of the detailed TIA, all access points will be evaluated to determine if any site-related improvements will be required for the site. Please note that the Applicant is continuing to coordinate with Florida Department of Transportation (FDOT) to determine if direct access may be feasible from S.R. 70.

CERTIFICATION OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Y _____ N √
TRAFFIC STUDY REQ'D: Y √* N _____
*A TIS was submitted, however, a TIA will be required at Preliminary Site Plan/Final Site Plan stage

NEAREST THOROUGHFARES	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Verna Bethany Road	S.R. 64 to S.R. 70 (Link #6000)	"C"	"B"
S.R. 70	C.R. 675 to DeSoto County Line (Link #2170)	"B"	"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 PSP or FSP review stage to determine if any improvements will be required.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of PSP. School capacity, potable water and waste water will be reviewed at the time of FSP/Construction Drawings.

SPECIAL APPROVAL ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request
Comprehensive Plan Policy 2.10.2.2. of the Comprehensive Plan requires the processing of a Special Approval for development over 3,000 square feet.

Staff Analysis and Recommendation
The eastern portion of the County is trending toward rural residential development, as agricultural land transitions from strictly farmland to include smaller farms with homes and residential communities. Neighborhood commercial uses are needed in this eastern portion of the County to serve the existing and planned residential uses to allow residents to obtain daily goods and services without burdening the roadway networks with unnecessary vehicular trips. A commercial center is allowed in the Ag/R FLUC with a Special Approval, and the mechanism for receiving such approval is through a planned development process. This project is expected to provide uses such as convenience related, beauty salons, flower shops, drug stores, small restaurants, and other uses that residents will need on a daily basis. The planned

development process allows staff and the Board of County Commissioners to condition the approval to ensure that the uses planned are appropriate and compatible with the area.

Staff, therefore, recommends approval of the requested Special Approval to allow the maximum 30,000 square footage.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with all requirements of the PDC zone district, and the stipulations recommended by staff will mitigate potential incompatibilities with the scale of the proposed development with the surrounding rural area, the Board finds that the proposed Special Approval to allow the maximum 30,000 square footage in the Ag/R FLUC, may be approved.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Zoning Disclosure Affidavit**
3. **Request for Specific Approval**
4. **TIS**
5. **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.**

Implementation Mechanism(s):

a) Designation of maximum allowable densities on the Future Land Use Map to permit consistent and compatible residential development on vacant areas within and adjacent to existing residential areas.

b) Designation of non-residential categories on the Future Land Use Map to permit compatible non-residential development on vacant areas within and, where appropriate, adjacent to existing non-residential development.

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

Policy 2.1.2.5 **Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.**

Implementation Mechanism(s):

a) Designation of maximum allowable residential densities on the Future Land Use Map which would encourage transition in densities proximate to existing residential areas, and which are conductive to a wide range of residential uses in areas established for new residential development. Such areas will also serve as alternative locations to those residential areas described in Policy 2.1.2.1.

b) Designation of a variety of future non-residential areas on the Future Land Use Map at locations conducive to the development of a variety of employment generators. Such areas will serve as alternative locations to those future non-residential areas

described in Policy 2.1.3.1.

Policy 2.1.2.6 **Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.**

Policy 2.1.2.7 **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 Objectives 2.6.1 – 2.6.3)**

Policy 2.2.1.8 **Ag/R: Establish the Agricultural/Rural future land use category as follows:**

Policy 2.2.1.8.1 **Intent: To identify, textually In the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which have a long term Agricultural or Rural Residential character, such areas primarily located east of the "Future Development Area Boundary" (FDAB). Refer to the TSD, Land Use Element for location of the FDAB.**

Policy 2.2.1.8.2 **Range of Potential Uses (see Policies 2.1.2.3 – 2.1.2.7, 2.2.1.5 and Objective 9.2.4): Farms, ranches, agro-industrial uses, agricultural service establishments, agriculturally-compatible residential uses, farmworker housing, rural residential uses, neighborhood retail uses, mining, mining-related uses, low intensity recreational facilities, rural recreational facilities, public or semi-public uses, schools, and appropriate water-dependent uses (see also Objectives 4.2.1, 2.10.3 and 2.10.4).**

Policy 2.2.1.8.3 **Range of Potential Density/Intensity:**

Maximum Gross Residential Density:
0.2 dwelling units per acre

Maximum Net Residential Density:
1 dwelling unit per acre
(except within WO and CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio: 0.23

Maximum Square Footage for Neighborhood Retail Uses:
Small (30,000 sf)

Policy 2.2.1.8.4 **Other Information:**

a) **Mining-related uses, agro-industrial uses, and agricultural service establishments are exempt from the requirement for 0.23 maximum Floor Area Ratio, but may be limited in intensity by the application of other goals, objectives, or policies in this Comprehensive Plan or by other applicable development regulations.**

b) **All mixed, multiple use and rural recreational use projects require special approval, on defined herein, and as further defined in any land development regulations developed pursuant to §163.3202, F.S.**

c) **Where established in a manner consistent with applicable land development regulations, farmworker housing may exceed densities specified in Policy 2.2.1.8.3.**

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.**

Goal 2.10 **Commercial Development Consistent with Need for Office, Wholesale or Retail Uses, and Consistent with Sound Planning Principles**

Objective 2.10.1 **Commercial Project Design/Location: Improved design and location of commercial development.**

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 location criteria, for compliance with this policy.**

Policy 2.10.2.1 **Maintain limits, for future land use categories, on the range of commercial uses, intensity of convenience 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 consideration as eligible.

Implementation Mechanism(s):

a) Definition of uses, consistent with the more general definitions of small, medium, and large commercial uses above, within large 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.

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 impact generally associated with large 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 Footage 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 2.61 and with other locational criteria and**

development standards contained under Objective 2.10.4 below.

Objective 2.10.3 Required Access: Adequate, safe and appropriate access to new commercial uses approved following plan adoption.

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 which 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 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.

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 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.

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 access 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 neo-traditional 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 missed 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.
Objective 2.10.4	**Locational Criteria and Development Standards: Consistency of all commercial uses approved with required locational criteria and development standards.**
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**

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June 19, 2013

Ms. Shelley Hamilton, Planner
Manatee County Building & Development Services
P.O. Box 1000
Bradenton, FL 34206-1000

RE: Tom Howze Rezone/GDP – Special Approval Request

Dear Shelley,

Thank you for your guidance through the entitlement phase of this project.

Per your request, this letter is written to provide justification of our request for Special Approval for a project that will exceed 3,000 square feet of commercial floor area in the AG/R Future Land Use Category.

As you know, this portion of the County is trending towards suburban residential development, as agricultural land transitions from strictly farmland to include smaller farms with homes and residential communities. Neighborhood commercial uses are needed to serve the existing and planned residential uses to allow residents to obtain daily goods and services without burdening the roadway network with unnecessary vehicular trips. A commercial center of 30,000 square feet is allowed in the AG/R category with Special Approval, and the mechanism for receiving such is through the planned development process. This project will provide uses such as convenience retail, beauty salons, flower shops, drug stores, small restaurants, and other uses that people need on a daily basis.

As discussed, the planned development process allows staff and the Board to condition the approval to ensure that it is appropriate and compatible with the area, which is another reason that granting Special Approval is acceptable.

Thank you again Shelley, and please contact me at 941-358-6500 if you have any questions.

Sincerely,

Misty Servia, AICP
Planning Dept. Manager

MMS/dck

2930 University Parkway
Sarasota, Florida 34243
phone 941.358.6500
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www.kingengineering.com

HOWZE PROPERTY
SR 70/VERNA BETHANY ROAD

TRAFFIC IMPACT STATEMENT

MANATEE COUNTY, FLORIDA

Prepared by:

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April 2013
Project No: 4856-000-000

TABLE OF CONTENTS

Section ***Page***

I. Introduction 1
II. Trip Generation 3
III. Trip Distribution 3
IV. Study Area 5
V. Existing Conditions Analysis 5
VI. Background Conditions Analysis 7
VII. Future Conditions Analysis 8
VIII. Conclusion 11

LIST OF FIGURES

Figure ***Page***

Figure 1: Project Location 2
Figure 2: Project Trip Distribution 4
Figure 3: Future Traffic 9

LIST OF TABLES

Table ***Page***

Table 1: Trip Generation 3
Table 2: Existing Conditions Link Analysis 6
Table 3: Existing Intersection Analysis Summary 6
Table 4: Background Conditions Link Analysis 7
Table 5: Background Intersection Analysis Summary 7
Table 6: Future Conditions Link Analysis 10
Table 7: Future Intersection Analysis Summary 10

APPENDIX

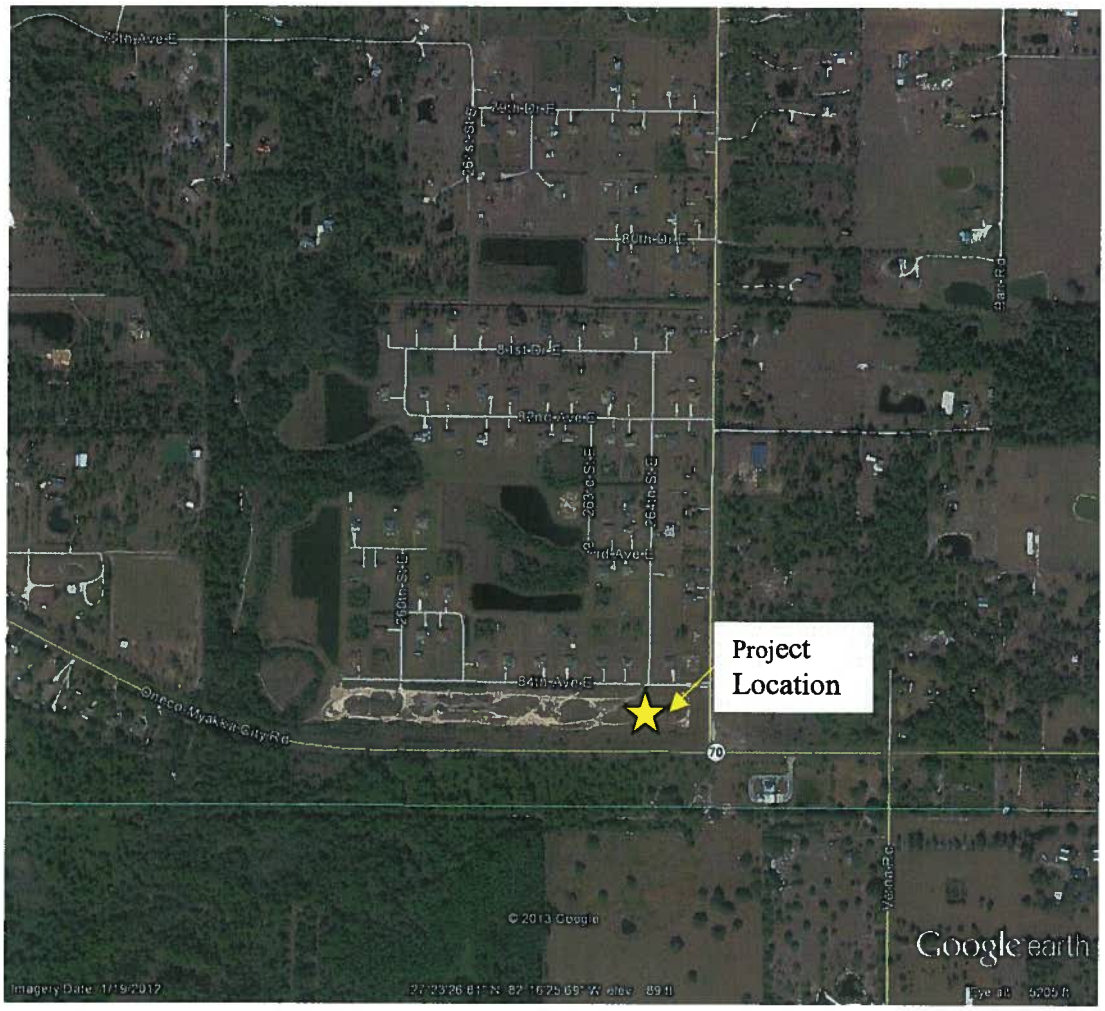
Appendix A – Methodology Statement
Appendix B – Trip Generation
Appendix C – Field Counts, Seasonal Factors, Excerpts from Concurrency Link Sheets
Appendix D – Existing Intersection Analysis Summary Sheets
Appendix E – Background Growth Calculations, Reserved Trips Information
Appendix F – Background Intersection Analysis Summary Sheets
Appendix G – Future Intersection Analysis Summary Sheets

I. Introduction

The applicant plans to develop the property located at the northwest corner of SR 70 and Verna Bethany Road. The applicant is seeking to rezone the +/-5.93-acre parcel from A (General Agriculture) to 30,000 square feet of NC-S (Neighborhood Commercial - Small). Access to the property is proposed to be via 84th Avenue E. A build out year of 2023 was assumed for the purposes of this analysis. **Figure 1** displays the project location.

The purpose of this report is to address the transportation impacts that the proposed development may have on the surrounding roadway network. A traffic impact statement has been prepared in accordance with the County's "Traffic Impact Analysis Requirements and Procedures". A copy of the approved methodology statement is included in **Appendix A**.

Figure 1: Project Location



Source: Google Earth Maps

II. Trip Generation

Traffic volumes generated by the project were estimated using the appropriate rates published in the Institute of Transportation Engineers (ITE), Trip Generation Manual (Ninth Edition). ITE Land Use Code (LUC) 826 was used for the proposed neighborhood retail center.

Table 1 illustrates the PM peak hour trip generation for the proposed development. Detailed calculations are included in **Appendix B**.

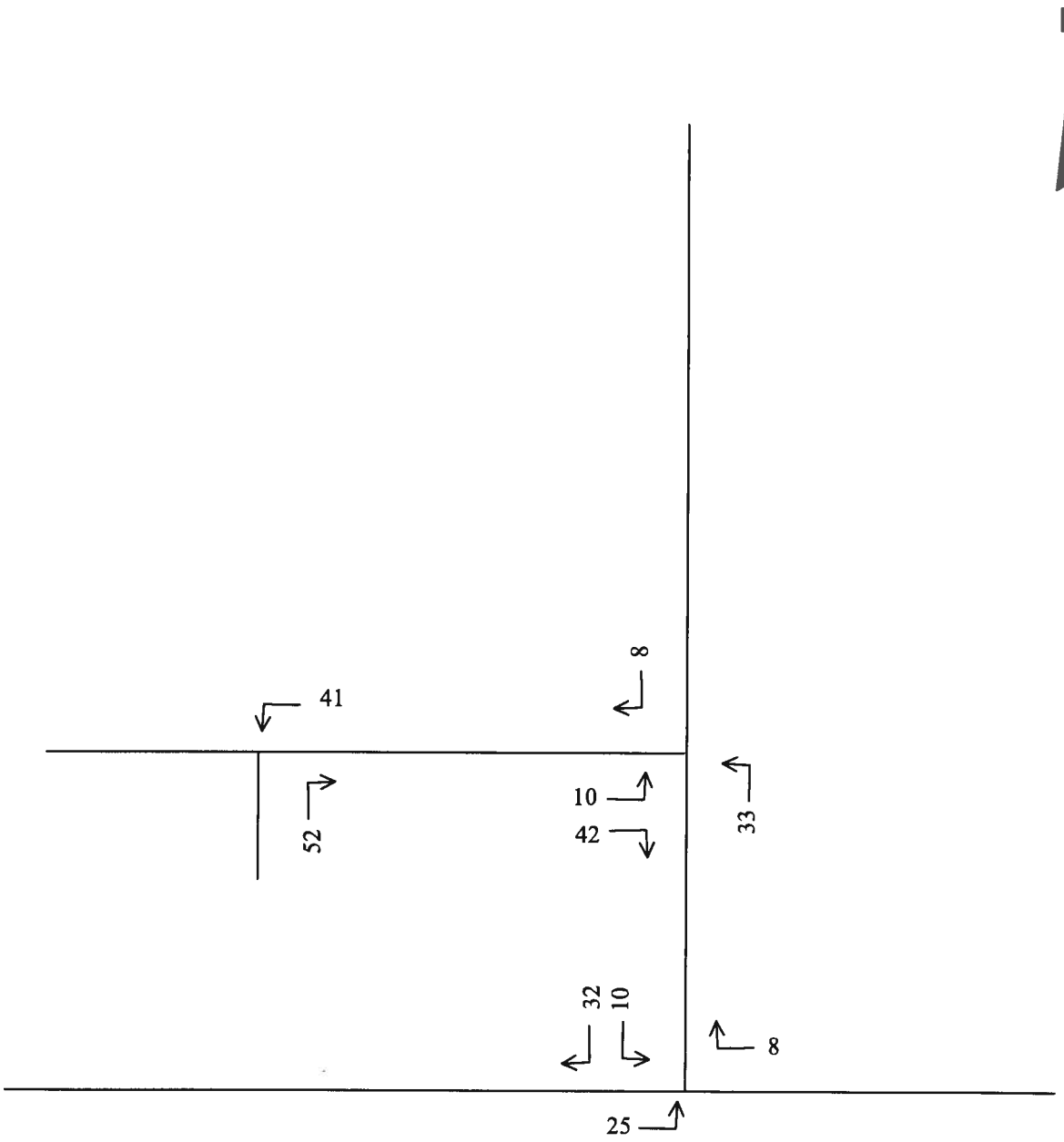
Table 1: Trip Generation

Land Use	Intensity	PM Peak Hour Trips		
		TOTAL	IN	OUT
Specialty Retail Center	30,000 square feet	93	41	52

Source: ITE, Trip Generation, 9th Edition

III. Trip Distribution

Project trips were distributed to the surrounding roadway network based on a review of the adjacent developments in the area and engineering judgment. **Figure 2** illustrates the project traffic distribution for the PM peak hour in the study area.



KEY:

XX = PM Peak Project Traffic

FIGURE 2

HOWZE PROPERTY

PROJECT TRAFFIC DISTRIBUTION

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ONE MEMORIAL CENTER, SUITE 300
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IV. Study Area

The study area determination was based upon the consumption of more than 5% of the adopted two-way peak hour service volume by the PM peak hour project traffic. The PM Peak Hour was used since it corresponds with the peak hour of the adjacent street traffic. Study area table is included in the appendix of the approved methodology statement.

The following roadway segments and intersections were included in the study area:

Roadway segments:

- SR 70 from CR 675/Waterbury Road to Verna Bethany Road
- Verna Bethany Road from 84th Avenue E to SR 70

Intersections:

- SR 70 & Verna Bethany Road
- Verna Bethany Road & 84th Avenue E
- 84th Avenue E & Project Driveway(s)

V. Existing Conditions Analysis

PM peak hour turning movement counts were conducted for the SR 70 and Verna Bethany Road intersection between 4:00 PM and 6:00 PM. The counts were adjusted using the peak season correction factor published by FDOT to adjust for peak season conditions.

Verna Bethany Road is currently a 2-lane, undivided roadway, classified as a minor collector. According to Manatee County's most recent *Concurrency Transportation Link Sheet* (10/04/2012), this roadway is currently functioning above its adopted level of service "C".

The segment of SR 70 from CR 675 to Desoto County line is also currently a 2-lane, undivided rural arterial. Based on the County's *Concurrency Transportation Link Sheet* (10/04/2012), this roadway segment is currently operating at its adopted level of service "B". **Table 2** documents the existing roadway level of service. Copies of the existing field counts, seasonal factors, excerpts from the County's Concurrency Link Sheet are included in **Appendix C**.

Table 2: Existing Conditions Link Analysis

Road Segment	Number of Lanes	Adopted LOS	Existing Peak Hour Volume (Year 2013)	Peak Hour Service Volume	Existing LOS
Verna Bethany Road: SR 64 to SR 70	2LU	C	272	696	B
SR 70: CR 675 to Desoto Countyline	2LU	B	740	840	B

Notes: (1) Peak hour service volumes obtained from the County's Concurrency Transportation Link Sheet (dated October 4, 2012).
(2) Existing peak hour volumes along study segments were obtained from the field turning movement counts.

As can be seen from the table, based upon the generalized analysis both the study segments are operating at or above the adopted level of service standard during the PM peak hour.

The intersections of SR 70 at Verna Bethany Road and Verna Bethany Road at 84th Avenue E were evaluated in HCS+ for the existing conditions for the PM peak hour. A review of the existing development in the vicinity indicated that approximately 24 single family residential units may access Verna Bethany Road via 84th Avenue E. Trips were estimated from these residential units and used in conjunction with the turning movement counts at SR 70 and Verna Bethany Road intersection to obtain the turning movement counts at Verna Bethany and 84th Avenue E intersection. The results of the analysis are summarized in **Table 3**.

Table 3 – Existing Intersection Analysis Summary

Intersection	PM Peak Hour	
	Delay (sec/veh)	LOS
SR 70 and Verna Bethany Road	9.0/21.7	A/C
Verna Bethany Road and 84th Ave E	7.4/9.2	A/A

Notes: Delay and LOS for major road/minor road reported.

Results indicate that the study intersections are currently operating at or above the adopted level of service standard. The intersection analysis summary sheets are included in **Appendix D**.

VI. Background Conditions Analysis

Background (non-project) traffic was calculated by applying the historical growth rate along the study segments to the existing counts. A review of the historic counts along Verna Bethany Road yielded negative growth. A minimum of 1% annual growth rate was used along this study segment. Reserved trip information provided by Manatee County was added to the background growth to obtain the total non-project traffic for the build out year. As displayed in **Table 4**, Verna Bethany Road segment is anticipated to continue to operate at LOS B under background non-project traffic conditions. The study segment of SR 70 from CR 675 to Desoto County line may operate below the adopted level of service with the addition of reserved trips and projected background growth. The adopted level of service for the SR 70 segment is LOS "B", as such the analysis indicates background traffic exceeding the LOS B capacity. Growth rate calculations, historical counts, and reserved trip information are included in **Appendix E**.

Table 4: Background Conditions Link Analysis

Road Segment	Existing Peak Hour Volume (Year 2013)	Background Growth (Year 2023)	Reserved Trips	Total Background Traffic (Year 2023)	Peak Hour Service Volume	Background LOS
Verna Bethany Road: SR 64 to SR 70	272	27	0	299	696	B
SR 70: CR 675 to Desoto Countyline	740	94	105	939	840	D

Notes: (1) Along Verna Bethany Road an annual growth rate of 1.0% was used.
(2) Along SR 70 an average annual growth rate of 1.27% obtained from historic counts was used.
(3) Reserved trips obtained from Manatee County.

Table 5 – Background Intersection Analysis Summary

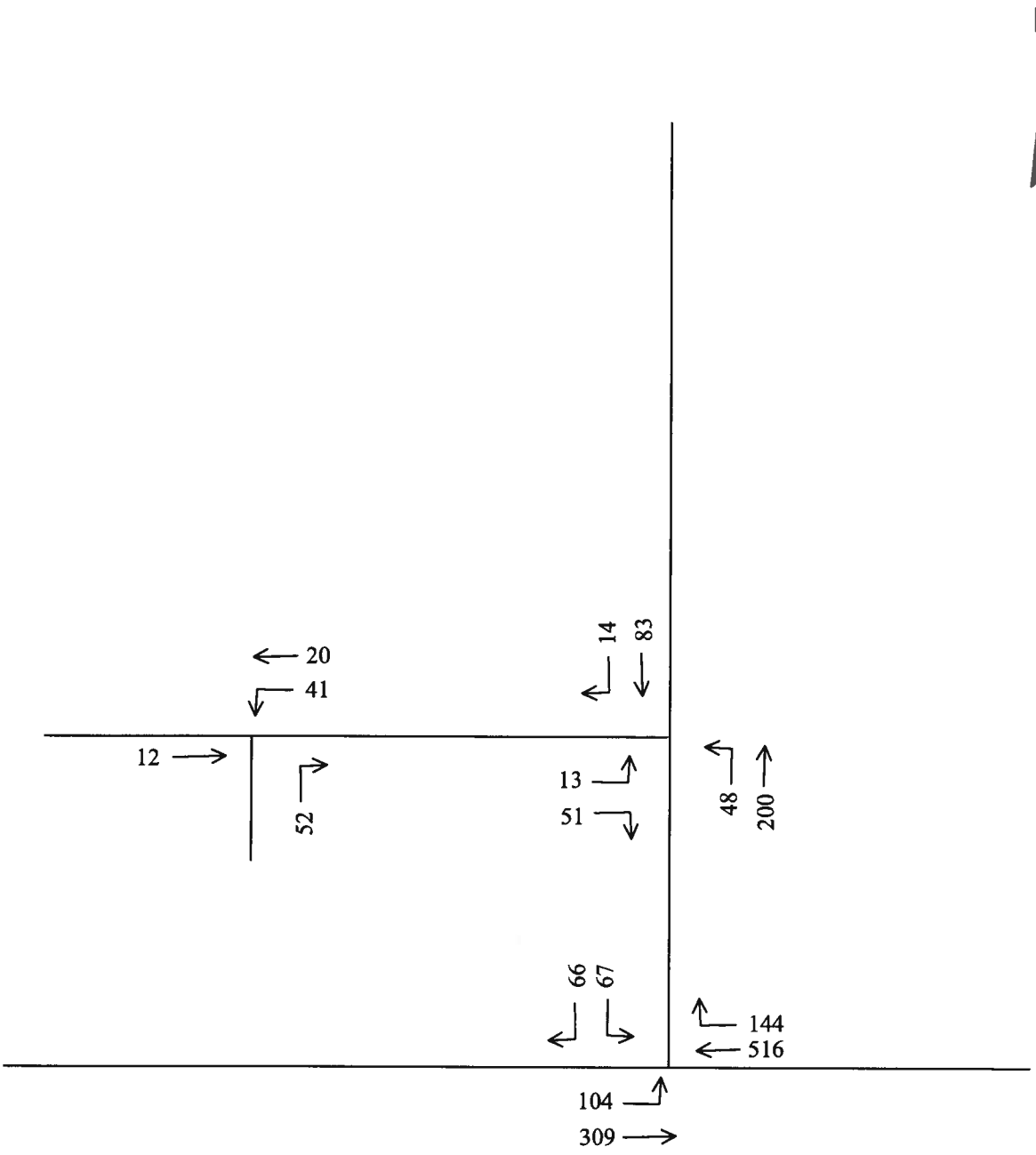
Intersection	PM Peak Hour	
	Delay (sec/veh)	LOS
SR 70 and Verna Bethany Road	9.6/35.2	A/E
Verna Bethany Road and 84th Ave E	7.4/9.3	A/A

Notes: Delay and LOS for major road/minor road reported.

Results indicate that the minor approach at SR 70 and Verna Bethany Road may experience delays under background traffic conditions with the existing roadway geometry. Addition of a southbound right turn lane on the minor approach is anticipated to reduce delays. Based on the NCHRP 457 guidelines, an eastbound left turn lane appears to be warranted at the intersection of SR 70 and Verna Bethany Road. Verna Bethany Road and 84th Avenue E intersection is anticipated to operate at or above the adopted level of service standard under background traffic conditions. The intersection analysis summary sheets are included in **Appendix F**.

VII. Future Traffic

Future traffic was calculated as the sum of background traffic, reserved traffic, and site-related traffic. **Figure 3** illustrates the projected future traffic at the study intersections.



KEY:

XX = PM Peak Total Projected Traffic (Year 2023)

FIGURE 3

HOWZE PROPERTY

TOTAL PROJECTED TRAFFIC

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Table 6 summarizes the link analysis for the PM peak hour for the build out year conditions.

Table 6: Future Conditions Link Analysis

Road Segment	Existing Peak Hour Volume (Year 2013)	Background + Reserved Trips (Year 2023)	Project Trips	Total Traffic (Year 2023)	Peak Hour Service Volume	Background LOS
Verna Bethany Road: SR 64 to SR 70	272	299	75	374	696	B
SR 70: CR 675 to Desoto Countyline	740	939	57	996	840	D

Analysis indicates that the segment of Verna Bethany Road should continue to operate at LOS B or better under future conditions. The segment of SR 70 from CR 675 to Desoto County line may continue to operate below the adopted level of service with the addition of project trips and projected background growth. The adopted level of service for the SR 70 segment is LOS "B", as such the analysis indicates future traffic exceeding the LOS B capacity.

Table 7 – Future Intersection Analysis Summary

Intersection	PM Peak Hour	
	Delay (sec/veh)	LOS
SR 70 and Verna Bethany Road	10.0/50.4	A/F
Verna Bethany Road and 84th Ave E	7.5/9.8	A/A
84th Ave E and Project Driveway	7.3/8.6	A/A

Notes: Delay and LOS for major road/minor road reported.

Results indicate that the minor approach at SR 70 and Verna Bethany Road may continue to experience delays under future traffic conditions. Addition of a southbound right turn lane on the minor approach is anticipated to reduce delays. Verna Bethany Road at 84th Avenue E and 84th Avenue at project driveway intersections are anticipated to operate at or above the adopted level of service standard under future traffic conditions. The intersection analysis summary sheets are included in **Appendix G**.

VIII. Conclusion

Howze property is expected to generate approximately 93 trips during the PM peak hour. The study segments of SR 70 (CR 675 to Desoto County Line) and Verna Bethany Road (SR 64 to SR 70) are currently operating at LOS B. Verna Bethany Road is anticipated to continue to operate at or above the adopted level of service under future traffic conditions. Analysis indicates SR 70 (CR 675 to Desoto County Line) may operate below the adopted standards under future traffic conditions. The adopted level of service for this study segment is LOS "B". However it should be noted that this roadway segment fails under background conditions. The study intersections are anticipated to operate acceptably under future traffic conditions with the addition of an exclusive right turn lane along the minor approach at SR 70 and Verna Bethany Road intersection. It should be noted that analysis indicates this turn lane is warranted under background conditions.

APPENDIX A

Methodology Statement

HOWZE PROPERTY
SR 70 & Verna Bethany Road
Manatee County, Florida

METHODOLOGY STATEMENT

Prepared by:

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
(813) 880-8881
www.kingengineering.com

April 2013
Project No. 4856-000-000

TABLE OF CONTENTS

Section		*Page*
I.	Introduction	1
II.	Trip Generation	2
III.	Existing Conditions	2
IV.	Trip Distribution	2
V.	Study Area	3
VI.	Analysis	3
VII.	Documentation	4

LIST OF FIGURES

Figure	*Page*
Figure 1: Project Location	1

LIST OF TABLES

Table	*Page*
Table 1: Trip Generation	2

APPENDIX

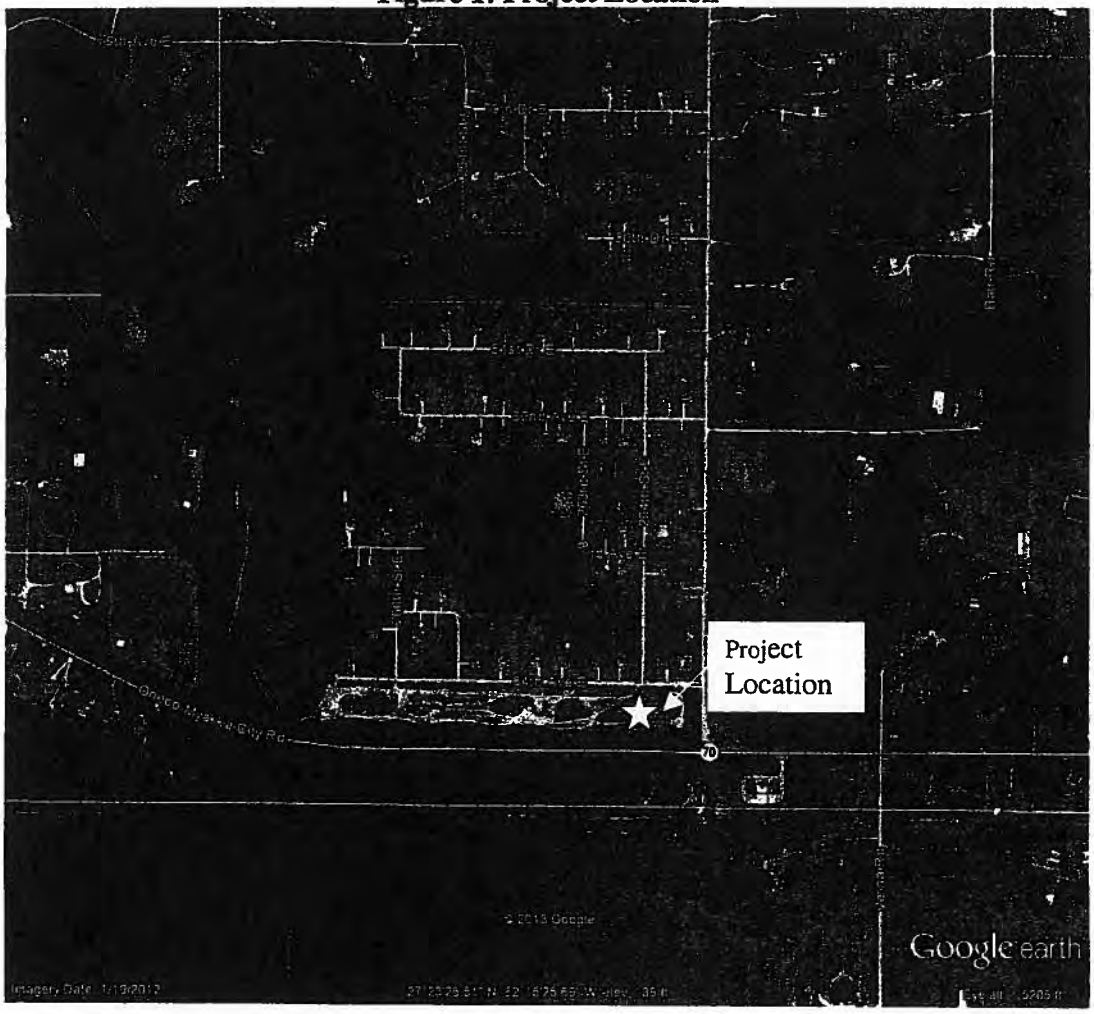
Trip Generation Calculations
Study Area Calculations

I. Introduction

The applicant plans to develop the property located at the northwest corner of SR 70 and Verna Bethany Road. The applicant is seeking to rezone the +/-5.93-acre parcel from A (General Agricultural) to 30,000 square feet of NC-S (Neighborhood Commercial – Small). Access to the property is proposed to be via 84th Avenue E. **Figure 1** displays the property location.

The purpose of this report is to establish an acceptable methodology, for conducting a detailed transportation analysis, which will evaluate the traffic impacts that the proposed rezoning may have on the surrounding roadways and intersections, and to determine what improvements, if any, will be required to maintain adequate levels of service.

Figure 1: Project Location



II. Trip Generation

Traffic volumes generated by the project will be estimated using the appropriate rates published in the Institute of Transportation Engineers (ITE), Trip Generation Manual (Ninth Edition). ITE Land Use Code (LUC) 826 was used for the proposed neighborhood retail center.

Table 1 illustrates the PM peak hour trip generation for the proposed development. Detailed calculations are included in the **Appendix**.

Table 1: Trip Generation

Land Use	Intensity	PM Peak Hour Trips		
		TOTAL	IN	OUT
Specialty Retail Center	30,000 square feet	93	41	52

III. Existing Conditions

Existing conditions will be established through traffic data collection in the study area. All counts used in the analysis will be less than twelve months old at the time of submittal of traffic study, unless otherwise specifically approved.

Link Volumes: Link volumes will be based on the turning movement counts at the study intersections. K and D factors will be obtained from the hourly counts published by FDOT where applicable.

Turning Movement Counts (TMCs): PM peak hour turning movement counts will be conducted for the intersections in the study area between 4:00 PM and 6:00 PM. The counts will be adjusted using the peak season correction factor published by FDOT to adjust for peak season conditions.

IV. Trip Distribution

Project traffic will be distributed based on existing travel patterns in the area. Existing travel patterns in the area will be estimated using existing traffic counts and available link volumes in the surrounding area as well as a review of the adjacent developments in the area.

V. Study Area

The study area determination was based upon the consumption of more than 5% of the adopted two-way peak hour service volume by the PM peak hour project traffic. The PM Peak Hour was used since it corresponds with the peak hour of the adjacent street traffic. Study area table is included in the **Appendix**.

Based on a preliminary estimation the study area is anticipated to include the following:

- SR 70 from CR 675/Waterbury Road to Verna Bethany Road
- Verna Bethany Road from 84th Avenue E to SR 70

The major intersections that are anticipated to be part of impacted roadways will be analyzed and are listed below:

- SR 70 & Verna Bethany Road
- Verna Bethany Road & 84th Avenue E
- 84th Avenue E & Project Driveway(s)

VI. Analysis

Future year, non-development background traffic will be determined by using the historical growth rate in the area. Background traffic volumes will be calculated by applying the historical growth rate to the existing traffic volumes. A minimum of 1% growth rate will be used. Reserved trips, if any, obtained from the County may be used in conjunction with or in lieu of the annual growth rate based on engineering judgment and upon discussions with County staff. Project traffic will then be added to the background volumes to estimate future traffic volumes.

Analysis will be performed for the PM peak hour for existing, background, and buildout traffic scenarios. Background traffic will be determined as previously described and buildout traffic will be determined by distributing the project traffic on top of background traffic.

The latest version of Highway Capacity Software (HCS) or SYNCRHO 7 Software will be used for evaluating intersections in the study area. FDOT's Quality/Level of Service Handbook will be used to evaluate study roadway segments. Detailed link analysis shall be performed using either FDOT's LOSPLAN or arterial analysis software (SYNCHRO Arterials) for those links found to be operating below acceptable levels of service.

An analysis of the project driveway, including turn lane warrants, will also be performed. If turn lanes are warranted, appropriate turn lane lengths will be determined.

It should be noted that the trip distribution and other assumptions used for this TIS might change when the Traffic Impact Analysis (TIA) is undertaken.

VII. Documentation

A detailed report summarizing the results of the analysis will be provided with appendices including supporting documentation. A copy of the approved methodology will also be included in the summary report.

APPENDIX

DATE: 3/11/2013

TRIP GENERATION

Trip generation For Specialty Retail Center

Land Use Code 826

Weekday Peak Hour of Adjacent Street traffic One Hour between 4 and 6 p.m.

Use	Unit KSF	Daily Traffic		AM		Enter %	Exit %	Enter Trips	Exit Trips
		Fitted Curve Equation or Average Rate	Daily Trip	Fitted Curve Equation or Average Rate	Trip				
Specialty Retail	30	T = 42.78 (X) + 37.66	1321	T = 2.40 (X) + 21.48	93	44	56	41	52

Source: ITE Trip Generation Manual, 9th Edition.

Table A
HOWZE PROPERTY
STUDY AREA

PM Peak Project Trips	
(From ITE)	**93**
In	41
Out	52

Road Name	From Street	To Street	Existing # of Lanes	Project Traffic Percentage	Peak Project Traffic	Peak Hour Capacity	Percent of Adopted Capacity Consumed	Significant?
SR 70	LORRAINE RD	CR 675	2U	40.0%	37	840	4.43%	
SR 70	CR 675	VERNA BETHANY RD	2U	60.0%	56	840	6.64%	YES
SR 70	VERNA BETHANY RD	DESOTO CO	2U	20.0%	19	840	2.21%	
VERNA BETHANY RD	SR 64	84TH AVE E	2U	20.00%	19	696	2.67%	
VERNA BETHANY RD	84TH AVE E	SR 70	2U	80.00%	74	696	10.69%	YES

Note:
1) Existing roadway data obtained from Manatee County Link Sheet - March 2011 version

APPENDIX B

Trip Generation

DATE: 3/11/2013

PROPOSED PROJECT - TRIP GENERATION

Trip generation For Specialty Retail Center

Land Use Code 826

Weekday Peak Hour of Adjacent Street traffic One Hour between 4 and 6 p.m.

Use	Unit KSF	Daily Traffic		AM		Enter %	Exit %	Enter Trips	Exit Trips
		Fitted Curve Equation or Average Rate	Daily Trip	Fitted Curve Equation or Average Rate	Trip				
Specialty Retail	30	T = 42.78 (X) + 37.66	1321	T = 2.40 (X) + 21.48	93	44	56	41	52

Source: ITE Trip Generation Manual, 9th Edition.

APPENDIX C

Field Counts
Seasonal Factors
Excerpts from Concurrency Link Sheets

Adams Traffic, Inc.
P.O. Box 997
Plant City, FL 33564
Tel:(813) 763-7763 Fax:(813) 659-8688

Project No.: 13009

Turning Movement Count
Field Data Sheet

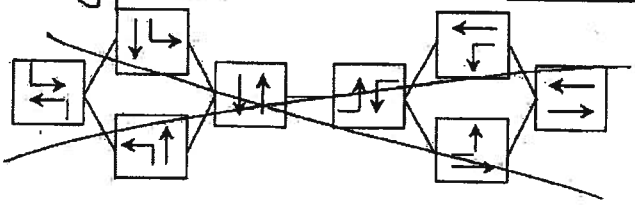
Date: 4/17/13 Count Times: 4-6pm

Major Street: SR 70 Direction: E-W Speed Limit: 60 mph

Minor Street: Verna Bethany Road Direction: N-S Speed Limit: 55 mph

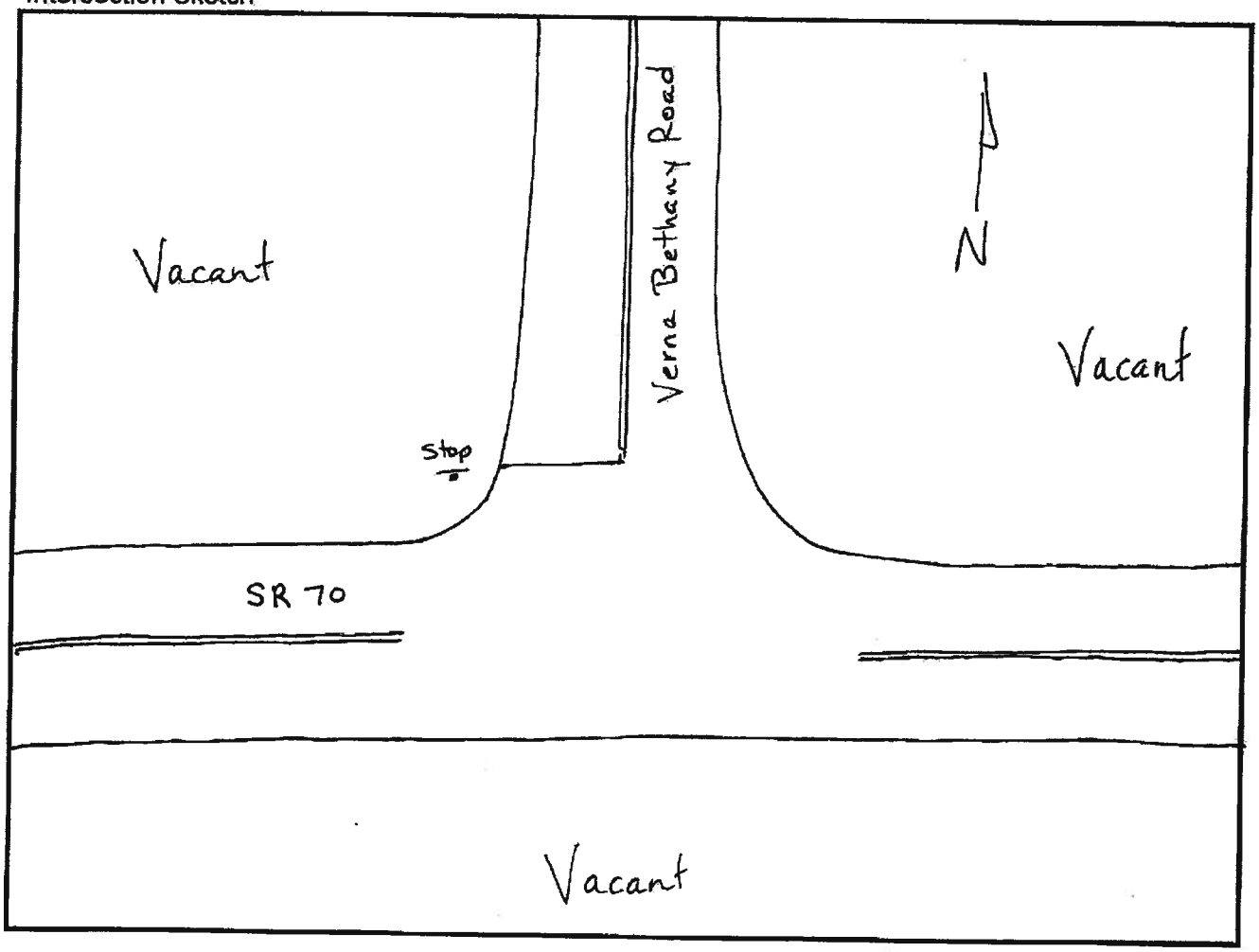
City/County: Myakka City / Manatee Weather: Clear

Phasing:



3 Cycles Measured:

Intersection Sketch



Turning Movement Count
Adams Traffic, Inc.
(813) 763-7763

City/County: Myakka City/Manatee
Weather: Clear
Comments:

File Name : sr70&vernabethany
Site Code : 00013009
Start Date : 04/17/2013
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - U-Turns

	VERNA BETHANY ROAD Southbound				SR 70 Westbound				SR 70 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	15	0	7	22	0	44	13	57	9	61	0	70	149
04:15 PM	10	0	7	17	0	38	19	57	17	55	0	72	146
04:30 PM	11	0	7	18	0	64	15	79	21	50	0	71	168
04:45 PM	13	0	2	15	0	68	20	88	18	60	0	78	181
Total	49	0	23	72	0	214	67	281	65	226	0	291	644
05:00 PM	14	0	4	18	0	91	25	116	19	46	0	65	199
05:15 PM	8	0	7	15	0	91	31	122	16	51	0	67	204
05:30 PM	17	0	10	27	0	109	33	142	17	74	0	91	260
05:45 PM	11	0	9	20	0	103	29	132	17	61	0	78	230
Total	50	0	30	80	0	394	118	512	69	232	0	301	893
Grand Total	99	0	53	152	0	608	185	793	134	458	0	592	1537
Apprch %	65.1	0.0	34.9		0.0	76.7	23.3		22.6	77.4	0.0		
Total %	6.4	0.0	3.4	9.9	0.0	39.6	12.0	51.6	8.7	29.8	0.0	38.5	

	VERNA BETHANY ROAD Southbound				SR 70 Westbound				SR 70 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1													
Intersection	05:00 PM												
Volume	50	0	30	80	0	394	118	512	69	232	0	301	893
Percent	62.5	0.0	37.5		0.0	77.0	23.0		22.9	77.1	0.0		
05:30 Volume	17	0	10	27	0	109	33	142	17	74	0	91	260
Peak Factor													0.859
High Int.	05:30 PM				05:30 PM				05:30 PM				
Volume	17	0	10	27	0	109	33	142	17	74	0	91	
Peak Factor				0.741				0.901				0.827	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1													
By Approach	05:00 PM				05:00 PM				04:45 PM				
Volume	50	0	30	80	0	394	118	512	70	231	0	301	
Percent	62.5	0.0	37.5		0.0	77.0	23.0		23.3	76.7	0.0		
High Int.	05:30 PM				05:30 PM				05:30 PM				
Volume	17	0	10	27	0	109	33	142	17	74	0	91	
Peak Factor				0.741				0.901				0.827	

Turning Movement Count
Adams Traffic, Inc.
(813) 763-7763

City/County: Myakka City/Manatee
Weather: Clear
Comments:

File Name : sr70&vernabethany
Site Code : 00013009
Start Date : 04/17/2013
Page No : 1

Groups Printed- Passenger Vehicles

	VERNA BETHANY ROAD Southbound				SR 70 Westbound				SR 70 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	14	0	7	21	0	33	12	45	8	44	0	52	118
04:15 PM	10	0	6	16	0	35	19	54	17	44	0	61	131
04:30 PM	11	0	7	18	0	53	15	68	21	45	0	66	152
04:45 PM	11	0	2	13	0	61	19	80	18	55	0	73	166
Total	46	0	22	68	0	182	65	247	64	188	0	252	567
05:00 PM	12	0	4	16	0	81	24	105	19	44	0	63	184
05:15 PM	6	0	6	12	0	84	30	114	16	46	0	62	188
05:30 PM	15	0	10	25	0	100	32	132	17	67	0	84	241
05:45 PM	11	0	9	20	0	95	28	123	17	55	0	72	215
Total	44	0	29	73	0	360	114	474	69	212	0	281	828
Grand Total	90	0	51	141	0	542	179	721	133	400	0	533	1395
Apprch %	63.8	0.0	36.2		0.0	75.2	24.8		25.0	75.0	0.0		
Total %	6.5	0.0	3.7	10.1	0.0	38.9	12.8	51.7	9.5	28.7	0.0	38.2	

	VERNA BETHANY ROAD Southbound				SR 70 Westbound				SR 70 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1													
Intersection	05:00 PM												
Volume	44	0	29	73	0	360	114	474	69	212	0	281	828
Percent	60.3	0.0	39.7		0.0	75.9	24.1		24.6	75.4	0.0		
05:30 Volume	15	0	10	25	0	100	32	132	17	67	0	84	241
Peak Factor													0.859
High Int.	05:30 PM				05:30 PM				05:30 PM				
Volume	15	0	10	25	0	100	32	132	17	67	0	84	
Peak Factor				0.730				0.898				0.836	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1													
By Approach	05:00 PM				05:00 PM				04:45 PM				
Volume	44	0	29	73	0	360	114	474	70	212	0	282	
Percent	60.3	0.0	39.7		0.0	75.9	24.1		24.8	75.2	0.0		
High Int.	05:30 PM				05:30 PM				05:30 PM				
Volume	15	0	10	25	0	100	32	132	17	67	0	84	
Peak Factor				0.730				0.898				0.839	

Turning Movement Count
Adams Traffic, Inc.
(813) 763-7763

City/County: Myakka City/Manatee
Weather: Clear
Comments:

File Name : sr70&vernabethany
Site Code : 00013009
Start Date : 04/17/2013
Page No : 1

Groups Printed- Heavy Vehicles

	VERNA BETHANY ROAD Southbound				SR 70 Westbound				SR 70 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	1	0	0	1	0	11	1	12	1	17	0	18	31
04:15 PM	0	0	1	1	0	3	0	3	0	11	0	11	15
04:30 PM	0	0	0	0	0	11	0	11	0	5	0	5	16
04:45 PM	2	0	0	2	0	7	1	8	0	5	0	5	15
Total	3	0	1	4	0	32	2	34	1	38	0	39	77
05:00 PM	2	0	0	2	0	10	1	11	0	2	0	2	15
05:15 PM	2	0	1	3	0	7	1	8	0	5	0	5	16
05:30 PM	2	0	0	2	0	9	1	10	0	7	0	7	19
05:45 PM	0	0	0	0	0	8	1	9	0	6	0	6	15
Total	6	0	1	7	0	34	4	38	0	20	0	20	65
Grand Total	9	0	2	11	0	66	6	72	1	58	0	59	142
Apprch %	81.8	0.0	18.2		0.0	91.7	8.3		1.7	98.3	0.0		
Total %	6.3	0.0	1.4	7.7	0.0	46.5	4.2	50.7	0.7	40.8	0.0	41.5	

	VERNA BETHANY ROAD Southbound				SR 70 Westbound				SR 70 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1													
Intersection	04:00 PM												
Volume	3	0	1	4	0	32	2	34	1	38	0	39	77
Percent	75.0	0.0	25.0		0.0	94.1	5.9		2.6	97.4	0.0		
04:00 Volume	1	0	0	1	0	11	1	12	1	17	0	18	31
Peak Factor													0.621
High Int.	04:45 PM				04:00 PM				04:00 PM				
Volume	2	0	0	2	0	11	1	12	1	17	0	18	
Peak Factor				0.500				0.708				0.542	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1													
By Approach	04:45 PM				04:30 PM				04:00 PM				
Volume	8	0	1	9	0	35	3	38	1	38	0	39	
Percent	88.9	0.0	11.1		0.0	92.1	7.9		2.6	97.4	0.0		
High Int.	05:15 PM				04:30 PM				04:00 PM				
Volume	2	0	1	3	0	11	0	11	1	17	0	18	
Peak Factor				0.750				0.864				0.542	

Turning Movement Count
Adams Traffic, Inc.
(813) 763-7763

City/County: Myakka City/Manatee
Weather: Clear
Comments:

File Name : sr70&vernabethany
Site Code : 00013009
Start Date : 04/17/2013
Page No : 1

Groups Printed- U-Turns

	VERNA BETHANY ROAD Southbound				SR 70 Westbound				SR 70 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
*** BREAK ***													
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0		
Total %													

	VERNA BETHANY ROAD Southbound				SR 70 Westbound				SR 70 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1													
Intersection	04:00 PM												
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Percent	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0		
04:45 Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Factor													0.000
High Int.	3:45:00 PM				3:45:00 PM				3:45:00 PM				
Volume													
Peak Factor													
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1													
By Approach	04:00 PM				04:00 PM				04:00 PM				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	
Percent	-	-	-		-	-	-		-	-	-		
High Int.	-				-				-				
Volume	-	-	-	-	-	-	-	-	-	-	-	-	
Peak Factor				-				-				-	

2011 Peak Season Factor Category Report - Report Type: ALL
Category: 1300 MANATEE COUNTYWIDE

Week	Dates	SF	MOCF: 0.90 PSCF
1	01/01/2011 - 01/01/2011	0.99	1.10
2	01/02/2011 - 01/08/2011	0.99	1.10
3	01/09/2011 - 01/15/2011	0.99	1.10
4	01/16/2011 - 01/22/2011	0.98	1.09
5	01/23/2011 - 01/29/2011	0.96	1.06
* 6	01/30/2011 - 02/05/2011	0.94	1.04
* 7	02/06/2011 - 02/12/2011	0.92	1.02
* 8	02/13/2011 - 02/19/2011	0.90	1.00
* 9	02/20/2011 - 02/26/2011	0.89	0.99
*10	02/27/2011 - 03/05/2011	0.89	0.99
*11	03/06/2011 - 03/12/2011	0.88	0.97
*12	03/13/2011 - 03/19/2011	0.88	0.97
*13	03/20/2011 - 03/26/2011	0.88	0.97
*14	03/27/2011 - 04/02/2011	0.89	0.99
*15	04/03/2011 - 04/09/2011	0.90	1.00
*16	04/10/2011 - 04/16/2011	0.91	1.01
*17	04/17/2011 - 04/23/2011	0.92	1.02
*18	04/24/2011 - 04/30/2011	0.94	1.04
19	05/01/2011 - 05/07/2011	0.96	1.06
20	05/08/2011 - 05/14/2011	0.97	1.07
21	05/15/2011 - 05/21/2011	0.99	1.10
22	05/22/2011 - 05/28/2011	1.00	1.11
23	05/29/2011 - 06/04/2011	1.02	1.13
24	06/05/2011 - 06/11/2011	1.03	1.14
25	06/12/2011 - 06/18/2011	1.05	1.16
26	06/19/2011 - 06/25/2011	1.06	1.17
27	06/26/2011 - 07/02/2011	1.08	1.20
28	07/03/2011 - 07/09/2011	1.09	1.21
29	07/10/2011 - 07/16/2011	1.10	1.22
30	07/17/2011 - 07/23/2011	1.11	1.23
31	07/24/2011 - 07/30/2011	1.11	1.23
32	07/31/2011 - 08/06/2011	1.12	1.24
33	08/07/2011 - 08/13/2011	1.12	1.24
34	08/14/2011 - 08/20/2011	1.13	1.25
35	08/21/2011 - 08/27/2011	1.13	1.25
36	08/28/2011 - 09/03/2011	1.13	1.25
37	09/04/2011 - 09/10/2011	1.13	1.25
38	09/11/2011 - 09/17/2011	1.13	1.25
39	09/18/2011 - 09/24/2011	1.11	1.23
40	09/25/2011 - 10/01/2011	1.09	1.21
41	10/02/2011 - 10/08/2011	1.06	1.17
42	10/09/2011 - 10/15/2011	1.04	1.15
43	10/16/2011 - 10/22/2011	1.03	1.14
44	10/23/2011 - 10/29/2011	1.03	1.14
45	10/30/2011 - 11/05/2011	1.02	1.13
46	11/06/2011 - 11/12/2011	1.01	1.12
47	11/13/2011 - 11/19/2011	1.01	1.12
48	11/20/2011 - 11/26/2011	1.00	1.11
49	11/27/2011 - 12/03/2011	1.00	1.11
50	12/04/2011 - 12/10/2011	0.99	1.10
51	12/11/2011 - 12/17/2011	0.99	1.10
52	12/18/2011 - 12/24/2011	0.99	1.10
53	12/25/2011 - 12/31/2011	0.99	1.10

* Peak Season

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: October 4, 2012 8:20 AM

No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Lft Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num	Num
	US 41	I-275	MOCCASIN WALLOW RD	ST	PA	U	4D	0.00	0	US		169.5	D	B	C		10	9200	0.095	O	874	2,327	3,201	3,390	189	0.000			0	0006	
	US 41	MOCCASIN WALLOW	BUCKEYE RD	ST	PA	U	4D	0.00	0	I	Y	169.5	D	B	B		10	9200	0.095		874	1,404	2,278	3,390	1,112	0.000				0006	
	US 41	BUCKEYE RD	HILLSBOROUGH CO	ST	PA	U	4D	0.00	0	US	Y	293.5	D	A	B		10	7800	0.095		741	1,201	1,942	5,870	3,928	0.000				0082	6
2	US 41	CORTEZ RD	26 AV W	ST	PA	U	4D	0.00	0	US	Y	169.5	D	B	B		10	27500	0.095	O	2,613	67	2,680	3,390	710	0.000			0	0003	7
2	US 41(BUS)	17 ST W(PAL)	US 41/US 19	ST	PA	U	4U	0.71	1	I	Y	161	D	B	B		10	21000	0.095	C	1,895	87	2,082	3,220	1,138	0.000			0	5027	9
0	US 41(BUS)	SR 64	SR 70	MC	MIC	R	2U	0.00	0	55		34.8	C	B	B		10	1972	0.098	O	193	0	193	696	503	0.000				11-27	3
0	VERNA BETHANY RD	MENDOZA RD	US 301	MC	UC	U	2U	1.05	1			55.6	D	C	D		10	5250	0.095	O	499	266	765	1,112	347	0.000			0	09-06	1
0	VICTORY RD	SR 64	SR 70	MC	MIC	R	2U	0.00	0	55		34.8	C	A	A		10	1328	0.098	O	130	13	143	696	553	0.000			0	12-24	
0	WAUCHULA RD	US 41	9 ST E	MC	UC	U	2U	0.00	0	US		55.6	D	C	C		10	2113	0.095	O	201	38	239	1,112	873	0.000			0	06-09	
0	WHITFIELD AV E	9 ST E	301 BLVD	MC	UC	U	2U	2.00	1			55.6	D	D	D		10	7540	0.095	O	716	101	817	1,112	295	0.000			0	06-13	
0	WHITFIELD AV E	301 BLVD	US 301	MC	UC	U	2U	2.00	2			55.6	D	D	D		10	8952	0.095	O	850	120	970	1,112	142	0.000			0	07-02	
0	WHITFIELD AV E	US 301	TUTTLE AVE	MC	UC	U	2U	1.54	1			55.6	D	C	D		10	6838	0.095	O	650	199	849	1,112	263	0.000			0	07-29	
0	WHITFIELD AV E	TUTTLE AVE	UNIVERSITY PKY	MC	UC	U	2U	0.38	1			55.6	D	D	D		10	10420	0.095	O	990	2	992	1,112	120	0.000			0	07-24	
0	WHITFIELD AV EXT																														

(#1) Cross section based on capacity improvements scheduled for 01/02 CIP construtuion, 02/03 FDOT construtuion.

(#2) Peak hour LOS volumes based on FDOT's 2002 LOS generalized table.

Total Links:

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: October 4, 2012 8:20 AM

nk No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Cns Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Deim Rs	Stn Num
124	SR 70	RIVER CLUB	LAKEWOOD RANCH BLVD	ST	PA	U	6D	2.27	1	II	Y	191.5	C	D	F		10	43500	0.096		4,176	2,996	7,172	3,830	-3,342	0.000				0048
130	SR 70	LORRAINE RD	CR 675	ST	PA	R	2U	0.00	0		Y	42	B	C	C		10	12600	0.098	O	1,235	121	1,356	840	-516	0.000			0	5082
140	SR 70	CR 675	DESOTO CO	ST	PA	R	2U	0.00	0		Y	42	B	B	B		10	7400	0.098	0	725	105	830	840	10	0.000			0	0030
150	SUGAR BOWL RD	SR 70	SARASOTA CO LINE	MC	MIC	R	2U	0.00	0	55		29.6	C	A	A		10	879	0.098	O	88	0	88	592	508	0.000			0	12-03
160	TALLEVAST RD	US 41	301 BLVD	MC	UC	U	2U	0.00	0	US	Y	69.5	D	C	D		10	8086	0.095	S	768	114	882	1,390	508	0.000			0	06-44
170	TALLEVAST RD	301 BLVD	US 301	MC	UC	U	2U	1.05	1		Y	69.5	D	C	D		10	5496	0.095	O	522	595	1,117	1,390	273	0.000			0	07-03
180	TALLEVAST RD	US 301	LOCKWOOD RIDGE RD	MC	UC	U	4D	0.00	0	US		154.8	D	C	C		10	7653	0.095	O	727	393	1,120	3,096	1,976	0.000			0	07-21
070	TARA BLVD	SR 70	STONE RIVER RD	MC	UC	U	2D	0.00	0	US		73	D	C	D		10	8496	0.095		807	474	1,281	1,460	179	0.000				07-61
071	TARA BLVD	STONE RIVER RD	LINGER LODGE RD	MC	UC	U	2D	0.00		US	Y	73	D	C	D		10	7475	0.095		710	232	942	1,460	518	0.000				07-62
190	TARPON ST	SNEAD ISLAND DR	EMERSON POINT RD	MC	UC	U	2U	0.00	0	US		55.6	D	C	C		10	3083	0.095	C	293	1	294	1,112	818	0.000			0	09-14
010	TAYLOR GRADE RD	BUNKER HILL RD	HILLSBOROUGH CO	MC	MIC	R	2U	0.00	0	55		34.8	C	A	A		10	175	0.098		17	0	17	696	679	0.000			0	12-13
200	TUTTLE AV	UNIVERSITY PKY	TALLEVAST RD	MC	UC	U	2U	0.00	0	US		69.5	D	D	D		10	9674	0.095	O	919	170	1,089	1,390	301	0.000			0	07-04
201	TUTTLE AV	TALLEVAST RD	72ND AVE EAST	MC	UC	U	2U	0.00			N	55.6	D	D	D		10	9674	0.095		919	42	961	1,112	151	0.000				07-04
206	UNIVERSITY PKY	US 301	TUTTLE	MC	PA	U	6D	0.92	1	I	Y	254	D	B	B		10	33279	0.095		3,162	579	3,741	5,080	1,339	0.000				240
210	UNIVERSITY PKY	TUTTLE AVE	LOCKWOOD RIDGE RD	MC	MA	U	6D	1.92	1	I	Y	254	D	B	B		10	34280	0.095	O	3,257	332	3,589	5,080	1,491	0.000			0	241
211	UNIVERSITY PKY	LOCKWOOD RIDGE RD	COUNTRY PARK WAY	MC	MA	U	6D	1.79	1	I	Y	254	D	B	B		10	39793	0.095		3,780	265	4,045	5,080	1,035	0.000				241
212	UNIVERSITY PKY	COUNTRY PARK WAY	WHITFIELD AVE	MC	MA	U	6D	1.79	1	I	Y	254	D	B	C		10	41823	0.095		3,973	335	4,308	5,080	772	0.000				241.3
213	UNIVERSITY PKY	WHITFIELD AVE	LONGWOOD RUN BLVD	MC	MA	U	6D	1.96	1	I	Y	254	D	B	C		10	42124	0.095		4,002	355	4,357	5,080	723	0.000				241.5
214	UNIVERSITY PKY	LONGWOOD RUN BLVD	MEDICI	MC	MA	U	6D	2.56	1	II	Y	234	D	D	D		10	43748	0.095		4,156	333	4,489	4,680	191	0.000				242
215	UNIVERSITY PKY	MEDICI	HONORE AVE	MC	MA	U	6D	1.89	1	I	Y	254	D	C	C		10	45502	0.095		4,323	380	4,703	5,080	377	0.000				242.5

APPENDIX D

Existing Intersection Analysis Summary Sheets

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	*SK*	Intersection	*SR 70 @ Verna Bethany*
Agency/Co.	*King Engg.*	Jurisdiction	*Manatee*
Date Performed	*4/24/2013*	Analysis Year	*2013*
Analysis Time Period	*PM Peak*		

Project Description	*Howze Property TIS*
East/West Street: *SR 70*	North/South Street: *Verna Bethany*
Intersection Orientation: *East-West*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*70*	*237*			*402*	*120*
Peak-Hour Factor, PHF	*0.86*	*0.86*	*1.00*	*1.00*	*0.86*	*0.86*
Hourly Flow Rate, HFR (veh/h)	*81*	*275*	*0*	*0*	*467*	*139*
Percent Heavy Vehicles	*2*	--	--	*0*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*0*	*1*	*0*	*0*	*1*	*0*
Configuration	*LT*					*TR*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				*51*		*31*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*0.86*	*1.00*	*0.86*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*0*	*59*	*0*	*36*
Percent Heavy Vehicles	*0*	*0*	*0*	*12*	*0*	*3*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*0*	*0*	*0*
Configuration					*LR*	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*LT*						*LR*	
v (veh/h)	*81*						*95*	
C (m) (veh/h)	*972*						*310*	
v/c	*0.08*						*0.31*	
95% queue length	*0.27*						*1.27*	
Control Delay (s/veh)	*9.0*						*21.7*	
LOS	*A*						*C*	
Approach Delay (s/veh)	--	--					*21.7*	
Approach LOS	--	--					*C*	

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	SK	Intersection	84th Avenue E@Verna Bethany
Agency/Co.	King Engg.	Jurisdiction	Manatee
Date Performed	4/25/2013	Analysis Year	2013
Analysis Time Period	PM Peak		

Project Description: Howze Property TIS

East/West Street: 84th Avenue E | North/South Street: Verna Bethany

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	13	177			79	5
Peak-Hour Factor, PHF	0.86	0.86	1.00	1.00	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	15	205	0	0	91	5
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	3		8			
Peak-Hour Factor, PHF	0.86	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	3	0	9	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	15						12	
C (m) (veh/h)	1498						863	
v/c	0.01						0.01	
95% queue length	0.03						0.04	
Control Delay (s/veh)	7.4						9.2	
LOS	A						A	
Approach Delay (s/veh)	--	--				9.2		
Approach LOS	--	--				A		

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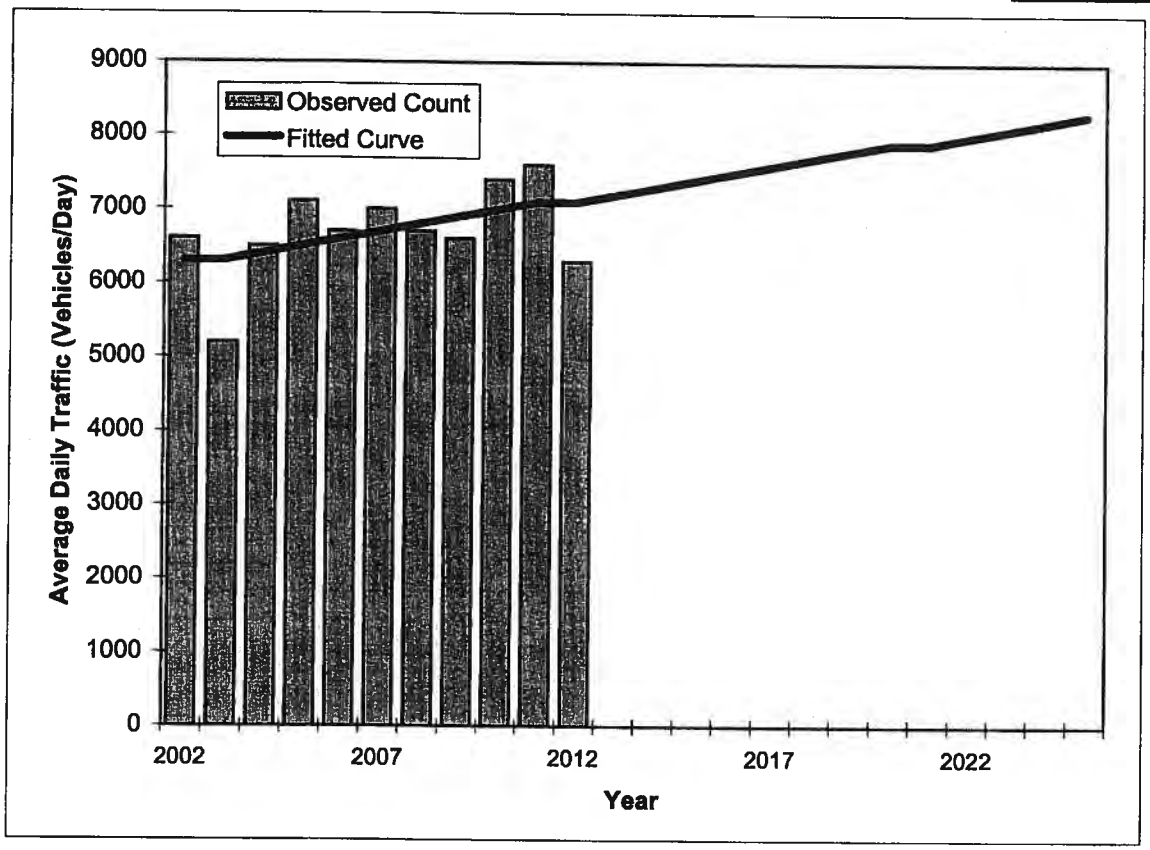
APPENDIX E

Background Growth Calculations
Reserved Trips Information

TRAFFIC TRENDS

SR 70 -- East of CR 675

County:	Manatee
Station #:	0
Highway:	SR 70



Year	Traffic (ADT/AADT) Count*	Trend**
2002	6600	6300
2003	5200	6300
2004	6500	6400
2005	7100	6500
2006	6700	6600
2007	7000	6700
2008	6700	6800
2009	6600	6900
2010	7400	7000
2011	7600	7100
2012	6300	7100
2013 Opening Year Trend		
2013	N/A	7200
2018 Mid-Year Trend		
2018	N/A	7700
2023 Design Year Trend		
2023	N/A	8100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	89
Trend R-squared:	21.7%
Trend Annual Historic Growth Rate:	1.27%
Trend Growth Rate (2012 to Design Year):	1.28%
Printed:	26-Apr-13
Straight Line Growth Option	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2012 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 0030 - SR 70, SOUTHEAST OF CR 675

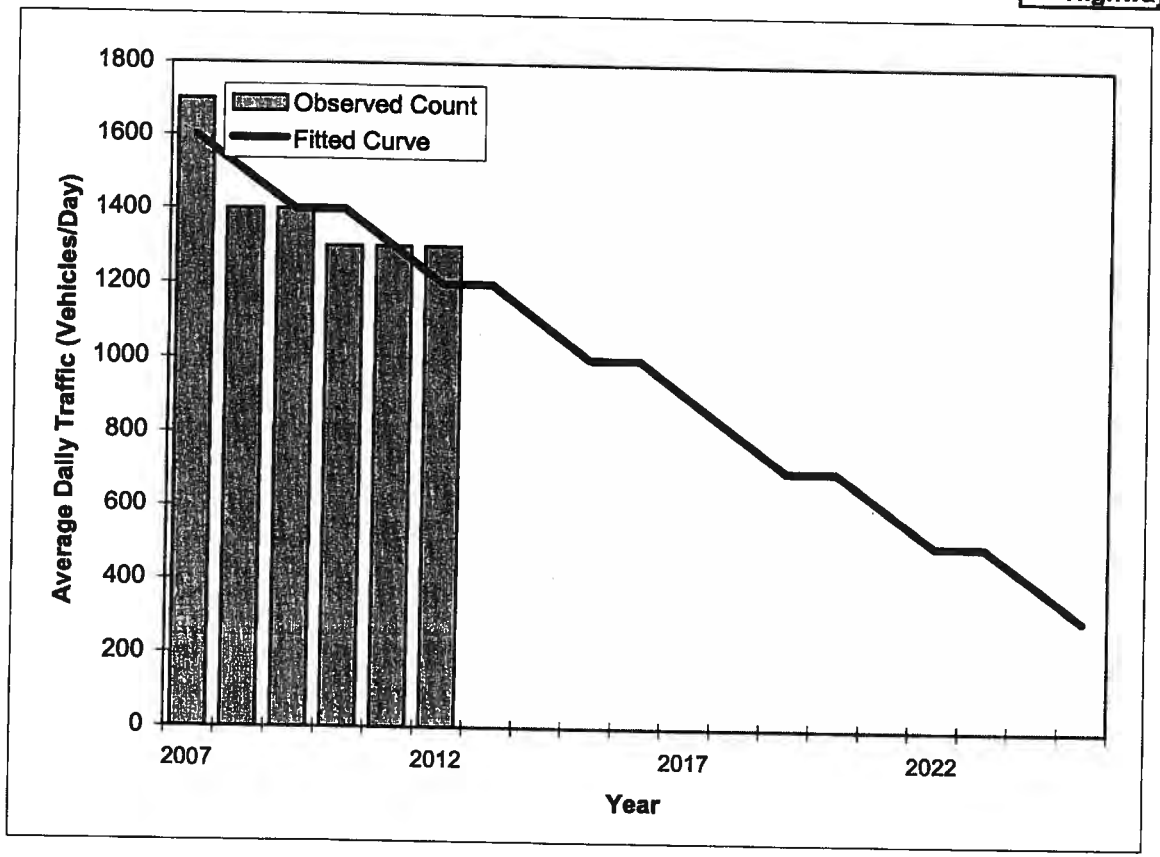
YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2012	6300 C	E	3200	W	3100	9.50	55.80	25.00
2011	7600 F	E	3700	W	3900	9.50	56.90	25.90
2010	7400 C	E	3600	W	3800	13.38	57.76	25.90
2009	6600 C	E	3200	W	3400	13.22	60.14	23.50
2008	6700 C	E	3300	W	3400	10.99	59.34	25.20
2007	7000 C	E	3400	W	3600	10.21	55.66	22.80
2006	6700 C	E	3300	W	3400	10.19	54.91	24.90
2005	7100 C	E	3500	W	3600	10.10	53.40	27.00
2004	6500 C	E	3300	W	3200	10.40	56.00	27.00
2003	5200 C	E	2600	W	2600	10.20	55.90	20.90
2002	6600 C	E	3200	W	3400	10.40	56.10	25.90
2001	4600 C	E	2300	W	2300	10.50	54.00	19.20
2000	5500 C	E	2700	W	2800	10.30	53.20	20.60
1999	5100 C	E	2400	W	2700	10.40	55.30	24.80
1998	4300 C	E	2100	W	2200	10.80	56.40	20.90
1997	4500 C	E	2200	W	2300	10.80	55.90	24.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Verna Bethany -- North of SR 70

County:	Manatee
Station #:	0
Highway:	Verna Bethany



Year	Traffic (ADT/AADT) Count*	Trend**
2007	1700	1600
2008	1400	1500
2009	1400	1400
2010	1300	1400
2011	1300	1300
2012	1300	1200
2013 Opening Year Trend		
2013	N/A	1200
2018 Mid-Year Trend		
2018	N/A	800
2023 Design Year Trend		
2023	N/A	500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	-69
Trend R-squared:	68.6%
Trend Annual Historic Growth Rate:	-5.00%
Trend Growth Rate (2012 to Design Year):	-5.30%
Printed:	26-Apr-13
Straight Line Growth Option	

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2012 HISTORICAL AADT REPORT

COUNTY: 13 - MANATEE

SITE: 4009 - VERNA BETHANY ROAD, 13,587' NORTH OF SR 70 MCPR 09

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2012	1323 C	N	692	S	631	9.50	53.70	22.30
2011	1300 C	N	620	S	680	9.50	53.90	5.60
2010	1312 C	N	629	S	683	10.59	55.01	21.20
2009	1399 C	N	670	S	729	10.36	52.77	22.90
2008	1445 C	N	690	S	755	11.07	55.07	25.90
2007	1696 C	N	810	S	886	11.08	53.67	20.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: April 22, 2013 3:34 PM

Link No. 3140 On SR 70 from CR 675 to DESOTO CO

Project Name	Project No	Initial Review Date	Project Status	C.L.O.S.	C.L.O.S. Exp.	Trips Reserved
PRESERVES @ PANTHER RIDGE	PDA-98-01(F)/ESP-98	11-JAN-1999	Active	98-136	02-OCT-2001	21
MYAKKA PLAZA	SP-06-08	20-SEP-2006	Active	07-115	13-SEP-2013	42
MYAKKA COMMUNICATIONS OFFICE	ESP-11-29	05-MAY-2011	Active	11-028	31-AUG-2014	6
MYAKKA CITY DOLLAR GENERAL	PDC-11-15/FSP-12-05	16-SEP-2011	Active	12-003	05-MAR-2015	36
				Total Reservations:		105

Report Totals

Total Links Listed: 1 **Total Trips for all Links:** 105

Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: 3140

APPENDIX F

Background Intersection Analysis Summary Sheets

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	SK	Intersection	SR 70 @ Verna Bethany
Agency/Co.	King Engg.	Jurisdiction	Manatee
Date Performed	4/24/2013	Analysis Year	2023 Background
Analysis Time Period	PM Peak		

Project Description: Howze Property TIS

East/West Street: SR 70 | North/South Street: Verna Bethany

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	79	309			516	136
Peak-Hour Factor, PHF	0.86	0.86	1.00	1.00	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	91	359	0	0	599	158
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				57		34
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.86	1.00	0.86
Hourly Flow Rate, HFR (veh/h)	0	0	0	66	0	39
Percent Heavy Vehicles	0	0	0	12	0	3
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	91						105	
C (m) (veh/h)	854						221	
v/c	0.11						0.48	
95% queue length	0.36						2.34	
Control Delay (s/veh)	9.7						35.2	
LOS	A						E	
Approach Delay (s/veh)	--	--				35.2		
Approach LOS	--	--				E		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	SK	Intersection	SR 70 @ Verna Bethany
Agency/Co.	King Engg.	Jurisdiction	Manatee
Date Performed	4/24/2013	Analysis Year	2023 Background with Recommended Improvements
Analysis Time Period	PM Peak		

Project Description	Howze Property TIS
East/West Street:	SR 70
North/South Street:	Verna Bethany
Intersection Orientation:	East-West
Study Period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	79	309			516	136
Peak-Hour Factor, PHF	0.86	0.86	1.00	1.00	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	91	359	0	0	599	158
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	1	0	0	1	0
Configuration	L	T				TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				57		34
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.86	1.00	0.86
Hourly Flow Rate, HFR (veh/h)	0	0	0	66	0	39
Percent Heavy Vehicles	0	0	0	12	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	91					66		39
C (m) (veh/h)	854					170		450
v/c	0.11					0.39		0.09
95% queue length	0.36					1.69		0.28
Control Delay (s/veh)	9.7					39.0		13.8
LOS	A					E		B
Approach Delay (s/veh)	--	--				29.6		
Approach LOS	--	--				D		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	SK
Agency/Co.	King Engg.
Date Performed	4/25/2013
Analysis Time Period	PM Peak

Site Information

Intersection	84th Avenue E@Verna Bethany
Jurisdiction	Manatee
Analysis Year	2023 Background

Project Description: Howze Property TIS

East/West Street: 84th Avenue E | North/South Street: Verna Bethany

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	15	200			83	6
Peak-Hour Factor, PHF	0.86	0.86	1.00	1.00	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	17	232	0	0	96	6
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	3		9			
Peak-Hour Factor, PHF	0.86	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	3	0	10	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	17						13	
C (m) (veh/h)	1490						854	
v/c	0.01						0.02	
95% queue length	0.03						0.05	
Control Delay (s/veh)	7.4						9.3	
LOS	A						A	
Approach Delay (s/veh)	--	--				9.3		
Approach LOS	--	--				A		

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Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

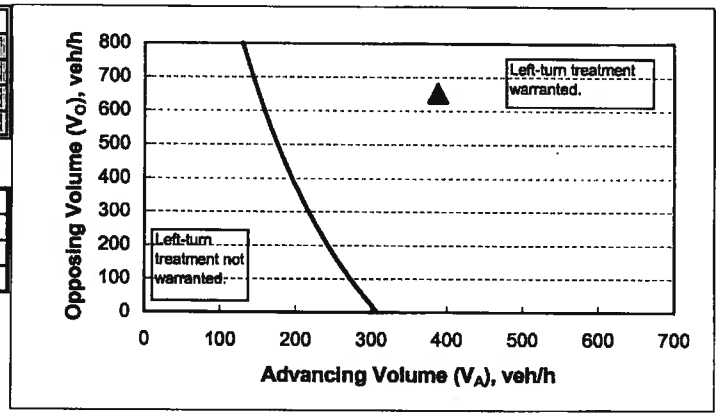
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	60
Percent of left-turns in advancing volume (V_A), %:	20%
Advancing volume (V_A), veh/h:	386
Opposing volume (V_O), veh/h:	652

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	151
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

TMC Sheet

EAST-WEST STREET : SR 70
NORTH-SOUTH STREET : Verna Bethany Road
COUNT YEAR : 2013
BUILD OUT YEAR : 2023
TIME PERIOD : PM
PEAK SEASON FACTOR : 1.02
GROWTH RATE : 1.27%

	SR 70						*Verna Bethany Road*					
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
"EXISTING RAW TRAFFIC"	69	232			394	118				50		30
"EXISTING TRAFFIC"	70	237	0	0	402	120	0	0	0	51	0	31
Percentage of traffic distribution	22.92%	77.08%	0.00%	0.00%	76.95%	23.05%	0.00%	0.00%	0.00%	62.50%	0.00%	37.50%
APPROACH BACKGROUND TRAFFIC		346			589			0			92	
"BACKGROUND TRAFFIC"	79	267	0	0	453	136	0	0	0	57	0	34
VESTED TRAFFIC		42			63							
PROJECT TRAFFIC	25					8				10		32
TOTAL TRAFFIC	104	309	0	0	516	144	0	0	0	67	0	66
%HV	2%	9%	n/a	n/a	9%	3%	n/a	n/a	n/a	12%	n/a	3%

EAST-WEST STREET : 84th Avenue E
NORTH-SOUTH STREET : Verna Bethany Road
COUNT YEAR : 2013
BUILD OUT YEAR : 2023
TIME PERIOD : PM
PEAK SEASON FACTOR : 1.02
GROWTH RATE : 1.00%

	84th Avenue E						*Verna Bethany Road*					
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
"EXISTING RAW TRAFFIC*"								174			77	
"EXISTING TRAFFIC**"	3	0	8	0	0	0	13	177	0	0	79	5
Percentage of traffic distribution	27.27%	0.00%	72.73%	0.00%	0.00%	0.00%	6.82%	93.18%	0.00%	0.00%	94.01%	5.99%
APPROACH BACKGROUND TRAFFIC		12			0			215			89	
"BACKGROUND TRAFFIC"	3	0	9	0	0	0	15	200	0	0	83	6
PROJECT TRAFFIC	10		42				33					8
TOTAL TRAFFIC	13	0	51	0	0	0	48	200	0	0	83	14

Note: *Traffic along Verna Bethany Road obtained from the counts at SR 70 and Verna Bethany Road intersection
**Approximately 24 single family units are anticipated to access Verna Bethany Road via 84th Avenue E

EAST-WEST STREET : 84th Avenue E
NORTH-SOUTH STREET : Project Driveway
COUNT YEAR : 2013
BUILD OUT YEAR : 2023
TIME PERIOD : PM
GROWTH RATE : 1.00%

	84th Avenue E						*Project Driveway*					
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
"EXISTING TRAFFIC*"		11			18							
Percentage of traffic distribution	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
APPROACH BACKGROUND TRAFFIC		12			20			0			0	
"BACKGROUND TRAFFIC"	0	12	0	0	20	0	0	0	0	0	0	0
PROJECT TRAFFIC				41					52			
TOTAL TRAFFIC	0	12	0	41	20	0	0	0	52	0	0	0

Note: *Approximately 24 single family units are anticipated to access Verna Bethany Road via 84th Avenue E

DATE: 4/25/2013

TRIP GENERATION - ADJACENT PROPERTY

Trip generation For Single Family Residential

Land Use Code 210

Weekday Peak Hour of Adjacent Street traffic One Hour between 4 and 6 p.m.

Use	Unit KSF	Daily Traffic		AM		Enter %	Exit %	Enter Trips	Exit Trips
		Fitted Curve Equation or Average Rate	Daily Trip	Fitted Curve Equation or Average Rate	Trip				
Residential	24	Ln(T) = 0.92 Ln(X) + 2.72	283	Ln(T) = 0.90 Ln(X) + 0.51	29	63	37	18	11

Source: ITE Trip Generation Manual, 9th Edition.

DATE 03/05/13

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
APRIL 2012

COUNTY NAME: MANATEE STATION: 4009 DIRECTION: S LANE: 0
DESCRIPTION: VERNA BETHANY ROAD, 13,587' NORTH OF SR 70 MCPR 09
LOCATION: COUNTY 13 SECTION 000 SUBSECTION 531 MILEPOST 2.580

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	S	9	4	6	1	2	7	10	21	32	32	70	61	52	81	36	31	42	44	37	26	28	11	14	4	661N
2	M	1	1	1	1	1	14	34	55	41	35	28	31	29	30	40	53	54	60	36	34	17	15	9	6	626N
3	T	2	3	0	0	4	11	35	66	44	36	32	29	30	26	39	52	55	54	38	25	21	18	13	4	637N
4	W	5	1	1	1	5	16	33	69	40	42	33	30	26	27	36	43	53	73	46	27	24	21	14	5	671N
5	R	2	1	1	1	3	9	48	54	54	50	20	31	36	30	33	56	66	78	63	44	14	13	14	13	734N
6	F	5	3	2	3	5	7	24	47	38	52	38	43	37	40	56	50	56	32	40	42	23	24	19	10	696A
7	A	10	5	4	7	5	10	18	28	41	52	36	44	59	53	43	54	63	46	48	25	31	21	12	10	725N
8	S	8	4	1	1	1	4	31	16	21	29	34	32	56	43	43	35	51	45	44	64	40	25	12	2	642N
9	M	4	5	0	2	5	7	44	47	39	39	26	40	26	41	35	46	53	57	38	24	22	6	11	4	621N
10	T	1	2	0	3	1	12	38	70	45	47	27	34	30	34	33	50	49	58	47	22	23	15	9	7	657N
11	W	1	3	0	2	4	13	40	54	56	51	40	24	29	53	46	41	61	60	60	34	20	20	10	3	725N
12	R	4	3	3	5	2	13	40	66	40	33	26	39	28	40	38	46	58	58	45	41	27	20	9	5	689N
13	F	4	0	4	4	3	11	34	74	49	30	32	45	28	24	39	39	63	53	60	29	18	25	15	12	695N
14	A	13	3	4	1	3	7	11	27	38	55	42	53	56	34	29	49	51	64	57	25	16	16	12	11	677N
15	S	6	2	2	0	5	2	6	17	37	29	49	45	56	34	47	32	34	39	43	22	17	15	11	4	554N
16	M	1	0	2	1	3	14	32	61	54	41	20	38	29	42	34	53	57	60	30	19	12	12	9	1	625N
17	T	4	2	0	0	2	12	40	56	51	36	38	31	27	28	43	55	63	60	41	18	22	17	9	4	659N
18	W	3	2	0	1	3	12	30	69	47	39	33	38	30	30	36	52	51	77	48	22	19	16	11	9	678N
19	R	6	2	2	0	2	8	42	58	55	37	30	32	38	28	37	49	57	60	41	25	19	20	10	6	664N
20	F	3	0	2	1	4	8	32	70	42	33	35	34	40	32	48	56	77	53	44	27	15	19	18	8	701N
21	A	15	7	2	1	1	5	11	20	37	44	40	46	47	51	45	49	34	37	25	23	19	13	20	12	604N
22	S	14	1	2	0	1	5	6	15	36	36	45	35	31	35	32	33	51	37	30	31	25	17	8	5	531N
23	M	3	0	0	1	3	11	38	72	53	32	26	26	23	24	29	43	53	46	39	23	22	7	12	5	591N
24	T	1	1	0	0	3	13	39	68	49	42	31	23	19	31	34	45	43	55	45	30	13	12	6	5	608N
25	W	6	0	1	0	2	16	31	63	58	42	29	46	27	38	39	53	61	64	48	24	23	23	8	6	708N
26	R	5	2	1	0	2	12	44	61	62	40	25	22	27	33	42	48	49	65	49	34	23	11	9	6	672N
27	F	7	2	4	2	4	13	34	68	53	42	36	21	41	25	36	56	66	58	48	38	17	16	17	10	714N
28	A	7	6	2	1	2	8	11	35	49	55	44	41	57	44	25	55	51	49	35	27	21	11	13	8	657N
29	S	2	2	1	1	3	4	12	12	37	24	41	37	46	50	45	37	37	43	33	19	23	14	11	9	543N
30	M	3	2	0	0	4	10	51	59	48	40	40	35	26	25	35	45	65	51	43	25	21	10	11	5	654N

WEEKDAY AVERAGE = 670 SATURDAY AVERAGE = 666 SUNDAY AVERAGE = 586 NUMBER OF GOOD DAYS 30 TOTAL MONTHLY COUNT = 19619
MONTHLY AVERAGE = 658

"B"=====> BAD DAY
"N"=====> NORMAL DAY
"A"=====> ATYPICAL DAY
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

COMMENTS:
4/8: EASTER SUNDAY; 4/17: FEDERAL TAX DAY
4/21-22: INCLEMENT WEATHER IMPACTS TRAFFIC ACROSS LARGE AREAS OF THE STATE

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

DATE 03/05/13

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
APRIL 2012

COUNTY NAME: MANATEE STATION: 4009 DIRECTION: N LANE: 0
DESCRIPTION: VERNA BETHANY ROAD, 13,587' NORTH OF SR 70 MCPR 09
LOCATION: COUNTY 13 SECTION 000 SUBSECTION 531 MILEPOST 2.580

DY	D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	DAILY
1	S	11	11	5	1	1	7	9	21	16	30	58	45	58	51	54	66	47	51	42	27	32	11	10	5	669N
2	M	9	1	1	5	7	11	42	51	34	37	29	36	40	31	33	55	54	71	51	44	24	14	8	6	694N
3	T	1	0	3	1	8	14	39	65	46	30	34	45	33	31	36	60	49	66	42	35	23	15	18	5	699N
4	W	4	0	1	4	7	13	34	65	56	33	40	37	41	41	35	48	63	67	48	38	38	17	17	12	759N
5	R	2	1	4	1	6	14	35	55	52	41	45	44	35	33	54	46	60	77	46	41	25	23	12	11	763N
6	F	3	4	4	0	6	14	23	43	46	41	44	46	50	48	34	51	45	70	56	36	26	35	24	11	760N
7	A	10	7	4	7	3	6	21	28	22	58	44	44	37	48	51	50	53	55	69	31	36	24	17	23	748N
8	S	15	4	6	1	1	2	18	16	28	33	44	47	82	45	48	42	51	66	42	51	35	36	8	8	729S
9	M	3	0	1	4	4	9	29	51	37	48	31	33	36	51	41	43	60	78	45	29	20	13	12	3	681N
10	T	0	1	2	3	8	16	35	62	44	45	35	38	32	35	49	59	49	74	41	37	29	16	13	1	724N
11	W	2	0	3	3	7	14	30	67	52	45	45	38	24	49	43	46	59	70	65	38	36	27	10	9	782N
12	R	3	2	1	5	7	10	37	61	49	37	41	39	37	41	38	56	58	62	69	39	22	24	11	11	760N
13	F	1	2	2	2	4	12	28	65	54	30	32	43	32	44	35	61	58	72	66	46	32	16	24	9	770N
14	A	8	7	3	3	5	6	21	32	34	55	48	43	51	65	46	55	36	45	41	29	31	28	21	28	741N
15	S	22	5	5	1	1	2	13	16	19	35	48	51	51	53	40	45	40	41	38	28	22	14	8	7	605N
16	M	5	1	2	1	6	8	35	78	48	27	29	32	37	31	38	45	69	92	41	28	25	13	19	7	717A
17	T	1	1	0	5	5	13	42	73	51	34	33	28	32	28	40	54	57	62	46	43	38	16	17	7	726N
18	W	4	1	3	2	7	12	38	59	67	29	28	36	40	38	29	48	53	71	48	45	29	19	11	10	727N
19	R	4	0	1	3	7	11	40	57	53	31	25	30	35	30	45	52	66	68	44	37	32	20	7	8	706N
20	F	5	1	1	2	5	13	32	47	51	45	35	35	45	32	36	78	67	60	80	48	19	15	28	25	805N
21	A	10	5	2	5	1	1	11	30	32	28	43	37	48	49	52	45	46	36	37	18	23	22	13	25	619N
22	S	12	4	3	1	1	2	11	15	17	33	46	53	37	49	56	47	47	38	40	28	27	14	12	11	604N
23	M	2	0	1	3	8	11	28	58	39	38	29	28	30	28	27	38	53	59	41	40	31	6	7	5	610N
24	T	1	2	0	3	7	9	35	50	44	26	29	29	26	31	32	48	64	60	53	37	19	21	15	4	645N
25	W	4	1	4	2	5	11	30	60	51	35	39	32	37	46	34	49	54	76	60	41	36	13	19	11	750N
26	R	1	1	3	2	6	16	35	51	51	34	31	43	35	23	37	64	48	66	75	38	29	18	10	7	724N
27	F	6	1	1	3	9	8	30	51	54	31	37	36	30	41	54	57	63	74	48	37	35	31	14	17	768N
28	A	9	7	5	0	2	8	9	22	30	45	43	58	48	72	48	43	59	37	23	19	30	33	25	23	698N
29	S	8	8	5	2	2	4	9	12	16	41	52	45	43	61	53	45	63	50	37	24	23	15	14	10	642N
30	M	2	0	2	1	7	16	31	59	50	32	35	31	31	26	39	69	66	63	45	43	20	14	7	11	700N

WEEKDAY AVERAGE = 730 SATURDAY AVERAGE = 702 SUNDAY AVERAGE = 650 NUMBER OF GOOD DAYS 30 TOTAL MONTHLY COUNT = 21325
MONTHLY AVERAGE = 714

"B"=====> BAD DAY
"N"=====> NORMAL DAY
"A"=====> ATYPICAL DAY
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

COMMENTS:
4/8: EASTER SUNDAY; 4/17: FEDERAL TAX DAY
4/21-22: INCLEMENT WEATHER IMPACTS TRAFFIC ACROSS LARGE AREAS OF THE STATE

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

APPENDIX G

Future Intersection Analysis Summary Sheets

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*SK*
Agency/Co.	*King Engg.*
Date Performed	*4/24/2013*
Analysis Time Period	*PM Peak*

Site Information

Intersection	*SR 70 @ Verna Bethany*
Jurisdiction	*Manatee*
Analysis Year	*2023 Total*

Project Description *Howze Property TIS*

East/West Street: *SR 70* | North/South Street: *Verna Bethany*

Intersection Orientation: *East-West* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*104*	*309*			*516*	*144*
Peak-Hour Factor, PHF	*0.86*	*0.86*	*1.00*	*1.00*	*0.86*	*0.86*
Hourly Flow Rate, HFR (veh/h)	*120*	*359*	*0*	*0*	*599*	*167*
Percent Heavy Vehicles	*2*	–	–	*0*	–	–
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*0*	*1*	*0*	*0*	*1*	*0*
Configuration	*LT*					*TR*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				*67*		*66*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*0.86*	*1.00*	*0.86*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*0*	*77*	*0*	*76*
Percent Heavy Vehicles	*0*	*0*	*0*	*12*	*0*	*3*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*0*	*0*	*0*
Configuration					*LR*	

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*LT*						*LR*	
v (veh/h)	*120*						*153*	
C (m) (veh/h)	*847*						*223*	
v/c	*0.14*						*0.69*	
95% queue length	*0.49*						*4.37*	
Control Delay (s/veh)	*10.0*						*50.4*	
LOS	*A*						*F*	
Approach Delay (s/veh)	–	–					*50.4*	
Approach LOS	–	–					*F*	

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	SK	Intersection	SR 70 @ Verna Bethany
Agency/Co.	King Engg.	Jurisdiction	Manatee
Date Performed	4/24/2013	Analysis Year	2023 Total With Recommended Improvements
Analysis Time Period	PM Peak		
Project Description	Howze Property TIS		
East/West Street:	SR 70	North/South Street:	Verna Bethany
Intersection Orientation:	East-West	Study Period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	104	309			516	144
Peak-Hour Factor, PHF	0.86	0.86	1.00	1.00	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	120	359	0	0	599	167
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	1	0	0	1	0
Configuration	L	T				TR
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				67		66
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.86	1.00	0.86
Hourly Flow Rate, HFR (veh/h)	0	0	0	77	0	76
Percent Heavy Vehicles	0	0	0	12	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	120					77		76
C (m) (veh/h)	847					149		448
v/c	0.14					0.52		0.17
95% queue length	0.49					2.51		0.61
Control Delay (s/veh)	10.0					52.5		14.7
LOS	A					F		B
Approach Delay (s/veh)	--	--				33.7		
Approach LOS	--	--				D		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	SK	Intersection	84th Avenue E@Verna Bethany
Agency/Co.	King Engg.	Jurisdiction	Manatee
Date Performed	4/25/2013	Analysis Year	2023 Total
Analysis Time Period	PM Peak		

Project Description	Howze Property TIS
East/West Street:	84th Avenue E
North/South Street:	Verna Bethany
Intersection Orientation:	North-South
Study Period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	48	200			83	14
Peak-Hour Factor, PHF	0.86	0.86	1.00	1.00	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	55	232	0	0	96	16
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	13		51			
Peak-Hour Factor, PHF	0.86	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	15	0	59	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	55						74	
C (m) (veh/h)	1478						828	
v/c	0.04						0.09	
95% queue length	0.12						0.29	
Control Delay (s/veh)	7.5						9.8	
LOS	A						A	
Approach Delay (s/veh)	--	--				9.8		
Approach LOS	--	--				A		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	SK
Agency/Co.	King Engg.
Date Performed	4/25/2013
Analysis Time Period	PM Peak

Site Information

Intersection	84th Ave E@Project Driveway
Jurisdiction	Manatee
Analysis Year	2023

Project Description: Howze Property TIS Rezone

East/West Street: 84th Ave E | North/South Street: Project Driveway

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		12	0	41	20	
Peak-Hour Factor, PHF	1.00	0.88	0.88	0.88	0.88	1.00
Hourly Flow Rate, HFR (veh/h)	0	13	0	46	22	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration			TR	LT		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	0		52			
Peak-Hour Factor, PHF	0.88	1.00	0.88	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	59	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT		LR				
v (veh/h)		46		59				
C (m) (veh/h)		1619		1073				
v/c		0.03		0.05				
95% queue length		0.09		0.17				
Control Delay (s/veh)		7.3		8.6				
LOS		A		A				
Approach Delay (s/veh)	--	--	8.6					
Approach LOS	--	--	A					

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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, July 11, 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:

ORDINANCE 13-24 NORTHWEST SECTOR DRI (DRI #26)
DTS#20130190
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Northwest Sector Development of Regional Impact (Ordinance 07-68)((DRI #26) A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #226;

Modifying Map H and the Development Order with the following changes:

1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
2.) Update Conditions to reflect compliance with conditions contained therein;
3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
4.) Modify certain conditions consistent with current departmental practices; and,
5.) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2± acres of parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

PDMU-05-19(G)(R7) – NORTHWEST SECTOR GDP (DTS #20130189)
DTS#20130189
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19 (G)(R4) as amended by PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) and the General Development Plan to:

- Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchanae mechanism
- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC/UNIVERSITY GROVES
DTS#20130081
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan providing for a maximum of:

Copy of Newspaper Advertising

1. 71 single-family detached residential lots;
2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
DTS#20130039
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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE
DTS #20130153
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 5.48 + acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; 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 nondiscrimination 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
6/26/2013

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Sarasota Herald Tribune

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

Date of pub: June 26, 2013

THOMAS A. HOWZE AND TRUST U/A/D 1 /24/03

REZONE TO PDC AND GENERAL DEVELOPMENT PLAN

NOTES

1. Uses on the Site will be limited to Neighborhood Retail Uses and Agricultural Service Establishments. Other uses may be allowed, upon review of the Final Site Plan.

2. Maximum Gross Floor Area 30,000 sf

3. Maximum FAR .23

4. Existing Easements None

5. Open Space Minimum of 20%

6. Phasing to be determined with the Preliminary and Final Site Plan and in accordance with the approved CLOS.

7. Agricultural Uses may continue after approval of the GDP until the commencement of Development.

8. There are no know wells on site

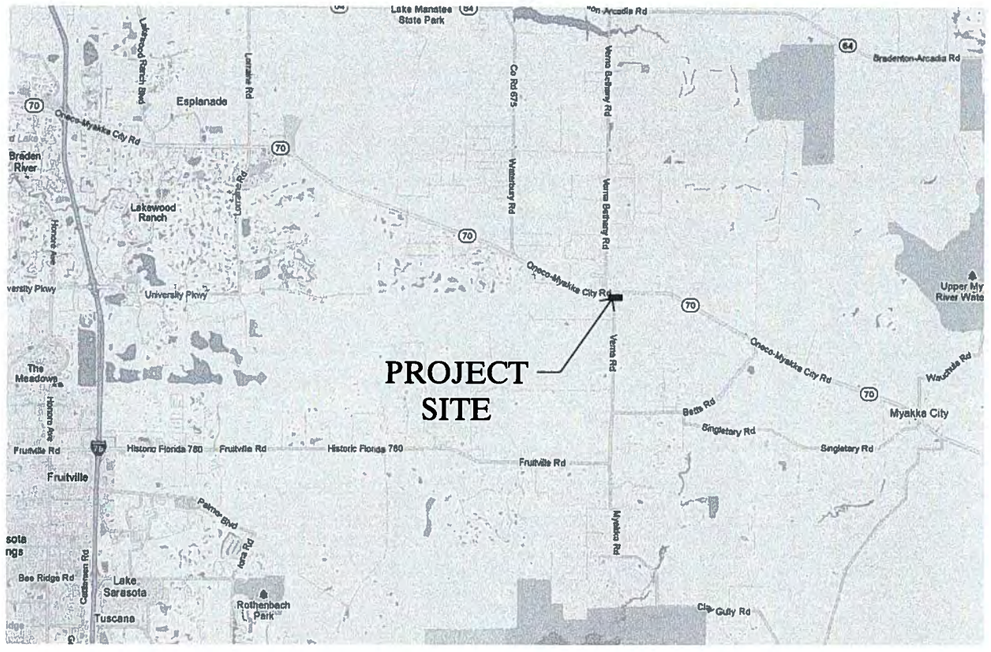
9. Future design will meet the following standards, unless less restrictive standards are in place at the time of Final Site Plan submittal.

a. 75' separation between private potable well and septic system.
b. 75' separation between septic system and surface waters.
c. 15' separation between septic system and storm swale.
d. 100' separation between public supply well and septic system, if the well serves a facility with an estimated sewage flow of 2,000 gallons or less per day.
e. 200' separation between public supply well and septic system if the well serves a facility with an estimated sewage flow of more than 2,000 gpd.

LOCATED IN

SECTION 35, TOWNSHIP 35 S, RANGE 20 E

MANATEE COUNTY, FLORIDA



VICINITY MAP

FOR:
THOMAS A. HOWZE AND
TRUST U/A/D 1 /24/03

5406 26TH STREET W.
BRADENTON, FLORIDA 34207

BY:

King
ENGINEERING ASSOCIATES, INC.

2930 University Parkway
Sarasota, Florida 34243
Phone 941 358-6500
Fax 941 358-6540
www.kingengineering.com
Engineering License #2610

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF BLOCK C AND BLOCK D AND VACATED RIGHT-OF-WAYS AND ALLEY WAYS ADJACENT THERETO, THE GOLDEN ADDITION TO THE TOWN OF VERNA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 36 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 30, BLOCK D OF SAID THE GOLDEN ADDITION TO THE TOWN OF VERNA; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF VERNA BETHANY ROAD, SOUTH 00°39'19"WEST, A DISTANCE OF 295.58 FEET TO THE SOUTHEAST CORNER OF LOT 51, BLOCK C OF SAID THE GOLDEN ADDITION TO THE TOWN OF VERNA; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD # 7, NORTH 89°47'32"WEST, A DISTANCE OF 283.12 FEET; THENCE NORTH 89°44'25"WEST, A DISTANCE OF 516.88 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°39'05"EAST, A DISTANCE OF 301.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 54TH AVENUE EAST; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 54TH AVENUE EAST, SOUTH 89°22'02"EAST, A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 238,713 SQUARE FEET OR 5.48 ACRES.

SITE DATA

SITE DATA

1. Project Acreage	+/- 5.48 acres
2. Existing Zoning	A (General Agriculture)
3. Proposed Zoning	PDC (Planned Development Commercial)
4. Flood Zone	The project is Located in Flood Zone "C" per FIRM Panel 1201 0333b, revised 3 15 1983
5. Wetlands	No Known wetlands on site. Jurisdictional boundaries to be confirmed with the FSP
6. Perennial Streams	None
7. Historical/ Archaeological Resources	None
8. Utilities	Public Water and Sewer is not available to this Site.
9. Max building height	35' and 3 stories

NO.	DATE	DESCRIPTION	APPD BY

JOB NO. 4856-000-000
DATE: 02-25-2013
C0.01

Q:\Planning\Projects\4856\000\000\CAD\SHEET SET\C0.01 COVER.dwg July 2, 2013 10:55 AM, MICHAEL S.PIGNOTTI , King Engineering Associate Inc.
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King
ENGINEERING ASSOCIATES, INC.
2930 University Parkway
Sarasota, Florida 34243
Phone 941 358-6500
Fax 941 358-6540
www.kingengineering.com
Engineering License #2610

THOMAS A. HOWZE AND TRUST U/A/D 1 /24/03
FOR
THOMAS A. HOWZE
5406 26TH STREET
BRADENTON, FLORIDA 34207

NO.	DATE	DESCRIPTION	APP'D BY

TITLE
AERIAL

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

JOB NO. 4858-000-000
DATE: 02/25/2012
SCALE: AS SHOWN
SHEET NO. C1.01

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

ZONING:
SF RESIDENTIAL

264TH AVE

CONTOUR LINE

84TH AVE EAST (66' R/W)

S89°22'02"E
800.00'

301.05'
N00°39'05"E

DRIVE LOCATION
at 264th

95

CROSS ACCESS
(LOCATION TBD)

ZONING: A
VACANT

200
30,000 sq.ft.
COMMERCIAL
50

DRIVE
LOCATION

Specific access location
on Verna Bethany
to be determined w/
traffic study

S00°39'19"W
295.58'

VERNA BETHANY ROAD
(66' R/W)

ZONING:
PDC
VACANT

Unknown Trees
(Typical)

Unknown Trees
(Typical)

95

89°44'25"W 516.88'

N89°47'32"W 283.12'

STATE ROAD #70 (66' R/W)

VACANT

95

SF RESIDENTIAL

ZONING: A

CONTOUR LINE

CONTOUR TAKEN FROM QUAD 2819 VERNA
USGS ID: 27082D3. NAD 83 STATE PLANE

SET BACKS
30' - Front (SR 70 , 84TH AVE EAST,
and Verna Bethany Roads)
15' Side Yard
30' Waterfront/Stormwater

0 40 80
SCALE: FEET

King
ENGINEERING ASSOCIATES, INC.
2930 University Parkway
Sarasota, Florida 34243
Phone 941 358-6500
Fax 941 358-6540
www.kingengineering.com
Engineering License #2610

THOMAS A. HOWZE AND
TRUST U/A/D 1 /24/03
FOR
THOMAS A. HOWZE
5406 26TH STREET
BRADENTON, FLORIDA 34207

NO. | DATE | DESCRIPTION

TITLE
GENERAL
DEVELOPMENT
PLAN

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

JOB NO. 4856-000-000
DATE 02/25/2012
SCALE: AS SHOWN
SHEET NO. C2.01

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

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	07/11/13 PC	**DATE SUBMITTED/REVISED**	06/27/13
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

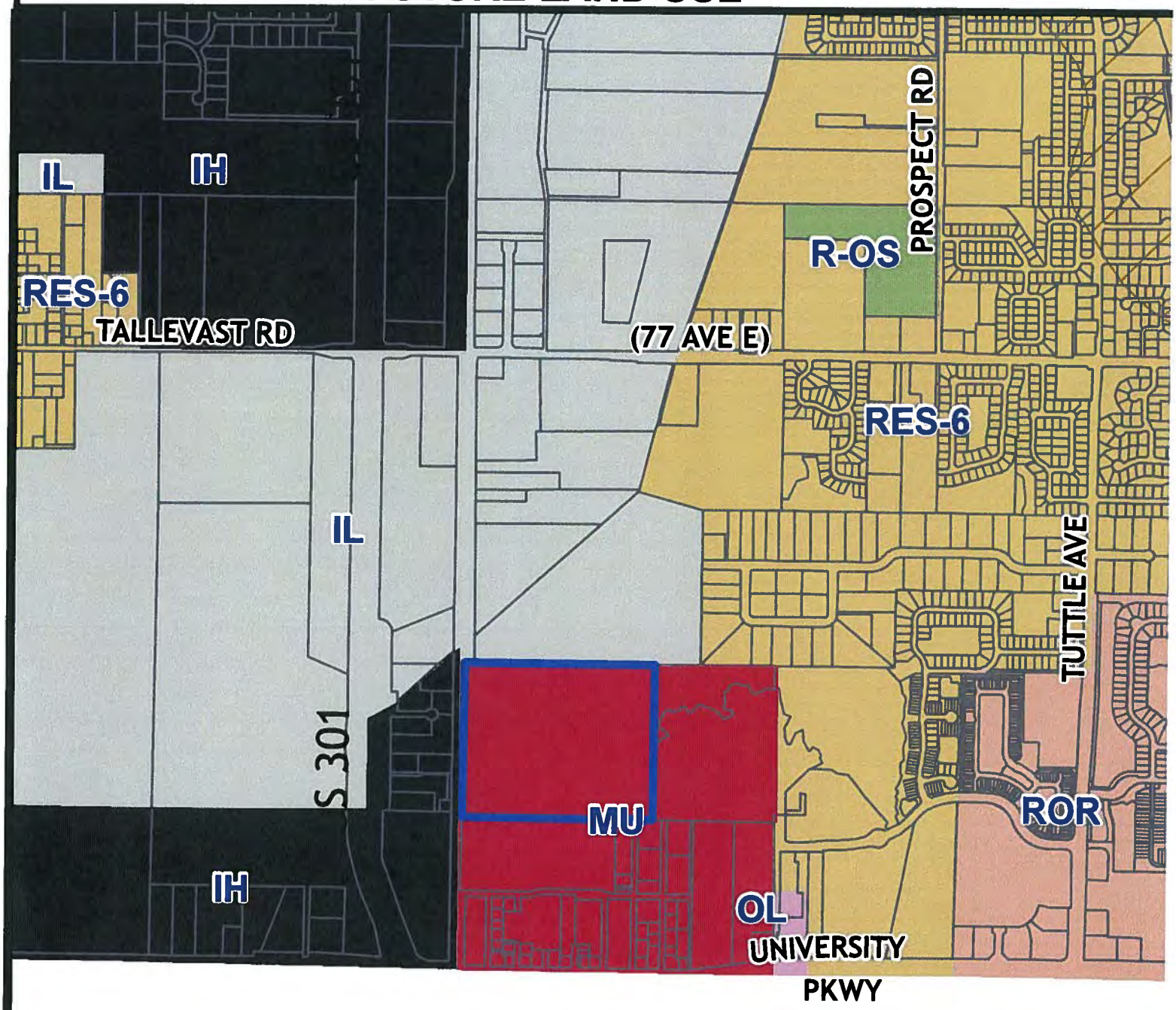
- The applicant, Duke Investments, LLC/University Groves West, currently requests approval of a Preliminary Site Plan for 133 lots for single-family detached residences on 48.76± acres.
- The 48.76± acre site is north of University Parkway, east of US 301, south of Circus Road and west of University 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	
☒	**REVIEWED** **Written Comments:** ☐ **Attached** ☒ **Available from Attorney (Attorney's initials:** SAS)
☐	**NOT REVIEWED (No apparent legal issues.)**
☐	**NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)**
☐	**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



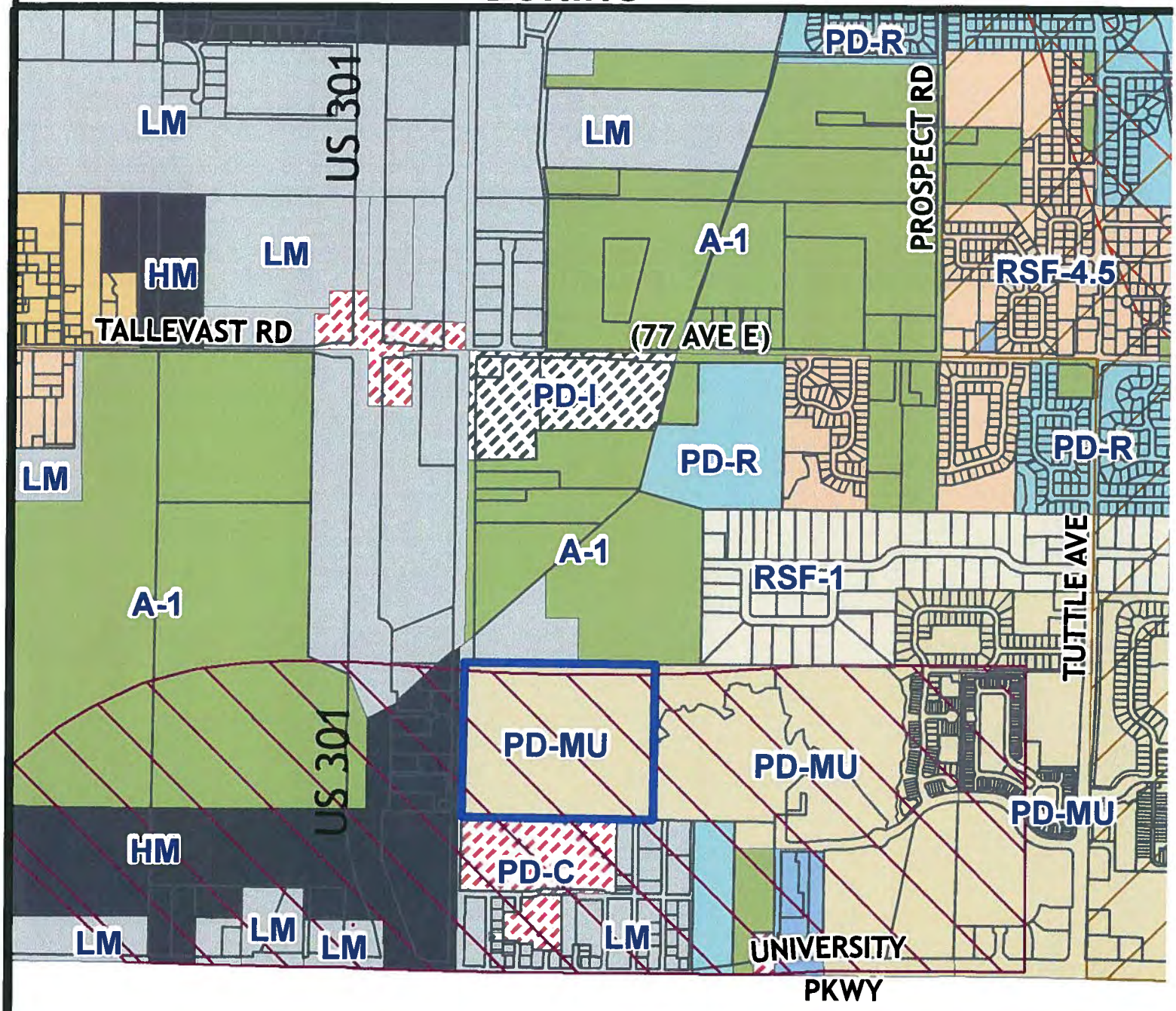
Parcel ID #(s) 2031600006

Manatee County
Staff Report Map

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

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

ZONING



Parcel ID #(s) 2031600006

Manatee County
Staff Report Map

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

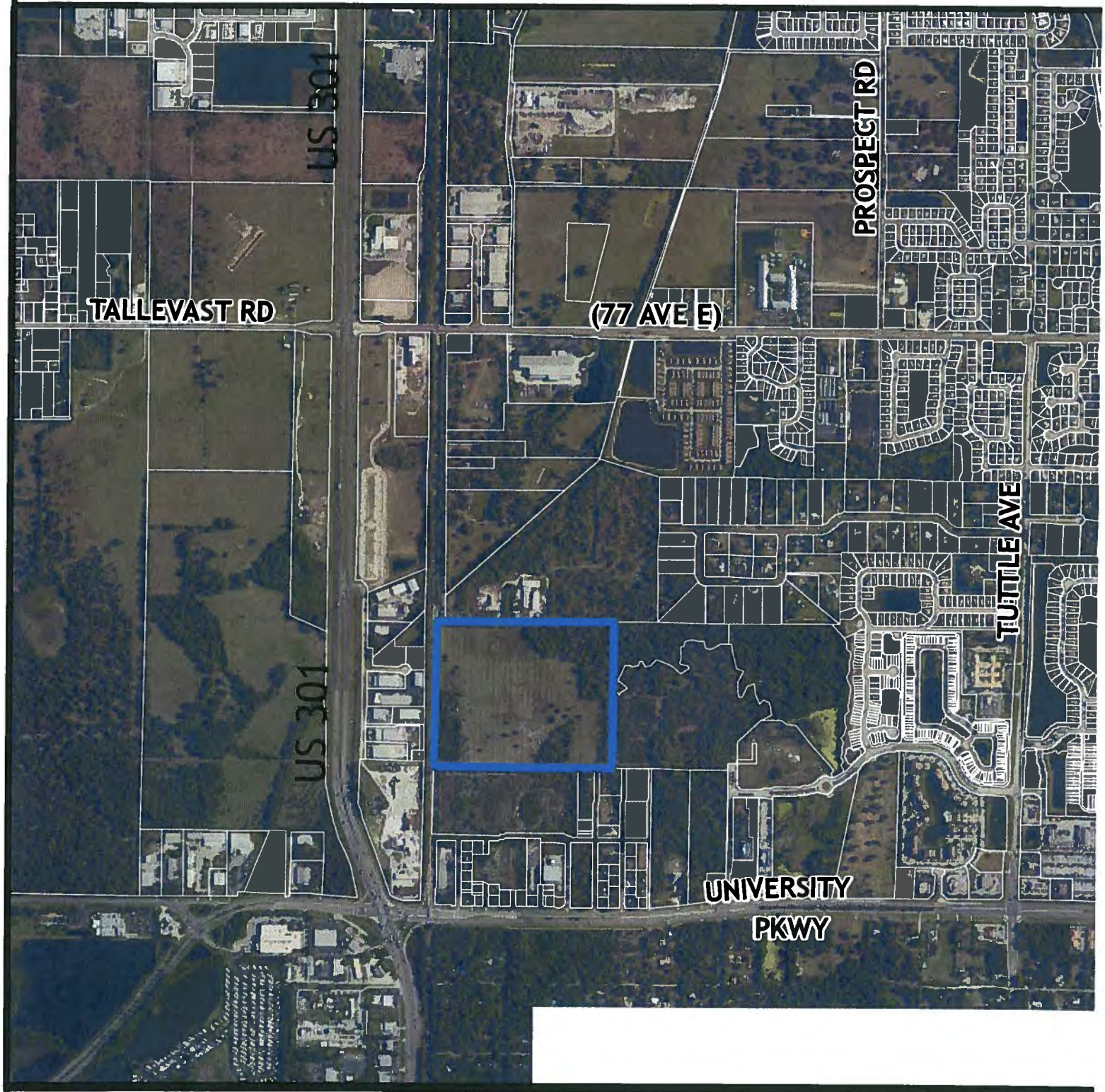
Project Name:	University Groves West
Project #:	PDMU-13-03 (P)
DTS#:	20120488
Proposed Use:	Reisdential

Entranceway

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

AERIAL



Parcel ID #(s) 2031600006

Manatee County
Staff Report Map

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

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

P.C. 07/11/13

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 approximately 1,300 feet 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.

P.C.: 06/13/13, 07/11/13 **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; and GRANTING Specific Approval for an alternative to LDC Section 714.8.7, as recommended by staff.

PLANNING COMMISSION ACTION:
On June 13, 2013, by a vote of 7 – 0, the Planning Commission continued the public hearing to July 11, 2013.

PUBLIC COMMENT AND CORRESPONDENCE:
A revised motion to continue was entered into the record at the June 13,

2013 Planning Commission public hearing.
There was no public comment at the June 13, 2013 Planning Commission public hearing.

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

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.

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.

History:

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.

Request:

The current request seeks approval of a Preliminary Site Plan for 133 lots for single-family detached residences on 48.76± acres.

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 drive (which connects Shade Avenue) in the adjacent multi-family pending development to the east (i.e. The Enclave at University Groves). To ensure continued access between the two adjacent developments, staff recommends a cross access easement be established.

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.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	8195 27th 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):	1. Adjacent to a perennial stream. 2. Project in MU 3. Entranceway
OVERLAY DISTRICT(S):	N/A
SPECIFIC APPROVAL(S):	1. Smaller replacement tree sizes

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 (Granny's 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, Daltile 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:	Front: 23'* / Side: 5' / Rear: 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.**
- **Preservation 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

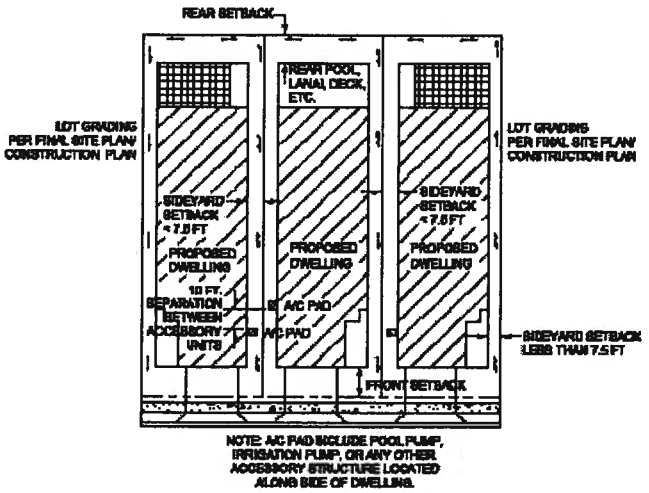
1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain. Modeling shall be used to determine pre- and post- development flows.

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 driveway in the adjacent multi-family development (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 Enclave @ 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. 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.

According to LDC Section 722.1.2, "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 also 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."

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 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.

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 drive 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

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

NEAREST	LINK(S)	ADOPTED LOS	FUTURE LOS

THOROUGHFARE			(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, RECOMMENTDATIONS, 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.

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	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.
	Land uses within the Watershed Overlay District shall meet additional requirements required by the Comprehensive Plan (See also Policy 2.2.2.2.5)
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)

ENGINEERING INC.
Consulting Engineers - Surveyors
8340 Consumer Court, Sarasota, FL 34240 Telephone (941) 377-9178
Facsimile (941) 378-3786

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 Tallevast 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:

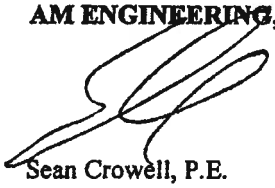
Existing Tree Size	Required Replacement Caliper Min	Ratio Replacement Trees To Removed Trees
4"-15" D.B.H.	3"	1:1
16"-30" D.B.H.	5"	2:1
Over 30" D.B.H.	7"	3:1

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.



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 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 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#20130160)
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 63,000 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-08-68(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 51,346 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 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 nondiscrimination 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

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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) (284.4 ± 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 PRESERVE
(DTS#20120484)
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.

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 3006 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) 748-4501x8678; 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

Date of pub: May 30, 2013

PRELIMINARY SITE PLAN
FOR
UNIVERSITY GROVES WEST

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

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 ONSITE STORMWATER MANAGEMENT SYSTEM, COMMON OPEN SPACE AND THE PRIVATE ROADWAYS. MANATEE COUNTY WILL OWN AND MAINTAIN THE SEWER, FORCEMAIN AND POTABLE WATER SYSTEM. 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:**
   EX. ZONING: PD-MU PID #2031600006
   FUTURE LAND USE: MU
6. **FLOOD ZONE:**
   THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "A" PER FIRM MAP #120153 0344 C, REVISED JULY 15, 1992, PANEL 344 OF 550.
7. △ **SITE COVERAGES:**
   △ TOTAL ACREAGE: 48.76 ACRES
   PROPOSED LOT AND RIGHT-OF-WAY AREA: 26.73± ACRES (54.82%)
   PROPOSED OPEN SPACE AREA: 22.03± ACRES TOTAL (45.18%)
   OPEN SPACE TRACTS: 10.34± ACRES (46.94% OF OPEN SPACE)
   TOTAL EX. WETLAND: 6.14± ACRES (27.87% OF OPEN SPACE)
   RETENTION TRACTS: 5.55± ACRES (25.19% OF OPEN SPACE)
   GROSS DENSITY: 2.73 DWELLING UNITS PER ACRE
   NET DENSITY: 133 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 = 23'
   SIDE = 5'
   REAR = 12'
   A 15' 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 2 FEET OF SOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SWALES, BERMS AND RETENTION AREAS SHALL BE SODDED TO THE NORMAL WATER LEVEL.
    D. ALL TACTILE SURFACES ON CURB CUT RAMPS SHALL CONFORM TO FDOT INDEX NO. 304. w/ TRUNCATED DOMED DETECTABLE WARNINGS.
    △ E. STREETS SHALL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND WILL BE PRIVATE AND MAINTAINED BY TH U.G. WEST HOA. STREETS TO BE DEDICATED AS PUBLIC RIGHT OF WAY WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND MAINTAINED BY MANATEE COUNTY.
    F. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 21" ABOVE THE CROWN OF THE ADJACENT ROADWAY.
    G. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, EXISTING EASEMENTS, OR PLATTED STREETS LOCATED ON THE SITE.
    H. STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION. SIGNS MAY BE PROPOSED TO BE AT ENTRANCE OF SUBDIVISION.
    I. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION, OR BETTER, TO THE SATISFACTION OF THE OWNER.
    J. ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "FLORIDA ACCESSIBILITY CODE", FAC 1997 EDITION, (FLORIDA STATUTES, SECTION 553.501 – 553.513).
    K. ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280.
    L. ALL DRAINAGE STRUCTURES SHALL HAVE POURED CONCRETE INVERTS WHICH PRECLUDE PONDED WATER.
    M. ALL ROADWAY AND DRAINAGE RELATED STRUCTURES SHALL BE 3,000 PSI CONCRETE.
    N. USE OF PAVER BLOCK EITHER IN TRAVELWAYS OR WALKWAYS SHALL CONFORM TO FDOT SPECIFICATION #526
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 ONSITE WETLANDS WILL BE USED TO PROVIDE ISOLATED WETLANDS 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, FP&L AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE 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:
    126 UNITS x 285 GPD/UNIT = 35,910 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 & 94, 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 DEPTARTMENT 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 DEVELOPMENT 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, THE ENCLAVE 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.

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

AM ENGINEERING, INC.

REVISION INDEX

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

LOCATION MAP

LATITUDE: N 27°23'40" LONGITUDE: W 82°31'38"

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; THE NORTHWEST 1/4 OF THE SOUTH WEST 1/4; AND NORTH 1/2 OF THE SOUTHEAST 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 RAILROA RIGHT OF WAY.

LESS THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT A CONCRETE MONUMENT MARKING THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE N.89°21'57"W., ALONG THE NORTH LINE OF SAID S.W. 1/4, 1068.67 FEET; THENCE S.00°47'41"W., EAST OF, AND MORE OR LESS PARALLEL TO, A DRAINAGE DITCH, 1339.35 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; THENCE S.89°23'52"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; THENCE N.00°23'24"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; THENCE S.89°23'22"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, 676.25 FEET TO THE S.E. CORNER THEREOF; THENCE N.00°21'06"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. SKINNER, ET.AL. AND MANASARA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1596, 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 "A"
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 PLAT 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 JUDGEMENT AS DESCRIBED AND RECORDED IN O.R. BOOK 1191, PAGE 2758 AND 2759 OF SAID PUBLIC RECORDS.

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 ______

200' 100' 0 200' 400' 800'

SCALE IN FEET

SARASOTA COUNTY FLORIDA	SECTION	TWP.	RANGE
	32	35 S	18 E

REVISIONS		
BY	DATE	DESCRIPTION

ENGINEERING, INC
6340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ.: UNIVERSITY GROVES WEST

SCALE: 1"=200'	APPROVED BY:	DRAWN BY: RWD
DATE: 12/11/12		CAD FILE: PFDC10AER
CLIENT: D.R. HORTON, INC.		JOB NO. PFDC-0010
DESC: AERIAL PHOTOGRAPH		DRWG. NO. 2

APPROX VAT- LOCATION
EXIST. 12" PVC WATERMAIN

APPROXIMATE LOCATION
EXIST. 2" PVC FORCEMAIN

(P.I.D.#2031100007)
S EVE SOLOMON, INC.
ZONING: LM & A-1

APPROXIMATE LOCATION
EXIST. 8" PVC WATERMAIN

CIRCUS ROAD

S.89°21'15"E. 1589.04'(C)

S.89°21'44"E.
45.14'(M)

S.01°09'17"W.
19.99'(M)

FLOOD ZONE "A"

FLOOD ZONE "A"

OSW

OHC

EX. OPEN DRAINAGE DITCH

48"RCP w/ A.S. HEADWALL
INV. EL=9.41'W

EX. TOP OF BANKS

NHWL=11.27

EX. OPEN DRAINAGE DITCH
OSW

12.52

12.90

EX. FENCE
TO BE REMOVED

12"CMP
N INV EL=12.53'
S INV EL=12.90'

(P.I.D.#2008511409)
SHARP PROPERTIES, INC.
ZONING: HM

TRACT A

APPROXIMATE LOCATION
EXIST. 2" PVC FORCEMAIN

TREES TO BE REMOVED THIS SHEET 38
TREES TO BE SAVED THIS SHEET 269

UTILITY EASEMENT AGREEMENT
(O.R.B. 1596, PAGE 849)

25'

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

(P.I.D.#2008511309)
SHARP PROPERTIES, INC.
ZONING: HM

LOT 6

NHWL=11.84

EX. TOP OF BANKS

(P.I.D.#2008511209)
LUX-ART SILKS
INTERNATIONAL, INC.
ZONING: HM

12"RCP
W INV EL=11.81'

24"CMP(19"X29")
W INV CL=11.31'
E INV EL=12.67'

LOT 4

K OF COMMERCE
OOK 40, PAGE 54)
ZONING: HM

ROAD

S.89°21'44"E. 1340.22'

MATCHLINE SEE SHEET 3C

N

SCALE IN FEET
40 20 0 40 80 120

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	1 REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13

ENGINEERING, INC.
5340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: UNIVERSITY GROVES WEST
SCALE: 1"=40'
APPROVED BY:
DRAWN BY: RWD
DATE: 12/11/12
SEAN R. CROWELL, PE
FLORIDA CERTIFICATE NO: 58584
CAD FILE: PFDC10EXC
CLIENT: D.R. HORTON, INC.
JOB NO. PFDC-0010
DESC: EXISTING CONDITIONS / DEMOLITION PLAN - N.W.
DRWG. NO. 3A

Thu, 07 Mar 2013 - J:\Files (& Vue Projects\Projects\PFDC0010\Engineering (CAD)\Construction\PRELIMINARY SITE PLAN\PFDC10EXC.dwg

(P.I.D.#203110007)
STEVE SOLOMON, NC
ZONING: LM & A-1

EX. TOP OF BANKS
EX. OPEN DRAINAGE DITCH
SW
10.76
EX. TOP OF BANKS
NOTE: INDIVIDUAL TREES NOT LOCATED IN THIS AREA.
WETLAND
(5.27 ACRES)
JURISDICTIONAL LINE (FLAGGED BY OTHERS)
NHWL=15.19
SHWL=15.56
PFE=18.41
EX. TOP OF BANKS
OHC
MATCHLINE SEE SHEET 3A
WELL
EXISTING WELL TO REMAIN AND USED FOR IRRIGATION. CONTRACTOR TO PROTECT WELL DURING CONSTRUCTION.
EX. 20'X30' CONCRETE BLOCK SHED TO BE REMOVED
TREES TO BE REMOVED THIS SHEET 129
TREES TO BE SAVED THIS SHEET 187
NOTE: INDIVIDUAL TREES NOT LOCATED IN THIS AREA.
IRRIGATION
MATCHLINE SEE SHEET 3D

N
40 20 0 40 80 120
SCALE IN FEET

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

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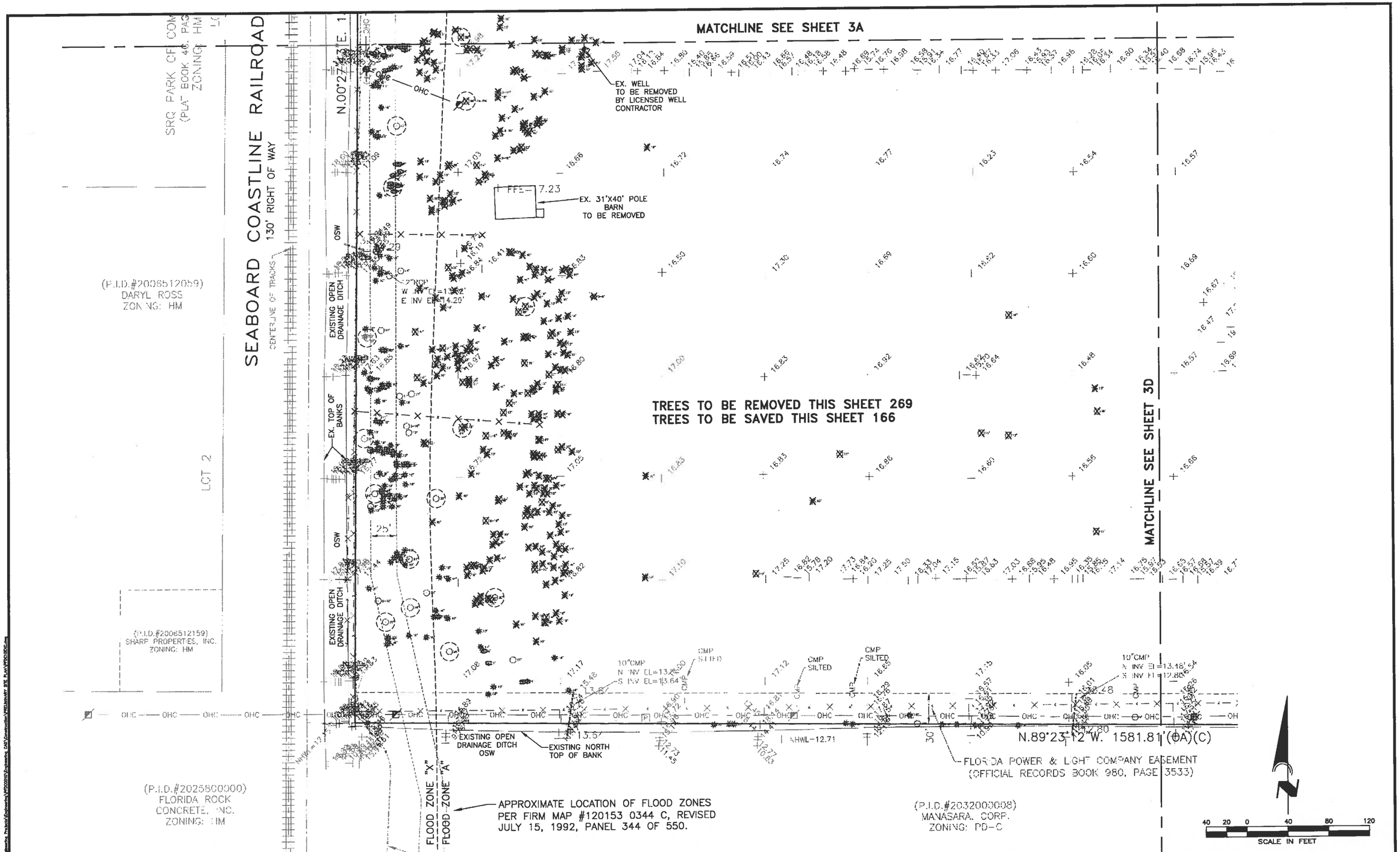
RWD	3/5/13	1 REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13

ENGINEERING, INC.
5340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: UNIVERSITY GROVES WEST
SCALE: 1"=40'
APPROVED BY:
DRAWN BY: RWD
DATE: 12/11/12
SEAN R. CROWELL, PE
FLORIDA CERTIFICATE NO: 58584
CAD FILE: PFDC10EXC
CLIENT: D.R. HORTON, INC.
JOB NO: PFDC-0010
DESC: EXISTING CONDITIONS / DEMOLITION PLAN - N.E.
DRWG NO: 3B

Thu, 07 Mar 2013 - 2:49pm - G:\Ist Engineering Projects\Projects\PFDC0010\Engineering CAD\Construction\PRELIMINARY SITE PLANS\PFDC10EXC.dwg



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	1 REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13

ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: UNIVERSITY GROVES WEST			
SCALE: 1"=40'	APPROVED BY: SEAN R. CROWELL, PE FLORIDA CERTIFICATE NO: 58584	DRAWN BY: RWD	
DATE: 12/11/12		CAD FILE: PFDC10EXC	
CLIENT: D.R. HORTON, INC.		JOB NO: PFDC-0010	
DESC: EXISTING CONDITIONS / DEMOLITION PLAN - S.W.		DRWG. NO. 3C	

MATCHLINE SEE SHEET 3B

MATCHLINE SEE SHEET 3C

IRRIGATION

EXCAVATED AREA
(HOLDING WATER)

DEPRESSED
AREA

TREES TO BE REMOVED THIS SHEET 194
TREES TO BE SAVED THIS SHEET 136

EX. TOP OF BANKS

EXISTING OPEN DRAINAGE DITCH
OSW

S.00°46'16"W. 1339.32'(DA)(C)

10"CMP
N. INV. EL=13.48'
S. INV. EL=12.83'

CMP
SILTED

"W. 1581.81'(DA)(C)

T COMPANY EASEMENT
OK 980, PAGE 3533)

EXISTING OPEN
DRAINAGE DITCH
OSW

EXISTING NORTH
TOP OF BANK

EXISTING OPEN
DRAINAGE DITCH
OSW

36"RCP
N. INV. EL=11.76'
S. INV. EL=11.85'

36"CMP (1.7'X4.1')
W. INV. EL=12.58'
E. INV. EL=12.58'

(P.I.D.#2038900005)
TED & JOY THOMPSON
ZONING: LM

BLOCK 11

(P.I.D.#2038700007)
THOMAS WILLIAMS
ZONING: LM

BLOCK 10
NORTH SARASOTA

B

19.59

40 20 0 40 80 120
SCALE IN FEET

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	1 REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13

ENGINEERING, INC.
6340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: UNIVERSITY GROVES WEST
SCALE: 1"=40'
DATE: 12/11/12
APPROVED BY: SEAN R. CROWELL, PE
FLORIDA CERTIFICATE NO: 58584
DRAWN BY: RWD
CAD FILE: PFDC10EXC
CLIENT: D.R. HORTON, INC.
JOB NO: PFDC-0010
DESC: EXISTING CONDITIONS / DEMOLITION PLAN - S.E.
DRWG. NO: 3D

CIRCUS ROAD

S.89°21'15"E. 1589.04'(O)

TRACT 202 OPEN SPACE

PROP. 30' PUBLIC DRAINAGE EASEMENT

PROP. 20' DRAINAGE-MAINTENANCE ACCESS EASEMENT

PROP. 20' LANDSCAPE BUFFER

PROP. WEIR (SEE DETAIL)

TRACT 200 OPEN SPACE

TRACT 201 OPEN SPACE

FLOODPLAIN COMPENSATION AREA (3.34 ACRES)

TRACT 203 FLOODPLAIN COMPENSATION AREA/OPEN SPACE 145,457 S.F.

15' STRUCTURAL SETBACK

PROP. CONSERVATION EASEMENT AND DRAINAGE-MAINTENANCE EASEMENT (INCLUDES 30' BUFFER) 321,907 SF

WETLAND (6.14 ACRES)

30' WETLAND BUFFER

TRACT 400 WETLAND CONSERVATION AREA 321,907 S.F.

JURISDICTIONAL LINE (FLAGGED BY OTHERS)

PROP. RETENTION AREA (1.30 ACRES)

15' STRUCTURAL SETBACK

TRACT 301 STORMWATER MANAGEMENT AREA 56,757 S.F.

30' WETLAND BUFFER

TRACT 300 STORMWATER MANAGEMENT AREA 185,313 S.F.

PROP. RETENTION AREA (4.22 ACRES)

TRACT 209 OPEN SPACE

PROP. 15' LANDSCAPE BUFFER

PROP. PUBLIC UTILITY EASEMENT

TRACT 500 LIFT STATION AREA 3,681 S.F.

TRACT 208 OPEN SPACE

TRACT 207 OPEN SPACE

TRACT 206 OPEN SPACE

TRACT 205 OPEN SPACE

TRACT 204 OPEN SPACE

TRACT 210 OPEN SPACE

TRACT 100 50' PUBLIC R/W IF KENTUCKY STREET IS REQUIRED. IF KENTUCKY STREET IS REMOVED FROM THE COMPREHENSIVE PLAN TRACT 100 WILL BE 50' PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT.

TRACT 101 50' PUBLIC R/W IF KENTUCKY STREET IS REQUIRED. IF KENTUCKY STREET IS REMOVED FROM THE COMPREHENSIVE PLAN TRACT 101 WILL BE OPEN SPACE.

PROP. 25' PUBLIC UTILITY EASEMENT (IF KENTUCKY STREET IS DELETED FROM COMPREHENSIVE PLAN.)

PROP. 20' DRAINAGE, MAINTENANCE & ACCESS EASEMENT (IF KENTUCKY STREET IS DELETED FROM COMPREHENSIVE PLAN.)

PROP. BERM WITH 6' HIGH WALL

SEABOARD COASTLINE RAILROAD 130' RIGHT OF WAY

N.00°27'43"E. 1340.22'

N.89°23'12"W. 1581.81'(OA)(C)

FLORIDA POWER & LIGHT COMPANY EASEMENT

APPROXIMATE LOCATION OF FLOOD ZONES PER FIRM MAP #120153 0344 C, REVISED JULY 15, 1992, PANEL 344 OF 550.

FLOOD ZONE "A"

FLOOD ZONE "X"

(P.I.D.#2006511409) SHARP PROPERTIES, INC. ZONING: IM

(P.I.D.#2006511309) SHARP PROPERTIES, INC ZONING: IM

(P.I.D.#2006512058) DARYL HOSS ZONING: IM

(P.I.D.#2006512156) SHARP PROPERTIES, INC ZONING: IM

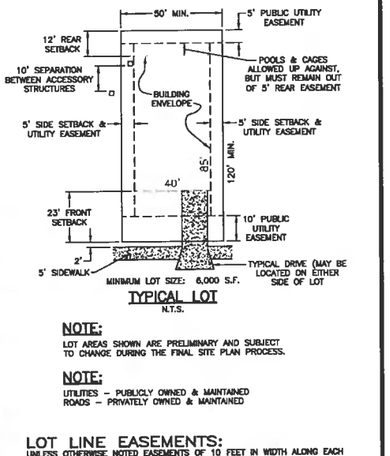
(P.I.D.#2006511209) LOG-NET SALES INTERNATIONAL, INC. ZONING: IM

(P.I.D.#2038900003) FLORIDA ROCK CONCRETE, INC. ZONING: IM

(P.I.D.#2038900001) D.R. HORTON, INC. 56,124,304.51 SQUARE FEET OR 1,732 ACRES, MORE OR LESS ZONING: PD-MU

(P.I.D.#2032000003) VANDERBILT ZONING: PD-C

(P.I.D.#2038700007) THOMAS WILLIAMS ZONING: LM



TYPICAL LOT

N.T.S.

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 i.e. 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
- TRACT 204 OPEN SPACE
- TRACT 205 OPEN SPACE – LANDSCAPE BUFFER
- TRACT 206 OPEN SPACE
- TRACT 207 OPEN SPACE – LANDSCAPE BUFFER
- TRACT 208 OPEN SPACE
- TRACT 209 OPEN SPACE
- TRACT 210 OPEN SPACE
- TRACT 300 STORMWATER MANAGEMENT AREA
- TRACT 301 STORMWATER MANAGEMENT AREA
- TRACT 400 WETLAND CONSERVATION AREA
- TRACT 500 LIFT STATION AREA

⚠ • 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.

80' 40' 0 80' 160' 240'

SCALE IN FEET

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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	3/9/13	⚠ REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13
RWD	4/9/13	⚠ REVISIONS PER MANATEE COUNTY COMMENTS 4/5/13

ENGINEERING, INC.
6340 CONSUMER CIRCLE
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: UNIVERSITY GROVES WEST

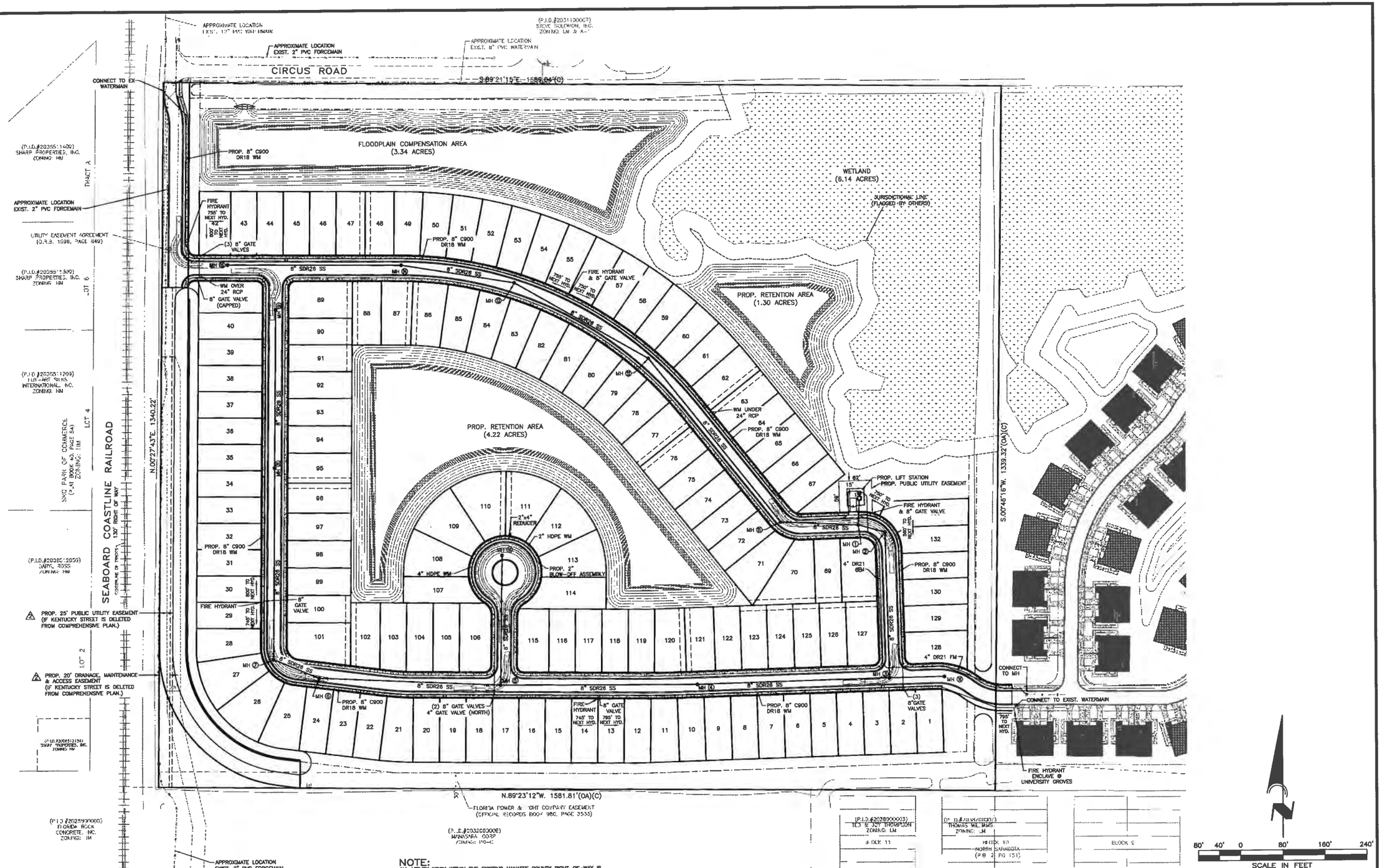
SCALE: 1"=80' | APPROVED BY: | DRAWN BY: RWD

DATE: 12/11/12 | SEAN R. CROWELL, PE FLORIDA CERTIFICATE NO. 58584 | CAD FILE: PFDC10PSP

CLIENT: D.R. HORTON, INC. | JOB NO.: PFDC-0010

DESC: PRELIMINARY SITE PLAN | DRWG. NO.: 4

Mon, 08 Apr 2013 — I:\2 Work Projects\University Groves\CAD\Construction\PRELIMINARY SITE PLAN\PRDSITE.dwg



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 TRAVELWAY i.e. 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.

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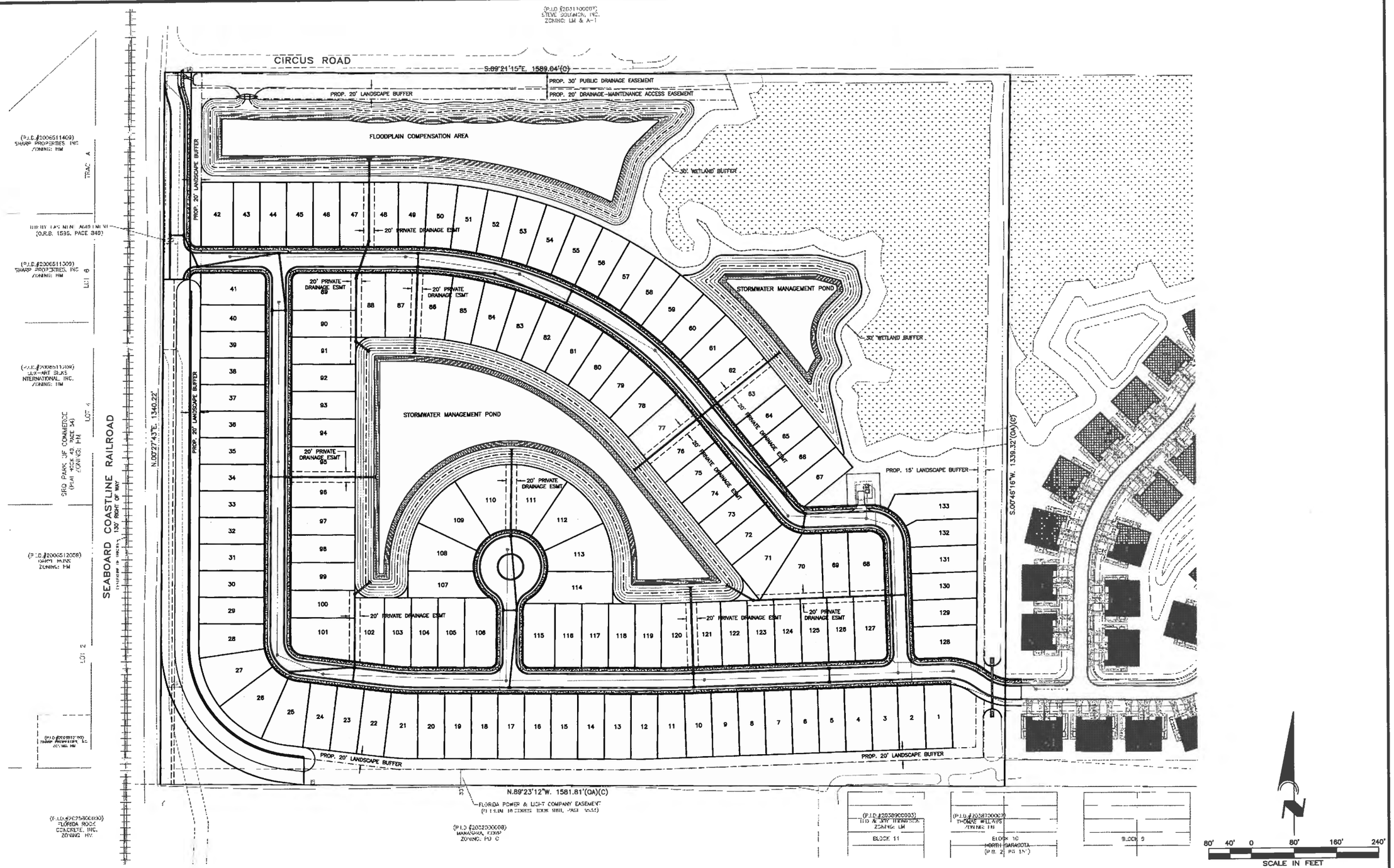
REVISIONS

BY	DATE	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

ENGINEERING, INC.
6340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: UNIVERSITY GROVES WEST
SCALE: 1"=80'
APPROVED BY: SEAN R. CROWELL, PE FLORIDA CERTIFICATE NO: 56384
DRAWN BY: RWD
DATE: 12/11/12
CAD FILE: PFDC10MUP
CLIENT: D.R. HORTON, INC.
JOB NO: PFDC-0010
DESC: MASTER WATER AND SEWER PLAN
DRWG. NO: 5



CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
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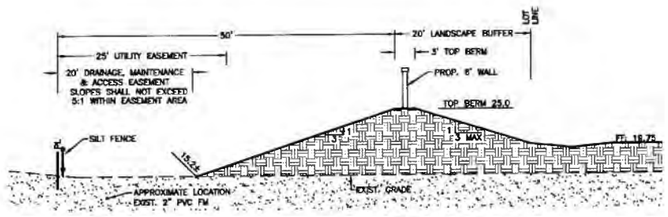
REVISIONS

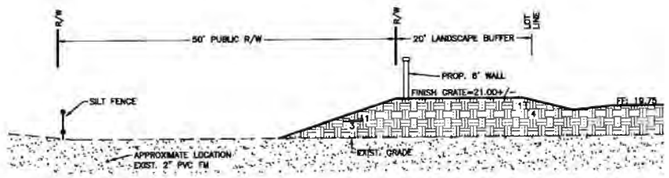
BY	DATE	DESCRIPTION
RWD	3/5/13	REVISIONS PER MANATEE COUNTY COMMENTS 2/7/13
RWD	4/9/13	REVISIONS PER MANATEE COUNTY COMMENTS 4/5/13

ENGINEERING, INC.
8240 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

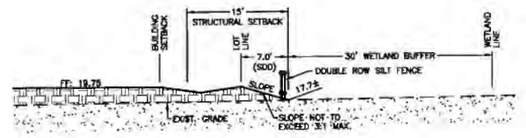
PROJ: UNIVERSITY GROVES WEST
SCALE: 1"=80'
APPROVED BY:
DRAWN BY: RWD
DATE: 12/11/12
SEAN R. CROWELL, PE
FLORIDA CERTIFICATE NO: 58584
CAD FILE: PFDC10SMP
CLIENT: D.R. HORTON, INC.
JOB NO.: PFDC-0010
DESC: STORMWATER MANAGEMENT PLAN
DRWG. NO.: 6



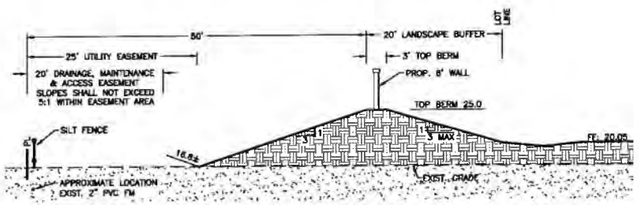
⚠ A 6|7 CROSS SECTION AT LOT 37
(WITHOUT KENTUCKY ST. 50' R/W)
SCALE: 1"=10'



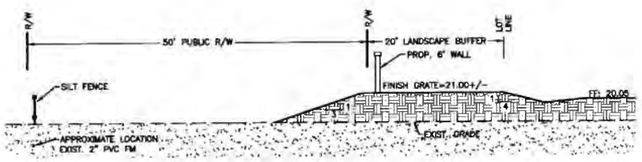
A 6|7 CROSS SECTION AT LOT 37
(WITH KENTUCKY ST. 50' R/W)
SCALE: 1"=10'



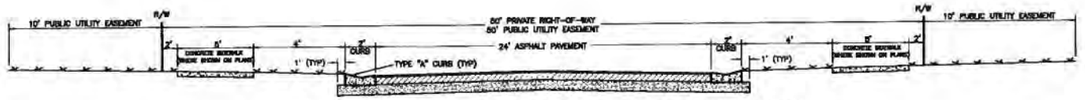
C 6|7 CROSS SECTION AT LOT 58
SCALE: 1"=10'



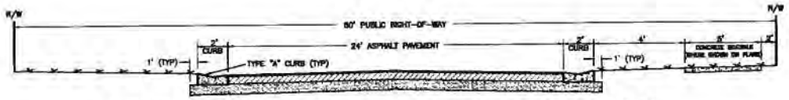
⚠ B 6|7 CROSS SECTION AT LOT 28
(WITHOUT KENTUCKY ST. 50' R/W)
SCALE: 1"=10'



B 6|7 CROSS SECTION AT LOT 28
(WITH KENTUCKY ST. 50' R/W)
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.
6340 CONSUMER COURT
SARASOTA, FL 34240
EB #4334
PHONE: (941) 377-9178

PROJ: UNIVERSITY GROVES WEST
SCALE: 1"=80' APPROVED BY:
DRAWN BY: RWD
DATE: 12/11/12 SEAN R. CROWELL, PE FLORIDA CERTIFICATE NO: 58584
CAD FILE: PFDC10DD1
CLIENT: D.R. HORTON, INC.
JOB NO: PFDC-0010
DESC: CROSS SECTIONS
DRWG. NO. 7

Mon, 08 Apr 2013 - 12:24pm, G:\AM Engineering Projects\Workspace\PFDC0010\Engineering\CAD Files\Civil\PRELIMINARY SITE PLAN PFDC0010.dwg

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

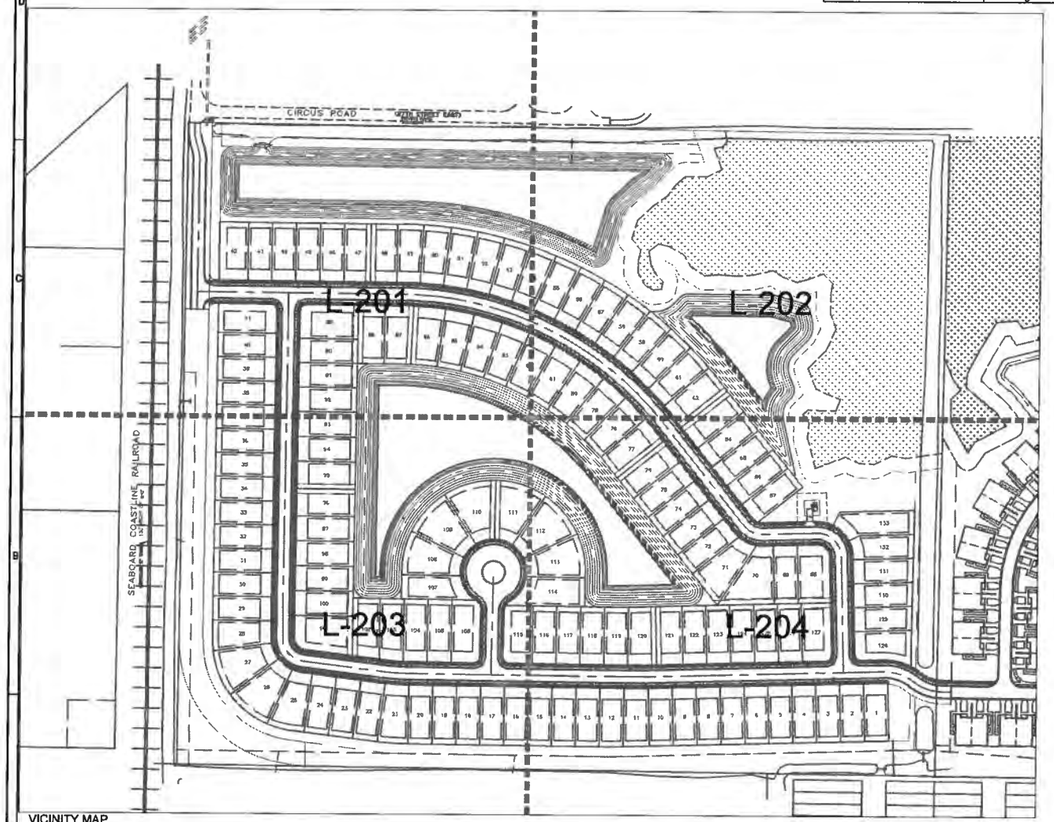
LEGEND

- 24"Oak — TREE OVER 24" DBH
- 6"Oak — TREE TO BE SAVED
- 6"Oak — TREE TO BE REMOVED
- TREE BARRICADE

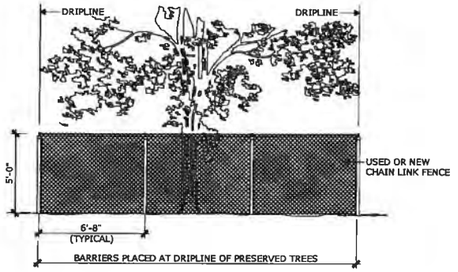
N

0 200 400

GRAPHIC SCALE: 1" = 200'



VICINITY MAP



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

TREE BARRICADE DETAIL

NOT TO SCALE

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. LC26000405
4004-B Brockenridge Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

UNIVERSITY GROVE

TREE REMOVAL PLAN

PREPARED FOR: DR HORTON

DATE	DESCRIPTION
1 1-7-2012	REVIEW SUBMITTAL

PROJECT NO:	DRH UG 1002
FILE:	L-200
DESIGN BY:	STEELE
DRAWN BY:	STEELE

REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

L-200

R:\DR HORTON MASTER\UNIVERSITY GROVES\WORKING FILES\PLANNING\LAND PLANNING\PERMIT PLANS\CAD\L-200.DWG-L-200 2013/03/08 2:28 PM KEVEN STEELE

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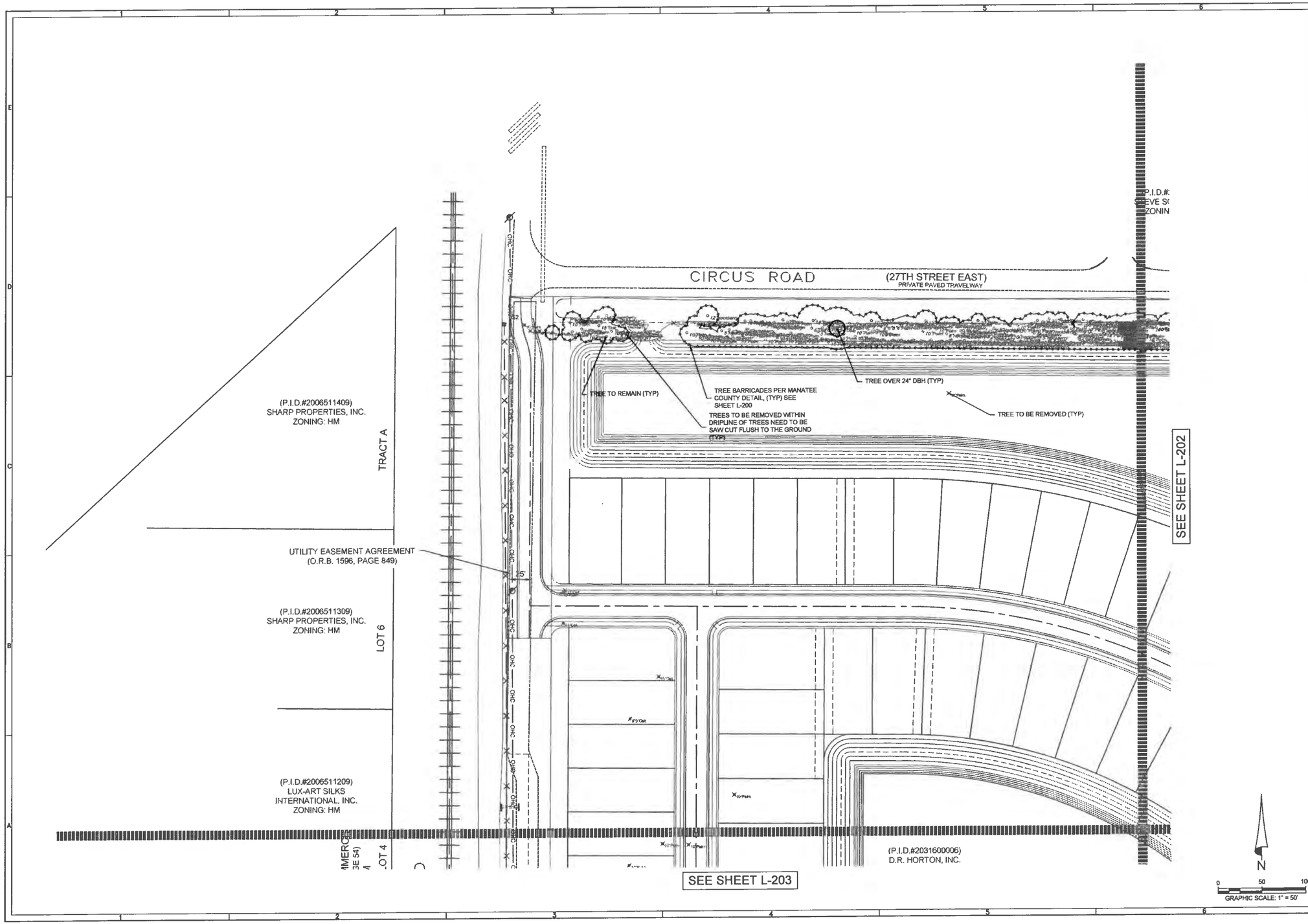

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Transportation Engineering
Ecological Services • Landscape Architecture

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

3836-B Brockenridge Pkwy
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

UNIVERSITY GROVE

TREE REMOVAL PLAN

PREPARED FOR: DR HORTON

DATE	DESCRIPTION

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:
REGISTRATION NO. 0001658

L-201

R:\DR HORTON MASTER\UNIVERSITY GROVES\WORKING FILES\PLANNING\LAND PLANNING\PERMIT PLANS\CADD\L-201.DWG-L-201 2013/03/08 2:28 PM KEVEN STEELE

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(P.I.D.#2031100007)
STEVE SOLOMON, INC.
ZONING: LM & A-1

SEE SHEET L-201

TREE TO BE REMOVED (TYP.)

TREE TO REMAIN (TYP.)

WETLAND LINE (TYP.)

30' WETLAND SETBACK LINE (TYP.)

TREE BARRICADES PER MANATEE COUNTY DETAIL (TYP.) SEE SHEET L-208

JURISDICTIONAL LINE (FLAGGED BY OTHERS)

WETLAND (5.27 ACRES)

TREES TO BE REMOVED WITHIN DRIPLINE OF TREES NEED TO BE SAW CUT FLUSH TO THE GROUND (TYP.)

SEE SHEET L-204

N

0 50 100

GRAPHIC SCALE 1" = 50'

HEIDT DESIGN
Civil Engineering • Planning & GIS
Development Services • Surveying
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405
3554-B Brideswedge Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

UNIVERSITY GROVE

TREE REMOVAL PLAN

PREPARED FOR: DR HORTON

NO.	DATE	DESCRIPTION
1	1-7-2013	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

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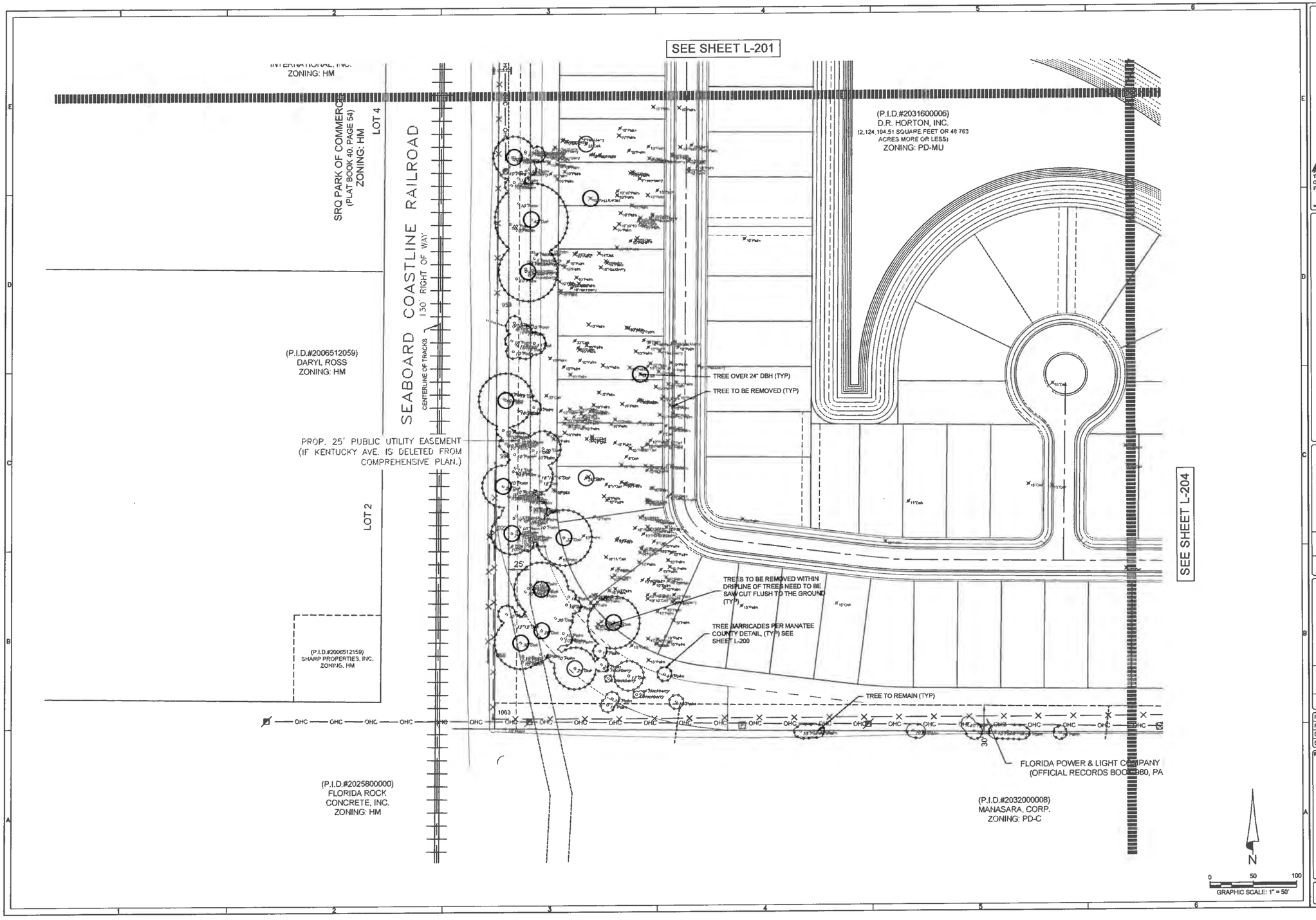

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UNIVERSITY GROVE

TREE REMOVAL PLAN

PREPARED FOR: DR HORTON

DATE	DESCRIPTION

DATE	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-203

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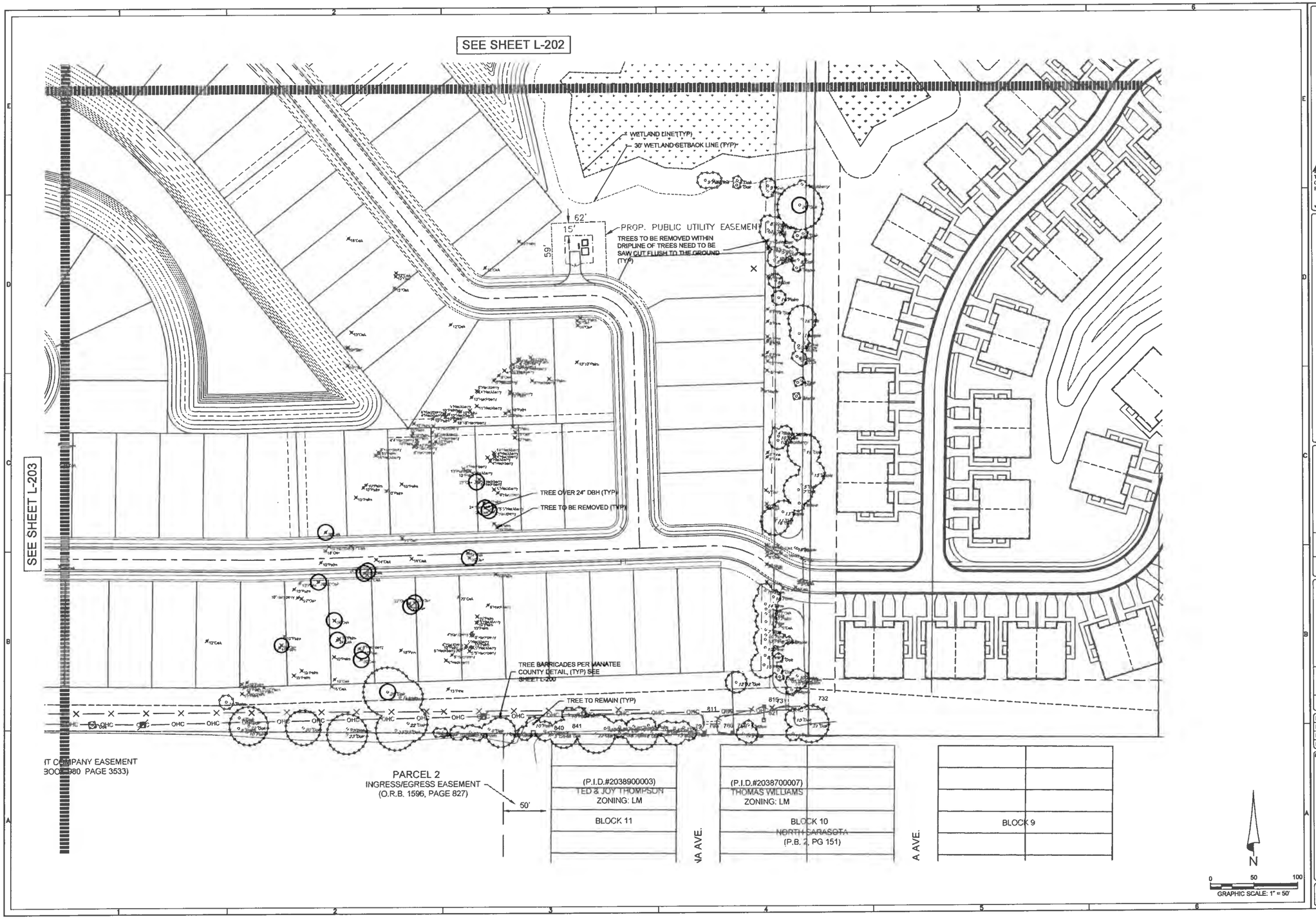

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UNIVERSITY GROVE

TREE REMOVAL PLAN

PREPARED FOR: DR HORTON

	DATE	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-204

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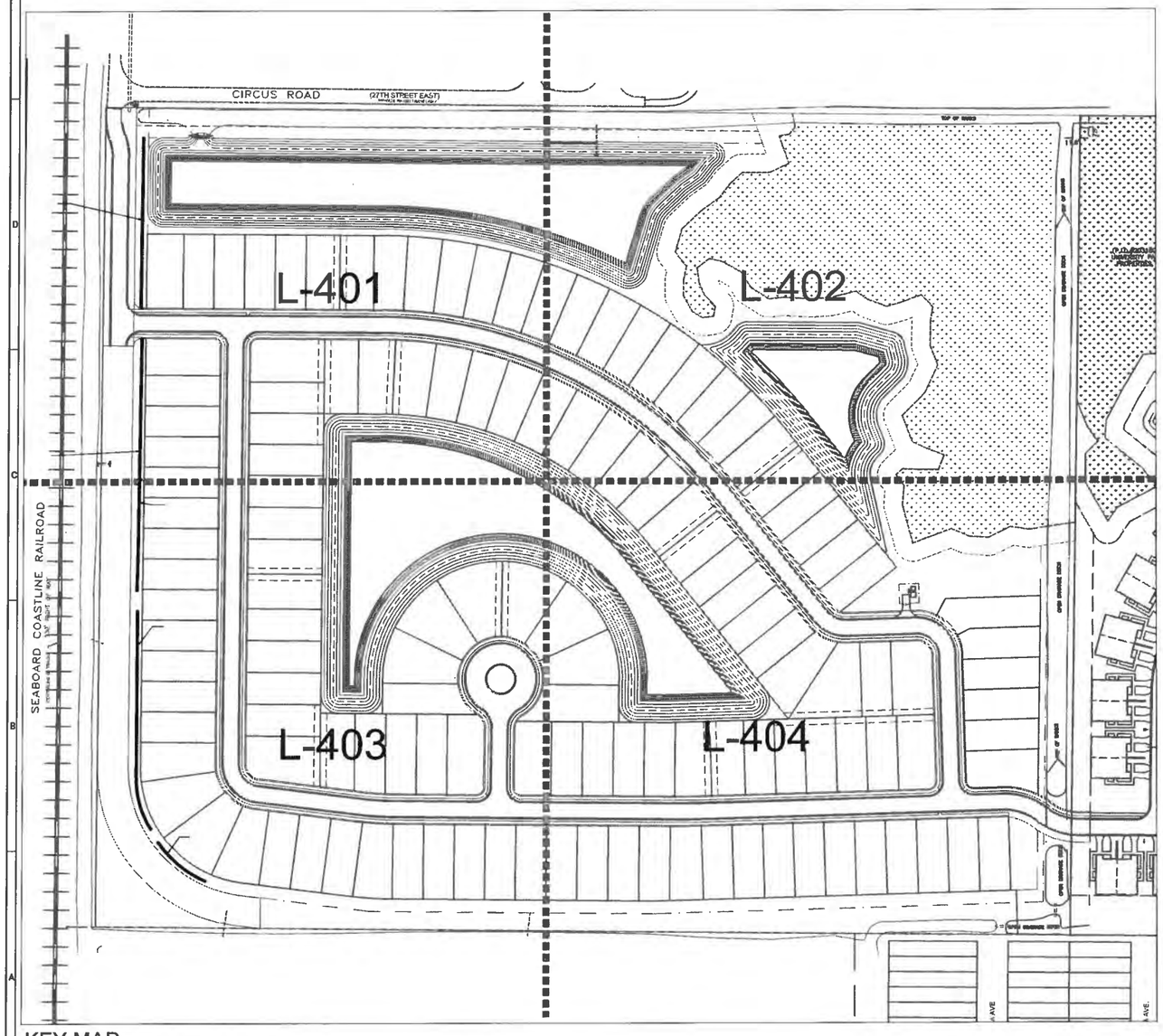

KEY MAP

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

CANOPY TREE	Liquidambar styraciflua / American Sweet Gum Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Brown Beauty Southern Magnolia Platanus occidentalis / American Sycamore Ulmus alata / Winged Elm	218	4" Caliper, 12-14' HT x 5-6' SPR, Native, Drought Tolerant
ORNAMENTAL TREE	Ilex cassine / Dahoon Holly Lagerstroemia x `Muskogee` / Lavender Crape Myrtle Multi-Trunk Magnolia grandiflora `Main Street` / Main Street Southern Magnolia	21	3" Caliper, 10-12' HT x 4-5' SPR, Drought Tolerant
CONIFER TREE	Pinus elliotti `Densa` / Slash Pine Pinus palustris / Longleaf Pine Pinus taeda / Loblolly Pine	27	4" Caliper, 12-14' HT x 5-6' SPR, Native, Drought Tolerant
POND TREE	Acer rubrum / Red Maple Magnolia virginiana / Sweet Bay Taxodium distichum / Bald Cypress	160	4" Caliper, 12-14' HT x 5-6' SPR, Native, Drought Tolerant
HEDGE SHRUB	Myrcianthes fragrans / Simpson`s Stopper Viburnum obovatum / Walter`s Viburnum Viburnum obovatum `Withlacooche` / Withlacooche Walter`s Viburnum	388	3 Gallon, 24" HT x 15" SPR, Native, Drought Tolerant, Be able to reach 3' HT in 2 Years

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UNIVERSITY GROVE
LANDSCAPE COVER

PREPARED FOR: DR HORTON

	DATE	DESCRIPTION
2	3-8-2013	REVISED PER COUNTY COMMENTS
1	1-7-2012	REVIEW SUBMITTAL

PROJECT NO:	DRH UG 1002
FILE:	L-400
DESIGN BY:	STEELE
DRAWN BY:	STEELE

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SCOTT E. ANDREASEN
DATE:
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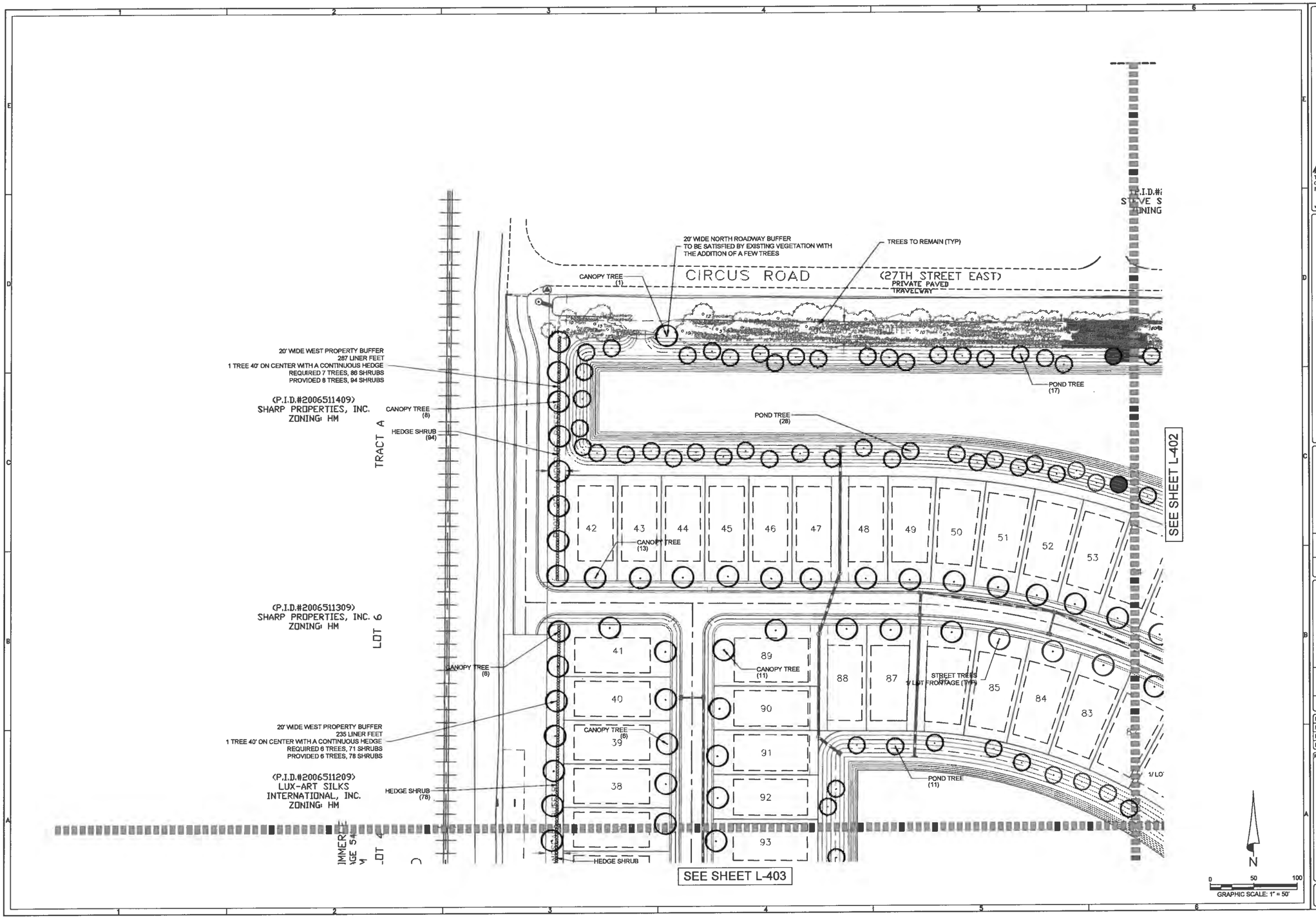

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UNIVERSITY GROVE

LANDSCAPE PLAN

PREPARED FOR: DR HORTON

DATE	DESCRIPTION
2	3-8-2013	REVISED PER COUNTY COMMENTS
1	1-7-2012	REVIEW SUBMITTAL

PROJECT NO:	DRH UG 1002
FILE:	L-401
DESIGN BY:	STEELE
DRAWN BY:	STEELE

REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

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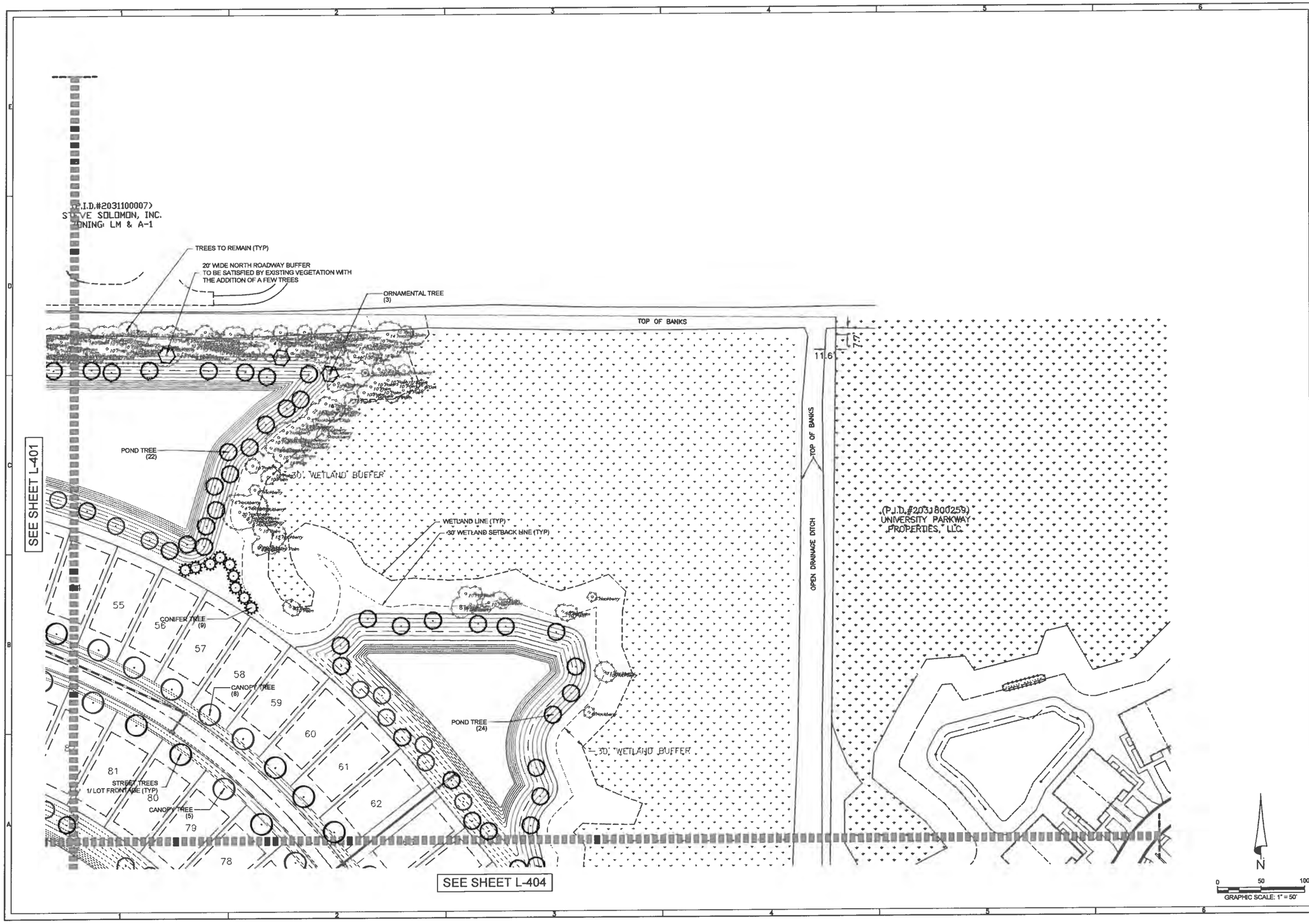

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LANDSCAPE PLAN

PREPARED FOR: DR HORTON

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DATE	DESCRIPTION
2	3-6-2013	REVISED PER COUNTY COMMENTS
1	1-7-2012	REVIEW SUBMITTAL

PROJECT NO:	DRH UG 1002
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DATE:
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SEE SHEET L-401

INTERNATIONAL, INC.
ZONING: HM

SRQ PARK OF COMMERCE
(PLAT BOOK 40, PAGE 54)
ZONING: HM

LOT 4

SEABOARD COASTLINE RAILROAD
130' RIGHT OF WAY
CENTERLINE OF TRACKS

(P.I.D.#2006512059)
DARYL ROSS
ZONING: HM

20' WIDE WEST PROPERTY BUFFER
845 LINER FEET
1 TREE 40' ON CENTER WITH A CONTINUOUS HEDGE
REQUIRED 16 TREES, 194 SHRUBS
PROVIDED 8 TREES, 216 SHRUBS
THE EXISTING VEGETATION WILL CONTRIBUTE TO THE BUFFER REQUIRED TREES

LOT 2

(P.I.D.#2005512159)
SHARP PROPERTIES, INC.
ZONING: HM

(P.I.D.#2025800000)
FLORIDA ROCK
CONCRETE, INC.
ZONING: HM

HEDGE SHRUB (60)
CANOPY TREE (3)
TREES TO REMAIN (TYP)
HEDGE SHRUB (121)
CANOPY TREE (4)
CANOPY TREE (5)
HEDGE SHRUB (35)
STREET TREES 1/ LOT FRONTAGE (TYP)
POND TREE (24)
CANOPY TREE (22)
CANOPY TREE (9)
30'x30' SIGHT TRIANGLE
CANOPY TREE (21)
TREES TO REMAIN (TYP)
CANOPY TREE (18)
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

SEE SHEET L-404

N

0 50 100
GRAPHIC SCALE: 1" = 50'

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UNIVERSITY GROVE

LANDSCAPE PLAN

PREPARED FOR: DR HORTON

NO.	DATE	DESCRIPTION
2	3-8-2013	REVISED PER COUNTY COMMENTS
1	1-7-2013	REVIEW SUBMITTAL

PROJECT NO: DRH UG 1002
FILE: L-401
DESIGN BY: STEELE
DRAWN BY: STEELE

REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
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LANDSCAPE PLAN

PREPARED FOR: DR HORTON

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	DATE	DESCRIPTION
2	3-8-2013	REVISED PER COUNTY COMMENTS
1	1-7-2012	REVIEW SUBMITTAL

PROJECT NO:	DRH UG 1002
FILE:	L-401
DESIGN BY:	STEELE
DRAWN BY:	STEELE

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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.

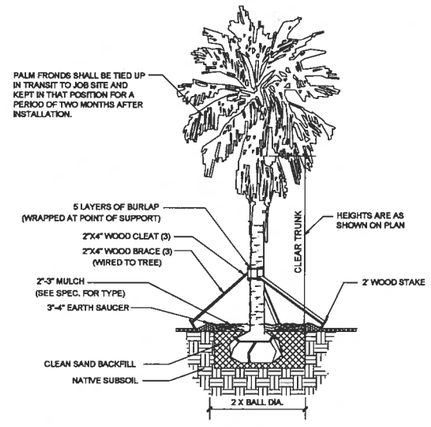
REQUIRED STREET TREES

Per LDC 715.3.2 (Figure 715.C - Option B)

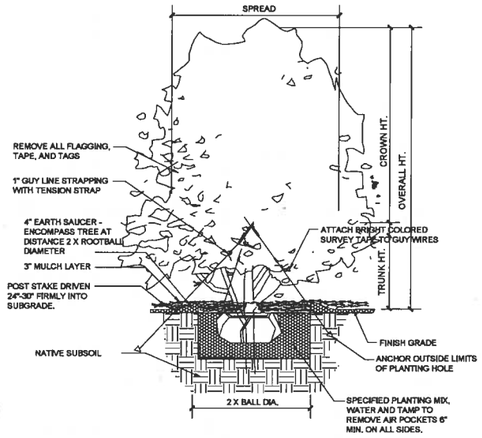
REQ. SPACING	PROPOSED # OF LOTS	STREET TREES REQ. / PROVIDED
1 PER LOT FRONTAGE 2 FOR CORNER LOT	133 + 8 CORNER LOTS = 141	141/ 141

PERMIT LANDSCAPE NOTES

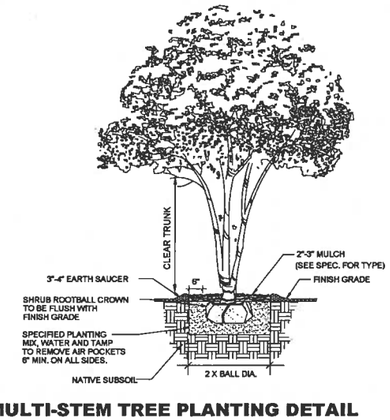
1. ALL PLANT MATERIAL USED TO MEET THE REQUIREMENTS OF THIS PLAN SHALL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 AS DEFINED IN "GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPT. OF AGRICULTURE" OR BETTER.
2. ALL PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH STANDARD HORTICULTURAL METHODS AND STANDARDS.
3. A 3" LAYER OF SPECIFIED MULCH SHALL BE APPLIED TO ALL PLANTING AREAS WITH TREES, SHRUBS, GROUNDCOVER, AND VINES.
4. TREES SHALL NOT BE LOCATED WHERE THEY WILL OBSTRUCT SAFETY LIGHTING WITHIN PARKING AREAS. TREE SIZE AT INSTALLATION AND AT MATURITY SHALL BE CONSIDERED.
5. TREES SHALL NOT BE LOCATED TO OBSTRUCT CLEAR SIGHT LINES AS DEFINED BY MANATEE COUNTY LDC 713.5 VISIBILITY TRIANGLES.
6. TREES AND SHRUBS SHALL NOT BE PLANTED IN AN AREA THAT WILL OBSTRUCT POSITIVE WATER FLOW THROUGH DRAINAGE SWALES OR EASEMENTS.
7. ALL PROPOSED PLANTING AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED TO PROVIDE 100% COVERAGE.
8. 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 .
9. IRRIGATION SYSTEM TO INCLUDE A WATER CONSERVATION RAIN SENSOR.
10. NO MORE THAN 40% OF ALL REQUIRED TREES MAY BE PALM TREES. WHEN USED, (2) PALM TREE GROUPINGS SHALL ACCOUNT FOR (1) CANOPY TREE.
11. 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.
12. PLANTINGS SHALL CONSIST OF 30% MINIMUM NATIVE SPECIES.
13. CANOPY TREES SHALL BE A MINIMUM OF 10' HT., 2.5" CAL. AND 4' SPREAD AT INSTALL.
14. UNDERSTORY TREES SHALL BE A MINIMUM OF 6' HT. AND 1.5" CAL. AT INSTALL.
15. PALM TREES SHALL BE 15' OVERALL HEIGHT (10' C.T.) AT INSTALLATION.
16. SHRUB MATERIAL SHALL BE 3 GALLON MATERIAL AND 24" HT. MIN. AT INSTALLATION.
17. SHRUBS PLANTED IN ROADWAY BUFFERS SHALL REACH A HT. OF 3 WITHIN 2 YEARS.
18. SHRUBS PLANTED IN SCREENING BUFFERS SHALL REACH A HT. OF 6' WITHIN 3 YEARS.
19. REQUIRED PLANTINGS THAT ARE REMOVED OR DIE SHALL BE REPLACED IN 30 DAYS.
20. REQUIRED LANDSCAPING SHALL BE MAINTAINED AND PRUNED IN A MANNER THAT PRESERVES ITS NATURAL SHAPE AND GROWTH CHARACTERISTICS.
21. THIS PLAN IS FOR THE PURPOSE OF REVIEW BY MANATEE COUNTY, AND SERVES PERMITTING PURPOSES.
22. NO REFERENCE TO ENGINEERING OR EXISTING SITE CONDITIONS SHOULD BE MADE FROM THIS PLAN. FOR LANDSCAPE REFERENCE ONLY.



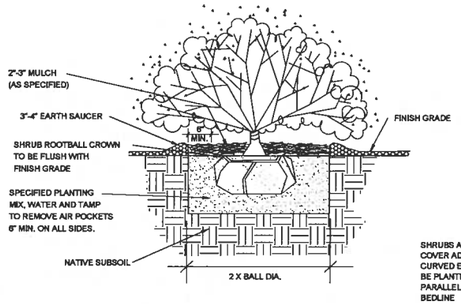
A PALM TREE
SCALE: N.T.S.



B TREE STAKING DETAIL
SCALE: N.T.S.



C MULTI-STEM TREE PLANTING DETAIL
SCALE: N.T.S.



D SHRUB PLANTING DETAIL
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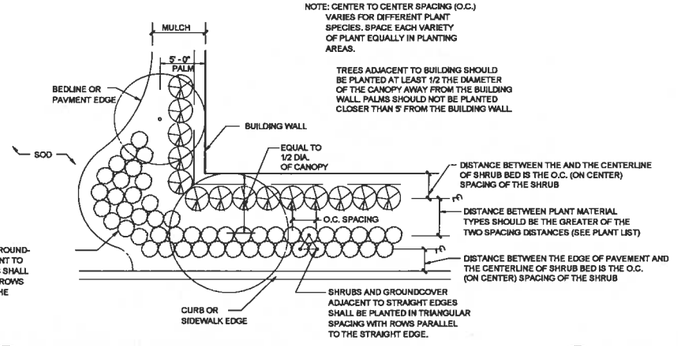
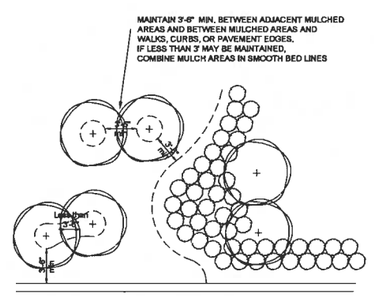


E PLANTING ISLAND DETAIL
N.T.S.



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UNIVERSITY GROVE

NOTES AND DETAILS

PREPARED FOR: DR HORTON

NO.	DATE	DESCRIPTION
1	1-7-2013	REVIEW SUBMITTAL
2	3-5-2013	REVISED PER COUNTY COMMENTS

PROJECT NO: DRH UG 1002
FILE: L-470
DESIGN BY: STEELE
DRAWN BY: STEELE

REGISTERED LANDSCAPE ARCHITECT

SCOTT E. ANDREASEN
DATE:
REGISTRATION NO. 0001658

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MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT	PDR-07-06(Z)(P)(R2) – DTS #20130039 – Jeanne Sonner Wiley, as Trustee of the Survivors Trust "A" of the Wiley Family Trust "A" dated November 25, 1997 and Neal Communities of Southwest Florida, LLC/Eagle Trace Subdivision	**TYPE AGENDA ITEM**	Advertised Public Hearing – Regular
DATE REQUESTED	7/11/2013	**DATE SUBMITTED/REVISED**	7/2/2013
BRIEFINGS? Who?	No	**CONSEQUENCES IF DEFERRED**	N/A
DEPARTMENT/DIVISION	Building & Development Services Department/Comprehensive Planning and Public Hearings	**AUTHORIZED BY TITLE**	Lisa Barrett, Planning Manager
CONTACT PERSON TELEPHONE/EXTENSION	Shelley E. Hamilton , Planner/941-748-4501, ext. 6863	**PRESENTER/TITLE TELEPHONE/EXTENSION**	Shelley E. Hamilton, Planner; 941-748-4501; ext. 6863
PUBLIC HEARING			

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

I move to recommend approval of PDR-07-06(Z)(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.

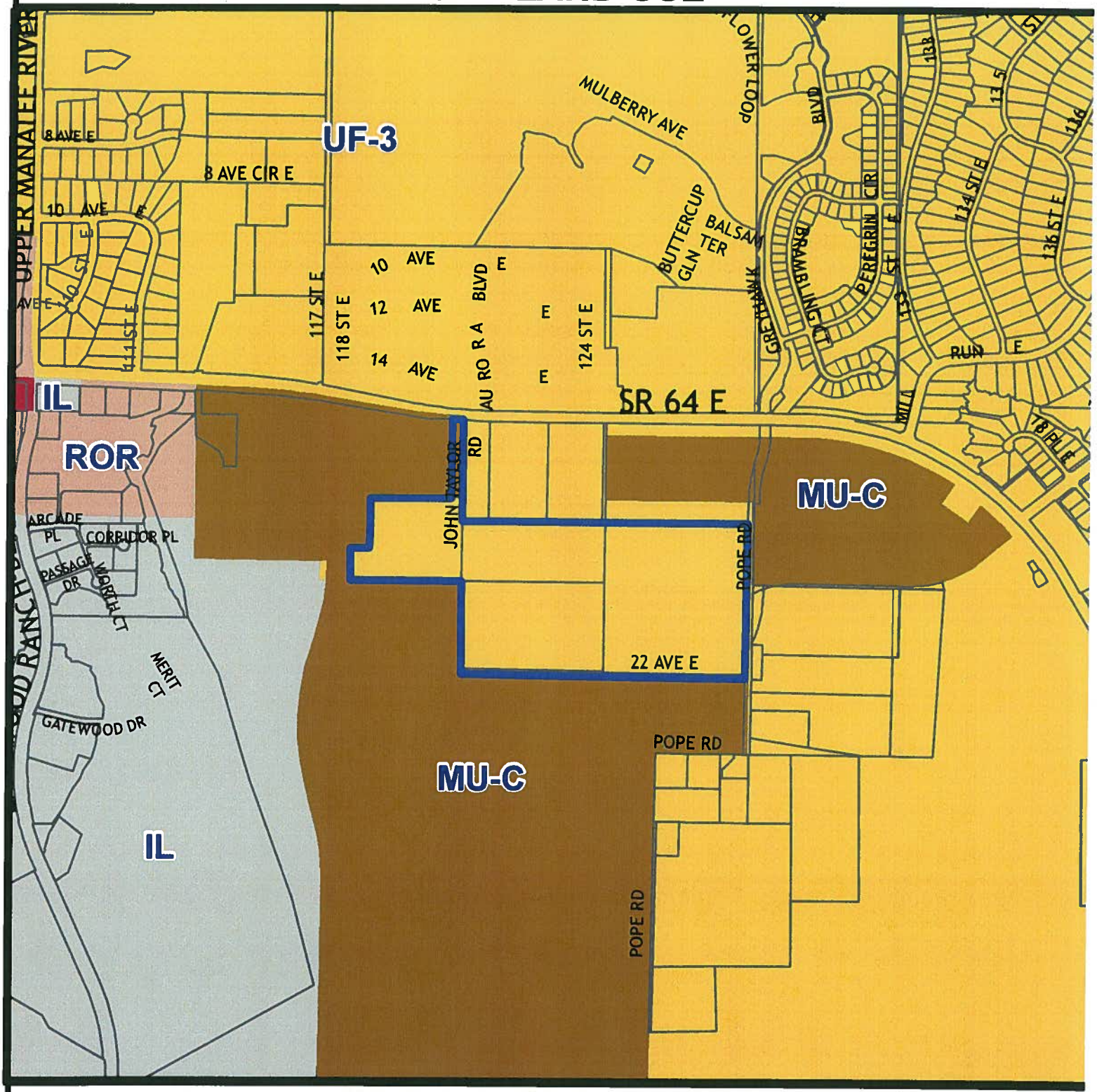
BACKGROUND/DISCUSSION

- The property is located on the south side of S.R. 64 and 2004 Pope Road;
- On February 3, 2011, the Board of County Commissioners approved a rezone for Eagle Trace, Phase I from A (General Agriculture) to PDR (Planned Development Residential). A Preliminary Site Plan was also approved for 131 lots for single family detached residences with one means of access and a temporary emergency access;
- On September 6, 2012, the Board of County Commissioners approved a revised Preliminary Site Plan to add acreage (Eagle Trace, Phase II) and 52 lots to the original plan for a total of 61.13 ± acres and 183 total units (73 single family detached residences and 108 single family semi-detached units). The 183 lots were approved with only one means of access and a temporary emergency access connecting a sub-standard road;
- The current request will again the revise the Preliminary Site Plan to add an additional 46.91 ± acres (Eagle Trace, Phase III) and an additional 85 dwelling units, for a total of 267 units (157 single family detached residences and 110 single-family semi-detached units);
- The originally approved temporary emergency access has been realigned to prevent interference with the future construction of 22nd Avenue East along the southern boundary of the property. The new alignment will be along the southern portion of the site, connecting to existing Pope Road. Also, with this revision, the emergency access will eventually be replaced with a 2nd full means of access;
- The site is designated UF-3 (Urban Fringe) on the Future Land Use Map; the total number of dwelling units proposed (267) is lower than the maximum number of dwelling units permitted in the Urban Fringe FLU category (324);
- The applicant is asking to carry forward Special Approval to allow a project with a gross density of greater than 1 du per acre in the Urban Fringe FLU category, as well as Specific Approvals for a reduced greenbelt buffer, one means of access (temporarily), sidewalks on one side of the entrance road, and reduced pavement width;
- The site is in an "X" Flood Zone;
- Water and Sanitary Sewer will be provided; and
- Staff recommends approval with stipulations.

COUNTY ATTORNEY REVIEW	
Check appropriate box	
☒	**REVIEWED** **Written Comments:** ☐ **Attached** ☒ **Available from Attorney (Attorney's initials: WEC)**
☐	**NOT REVIEWED (No apparent legal issues.)**
☐	**NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)**
☐	**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



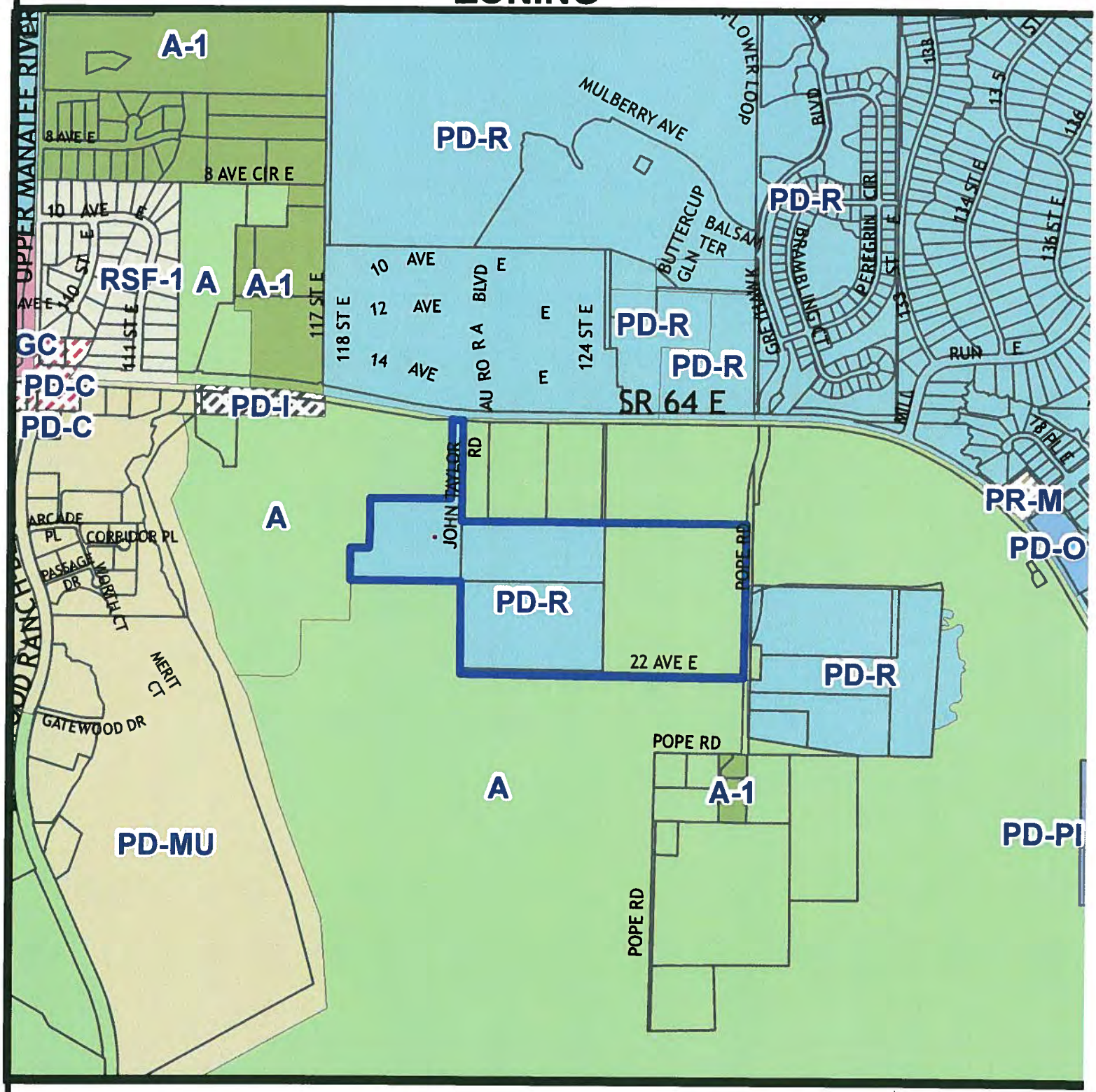
Parcel ID #(s) 567400007,567700000,567900259,568200519,568500003

Manatee County
Staff Report Map

Map Prepared 2/1/2013
1 inch = 1,250 feet

Project Name:	Eagle Trace
Project #:	PDR-07-06 (Z)(R)(P)(R2)
DTS#:	20130039
Proposed Use:	Residential
S/T/R:	Sec 33,32 Twn 34 Rng 19
Acreage:	± 108.04
Existing Zoning:	PD-R, A
Existing FLU:	MU-C, UF-3
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	GATES CREEK,MILL CREEK
Commissioner:	Vanessa Baugh

ZONING



Parcel ID #(s) 567400007,567700000,567900259,568200519,568500003

Manatee County
Staff Report Map

Map Prepared 2/1/2013
1 inch = 1,250 feet

Project Name:	Eagle Trace
Project #:	PDR-07-06 (Z)(R)(P)(R2)
DTS#:	20130039
Proposed Use:	Residential
S/T/R:	Sec 33,32 Twn 34 Rng 19
Acreage:	± 108.04
Existing Zoning:	PD-R, A
Existing FLU:	MU-C, UF-3
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	GATES CREEK,MILL CREEK
Commissioner:	Vanessa Baugh

AERIAL

Parcel ID #(s) 567400007,567700000,567900259,568200519,568500003

Manatee County
Staff Report Map

Map Prepared 2/1/2013
1 inch = 1,250 feet

Project Name:	Eagle Trace		
Project #:	PDR-07-06 (Z)(R)(P)(R2)		
DTS#:	20130039		
Proposed Use:	Residential		
S/T/R:	Sec 33,32 Twn 34 Rng 19		
Acreage:	± 108.04		
Existing Zoning:	PD-R, A	CHH:	NONE
Existing FLU:	MU-C, UF-3	Watershed:	NONE
Overlays:	NONE	Drainage Basin:	GATES CREEK,MILL CREEK
Special Areas:	NONE	Commissioner:	Vanessa Baugh

P.C. 07/11/2013

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
(DTS#20130039)

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 46.91 ACRES ON THE SOUTH SIDE OF STATE ROAD 64, AT 2004 POPE ROAD, BRADENTON, FROM A (GENERAL AGRICULTURE) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; AND AMENDING ORDINANCE PDR-07-06(P)(R) AND THE PRELIMINARY SITE PLAN TO ADD 85 UNITS TO THE OVERALL DEVELOPMENT TOTAL, RESULTING IN AN INCREASE TO THE NUMBER OF SINGLE FAMILY DETACHED RESIDENCES TO 157 UNITS AND AN INCREASE IN THE NUMBER OF SINGLE FAMILY SEMI-DETACHED RESIDENCES TO 110 UNITS FOR A TOTAL OF 267 UNITS OVERALL; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE (46.91± ACRE REZONE; 108.04± TOTAL ACREAGE).

P.C.: 07/11/2013 **B.C.C.: 08/8/2013**

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-07-06(Z)(P)(R2); amending and restating Ordinance No. PDR-07-06(P)(R); and APPROVAL of the Revised Preliminary Site Plan [PDR-07-06(Z)(P)(R2)] with Stipulations A.1 – A.4, B.1 – B.3, C.1 - C.2, D.1 - D.2, E.1 – E.7, F.1, G.1 and H.1; for a project that was previously granted Special Approval for a project exceeding one dwelling unit per acre in the UF-3 Future Land Use Category; and for a project that was previously granted Specific Approval for alternatives to Land Development Code Sections 603.7.4.5, 702.6.7, 712.2.8, 722.1.4.3, and 907.2.4, as recommended by staff.

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

SFSD- single-family semi-detached
SFD- single-family detached

Project Design- (Residential)	**Proposed Preliminary Site Plan [PDR-07-06(Z)(P)(R2)]**	**Previous Preliminary Site Plans [PDR-07-06(P)(R), approved on 09/06/2012.**
Number of Units/lots	**267 lots** – 157 for single-family detached residences and 110 lots for single-family semi-detached units Option to change number of SFD lots to SFSD lots not to exceed total of 267 lots.	**183 lots** - 73 lots for single-family detached residences and 108 lots for single-family semi-detached units. Option to change number of SFD lots to SFSD lots not to exceed total of 183 lots.
Site acreage	108.04± acres	61.13± acres
Lot Size(s)	114 lots = 45' x 130' = 5,850 sq. tt. 153 lots = 37' x 125' = 4,625 sq. ft.	73 lots = 45'x130'= 5,850 sq. ft. 110 lots = 37'x125' = 4,625 sq. ft.
Gross Density	2.67 dwelling units per acre	2.99 dwelling units per acre
Net Density	3.70 dwelling units per acre	3.67 dwelling units per acre
Setbacks	**Use/Type** / **Front** / **Side** / **Rear** SFD / 23'/20'* / 6' / 15' SFSD / 23'/20'* / 0'/6" / 15' *25' separation required between garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street. Agricultural buffer / 35' Wetland buffer / 15' Waterfront / 30'	**Use/Type** / **Front** / **Side** / **Rear** SFD / 23'/20'* / 6' / 15' SFSD / 23'/20'* / 0'/6" / 15' *25' separation required between garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street. Agricultural buffer / 35' Wetland buffer / 15' Waterfront / 30'
Height	35 feet	35 feet
Open Space	36% or 36.34 ± acres	33% or 20.22± acres
Recreation Acreage	1.0 ± acres	0.57± acres
Recreation Amenities	Community amenity center with pool	Community amenity center with pool
Access	• Right-In/out entrance on SR 64 • Entrance on new Pope Road right-of-way.	• Right-In/out entrance on SR 64 • Emergency access to the east and future connection to 22nd Ave. E. (local road).

Special Approval	• Already granted for project exceeding one dwelling unit per acre in UF-3 FLUC.	• Already granted for project exceeding one dwelling unit per acre in UF-3 FLUC.
Specific Approvals	1. LDC Sec. 603.7.4.5 – reduced greenbelt buffer width to 8' at entrance (already granted). 2. LDC. Sec 712.2.8 - one means of access (until Phase III begins - already granted). 3. LDC Sec. 722.1.4.3-sidewalks on one side of entrance road (already granted). 4. LDC Sec. 702.6.7- reduced agricultural buffer width (already granted) 5. LDC Sec. 907.9.2.4 - reduced pavement width.	1. LDC Sec. 603.7.4.5 – reduced greenbelt buffer width to 8' at entrance (already granted). 2. LDC. Sec 712.2.8 - one means of access (already granted). 3. LDC Sec. 722.1.4.3-sidewalks on one side of entrance road (already granted). 4. LDC Sec. 702.6.7- reduced agricultural buffer width, and 5. LDC Sec. 907.9.2.4 - Reduced pavement width.
Flood Zone (s)	Zone X per FIRM Panel 120153 0360C, revised 7/15/92	Zone X per FIRM Panel 120153 0360C, revised 7/15/92
Wetland	8.30 ± acres	0.20± acres
Wetland Impact	0.68 ± acres	0.18± acres

PROJECT SUMMARY

CASE#	**PDR-07-06(Z)(P)(R2)**
PROJECT NAME	**Eagle Trace**
APPLICANT(S):	**Neal Communities of Southwest Florida, LLC and Jeanne Sonner Wiley, as Trustee of the Survivors Trust "A" of the Wiley Family Trust, dated November 25, 1997**
GENERAL LOCATION:	**South side of SR 64, north of 22nd Avenue East (Gate way Drive)**
ACREAGE:	**100.06 ± acres**
EXISTING ZONING:	**PDR (Planned Development Residential) and A (General Agriculture)**
FUTURE LAND USE CATEGORY:	**UF-3 (Urban Fringe – three dwelling units per acre)**
PROPOSED USE(S):	**Residential**

CASE MANAGER:	**Shelley Hamilton**
STAFF RECOMMENDATION:	**Approval**

DETAILED DISCUSSION

On February 3rd, 2011, the Board of County Commissioners approved a rezone of the subject site from A (General Agriculture) to PDR (Planned Development Residential). A Preliminary Site Plan (Eagle Trace Subdivision) was also approved for 131 lots for single-family detached residences with one means of access and a temporary emergency access. The Preliminary Site Plan expires on 02/03/2016.

On September 6th, 2012, the Board of County Commissioners approved the request to revise the Preliminary Site Plan to add 52 lots for a total of 183 lots. 73 lots for single-family detached residences on 5,850± square feet and 110 lots for single-family semi-detached residences on 4,625± square feet with an option to change the unit types without exceeding the total requested number of lots. In comparison to the 2011 plan, the design shows a realignment of some internal roads, one means of access to S.R.64 to the north, and removal of the southwestern access and neighborhood tie to the west.

The current request is to rezone a 46.91 acre parcel from A (General Agriculture) to PDR (Planned Development Residential) and revise the Preliminary Site Plan to include the newly rezoned parcel and add 85 units to the overall development total.

The applicant has demonstrated the provision of a recreation area with a community clubhouse, along with the required parking spaces. In order to ensure that this clubhouse is provided, a stipulation has been added.

The previous approvals for Phases I and II showed one access via an entrance road connection to S.R. 64. At that time, the development of more than 100 residential dwelling units. The LDC Section 712.2.8. requires that all residential developments containing more than 100 dwelling units provide a second means of access; therefore, a stipulation was added that required an emergency access. That emergency access requirement was provided to 22nd Avenue East, and was added as a stipulation.

This new phase proposes the entire project to be accessed via the same entrance road connection to S.R. 64. The applicants and staff have met several times through the review to address the temporary emergency access. The emergency access originally shown, however, interferes with the future construction of 22nd Avenue East and has to be shifted. Through the meetings held, a new alignment of the emergency/construction access will be along the southern portion of the site, connecting to existing Pope Road along the proposed stormwater lake in the southeast corner of the property (see "Emergency Access Plan" exhibit). The new alignment for the emergency/construction access will remain in place until

a full second means of access to the subdivision is provided via a public or private road. After platting of the 183rd unit, a paved permanent entrance shall be provided to the east project boundary of the Eagle Trace subdivision connecting with the new, unnamed roadway (FKA realigned Pope Road). The developer shall be responsible for two lanes of the new roadway to connect with the existing Pope Road alignment to the project entrance.

The second access full access point to existing Pope Road is public safety related, not a requirement through concurrency or traffic study requirements. After several meetings with the applicant, the applicant elected for the second means of access to tie into the future alignment of Pope Road, pursuant to the Thoroughfare Plan. The applicant, will therefore construct the outside lanes of the eventual four-lane thoroughfare pursuant to the County Standards and following coordination with Public Works and Building and Development Services staff. The proposed secondary access to the proposed new, unnamed roadway (FKA realigned Pope Road) will therefore provide a permanent, second means of access to Eagle Trace once the realignment is constructed between 44th Avenue East and S.R. 64.

SURROUNDING USES & ZONING	
NORTH	**Single-family home zoned A (General Agriculture). Across SR 64 is the Bradenton Missionary Village and Greyhawk Landing zoned PDR (Planned Development Residential)**
SOUTH AND WEST	**Vacant land and agricultural property zoned A**
EAST	**Single-family home zoned A and grazing land zoned PD-R**
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**8.30 ± acres of wetlands**
Proposed Impact Acreage:	**0.68 ± acres**

Wetland I.D.	Acres Impacts	Type	Quality (UMAN Score)	Reason for Impact	EPD Objection	Explanation
A (Original Project)	8.30	Mixed Hardwoods	Low	Road	No	Road necessary (previously approved)
C (Addition)	0.68	Herbaceous	Low (0.3)	Lots	No	Isolated, low quality, non-viable wetland;

						would be surrounded by project

The applicant was approved for a 0.18 acre impact to the original Wetland "A." With the addition of Phase III, there is an additional 8.10 acres of wetlands with an additional 0.5 acres of wetland impacts to Wetland "C" (in Phase III – addition). Staff has conducted a site visit to evaluate the impact The site visit verified the applicant's statement that the proposed impacted wetlands constitute a non-viable wetland and staff has no objection to the requested impacts.

Wetlands buffers of 30' are being provided for all wetlands not being impacted, including an off-site wetland that is immediately south of the stormwater pond in the northwestern portion of the project area. Wetland mitigation is proposed on this site plan in the form of a created wetland called out as a "wetland compensation area" at the north edge of the northwestern portion of the project area. Details of this mitigation area will be required to be provided at the Final Site Plan stage. A stipulation requiring this has been provided.

Uplands

According to the environmental narrative provided by Eco Consultants, dated January 11, 2013, there are approximately 6 acres of Mixed Hardwoods (438). Improvements are proposed within some of these areas, however, the portions that fall within the wetland buffers for the two forested wetlands and some areas between the wetland buffer of the northeasternmost wetland and the north and east property line may be potential upland native habitat areas. The applicant has indicated that approximately 85% of this habitat (or 5.1 acres) are to remain, and will be preserved through a conservation easement.

There was no upland native habitat identified within the original project area.

Endangered Species

According to the above-referenced environmental narrative, there were no listed species observed within the addition to the original project. None were observed within the limits of the original project area either. A stipulation is being provided to require that an updated listed species inventory be provided prior to Final Site Plan approval.

Trees

According to the tree information provided with this amendment to the Preliminary Site Plan, there is a total of 801 trees on-site (exclusive of trees in wetland buffers). Total trees to be removed on single-family lots is 122 canopy trees and 20 palm trees. Total trees to be preserved are 266 canopy trees, and 35 palm trees. Trees replacement quantities are proposed with this plan to be 426 (per 329 removed), with 243 @ 3'" caliper and 183 at 4" caliper, in accordance with Section 714.8.7 of the Land Development Code.

Previous Tree information included the identification of 208 existing trees. The applicant proposes to conserve 44 trees. Of the 164 trees to be removed, 56 are located on the proposed single family lots and 147 trees are proposed for replacement. Proposed

replacement is in accordance with the Land Development Code Section 714.8.

NEARBY DEVELOPMENT

Project	Lots/units	Density	Minimum Lot/Unit size	Approved
Greyhawk Landing	789	1.22	7,500 sq. ft.	2001
Greyhawk Landing West	501	1.60	7,200 sq. ft.	2005
Mill Creek VI	38	0.83	18,000 sq. ft.	1998
Mill Creek VII	259	0.82	18,200 sq. ft.	2002
Mill Creek VII (Expansion)	5	1.25	15,000 sq. ft.	2008
Green/Serenity Creek	111	1.71	9,500 sq. ft.	2011 and 2013 (revision)

POSITIVE ASPECTS

- The surrounding area is transitioning from suburban agricultural uses to single-family residential development.
- PDR zoning allows the Board to stipulate development to ensure compatibility.
- The design shows 36% open space.

NEGATIVE ASPECTS

- The adjacent A zoning permits agricultural uses potentially incompatible with single-family homes.
- Proposed lot sizes are significantly smaller than surrounding agricultural lots.
- There is a temporary emergency/construction access to serve 183 lots.

MITIGATING MEASURES

- To alleviate potential adverse impacts, the site plan provides for adequate separation/buffers adjacent to agricultural properties.
- Adjacent properties have a MU-C FLUC which indicates that the area will eventually transition from agriculture to mixed uses.
- After platting of the 183rd unit, a paved permanent entrance shall be provided to the

east project boundary of the Eagle Trace subdivision connecting with the realigned Pope Road. The developer shall be responsible for two lanes of the new unnamed roadway (FKA new Pope Road connecting the existing Pope Road to the project entrance.

PLANNING COMMISSION AND STAFF RECOMMENDED STIPULATIONS

Original Stipulations (approved 09/06/2012) with revisions in strike through and underline format.

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. Prior to Final Plat approval, the applicant shall post a sign at the future tie to ~~22nd Avenue East~~ the new unnamed roadway (FKA as new Pope Road) informing perspective purchasers and residents of the future connection. The size, placement, and materials for this sign shall be determined with the Final Site Plan for Phase III.

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

3. Minimum setbacks shall be as follows:

Use/Type	Front	Side	Rear	Lot #'s
Single-family detached	23'/20'*	6'	15'	~~1-41 & 112-143~~ 1-33, 108-144, and 185-267 (45'x130')
Single-family semi-detached	23'/20'*	6'/0'	15'	~~42-111 & 144-183~~ 34-107 & 145-184 (37'x125')
Wetland buffer	15'			
Waterfront	30'			

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

4. A recreation area (clubhouse), and accompanying parking shall be provided, as shown on the Preliminary Site Plan. Final site plan review and approval of the clubhouse shall be required.

B. TRANSPORTATION CONDITIONS:

1. ~~After platting of the 99th unit~~, Prior to the platting of the 100th unit, a single gated emergency access drive, which may also be used as a construction entrance, shall be constructed ~~at~~ to the ~~southeast corner within~~ eastern project boundary of Eagle Trace Subdivision connecting to

~~22nd Avenue East and continue east to~~ the new unnamed roadway (FKA as new Pope Road). The emergency access/construction access drive shall remain in place until a second means of access to the subdivision is provided via a public or private County approved street. One turn-around shall be provided for and constructed to Public Works standards. The turn-around shall be located on the ~~south~~ east side of the emergency gate within Eagle Trace Subdivision. The emergency access gate shall be accessible to emergency service providers acceptable to the Fire Department and Emergency Medical Service (EMS). The emergency access drive shall be constructed at a minimum width of 20 feet wide. The emergency access drive shall be in compliance with Manatee County Transportation Department Standard Detail 401.9, and Fire Department standards. The developer and/or Homeowner's Association shall be responsible for the maintenance of the emergency access drive and shall be kept clear of vegetation.

2. ~~The entrance gates from SR 64 East shall be accessible to all or emergency services providers and County personnel according to ORD 09-22. The applicant shall provide a universal remote control to appropriate agencies prior to issuance of any building permits and the applicant shall obtain written approval from EMS approving the proposed system. Entrance and emergency gates shall be raised in a storm emergency to expedite an evacuation.~~ After platting of the 183rd unit, a paved, permanent entrance shall be provided to the east project boundary of the Eagle Trace subdivision, connecting with the realigned new unnamed roadway (FKA new Pope Road).

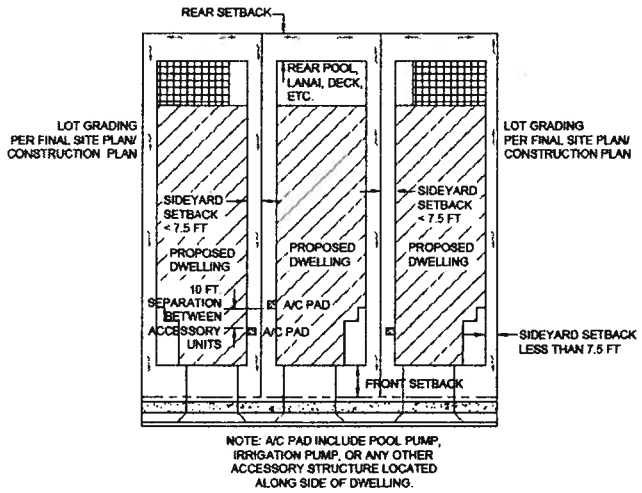
3. Prior to Final Plat for Phase III, the applicant shall construct the outside through lanes (i.e., two lanes of an ultimate four-lane divided cross section) along the new unnamed roadway (FKA new Pope Road) from the proposed project entrance driveway to its connection with the existing Pope Road.

~~3. The applicant shall record an executed Easement Deed pertaining to the second means of access in the form entered into the public hearing (Exhibit "B" attached to previous approval) record before the BOCC in the Public Records within 14 days after the adoption of this ordinance and submit a recorded copy of the Easement Deed to the Planning Department.~~ **(Action completed.)**

C. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek. Modeling shall be used to determine pre-and post-development flows.

2. There shall be a minimum ten (10) foot separation between accessory equipment and structures alongside adjoining houses with six (6) foot side yard setbacks.



D. BUFFERS:

1. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

2. A 6' high wall, or berm that provides the equivalent noise mitigation as a wall, shall be installed in the 40' buffer along the new unnamed roadway (FKA new Pope Road). The required landscaping, 7 trees per 100 linear feet with alternating canopy and understory trees, shall also be provided. If the applicant elects, they may pursue a noise mitigation analysis that would demonstrate the necessary mitigation for noise from thoroughfare roads, based on projected 2025 traffic volumes. This noise mitigation analysis shall be provided in conjunction with the Final Site Plan submittal.

E. ENVIRONMENTAL CONDITIONS

1. Street Trees

   a. Canopy trees within 10' of a public sidewalk shall meet Manatee County Public Works Standard Section 301.0 and Exhibit 301.1 entitled "Sidewalk Location Close to Trees." All sidewalks in the right of way within 10' of an existing or proposed tree that will exceed 6" in diameter at maturity shall be 5" thick and contain 2-#3 rebar centered vertically and spaced 3' on center. Palms are not considered trees.

   b. If within ten (10') ft. of the tree trunk, potable water service line shall have 48 inches of cover from top of pipe from the meter to the home connection; or, as an alternative, the water line may be installed at 18 inches with a polyethylene service pipe conforming with AWWA C-901.

   c. Where within ten (10') ft. of the tree trunk, irrigation service lines from the street shall have 48 inches of cover from top of pipe to the valve, or, as an alternative, the irrigation line may be installed at 18 inches with a polyethylene service pipe conforming with AWWA C-901. Irrigation valve shall be located as far as possible from the regulated street tree location to

minimize impacts to this infrastructure.

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

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

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

5. 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.

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.

7. The developer shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the Planning Department for any listed species found on-site, prior to Final Site Plan approval.

F. FIRE DEPARTMENT

1. Review and approval of roadway interconnects and water distribution systems for fire hydrant connections shall be made in conjunction with Final Site Plan submittal

G. 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 Plat, and shall include language informing prospective homeowners in the project of the following:

   a. The location of the future connection to and construction of ~~22nd Avenue East to the south~~ Pope Road to the east;

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

c. Potential for noise associated with the planned roadways;

d. The requirement for the temporary emergency access ~~near Lot 42~~, as shown on the "Emergency Access Plan," Exhibit "B", ~~which~~ is required to be in place after the platting of the ~~99~~th 100th lot and ~~which~~ will be removed once a second means of access is provided to ~~22~~nd ~~Avenue East, and that~~ the new unnamed roadway (FKA new Pope Road) to ultimately connect to existing Pope Road. Tthe homeowner's association shall be responsible for the maintenance of the emergency access which shall be kept clear of vegetation;

e. Active agricultural operations in the immediate area and potential impacts (noise and odor) of such uses; and

f. Language that informs homeowners of the requirement for street trees. The Notice to Buyers shall state that the maintenance of street trees shall be the responsibility of the property owner, including, without limitation, proper root pruning to avoid interference of the tree's roots with sidewalks, utilities, foundations of other improvements constructed on the lots due to the natural growth of street trees.

H. UTILITY ENGINEERING

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

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' wide roadway buffers	20'	Y		Shown
35' wide perimeter buffers	20'	Y		Specific approval, previously granted, for reduced buffer width adjacent to agricultural properties.
SIDEWALKS				
5' internal sidewalks both sides	Shown with exception	Y		Specific approval, previously granted, for the area along the entrance road.

ROADS & RIGHTS-OF-WAY				
50' R/W to be dedicated for future road to the south		**Y**		**Shown**

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Factors for Reviewing Proposed Site Plans (Section 508.6 and Section 603.4)

Physical Characteristics:
The site has an irregular shape with very little frontage adjacent to S.R.64. One single-family residence currently occupies the flat site which was formerly a citrus grove. There are 8.4 ± acres of wetlands. Approximately .7 ± acres will be impacted with the construction of the access road, as well as an additional impact in the middle of the proposed development that is, according to the applicant, unavoidable. The applicant has demonstrated that there would be no significant environmental benefit to function of the habitat if the impact is avoided. Staff conducted a site visit to evaluate the impacts and has no objections to the impacts as the wetlands proposed for impact are determined to be non-viable wetlands.

Relation to Public Utilities, Facilities and Services:
The site will be served by County water and sewer. The lowest quality water available for irrigation is a well. The site is within two miles of Freedom Elementary and Haile Middle Schools.

Relation to Major Transportation Facilities:

The project's main access will connect S.R.64, an arterial roadway. The design shows a 50-foot right-of-way dedication for a future local road (22nd Ave. E.) to be constructed to the south, and recognizes the additional future right-of-way for the new unnamed roadway (FKA new Pope Road) alignment. The plan also shows the proposed access to the new unnamed roadway (FKA new Pope Road) and the construction of that portion of the new unnamed roadway (FKA new Pope Road) by the applicant. This was a public safety issue, not a concurrency related or traffic study requirement. The applicant is required to construct a second full access point to the east connecting into Pope Road, and elected to tie into the future alignment of new "Pope Road" pursuant to the Thoroughfare Plan. The proposed second access will, therefore, provide a permanent means of access to Eagle Trace once the new road alignment is constructed between 44th Avenue East and S.R. 64.

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

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

Design Quality:
The design considers the unique shape of the site. The long narrow strip of land adjacent to S.R.64 provides access to the three-phased development consisting of 267 lots, 85 lots more than the previous approval. The lots are arranged so that they have frontage from internal roadways and are designed to accommodate harmonious groupings of single-family and single-family semi-detached residences. To promote neighborhoods, 1.0 ± acre is proposed for recreational acreage to include recreational amenities such as a pool and clubhouse/amenity center. Neighborhood unity is achieved with the incorporation of wetlands, lakes and pedestrian corridors. The following chart indicates minimum proposed setbacks for the project:

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

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

Relationship to Adjacent Property:
A 20-foot wide greenbelt buffer separates the project from existing nearby developments.

Access, Streets, Drives, Parking and Service Areas:
The site has access via an entrance road connecting S.R.64. A temporary emergency/construction access along the southern boundary of the site connects a sub-standard road (22nd Avenue East) leading to Pope Road. The temporary emergency/construction access will remain in place until a second means of access to the subdivision is provided via a public or private roadway. After platting of the 183rd unit, a paved permanent entrance shall be provided to the east project boundary of the Eagle Trace subdivision connecting with the new, unnamed roadway (FKA realigned Pope Road). The developer shall be responsible for two lanes of the new roadway to connect with the existing Pope Road alignment to the project entrance

Parking is proposed for the designated recreational area at a ratio of one space per 200 square feet for the pool and one space per 250 square feet for the clubhouse, for a total of nine spaces. The plan submitted is shows 14 spaces in this area.

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

Natural and Historic Features, Conservation and Preservation Areas:
There are 8.3 ± acres of wetlands on the total site, and approximately 0.68 acres of wetland will be impacted by access and in the middle of the proposed development. The impacted wetlands would not provide any significant environmental benefit or function or habitat for wildlife. The wetland impacts for the prior two phases of Eagle Trace have been addressed through purchase of mitigation credits at the Braden River Mitigation Bank, as approved by the SWRWMD. The applicant proposed to mitigate the proposed wetland impacts on Phase III via the same mitigation bank, with additional credits.

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

Density:
A density of 2.67 dwelling units per acre is below the allowable density for the UF-3 FLUC. Special approval is required for a project exceeding a gross density of one dwelling unit per acre. Special approval for this provision was approved with the prior approvals and will carry over to this third phase of the project.

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

Fences and Screening:
The applicant proposes a six-foot high wall or fence, within a 20 foot buffer, along the perimeters of the subdivision except the northeast perimeter, where a wall or fence will be installed, extending from lot one eastward to the lake.

Also, a wall will be required within the 40 foot buffer along the new alignment for the unnamed road (FKA Pope Road). This requirement is stipulated to ensure noise mitigating measures are provided for the residences proposed along the new roadway alignment.

Trash and Utility Plant Screens:
Single-family units will be served by individual can pick-up.

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

Landscaping:
The Preliminary Site Plan indicates a 20-foot wide roadway buffer along the future road to the south, as well as a 40-foot wide roadway buffer along the future Pope Road. There are 20-foot wide perimeter buffers adjacent to surrounding agricultural properties. The Specific Approval request to reduce buffer widths was approved with the previous requests, and will

be carried forward with this addition.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

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

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

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

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development because the uses proposed, lot sizes, and setbacks are comparable with surrounding development. Appropriate buffers are provided for compatibility and transition between existing developments.

Policy 2.6.2.7 Require Clustering to Limit Impacts and Policy 2.6.5.5 Preserve/Protect Open Space. The site plan shows 36.34 ± acres or 36% open space to be provided. Twenty-five (25)% (25.02 ± acres) open space is required.

TRANSPORTATION

Major Transportation Facilities

The site will have access to S.R. 64, a four-lane divided arterial roadway, via a proposed roadway from earlier phases of the overall project, and via the existing Pope Road (a 2-lane local roadway) and the proposed new unnamed roadway (FKA new Pope Road) (a four-lane divided collector roadway), which will be located adjacent to, and provide direct connection for, the project site.

Transportation Concurrency

Transportation concurrency was evaluated as part of the review of this project. However, as previously stated above, earlier phases of this project (Phases I and II) were previously reviewed and approved and currently have a CLOS (CLOS-11-004), issued on February 7, 2011, based upon approval of a Traffic Impact Analysis (TIA) at that time, which considered 183 dwelling units. Since that time, and as part of this recent Preliminary Site Plan (PSP) submittal, the Applicant is expanding the project to include the next phase (i.e., Phase III), which is expected to have to 85 additional dwelling units. Based upon this new PSP submittal, a TIA was prepared and submitted for Phase III to determine traffic impacts to the segment of S.R. 64, adjacent to the project site, including any affected intersections. The results of this new analysis, which was reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment and intersections 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. (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 access onto S.R. 64 through a previously approved driveway for earlier phases of the overall project, and through a new proposed assess driveway onto the new unnamed roadway (FKA new Pope Road). This proposed project access point is expected to be a full turning movement driveway. As part of development approval, the Applicant shall construct a portion of the new unnamed roadway (FKA new Pope Road) from the project's access driveway towards the east and connect with the existing Pope Road. This improvement will involve the construction of the outside through lanes (i.e., two lanes of any ultimate four-lane divided cross section) along the proposed new unnamed roadway (FKA new Pope Road). From there, traffic associated with the project site will utilize the existing Pope Road to connect directly with S.R. 64, north of the project site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: **Y** √ **N** _____
TRAFFIC STUDY REQ'D: **Y** √ **N** _____

NEAREST THOROUGHFACE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
S.R. 64	Lakewood Ranch Boulevard to Rye Road (Link #3062)	"D"	"C"

In summary, the results of the TIA review identified no off-site concurrency related improvements being required for this project. However, as part of development approval, the

Applicant shall construct a portion of the proposed new unnamed roadway (FKA new Pope Road) from the project's access driveway towards the east and connect with the existing Pope Road. This improvement will involve the construction of the outside through lanes (i.e., two lanes of an ultimate four-lane divided cross section) along the new unnamed roadway (FKA new Pope Road).

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 wastewater will be required at the time of Final Site Plan/Construction Drawings.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Copy of Newspaper Advertising
3. Previous approvals for Phase I and Phase II [PDR-07-06(Z)(P) and PDR-07-06(P)(R)]
4. Traffic Impact Analysis (TIA)

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 Objectives. 2.6.1 - 2.6.3)
Policy	2.2.1.11	**UF-3:** Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:

Policy	2.2.1.11.1	Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)
Policy	2.2.1.11.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy	2.2.1.11.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: 3 dwelling units per acre Maximum Net Residential Density: 9 dwelling units per acre (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

		Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only) Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf) Large (300,000)* *With Limitations (See Policy 2.2.1.11.5)
Policy:	2.2.1.11.4	Other Information: a) All mixed, 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]
Policy:	2.9.1.4	Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1)
Policy:	2.9.1.5	Promote the development of pedestrian friendly designs.
Policy:	2.9.1.6	Promote the use of unifying design elements and features.
Policy:	2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy:	2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policies:	2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)

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, July 11, 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:

ORDINANCE 13-24 NORTHWEST SECTOR DRI (DRI #26)
DTS#20130190
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Northwest Sector Development of Regional Impact (Ordinance 07-68) (DRI #26); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #226;

Modifying Map H and the Development Order with the following changes:

1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
2.) Update Conditions to reflect compliance with conditions contained therein;
3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
4.) Modify certain conditions consistent with current departmental practices; and,
5.) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2± acres of parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

PDMU-05-19(G)(R7) – NORTHWEST SECTOR GDP (DTS #20130189)
DTS#20130189
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-05-19 (G)(R4) as amended by PDMU-05-19(G)(R5) and PDMU-05-19(G)(R6) and the General Development Plan to:

- Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism
- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

PDMU-06-16(P)(R5) – UNIVERSITY PARKWAY PROPERTIES, LLC/UNIVERSITY GROVES
DTS#20130081
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amended Zoning Ordinance and Preliminary Site Plan providing for a maximum of:

1. 71 single-family detached residential lots;
2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
DTS#20130039
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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE
DTS #20130153
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 5.48 + acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; 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 nondiscrimination 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
6/26/2013

Copy of Newspaper Advertising

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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DTS#20130190
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Modifying Map H and the Development Order with the following changes:

1.) Update Phasing, Buildout and Expiration dates to reflect legislatively approved extensions;
2.) Update Conditions to reflect compliance with conditions contained therein;
3.) Remove established minimums and maximums within the Land Use Equivalency Matrix and clarify procedures for a land use exchange;
4.) Modify certain conditions consistent with current departmental practices; and,
5.) Other amendments for internal consistency.

This DRI is approved in two phases. Specific Approval was approved for Phase 1 for 3,000 residential units, 200,000 square feet of retail space, 105,000 square feet of office space, and 19.2± acres of Parks. Conceptual approval was approved for Phase 2. Specific Approval of Phase 2 will be contingent upon submittal of further transportation and air quality analyses in accordance with Section 380.06, F.S.

The ordinance amends, replaces, and supersedes Ordinance 07-68, DRI #26, as amended; providing for severability, and an effective date.

The Northwest Sector DRI is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road and north of State Road 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard. Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection Overlay District/Special Treatment Overlay District) (1,518.9 ± acres).

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- Exchange 239 single family units for 339 multi-family units in accordance with the approved land use exchange mechanism
- Reallocate units between parcels J and I
- Allow the transfer of multi-family and single family between additional parcels
- Modify design conditions
- Modify dimensional criteria
- Amend stipulations to allow design flexibility by revising restrictions on land uses and design criteria
- Update the phasing table to reflect legislatively approved extensions
- Modify certain conditions consistent with current departmental practices and other amendments for internal consistency

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date. The project is generally east of Lakewood Ranch Boulevard, south of 44th Avenue East extension, west of Lorraine Road, and north of S.R. 70. A 39.3± acre parcel is west of Lakewood Ranch Boulevard (1,518.9 ± acres).

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2. 78 single-family attached residential units or 90 single-family attached independent living units;
3. 338 multi-family units; and
4. A combination of 110,000 square feet of office space and 270,645 square feet of commercial and medium intensity recreational uses (including a 120 room hotel);
5. 200 independent living multi-family units;
6. 120 resident group care home, and a 80 bed residential treatment facility;

on approximately 142.15 acres north of University Parkway and west of Tuttle Avenue, extending approximately 1,000 feet west of Shade Avenue, and extending north to the southern border of the Oak Grove Subdivision in the PDMU (Planned Development Mixed Use) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-06(Z)(P)(R2) – JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997 AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION
DTS#20130039
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 46.91 acres on the south side of State Road 64, at 2004 Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-06(P)(R) and the Preliminary Site Plan add 85 units to the overall development total, resulting in an increase to the number of single family detached residences to 157 units and increase to the number of single family semi-detached residences to 110 units for a total of 267 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (46.91± acre rezone; 108.04± total acreage).

Sarasota Herald Tribune

PDC-13-23(Z)(G) – THOMAS A. HOWZE U/A/D/HOWZE REZONE
DTS #20130153
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 5.48 + acres, S.R. 70 at Verna Bethany Road, Bradenton from A (General Agriculture) to the PDC (Planned Development Commercial) zoning district; approve a General Development Plan for limited Neighborhood Commercial Retail Uses; 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

Date of pub: June 26, 2013

FILED FOR RECORD
R. B. SHORE
2011 FEB 17 PM 3:
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

FILED
2011 FEB -7 AM 9:56
TALLAHASSEE, FLORIDA

MANATEE COUNTY ZONING ORDINANCE
PDR-07-06(Z) (P) – INSIGNIA BANK, LLC / EAGLE TRACE SUBDIVISION (DTS # 20070106)

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 60.87 ACRES ON THE SOUTH SIDE OF STATE ROAD 64, APPROXIMATELY ½ MILE WEST OF POPE ROAD AT 1808 JOHN TAYLOR ROAD, BRADENTON, FROM A (GENERAL AGRICULTURE) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; AND APPROVING A PRELIMINARY SITE PLAN FOR 131 LOTS FOR SINGLE FAMILY DETACHED RESIDENCES; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Insignia Bank (the "Applicant") filed an application to rezone approximately 60.87 acres described in Exhibit "A", attached hereto, (the "property") from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and

WHEREAS, the applicant also filed a Preliminary Site Plan application for 131 lots for single-family detached residences (the "project") on the property; and

WHEREAS, the applicant also filed a request for Special Approval for a project exceeding 1 dwelling unit per acre in the UD-3 Future Land Use Category; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Sections 603.7.4.5, 712.2.8, and 722.1.4.3 of the Land Development Code; and

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

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on December 9, 2010 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

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

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from A (General Agriculture) to the PDR (Planned Development Residential) zoning district.

B. The Board of County Commissioners held duly noticed public hearings on January 11, 2011 and February 3, 2011 regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.7.4.5 the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the properties to the east and west still be buffered with the proposed fence.

F. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 712.2.8 the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the community's health, safety, and welfare will be met with the proposed design.

G. 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 be provided as designed.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 131 lots for single-family detached residences upon the property subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. Prior to Final Plat approval, the applicant shall post a sign at the future tie to 22nd Avenue East and the inter-neighborhood tie to the west informing perspective purchasers and residents of the future connection. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

B. TRANSPORTATION CONDITIONS:

1. Prior to platting the 101st lot, a gated emergency access drive shall be constructed from Pope Road, westward to an internal street within Eagle Trace Subdivision, thru Lot #24. The emergency access drive shall remain in place until a second means of access to the subdivision is provided via a public or private County approved street. Two turnarounds shall be provided for and constructed in accordance with the Fire Department recommendations. One turnaround shall be located on the Pope Road side of the gate and one located on the Eagle Trace Subdivision side of the gate. The gate shall be accessible to emergency service providers acceptable to the Fire Department and Public Safety. The emergency access drive shall be 16' (feet) wide. The access drive shall be in compliance with Manatee County Transportation Department Standard Detail 401.9, rev 06/12/2007 and Fire Department Standards. The developer and/or Homeowner's Association shall be responsible for the maintenance of the emergency access which shall be kept clear of vegetation.

2. Any gates or emergency access points within or to the project shall be accessible to emergency service providers by either a remote control or siren activated system, in accordance with Manatee County Ordinance 04-30.

3. The applicant shall record an executed Easement Deed pertaining to the second means of access in the form entered into the public hearing (Exhibit "B") record before the BOCC in the Public Records within 14 days after the adoption of this ordinance and submit a recorded copy of the Easement Deed to the Planning Department.

C. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek. Modeling shall be used to determine pre- and post- development flows.

2. Routing and modeling of the existing conditions shall be provided with the Drainage Model and Construction Plan for all natural drainage systems within and surrounding this project taking into consideration all wetland storage and ground depressions.

3. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.

D. BUFFERS:

1. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

2. At time of Final Site Plan approval, all perimeter buffers adjacent to active agriculture shall be a minimum of 35' wide. At time of Final Plat approval, if active agriculture is no longer present, the buffers may be reduced to 20'.

E. ENVIRONMENTAL CONDITIONS:

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

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

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

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

F. NOTICES

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

    a. The location of the future connection to and construction of 22nd Avenue East to the south,
    b. The inter-neighborhood tie to the west,
    c. All planned throughfares (including the location and number of lanes for each) in the immediate area,
    d. Potential for noise associated with the planned roadways,
    e. The requirement for the temporary emergency access near Lot #24 which is required to be in place after the platting of the 100th lot and which will be removed once a second means of access is provided to 22nd Avenue East, and that the homeowner's association shall be responsible for the maintenance of the emergency access which shall be kept clear of vegetation, and

f. Active agricultural operations in the immediate area and potential impacts (noise and order) of such uses.

Section 3. SPECIFIC AND SPECIAL APPROVALS. Specific Approval is hereby granted for alternatives to Sections 603.7.4.5, 712.2.8, and 722.1.4.3 of the Land Development Code. The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Special Approval is hereby granted for a project exceeding 1 dwelling unit per acre in the UF-3 Future Land Use Category. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 90-01, the Manatee County Land Development Code) is hereby amended by changing the zoning classification of the property identified in Exhibit "A" herein from A (General Agriculture) to the PDR (Planned Development Residential) zoning district and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, sentence, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 3rd day of February, 2011.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: _____
Carol Whitmore, Chairman

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

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO., FLA.

BY: Diane E Vollmer
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE S89°42'29"E, ALONG THE NORTH LINE OF SAID NORTHEAST ¼, A DISTANCE OF 1221.97 FT.; THENCE S00°17'31"W, PERPENDICULAR WITH SAID NORTH LINE, A DISTANCE OF 136.21 FT. FOR A POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 64, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2091, PAGE 6622, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°38'41"W, 634.05 FT.; THENCE N89°34'38"W, 756.76 FT.; THENCE S00°42'08"W, 466.80 FT.; THENCE N89°35'55"W, 176.03 FT.; THENCE S00°42'08"W, 299.62 FT.; THENCE S89°35'55"E, A DISTANCE OF 1033.56 FT. TO THE INTERSECTION WITH THAT CERTAIN BOUNDARY AGREEMENT LINE AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1407, PAGE 3308, SAID PUBLIC RECORDS; THENCE S00°47'20"W, ALONG SAID BOUNDARY AGREEMENT LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 819.36 FT.; THENCE S89°28'01"E, 1267.15 FT.; THENCE S00°42'36"W, 12.70 FT.; THENCE S89°28'01"E, A DISTANCE OF 70.00 FT. TO THE INTERSECTION WITH THE EAST LINE OF AFORESAID SECTION 32; THENCE N00°42'36"E, ALONG SAID EAST LINE, A DISTANCE OF 1393.39 FT.; THENCE N89°34'45"W, PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 32, AND 559.18 FT. NORTHERLY THEREFROM, A DISTANCE OF 1336.67 FT.; THENCE N00°38'41"E, A DISTANCE OF 832.17 FT. TO THE INTERSECTION WITH AFORESAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 64, SAID POINT LYING ON THE ARC OF A CURVE WHOSE RADIUS LIES N05°09'12"E, A DISTANCE OF 5114.77 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 100.38 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 60.1 ACRES, MORE OR LESS.

This instrument prepared by:
Michael P. Infanti, Esq.
Norton, Hammersley, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

SPACE ABOVE THIS LINE FOR RECORDING DATA

EASEMENT

THIS INDENTURE is made this 24th day of JANUARY, 2011, between **SMR NORTH 70, LLC, a Florida limited liability company**, whose mailing address is 14400 Covenant Way, Lakewood Ranch, Florida 34202, as Grantor, and **INSIGNIA BANK**, with its mailing address being 333 North Orange Avenue, Sarasota, Florida 34236, as Grantee.

WITNESSETH

That said Grantee is the owner of the property (the "Benefitted Property") described more particularly in the attached Exhibit "A".

That said Grantor, for and in consideration of the covenants contained herein and for other good and valuable considerations the receipt and adequacy of which is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee and Grantee's successors and assigns as owners of the Benefitted Property, a ***nonexclusive easement for ingress, egress, and emergency access***, across the property (the Easement Area") described more particularly in the attached Exhibit "B".

For the purpose of this Easement, the term "emergency access" shall mean and refer to nonexclusive vehicular and pedestrian access, ingress, and egress by all of the fire, rescue, police, sheriff, and other similar services, employees, and personnel of MANATEE COUNTY, a political subdivision of the State of Florida (hereinafter referred to as "Manatee County"). Manatee County is an intended third party beneficiary of this grant of Easement.

In furtherance of the foregoing easement rights, the Grantee shall have the right to construct and install a crushed shell driveway located on such Easement Area, and shall further have the right to repair, maintain, operate, and replace the real property (and shell drive) contained within the Easement Area, at its expense. The Grantee shall purchase all crushed shell used for the construction and maintenance of the driveway located on such Easement Area from the Grantor (or the Grantor's affiliate) at reasonable market rates.

Grantee acknowledges the proposed construction of Pope Road in the location identified in the attached Exhibit "B." Notwithstanding anything to the contrary, this easement (and all of the rights of the Grantee and Manatee County) shall automatically terminate upon the final and complete construction of Pope Road in the location identified in Exhibit "B." If requested by the Grantor, the Grantee shall execute any reasonable documents necessary to confirm the termination of Grantee's easement rights upon the final and complete construction of Pope Road to Manatee County standards.

Grantee shall timely pay all contractors performing work on or delivering materials to the Easement Area and shall prevent the filing of any liens by said parties against Grantor's title to the Easement Area. Should such a lien be filed, Grantee shall cause same to be removed of record within ten (10) days after notice from Grantor. Should Grantee fail timely to remove such a lien after said notice, Grantor may cause such lien

to be removed at Grantee's expense, and Grantee will immediately upon invoice reimburse Grantor for all costs of removing the lien, plus an administrative charge of ten percent (10%).

Grantee shall indemnify, defend and hold Grantor harmless against any third party claims that arise out of Grantee's exercise of its easement rights, except to the extent that such a claim is caused by the negligence or willful misconduct of the Grantor.

This is a nonexclusive easement with the Grantor reserving unto itself, its heirs, successors, or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year above written.

WITNESSES:

SMR NORTH 70, LLC, a Florida limited liability company

By: SCHROEDER-MANATEE RANCH, INC., a Delaware corporation, as its sole member

Witness

By: _____
Print Name: REX E. JENSEN
Its: PRESIDENT

DANIEL J. PERRA
Printed Name

Witness

DEBORAH A. FURMAN
Printed Name

STATE OF FLORIDA)
) SS.
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 24th day of January, 2011, by Rex E. Jensen, as the President of SCHROEDER-MANATEE RANCH, INC., a Delaware corporation, as the sole member of SMR NORTH 70, LLC, a Florida limited liability company, on behalf the respective entities, who is personally known to me or who has produced DLR as identification.

Notary Public State of Florida
Edythe A White
My Commission DD662845
Expires 06/06/2011

Edythe A. White
NOTARY PUBLIC, State of Florida at Large

Edythe A. White
Printed Name

EXHIBIT A

Description of Benefitted Property

PARCEL I (FEE SIMPLE ESTATE)
Commence at the Northwest corner of the Northeast 1/4 of Section 32, Township 34 South, Range 19 East, Manatee County, Florida; thence South 89°42'29" East, along the North line of said Northeast 1/4 of Section 32, a distance of 950.94 feet to the intersection with the Southerly right of way of State Road No. 64, said point lying on the arc of a curve whose radius point lies North 08°13'54" East, 5779.58 feet; thence run Southeasterly along said Southerly right of way, a distance of 273.51 feet for a Point of Beginning; thence South 00°38'41" West, leaving said Southerly right of way, a distance of 738.91 feet; thence North 89°34'38" West, a distance of 757.05 feet; thence South 00°42'08" West, a distance of 466.80 feet; thence North 89°35'55" West, a distance of 176.03 feet; thence South 00°42'08" West, a distance of 299.62 feet; thence South 89°35'55" East, a distance of 1033.56 feet; thence North 00°38'41" East, a distance of
1496.96 feet to a point on the Southerly right of way of State Road No.64, said point lying on the arc of a curve whose radius point lies North 04°32'22" East, 5779.58 feet; thence Northwesterly along said right of way and the arc of said curve through a central angle of 00°59'39", a distance of 100.28 feet to the Point of Beginning, being and lying in Section 32, Township 34 South, Range 19 East, Manatee County, Florida.

LESS AND EXCEPT
That portion taken by the State of Florida Department of Transportation by virtue of that certain Order of Taking recorded January 5, 2006, in Official Records Book 2091, Page 6622, Public Records of Manatee County, Florida, described as: That portion of the East 1/2 of Section 32, Township 34 South, Range 19 East, Manatee County, Florida, being described as follows:
Commence at the Southeast corner of Section 29, Township 34 South, Range 19 East, also being the Northeast corner of said Section 32; thence along the East line of said Section 29, North 00°18'41" East a distance of 7.58 feet to the survey base line of State Road 64; thence along said survey base line North 89°38'15" West a distance of 929.53 feet to the beginning of a curve concave Northerly and having a radius of 5,729.58 feet; thence continue along said survey base line the arc of said curve to the right a distance of 422.83 feet through a central angle of 04°13'42" with a chord bearing North 87°31'24" West to the end of said curve; thence South 00°35'56" West a distance of 50.12 feet to the South existing right-of-way line of said State Road 64 (per Section 1305-250) for a Point of Beginning; thence continue South 00°35'56" West a distance of 105.95 feet to the beginning of a curve concave Northerly and having a radius of 5,114.77 feet; thence along the arc of said curve to the right a distance of 100.39 feet through a central angle of 01°07'29" with a chord bearing North 84°19'49" West to the end of said curve; thence North 00°35'56" East a distance of 104.86 feet to said South existing right-of-way line and the beginning of a curve concave Northerly and having a radius of 5,779.58 feet; thence along said South existing right-of-way line the arc of said curve to the left a distance of 100.30 feet through a central angle of 00°59'40" with a chord bearing of South 84°56'48" East to the end of said curve and to the Point of Beginning.

TOGETHER WITH PARCEL 2 (FEE SIMPLE ESTATE)
The Northeast 1/4 of the Southeast 1/4 of Section 32, Township 34 South, Range 19 East, Manatee County, Florida.

TOGETHER WITH PARCEL 3 (FEE SIMPLE ESTATE)
Begin at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 32,
Township 34 South, Range 19 East; run thence West along the South line of said Southeast 1/4 of the Northeast 1/4, 1324.5 feet to the Southwest corner; thence run North along the West line, 559.18 feet to a

pipe; thence run East 1324.14 feet to a pipe on the East line, which pipe is 559.18 feet North of the Point of Beginning; thence run South along the East line 559.18 feet to a Point of Beginning. Being the South 17 acres of the Southeast 1/4 of the Northeast 1/4 of said Section 32, Township 34 South, Range 19 East, Manatee County, Florida.

TOGETHER WITH PARCEL 4 (FEE SIMPLE ESTATE)
That certain parcel of land as described in that Special Warranty Deed recorded in Official Records Book 1407, Page 3313, Public Records of Manatee County, Florida, being more particularly described as follows:
Commence at a concrete monument found marking the Southeast corner of the Southwest 1/4 of Section 33, Township 34 South, Range 19 East; thence North 89°09'33" West, along the South line of said Southwest 1/4, a distance of 1330.06 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 33; thence North 00°42'52" East, along the East line of said Southwest 1/4 of the Southwest 1/4, a distance of 724.33 feet for a Point of Beginning; thence continue North 00°42'52" East, along said East line, 40.00 feet; thence North 89°28'01" West, distance of 1330.13 feet to the intersection with the Section line common to Sections 32 & 33, Township 34 South, Range 19 East, said point lying North 00°42'36" East, a distance of 758.53 feet from the South section corner common to said Sections 32 & 33; thence continue North 89°28'01" West, 1337.10 feet to agreement line in Boundary Agreement recorded in Official Records Book 1407, Page 3308, of the Public Records of Manatee County, Florida; thence South 00°47'20" West, 40.00 feet; thence South 89°28'01" East, a distance of 1337.16 feet to the intersection with the above described common section line; thence continue South 89°28'01" East, a distance of 1330.12 feet to the Point of Beginning. Being and lying in Sections 32 & 33, Township 34 South, Range 19 East, Manatee County, Florida.

TOGETHER WITH PARCEL 5 (FEE SIMPLE ESTATE)
That certain 12.70 foot wide strip of land as described in that certain Special Warranty Deed recorded in Official Records Book 1752, Page 2251, Public Records of Manatee County, Florida, being more particularly described as follows:
Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 34 South, Range 19 East; thence South 00°42'36" West, along the Westerly line of said Section 33, a distance of 51.50 feet for a Point of Beginning; thence continue South 00°42'36" West, along said Westerly line, a distance of 12.70 feet; thence South 89°28'01" East, a distance of 978.64 feet to a point on the arc of a curve whose radius point lies North 38°02'49" West, a distance of 940.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of 01°13'30", a distance of 20.10 feet to the intersection with the Southerly line of that certain parcel as described and recorded in Official Records Book 1407, Page 3313, of the Public Records of Manatee County, Florida; thence North 89°28'01" West, along said Southerly line, a distance of 994.17 feet to the Point of Beginning. Being and lying in Section 33, Township 34 South, Range 19 East, Manatee County, Florida.

LESS AND EXCEPT PARCEL 6
That certain parcel of land as described in that certain Special Warranty Deed recorded in Official Records Book 1752, Page 2262, Public Records of Manatee County, Florida, being more particularly described as follows:
Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 34 South, Range 19 East; thence South 00°42'52" West, along the Easterly line of the Southwest 1/4 of the Southwest 1/4 of said Section 33, a distance of 6.59 feet for a Point of Beginning; thence continue South 00°42'52" West, along said Easterly line, a distance of 40.00 feet; thence North 89°28'01" West, a distance of 335.95 feet to a point on the arc of a curve whose radius point lies North 39°16'19" West, a distance of 940.00 feet; thence run Northeasterly, along the arc of said curve, through a central angle of 03°40'12", a distance of 60.21 feet; thence South 89°28'01" East, a distance of 291.09 feet to the Point of Beginning. Being and lying In Section 33, Township 34 South, Range 19 East, Manatee County, Florida.

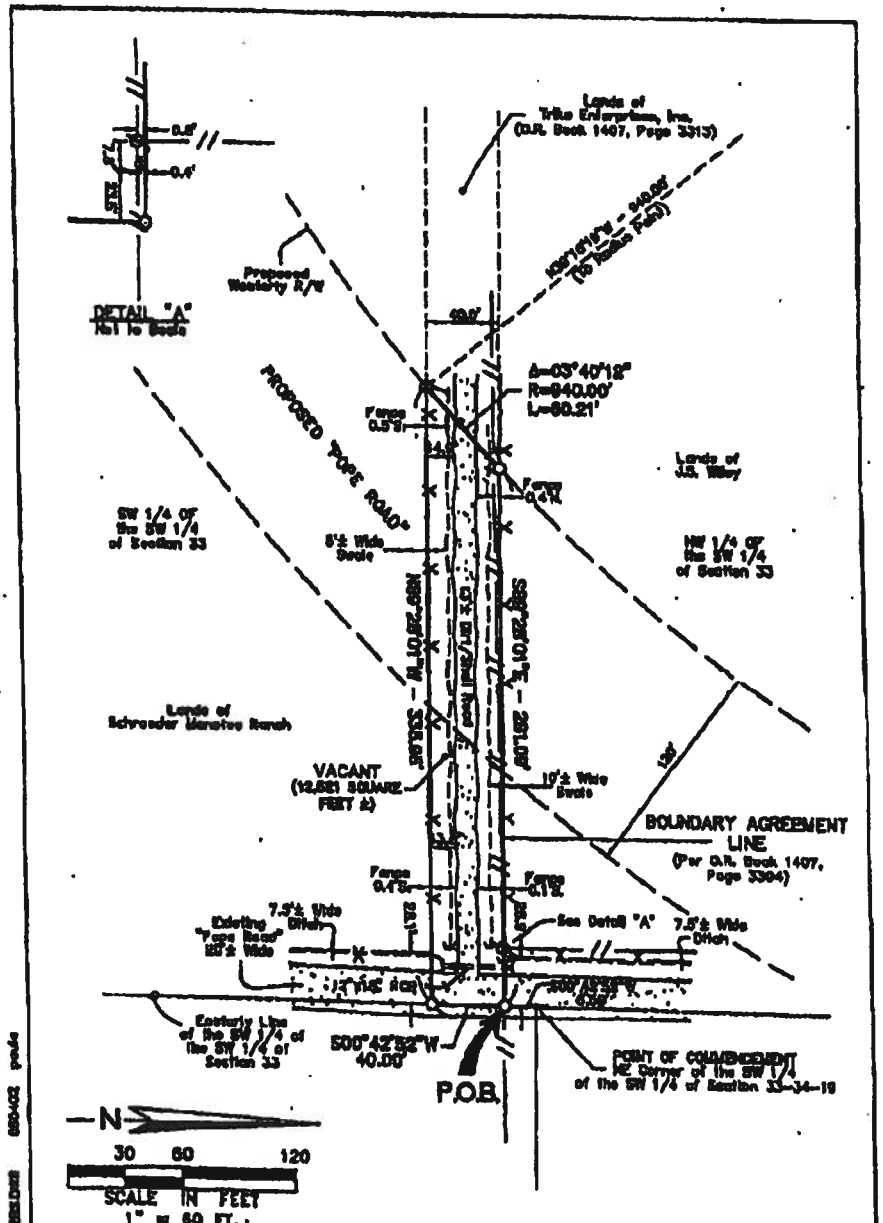
TOGETHER WITH PARCEL 7 (FEE SIMPLE ESTATE)
Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 34 South, Range 19 East; thence South 00°42'36" West, along the Westerly line of said Section 33, a distance of 51.50 feet for a Point of Beginning; thence continue South 00°42'36" West, along said Westerly line, a distance of 12.70 feet; thence North 89°28'01" West, a distance of 70.00 feet; thence North 00°42'36" East, a distance of 12.70 feet; thence South 89°28'01" East, a distance, of 70.00 feet to the Point of Beginning. Being and lying in Section 32, Township 34 South, Range 19 East, Manatee County, Florida.

TOGETHER WITH PARCEL 8 (NON-EXCLUSIVE EASEMENT ESTATE)
Together with those Non Exclusive Easement right(s) as created by that Temporary Easement Agreement recorded December 17, 2003, in Official Records Book 1888, Page 7570, Public Records of Manatee County, Florida, over the following described real property:
Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 34 South, Range 19 East; thence South 00°42'52" West, along the Easterly line of the Southwest 1/4 of the Southwest 1/4 of said Section 33, a distance of 46.59 feet for a Point of Beginning; thence continue South 00°42'52" West, along said Easterly line, a distance of 12.70 feet; thence North 89°28'01" West, a distance of 351.47 feet to a point on the arc of a curve whose radius point lies North 38°02'49" West, a distance of 940.00 feet; thence run Northeasterly, along the arc of said curve, through a central angle of 01°13'30", a distance of 20.10 feet; thence South 89°28'01" East, a distance of 335.95 feet to the Point of Beginning. Being and lying in Section 33, Township 34 South, Range 19 East, Manatee County, Florida.

EXHIBIT B

Description of the Easement Area

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 S., RANGE 19 E.; THENCE S00°48'52"W ALONG THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 8.69 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE S00°48'52"W ALONG SAID EASTERLY LINE, A DISTANCE OF 40.00 FT.; THENCE N89°28'01"W, A DISTANCE OF 132.95 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N36°18'19"W, A DISTANCE OF 940.09 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°40'15", A DISTANCE OF 60.21 FT.; THENCE S89°28'01"E, A DISTANCE OF 291.99 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.



REFER TO SHEET 1 OF 2 FOR DESCRIPTION, LEGEND AND SURVEYOR'S NOTES.
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 4427 DRAWN BY: PAULA SCALE: 1"=60 FT. SHEET NUMBER 2 OF 2

LOMBARDO, SKIPPER & FOLEY, INC.
Consulting Engineers, Surveyors and Planners
P.O. Box 189 • 502 4th Street West • Palmetto, Florida 34221 • (941) 722-4301

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO., FLA.

STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 4th day of February, 20 11
R.B. SHORE
Clerk of Circuit Court
By: E Acevedo D.C.

FILED FOR RECORD
R. B. SHORE

2011 FEB 17 PM 3:17

CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

February 4, 2011

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

Attention: Ms. Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated February 4, 2011 and certified copies of Manatee County Ordinance Nos. Z-10-08, PDMU-06-16(P)(R4) and PDR-07-06(Z)(P), which were filed in this office on February 7, 2011.

As requested, one date stamped copy is being returned for your records.

Sincerely,

Liz Cloud
Program Administrator

LC/vm
Enclosure

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6282 • TDD: 850.922.4085 • http://dlis.dos.state.fl.us

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

CAPITOL BRANCH
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282

MANATEE COUNTY ORDINANCE
PDR-07-06(P)(R) – INSIGNIA BANK, LLC / EAGLE TRACE SUBDIVISION DTS#20120166

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A REVISED PRELIMINARY SITE PLAN TO:

- INCREASE THE TOTAL NUMBER OF LOTS FROM 131 TO 183 LOTS FOR SINGLE-FAMILY DETACHED AND SEMI-DETACHED UNITS;
- REALIGN INTERIOR ROADWAYS WITHIN THE SUBDIVISION;
- SHIFT THE LOCATION OF TEMPORARY EMERGENCY ACCESS;
- ELIMINATE ONE INTER-NEIGHBORHOOD TIE; AND
- MODIFY THE OVERALL GROSS DENSITY FROM 2.15 DWELLING UNITS PER ACRE TO 2.99 DWELLING UNITS PER ACRE.

THE 61.13± ACRE SITE IS IN THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT. THE SITE IS ON THE SOUTH SIDE OF STATE ROAD 64, APPROXIMATELY A ½ MILE WEST OF POPE ROAD AT 1808 JOHN TAYLOR ROAD, BRADENTON; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

FILED
2012 SEP 19 PM 1:18
DEPARTMENT OF
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

WHEREAS, Insignia Bank, LLC (the "Applicant") filed an application for a revised Preliminary Site Plan to: increase the total number of lots from 131 to 183 lots for single-family detached and semi-detached units; realign interior roadways within the subdivision; shift the location of temporary emergency access; eliminate one inter-neighborhood tie; and modify the overall gross density from 2.15 dwelling units per acre to 2.99 dwelling units per acre on 61.13± acres described in Exhibit "A", attached hereto, (the "Property") in the PDR (Planned Development Residential) zoning district; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternative to Sections 702.6.7 and 907.2.4 and for Specific Approval for previously granted alternatives to Sections 603.7.4.5, 712.2.8, and 722.1.4.3 of the Land Development Code; and

WHEREAS, the applicant also filed a request for a project that was previously granted Special Approval exceeding one dwelling unit per acre in the UF-3 Future Land Use Category; and

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

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 9, 2012 to consider the amended Preliminary Site Plan, Special Approval and Specific Approval application, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the amended Preliminary Site Plan, Special Approval and Specific Approval

consistent with the Manatee County Comprehensive Plan, and the Manatee County Land Development Code, recommended approval subject to the stipulations contained in the staff report.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

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

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

B. The Board of County Commissioners held a duly noticed public hearing on September 6, 2012 regarding the proposed amended Zoning Ordinance described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and has further considered the information received at the public hearing.

C. The proposed revised Zoning Ordinance regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

E. 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.

F. Notwithstanding, the failure of this plan to comply with the requirements of LDC Section 907.9.2.4, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the roads will be private providing adequate drive lane widths for traffic calming.

G. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.7.4.5 the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the properties to the east and west still be buffered with the proposed fence.

C. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 712.2.8 the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because the community's health, safety, and welfare will be met with the proposed design.

D. 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 be provided as designed.

Section 2. REVISED PRELIMINARY SITE PLAN. The amended Zoning Ordinance is hereby approved subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. Prior to Final Plat approval, the applicant shall post a sign at the future tie to 22nd Avenue East informing perspective purchasers and residents of the future connection. The size, placement, and materials for this sign shall be determined with the Final Site Plan.

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

3. Minimum setbacks shall be as follows:

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

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

B. TRANSPORTATION CONDITIONS:

1. After platting of the 99th unit, a single gated emergency access drive shall be constructed at the southeast corner within Eagle Trace Subdivision to 22nd Avenue East and continue east to Pope Road. The emergency access drive shall remain in place until a second means of access to the subdivision is provided via a public or private County approved street. One turn-around shall be provided for and constructed to Public Works

standards. The turn-around shall be located on the south side of the emergency gate within Eagle Trace Subdivision. The emergency access gate shall be accessible to emergency service providers acceptable to the Fire Department and Emergency Medical Service (EMS). The emergency access drive shall be constructed at a minimum width of 20 feet wide. The emergency access drive shall be in compliance with Manatee County Transportation Department Standard Detail 401.9, and Fire Department standards. The developer and/or Homeowner's Association shall be responsible for the maintenance of the emergency access drive and shall be kept clear of vegetation.

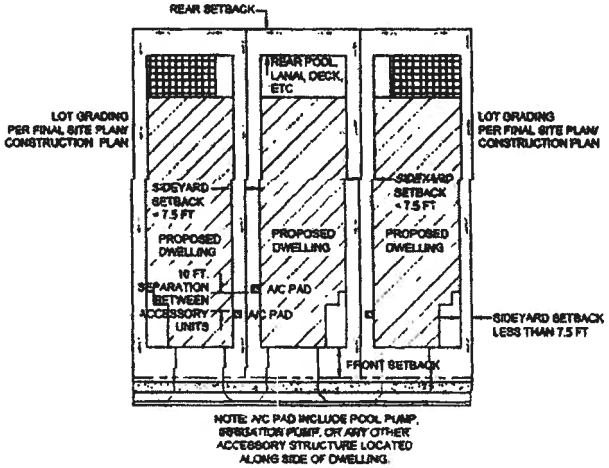
2. The entrance gates from SR 64 East shall be accessible to all ~~or~~ emergency services providers and County personnel according to ORD 09-22. The applicant shall provide a universal remote control to appropriate agencies prior to issuance of any building permits and the applicant shall obtain written approval from EMS approving the proposed system. Entrance and emergency gates shall be raised in a storm emergency to expedite an evacuation.

3. The applicant shall record an executed Easement Deed pertaining to the second means of access in the form entered into the public hearing (Exhibit "B" attached to previous approval) record before the BOCC in the Public Records within 14 days after the adoption of this ordinance and submit a recorded copy of the Easement Deed to the Planning Department. **(Completed)**

C. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek. Modeling shall be used to determine pre-and post-development flows.

2. There shall be a minimum ten (10) foot separation between accessory equipment and structures alongside adjoining houses with six (6) foot side yard setbacks.



D. BUFFERS:

1. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

E. ENVIRONMENTAL CONDITIONS:

1. Street Trees

   a. Canopy trees within 10' of a public sidewalk shall meet Manatee County Public Works Standard Section 301.0 and Exhibit 301.1 entitled "Sidewalk Location Close to Trees." All sidewalks in the right of way within 10' of an existing or proposed tree that will exceed 6" in diameter at maturity shall be 5" thick and contain 2-#3 rebar centered vertically and spaced 3' on center. Palms are not considered trees.

   b. If within ten (10') ft. of the tree trunk, potable water service line shall have 48 inches of cover from top of pipe from the meter to the home connection; or, as an alternative, the water line may be installed at 18 inches with a polyethylene service pipe conforming with AWWA C-901.

   c. Where within ten (10') ft. of the tree trunk, irrigation service lines from the street shall have 48 inches of cover from top of pipe to the valve, or, as an alternative, the irrigation line may be installed at 18 inches with a polyethylene service pipe conforming with AWWA C-901. Irrigation valve shall be located as far as possible from the regulated street tree location to minimize impacts to this infrastructure.

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

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

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

F. NOTICES

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

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

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

c. Potential for noise associated with the planned roadways,

d. The requirement for the temporary emergency access near Lot 42 which is required to be in place after the platting of the 99th lot and which will be removed once a second means of access is provided to 22nd Avenue East, and that the homeowner's association shall be responsible for the maintenance of the emergency access which shall be kept clear of vegetation, and

e. Active agricultural operations in the immediate area and potential impacts (noise and odor) of such uses.

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

G. UTILITY ENGINEERING

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

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 5. STATE AND FEDERAL PERMITTING. The issuance of this local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 6th day of September, 2012.

BY: BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

BY: _____
John R. Chappie, Chairman

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

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO., FLA.

EXHIBIT "A"

LEGAL DESCRIPTION: (PER COMMITMENT)

PARCEL 1 (FEE SIMPLE ESTATE)

Commence at the Northwest corner of the Northeast 1/4 of Section 32, Township 34 South, Range 19 East, Manatee County, Florida; thence South 89°42'29" East, along the North line of said Northeast 1/4 of Section 32, a distance of 950.94 feet to the intersection with the Southerly right of way of State Road No. 64, said point lying on the arc of a curve whose radius point lies North 08°13'54" East, 5779.58 feet; thence run Southeasterly along said Southerly right of way, a distance of 273.51 feet for a Point of Beginning; thence South 00°38'41" West, leaving said Southerly right of way, a distance of 738.91 feet; thence North 89°34'38" West, a distance of 757.05 feet; thence South 00°42'08" West, a distance of 466.80 feet; thence North 89'35'55" West, a distance of 176.03 feet; thence South 00°42'08" West, a distance of 299.62 feet; thence South 89°35'55" East, a distance of 1033.56 feet; thence North 00°38'41" East, a distance of 1496.96 feet to a point on the Southerly right of way of State Road No. 64, said point lying on the arc of a curve whose radius point lies North 04°32'22" East, 5779.58 feet; thence Northwesterly along said right of way and the arc of said curve through a central angle of 00°59'39", a distance of 100.28 feet to the Point of Beginning, being and lying in Section 32, Township 34 South, Range 19 East, Manatee County, Florida.

LESS AND EXCEPT

That portion taken by the State of Florida Department of Transportation by virtue of that certain Order of Taking recorded January 5, 2006, in Official Records Book 2091, Page 6622, Public Records of Manatee County, Florida, described as: That portion of the East 1/2 of Section 32, Township 34 South, Range 19 East, Manatee County, Florida, being described as follows:

Commence at the Southeast corner of Section 29, Township 34 South, Range 19 East, also being the Northeast corner of said Section 32; thence along the East line of said Section 29, North 00°18'41" East a distance of 7.58 feet to the survey base line of State Road 64; thence along said survey base line North 89°38'15" West a distance of 929.53 feet to the beginning of a curve concave Northerly and having a radius of 5,729.58 feet; thence continue along said survey base line the arc of said curve to the right a distance of 422.83 feet through a central angle of 04°13'42" with a chord bearing North 87°31'24" West to the end of said curve; thence South 00°35'56" West a distance of 5012 feet to the South existing right-of-way line of said State Road 64 (per Section 1305-250) for a Point of Beginning; thence continue South 00°35'56" West a distance of 105.95 feet to the beginning of a curve concave Northerly and having a radius of 5,114.77 feet; thence along the arc of said curve to the right a distance of 100.39 feet through a central angle of 01°07'29" with a chord bearing North 84°19'49" West to the end of said curve; thence North 00°35'56" East a distance of 104.86 feet to said South existing right-of-way line and the beginning of a curve concave Northerly and having a radius of 5,779.58 feet; thence along said South existing right-of-way line the arc of said curve to the left

a distance of 100.30 feet through a central angle of 00°59'40" with a chord bearing of South 84°56'48" East to the end of said curve and to the Point of Beginning.

TOGETHER WITH PARCEL 2 (FEE SIMPLE ESTATE)

The Northeast 1/4 of the Southeast 1/4 of Section 32, Township 34 South, Range 19 East, Manatee County Florida.

TOGETHER WITH PARCEL 3 (FEE SIMPLE ESTATE)

Begin at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 34 South, Range 19 East; run thence West along the South line of said Southeast 1/4 of the Northeast 1/4, 1324.5 feet to the Southwest corner; thence run North along the West line, 559.18 feet to a pipe; thence run East 1324.14 feet to a pipe on the East line, which pipe is 559.18 feet North of the Point of Beginning; thence run South along the East line 559.18 feet to a Point of Beginning. Being the South 17 acres of the Southeast 1/4 of the Northeast 1/4 of said Section 32, Township 34 South, Range 19 East, Manatee County, Florida.

TOGETHER WITH PARCEL 4 (FEE SIMPLE ESTATE)

That certain parcel of land as described in that Special Warranty Deed recorded in Official Records Book 1407, Page 3313, Public Records of Manatee County, Florida, being more particularly described as follows:

Commence at a concrete monument found marking the Southeast corner of the Southwest 1/4 of Section 33, Township 34 South, Range 19 East; thence North 89°09'33" West, along the South line of said Southwest 1/4, a distance of 1330.06 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 33; thence North 00°42'52" East, along the East line of said Southwest 1/4 of the Southwest 1/4, a distance of 724.33 feet for a Point of Beginning; thence continue North 00°42'52" East, along said East line, 40.00 feet; thence North 89°28'01" West, a distance of 1330.13 feet to the intersection with the Section line common to Sections 32 & 33, Township 34 South, Range 19 East, said point lying North 00°42'36" East, a distance of 758.53 feet from the South section corner common to said Sections 32 & 33; thence continue North 89°28'01" West, 1337.10 feet to agreement line in Boundary Agreement recorded in Official Records Book 1407, Page 3308, of the Public Records of Manatee County, Florida; thence South 00°47'20" West, 40.00 feet; thence South 89°28'01" East, a distance of 1337.16 feet to the intersection with the above described common section line; thence continue South 89°28'01" East, a distance of 1330.12 feet to the Point of Beginning. Being and lying in Sections 32 & 33, Township 34 South, Range 19 East, Manatee County, Florida.

TOGETHER WITH PARCEL 5 (FEE SIMPLE ESTATE)

That certain 12.70 foot wide strip of land as described in that certain Special Warranty Deed recorded in Official Records Book 1752, Page 2251, Public Records of Manatee County, Florida, being more particularly described as follows:

commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 34 South, Range 19 East; thence South 00°42'36" West, along the Westerly line of

said Section 33, a distance of 51.50 feet for a Point of Beginning; thence continue South 00°42'36" West, along said Westerly line, a distance of 12.70 feet; thence South 89°28'01" East, a distance of 978.64 feet to a point on the arc of a curve whose radius point lies North 38°02'49" West, a distance of 940.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of 01°13'30", a distance of 20.10 feet to the intersection with the Southerly line of that certain parcel as described and recorded in Official Records Book 1407, Page 3313, of the Public Records of Manatee County, Florida; thence North 89°28'01" West, along said Southerly line, a distance of 994.17 feet to the Point of Beginning. Being and lying in Section 33, Township 34 South, Range 19 East, Manatee County, Florida.

LESS AND EXCEPT PARCEL 6

PARCEL 6

That certain parcel of land as described in that certain Special Warranty Deed recorded in Official Records Book 1752, Page 2262, Public Records of Manatee County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 34 South, Range 19 East; thence South 00°42'52" West, along the Easterly line of the Southwest 1/4 of the Southwest l/4 of said Section 33, a distance of 6.59 feet for a Point of Beginning; thence continue South 00°42'52" West, along said Easterly line, a distance of 40.00 feet; thence North 89°28'01" West, a distance of 335.95 feet to a point on the arc of a curve whose radius point lies North 39°16'19" West, a distance of 940.00 feet; thence run Northeasterly, along the arc of said curve, through a central angle of 03°40'12", a distance of 60.21 feet; thence South 89°28'01" East, a distance of 291.09 feet to the Point of Beginning. Being and lying in Section 33, Township 34 South, Range 19 East, Manatee County, Florida.

TOGETHER WITH PARCEL 7 (FEE SIMPLE ESTATE)

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 34 South, Range 19 East; thence South 00°42'36" West, along the Westerly line of said Section 33, a distance of 51.50 feet for a Point of Beginning; thence continue South 00°42'36" West, along said Westerly line, a distance of 12.70 feet; thence North 89°28'01" West, a distance of 70.00 feet; thence North 00°42'36" East, a distance of 12.70 feet; thence South 89°28'01" East, a distance of 70.00 feet to the Point of Beginning. Being and lying in Section 32, Township 34 South, Range 19 East, Manatee County, Florida.

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO. FLA.

STATE OF FLORIDA, COUNTY OF MANA...
This is to certify that the foregoing is a tr...
correct copy of the documents on file in my o...
Witness my hand and official seal this 13...
20 12
R.B. SHORE
Clerk of Circuit Court
By:

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

September 19, 2012

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

Attention: Ms. Pati Kopke, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated September 13, 2012 and certified copies of Manatee County Ordinance Nos. PDMU-12-04(G), PDR-07-06-(P)(R) and PDI-12-07(G) which were filed in this office on September 19, 2012.

As requested, one date stamped copy of each ordinance is being return for your records.

Sincerely,

Liz Cloud

Liz Cloud
Program Administrator

LC/elr

Enclosure

RECEIVED
SEP 25 2012
BOARD RECORDS

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270 • Facsimile: (850) 488-9879
www.dos.state.fl.us

Stantec

EAGLE TRACE PHASE III

TRANSPORTATION IMPACT ANALYSIS

PREPARED FOR:

NEAL COMMUNITIES
5800 LAKEWOOD RANCH BOULEVARD
SARASOTA, FLORIDA 34240

PREPARED BY:

STANTEC
6900 PROFESSIONAL PARKWAY EAST
SARASOTA, FLORIDA 34240

JANUARY 2013

EAGLE TRACE PHASE III
TRANSPORTATION IMPACT ANALYSIS

TABLE OF CONTENTS

Page

PROFESSIONAL ENGINEER'S CERTIFICATION i

INTRODUCTION 1

TRIP GENERATION 2

PROJECT TRAFFIC DISTRIBUTION/ASSIGNMENT 2

STUDY AREA 5

2013 EXISTING CONDITIONS 5

- Roadway Analysis 6
- Intersection Analysis 6

2016 FUTURE CONDITIONS 7

- Roadway Analysis 9
- Intersection Analysis 9
- Site Access Analysis 10

CONCLUSION 10

LIST OF FIGURES

FIGURE 1: PROJECT LOCATION 1

FIGURE 2: EXISTING PM PEAK-HOUR PEAK-SEASON TRAFFIC 3

FIGURE 3: PROJECT TRAFFIC DISTRIBUTION AND ASSIGNMENT 4

FIGURE 4: FUTURE PM PEAK-HOUR TOTAL TRAFFIC 8

LIST OF TABLES

TABLE 1: PM PEAK-HOUR TRIP GENERATION 2
TABLE 2: STUDY AREA DETERMINATION 5
TABLE 3 2013 EXISTING SEGMENT CONDITIONS 6
TABLE 4: 2013 EXISTING INTERSECTION CONDITIONS 6
TABLE 5 2016 FUTURE SEGMENT CONDITIONS 9
TABLE 6: 2016 FUTURE INTERSECTION CONDITIONS 9

LIST OF APPENDICES

APPENDIX A ..... METHODOLOGY STATEMENT

APPENDIX B ..... FDOT PEAK-SEASON CONVERSION FACTORS
TURNING MOVEMENT COUNTS
EXISTING LANE GEOMETRY
EXISTING SIGNAL TIMING

APPENDIX C ..... EXISTING AND FUTURE INTERSECTION VOLUMES

APPENDIX D ..... 2013 EXISTING HCS SUMMARY WORKSHEET

APPENDIX E ..... 2016 FUTURE HCS SUMMARY WORKSHEET

PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Stantec Consulting Services Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

PROJECT: Eagle Trace Phase III
Transportation Impact Analysis
215611293

LOCATION: South of SR 64 between Lakewood Ranch Boulevard and Rye Road, Manatee County, Florida.

Matthew R. Crim, P.E., PTOE
Transportation Engineer
Florida Licensed Engineer No. 68297

Date

INTRODUCTION

The purpose of this study is to determine the transportation impacts of the proposed Eagle Trace Phase III residential development in Manatee County, Florida. The proposed development is located south of SR 64 between Lakewood Ranch Boulevard and Rye Road and is shown in Figure 1.

Eagle Trace Phase I and Phase II have concurrency approval for 74 single-family dwelling units and 108 multi-family dwelling units. The next phase of development, Phase III, will add 110 single-family dwelling units. Phase III will use the same connection to SR 64 as previously approved for the first two phases. The study area for the analysis was calculated based on the estimated trip generation potential for the entire Eagle Trace development (phases I–III); however, only the traffic impacts for Phase III were analyzed within the study area as project-related trips. The build-out year for Phase III is 2016.

Source: Google 2012

Figure 1: Project Location

Prior to undertaking the study, a methodology statement was submitted to Manatee County and approved on January 4, 2013. A copy of the proposed methodology is attached in Appendix A.

TRIP GENERATION

Traffic volumes generated by Phase III of the development were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. Land Use 210 (Single-Family Detached Housing) was used to estimate the PM peak-hour trip generation potential. The estimated external trips generated by the development are 114 PM peak-hour two-way trip ends (72 entering; 42 exiting). The trip generation results are summarized in Table 1.

Table 1: PM Peak-Hour Trip Generation

ITE Land Use Category	Units	Development Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Total Trips		
						Total	Enter	Exit
Single Family Housing - 210	Per Unit	110	ln(T) = 0.90ln(x) + 0.51	63%	37%	114	72	42

PROJECT TRAFFIC DISTRIBUTION/ASSIGNMENT

The traffic generated by the proposed project was distributed and assigned to the adjacent roadway network using existing travel patterns. The existing PM peak-hour peak-season traffic volumes, shown in Figure 2, were used to distribute project traffic. The project traffic distribution and assignment is shown in Figure 3.

Once the distribution was determined, project traffic was assigned to all functionally classified roadways listed in Manatee County's *Concurrency Transportation Link Sheet Level of Service Analysis Roadway Segments (October 2012)*.

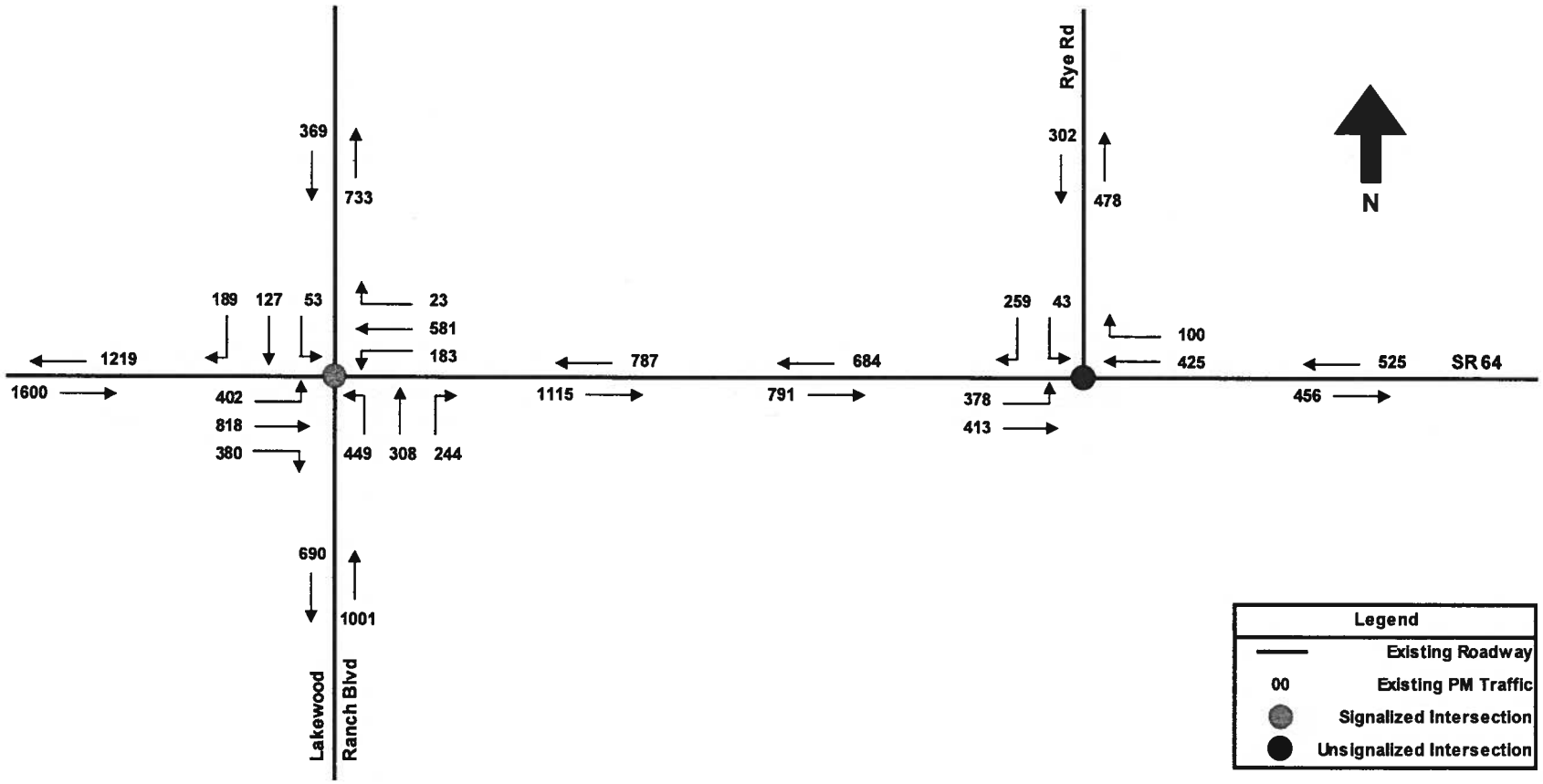


Figure 2: Existing PM Peak-Hour Peak-Season Traffic

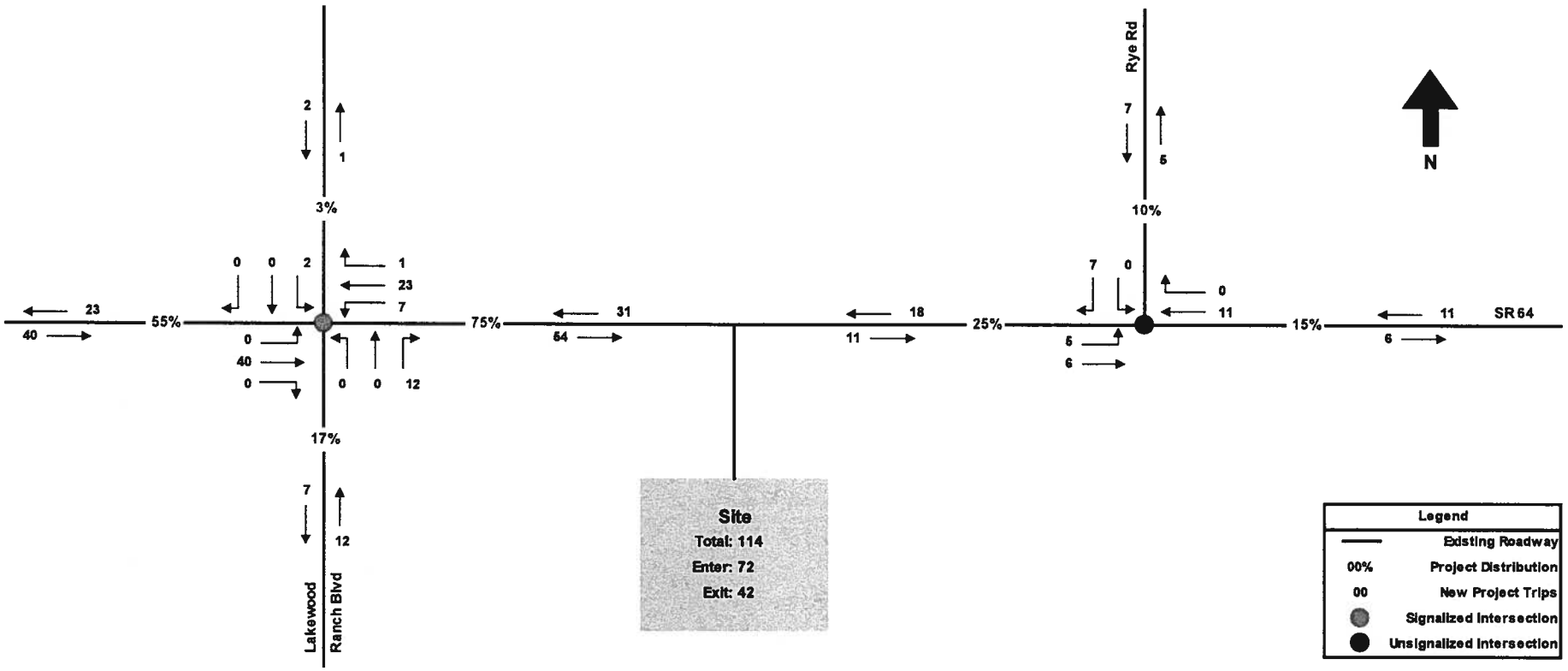


Figure 3: Project Traffic Distribution and Assignment

STUDY AREA

The extent of the roadway network to be studied was based upon the Manatee County Transportation Planning Division's *Traffic Impact Analysis Requirements and Procedures.* Significantly impacted segments are defined as roadway segments in which project traffic is expected to consume at least five percent of the peak-hour two-way level-of-service standard or any roadway segment to which the development has direct access or which the development accesses via local and private roads.

For the purposes of study area determination only, traffic associated with Phase I and Phase II was used as project traffic. Phase I and Phase II of Eagle Trace are estimated to generate 144 PM peak-hour trips. Thus, the study area was based on a net trip generation of 258 PM peak-hour trips [144 (Phase I & Phase II) + 114 (Phase III)].

The results of the study area determination are provided in Table 2. Per Manatee County's criteria, only the segment of SR 64 where direct access occurs exceeded the five percent significance threshold. The segment of SR 64 between Lakewood Ranch Boulevard and Rye Road as well as a detailed intersection analysis of the SR 64/Lakewood Ranch Boulevard and the SR 64/Rye Road intersections were performed as part of this analysis.

Table 2: Study Area Determination

Road Name and Segment	Adopted LOS			Percent Project Traffic	New Project Traffic		Significant Impact? (>5%)	Direct Access?
	LOS Standard	Number of Lanes	Service Volume		Trips	% Impact		
SR 64								
Lena Rd to Lakewood Ranch Blvd	D	6	5,080	55%	142	2.8%	No	No
Lakewood Ranch Blvd to Site	D	4	3,110	75%	194	6.2%	Yes	Yes
Site to Rye Rd	D	4	3,110	25%	65	2.1%	No	Yes
Rye Rd to Lorraine Rd	D	4	3,110	15%	39	1.3%	No	No
Lakewood Ranch Boulevard								
SR 70 to SR 64	D	4	3,110	17%	44	1.4%	No	No
Rye Road								
CR 675 to SR 64	D	2	2,040	10%	26	1.3%	No	No
Upper Manatee River Road								
SR 64 to Curve	D	2	1,390	3%	8	0.6%	No	No

2013 EXISTING TRAFFIC CONDITIONS

Vehicle turning movement counts were conducted at the study area intersections on Thursday December 13, 2012. The turning movement counts were taken during the PM peak period (4:00 PM to 6:00 PM) to quantify existing PM peak-hour conditions. The turning movement counts at the intersection were then adjusted by the FDOT peak-season conversion factor of 1.10. The existing PM peak-hour peak-season traffic volumes are shown in Figure 2. The

peak-season factors, turning movement counts, existing lane geometry, and signal timing information are attached in Appendix B.

Roadway Analysis

Roadway segmentation and service volumes were taken from the Manatee County *Concurrency Transportation Link Sheet Level of Service Analysis Roadway Segments (October 2012)*. Existing segment volumes were obtained from the peak-season volumes entering/exiting the intersections during the peak-hour. The results of the 2013 existing level-of-service analysis are summarized in Table 3 and indicate that all segments within the study area are operating within Manatee County's adopted level-of-service standards.

Table 3: 2013 Existing Segment Conditions

Road Name and Segment	Adopted LOS			Peak Hour Base	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume		
SR 64					
Lakewood Ranch Blvd to Site	D	4	3,110	1,902	No
Site to Rye Rd	D	4	3,110	1,475	No

Intersection Analysis

The intersection analysis was performed using the Highway Capacity Software (HCS). As part of the analysis, existing lane geometry was used at the study intersections. Manatee County has adopted an overall intersection level-of-service standard of D with each intersection movement having a v/c ratio less than 1.0. To evaluate unsignalized intersections, where an overall intersection level-of-service standard cannot be obtained, each movement and approach was analyzed to ensure that vehicles did not experience excessive delay and that the volume to capacity ratio (v/c ratio) was less than 1.0. The results of the HCS intersection analysis are summarized in Table 4 and indicate that both intersections currently meet Manatee County's adopted level-of-service standards.

Table 4: 2013 Existing Intersection Conditions

Intersection	Type	Overall Intersection LOS		Delay[1] (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Existing			EB[2]	WB[2]	NB	SB
SR 64 & Lakewood Ranch Blvd	Signalized	D	D	35.4	0.779	C	D	D	D
SR 64 & Rye Road	Unsignalized	D	n/a	21.2	0.60	B	A	–	C

1. Delay for the unsignalized intersection is shown for the worst approach/movement (SB).

2. For the unsignalized intersection, the EB and WB approach level-of-service reported represents the left turn movement.

The intersection volume tables are provided in Appendix C. The 2013 existing HCS intersection worksheets are provided in Appendix D and electronic versions of the files are attached on the accompanying CD.

2016 FUTURE CONDITIONS

The future traffic conditions were analyzed for the build-out year of 2016. The future traffic conditions consist of the existing PM peak-hour peak-season traffic volumes, an annual background growth rate, reserved traffic volumes from Phase I and Phase II of Eagle Trace, reserved traffic volumes from the Serenity Creek Development, and project traffic.

- A three percent annual growth rate was used to forecast future background traffic. This growth rate is consistent with what has been used for other projects in the vicinity and helps to account for other approved developments in the area.
- Volumes from Phase I and Phase II of Eagle Trace were distributed in the same manner as Phase III of Eagle Trace (shown in Figure 3).
- Volumes from the Serenity Creek Development were obtained from the approved traffic analysis. 87 PM peak-hour trips access the site to/from the west and 29 PM peak-hour trips access the site to/from the east.
- New project traffic was added to the existing PM peak-hour peak-season traffic volumes, background traffic and Serenity Creek traffic.

The 2016 future PM peak-hour peak-season total traffic volumes are shown in Figure 4 as well as in Appendix C.

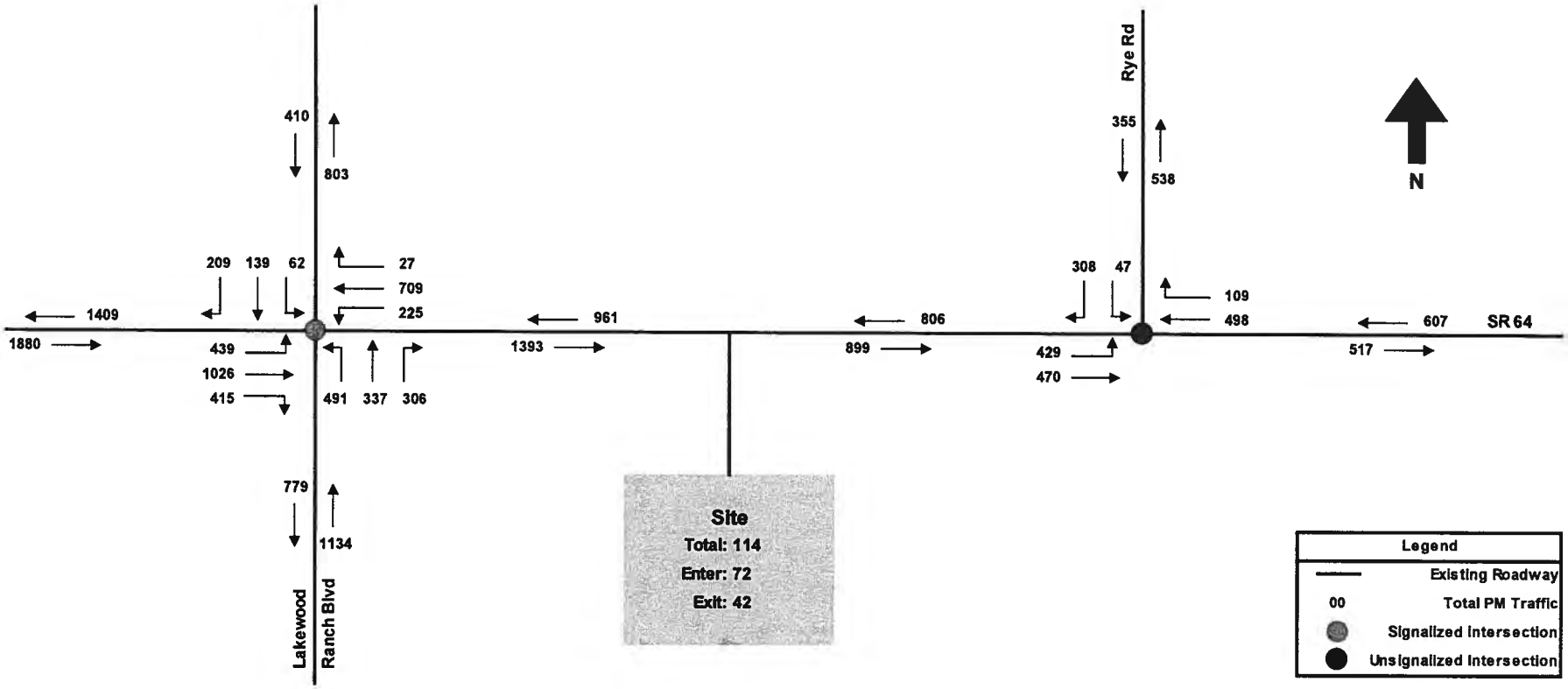


Figure 4: Future PM Peak-Hour Total Traffic

Roadway Analysis

Again, roadway segmentation and service volumes were taken from the Manatee County *Concurrency Transportation Link Sheet Level of Service Analysis Roadway Segments (October 2012)*. 2016 future segment volumes consist of the existing PM peak-hour peak-season traffic volumes, background traffic, reserved Eagle Trace Phase I and Phase II traffic, reserved Serenity Creek traffic, and project traffic. The results of the 2016 future level-of-service analysis are summarized in Table 5 and indicate that all segments within the study area are anticipated to continue to operate within Manatee County's adopted level-of-service standards. No roadway improvements are required in conjunction with this project.

Table 5: 2016 Future Segment Conditions

Road Name and Segment	Adopted LOS			Peak Hour Base	3% Annual Bkgd Growth	Serenity Creek Traffic	Project Traffic	Total Traffic	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume						
SR 64									
Lakewood Ranch Blvd to Site	D	4	3,110	1,902	176	87	85	2,250	No
Site to Rye Rd	D	4	3,110	1,475	137	29	29	1,670	No

Intersection Analysis

The intersection analysis was again performed using the HCS. The 2016 analysis used the same geometry as the existing analysis. The results of the HCS intersection analysis are summarized in Table 6 and indicate that the intersections are anticipated to continue to operate within Manatee County's adopted level-of-service standards. No intersection improvements are required in conjunction with this project.

Table 6: 2016 Future Intersection Conditions

Intersection	Type	Overall Intersection LOS		Delay[1] (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Total			EB[2]	WB[2]	NB	SB
SR 64 & Lakewood Ranch Blvd	Signalized	D	D	38.1	0.804	D	D	D	D
SR 64 & Rye Road	Unsignalized	D	n/a	46.5	0.87	B	A	–	E

1. Delay for the unsignalized intersection is shown for the worst approach/movement (SB).

2. For the unsignalized intersection, the EB and WB approach level-of-service reported represents the left turn movement.

The intersection volume tables are provided in Appendix C. The 2016 future HCS intersection worksheets are provided in Appendix E and electronic versions of the files are attached on the accompanying CD.

Site Access Analysis

Phase III will use the same right-in/right-out connection to SR 64 as previously approved for the first two phases of Eagle Trace. The CLOS for Phase I and II stipulate that an eastbound deceleration right-turn lane shall be constructed. The additional PM peak-hour traffic generated by Phase III will not change this requirement or necessitate further improvements at the site access point.

CONCLUSION

Eagle Trace Phase I and Phase II have concurrency approval for 74 single-family dwelling units and 108 multi-family dwelling units. Phase III of the Eagle Trace development consists of an additional 110 single-family dwelling units. Phase III is estimated to generate 114 PM peak-hour trip ends (72 entering; 42 exiting).

As the capacity analysis documented in this report indicates, all study area roadway segments and study area intersections are currently operating within Manatee County's adopted level-of-service standards and are anticipated to continue to operate within Manatee County's adopted level-of-service standards with the addition of the project traffic. Therefore, Phase III of the Eagle Trace development will not require any off-site traffic improvements. In addition, the site access was reviewed and indicates that no additional site access improvements are required as part of Phase III beyond the existing stipulation as part of Phase I and Phase II to construct an eastbound deceleration right-turn lane.

APPENDIX A

METHODOLOGY STATEMENT

Crim, Matt

From: steve.kollar@mymanatee.org
Sent: Friday, January 04, 2013 2:07 PM
To: Crim, Matt
Cc: jason.utley@mymanatee.org; bob.agrusa@mymanatee.org; susan.barfield@mymanatee.org
Subject: Eagle Trace Phase III

RE: Eagle Trace Phase III – Traffic Analysis Methodology
Petition #
Consultant: Wilson Miller / Stantec Corporation

Mr. Crim

Based on the Traffic Impact Analysis, Methodology Statement dated December 18 for Eagle Trace Phase III, Public Works, Transportation Planning Division, approves the revised Traffic Impact Analysis Methodology Statement.

Please do not hesitate to contact me at the number below, if you have any questions or require further assistance.

Sincerely,

Steve Kollar
Transportation Systems Modeler
AutoDesk Contract Administrator
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7604
steve.kollar@mymanatee.org

WilsonMiller

Stantec

6900 Professional Parkway East
Sarasota, FL 34240
(941) 907-6900

December 18, 2012

Steve Kollar
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East
Bradenton, Florida 34208

Reference: Eagle Trace Phase III
Transportation Methodology Statement

Dear Mr. Kollar:

This letter serves to summarize the Transportation Methodology for the subject project for your approval. The proposed development is located south of SR 64 between Lakewood Ranch Boulevard and Rye Road. The analysis is for concurrency approval from Manatee County. The following is a summary of the methodology:

Introduction

Eagle Trace Phase I and Phase II have concurrency approval for 74 single-family dwelling units and 108 multi-family dwelling units. The next Phase of development, Phase III, will add 110 single-family dwelling. Phase III will use the same connection to SR 64 as the previously approved for the first two phases. The study area for the analysis will be calculated based on the estimated trip generation potential for the entire Eagle Trace development (Phases I – III). However, only the traffic impacts for Phase III will be analyzed within the study area as project related trips. The build out year for Phase III is 2016.

Trip Generation

The transportation analysis will be based on the PM peak-hour. Traffic volumes generated by the proposed development will be estimated using the Institute of Transportation Engineers (ITE) Rates, *Trip Generation – the 9th Edition (2012)*. Land Use Code 210 (Single-Family Detached Housing) will be used to estimate the trip generation potential. No Internal Capture or Pass-by Capture trips will be used in the analysis. Table 1 illustrates the PM peak-hour trip generation.

Table 1: PM Peak-Hour Trip Generation

ITE Land Use Category	Units	Development Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Total Trips		
						Total	Enter	Exit
Single Family Housing - 210	Per Unit	110	ln(T) = 0.90ln(x) + 0.51	63%	37%	114	72	42

Reference: Eagle Trace Phase III
Transportation Methodology Statement

Trip Distribution

The project traffic will be distributed using existing travel patterns.

Study Area

The study area will consist of the arterial and collector roads that:

- Project traffic equals or exceeds five percent of the adopted two-way peak-hour service volume, as specified by Manatee County's transportation sources, for all applicable county and state roads.
- Any road segment to which the development has a direct access or which the development accesses via local and private roads.

For the purposes of study area determination only, traffic associated with Phase I and Phase II will be used as project traffic. Phase I and Phase II of Eagle Trace are estimated to generate 144 PM peak-hour trips. Thus, the study area will be based on a net trip generation of 258 PM peak-hour trips [144 (Phase I & Phase II) + 114 (Phase III)]. It is anticipated that only the segment of SR 64 from Lakewood Ranch Boulevard to Rye Road will exceed five percent of the adopted two-way peak-hour service volume. A preliminary study area determination is shown in Table 2.

Table 2: Study Area Determination

Road Name and Segment	Adopted LOS			Percent Project Traffic	New Project Traffic		Significant Impact? (>5%)	Direct Access?
	LOS Standard	Number of Lanes	Service Volume		Trips	% Impact		
SR 64								
Lena Rd to Lakewood Ranch Blvd	D	6	5,080	37%	95	1.9%	No	No
Lakewood Ranch Blvd to Site	D	4	3,110	70%	181	5.8%	Yes	Yes
Site to Rye Rd	D	4	3,110	30%	77	2.5%	No	Yes
Rye Rd to Lorraine Rd	D	4	3,110	16%	42	1.4%	No	No
Lakewood Ranch Boulevard								
SR 70 to SR 64	D	4	3,110	19%	48	1.5%	No	No
Rye Road								
CR 675 to SR 64	D	2	2,040	14%	36	1.8%	No	No
Upper Manatee River Road								
SR 64 to Curve	D	2	1,390	14%	37	2.7%	No	No

In addition to the segment of SR 64 from Lakewood Ranch Boulevard to Rye Road, the intersections of SR 64/Lakewood Ranch Boulevard and SR 64/Rye Road will be analyzed.

Reference: Eagle Trace Phase III
Transportation Methodology Statement

Existing and Future Traffic

1. Existing Traffic:

   Will be based on PM peak-hour turning movement counts collected at the study area intersections. The intersection counts will be adjusted to the peak-season based upon the most recent 2011 FDOT seasonal adjustment factors for Manatee County.

2. Future Traffic:

   Annual Average Daily Traffic (AADT) from FDOT count stations in the vicinity of the project indicates a historical annual growth rate of 1.49%. The historical growth rates are shown in Table 3. It is proposed that a 3.00% annual growth rate be used to forecast future background traffic. This higher growth rate is consistent with what has been used for other projects in the vicinity and helps to account for other approved developments in the area.

   In addition to the background growth, reserved traffic will be added to the background traffic. The applicant will include the 116 PM peak-hour two-way trips from the Serenity Creek development.

Table 3: Historical Growth Rates

Road Name and FDOT Count Station	2008 AADT	2011 AADT	3-Year Growth Rate
SR 64			
0072	28,000	28,000	0.00%
0073	15,500	16,900	2.92%
0076	7,500	8,100	2.60%
Lakewood Ranch Boulevard			
4001	8,650	9,361	2.67%
Rye Road			
4014	4,047	4,285	1.92%
Upper Manatee River Road			
4002	8,708	9,036	1.24%
TOTAL			**1.49%**

Reference: Eagle Trace Phase III
Transportation Methodology Statement

Analysis Scenarios

The analysis will be completed based on the PM Peak Hour, and will include the following scenarios:

1. Existing traffic will be evaluated within the established study area.
2. Existing plus Future will be evaluated for 2016.
3. Existing plus Future plus Project traffic will be evaluated for 2016.

If both Scenario 1 and Scenario 3 result in no deficiencies, Scenario 2 will be omitted from the analysis.

Analysis Procedures

All analyses for study area intersections and roadways will be conducted in a manner consistent with the procedures and assumptions utilized by Manatee County. Specifically, the subject analyses will utilize the most recent version of the Highway Capacity Software (HCS), SYNCHRO, HIGHPLAN and the FDOT's Generalized Level of Service Volume Tables.

If the above methodology is acceptable, please send written confirmation so we can proceed with the study. Should you have any questions, please feel free to contact me.

Sincerely,

WilsonMiller Stantec

Matthew Crim, P.E., PTOE
Transportation Engineer
Ph: 832-523-9111
Fax: 941-907-6910
matt.crim@stantec.com

cc: Bob Agrusa, P.E., Manatee County Transportation Planning Division

APPENDIX B

FDOT PEAK-SEASON CONVERSION FACTORS

TURNING MOVEMENT COUNTS

EXISTING LANE GEOMETRY

EXISTING SIGNAL TIMING

2011 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1300 MANATEE COUNTYWIDE

MOCF: 0.90

WEEK	DATES	SF	PSCF
1	01/01/2011 - 01/01/2011	0.99	1.10
2	01/02/2011 - 01/08/2011	0.99	1.10
3	01/09/2011 - 01/15/2011	0.99	1.10
4	01/16/2011 - 01/22/2011	0.98	1.09
5	01/23/2011 - 01/29/2011	0.96	1.06
* 6	01/30/2011 - 02/05/2011	0.94	1.04
* 7	02/06/2011 - 02/12/2011	0.92	1.02
* 8	02/13/2011 - 02/19/2011	0.90	1.00
* 9	02/20/2011 - 02/26/2011	0.89	0.99
*10	02/27/2011 - 03/05/2011	0.89	0.99
*11	03/06/2011 - 03/12/2011	0.88	0.97
*12	03/13/2011 - 03/19/2011	0.88	0.97
*13	03/20/2011 - 03/26/2011	0.88	0.97
*14	03/27/2011 - 04/02/2011	0.89	0.99
*15	04/03/2011 - 04/09/2011	0.90	1.00
*16	04/10/2011 - 04/16/2011	0.91	1.01
*17	04/17/2011 - 04/23/2011	0.92	1.02
*18	04/24/2011 - 04/30/2011	0.94	1.04
19	05/01/2011 - 05/07/2011	0.96	1.06
20	05/08/2011 - 05/14/2011	0.97	1.07
21	05/15/2011 - 05/21/2011	0.99	1.10
22	05/22/2011 - 05/28/2011	1.00	1.11
23	05/29/2011 - 06/04/2011	1.02	1.13
24	06/05/2011 - 06/11/2011	1.03	1.14
25	06/12/2011 - 06/18/2011	1.05	1.16
26	06/19/2011 - 06/25/2011	1.06	1.17
27	06/26/2011 - 07/02/2011	1.08	1.20
28	07/03/2011 - 07/09/2011	1.09	1.21
29	07/10/2011 - 07/16/2011	1.10	1.22
30	07/17/2011 - 07/23/2011	1.11	1.23
31	07/24/2011 - 07/30/2011	1.11	1.23
32	07/31/2011 - 08/06/2011	1.12	1.24
33	08/07/2011 - 08/13/2011	1.12	1.24
34	08/14/2011 - 08/20/2011	1.13	1.25
35	08/21/2011 - 08/27/2011	1.13	1.25
36	08/28/2011 - 09/03/2011	1.13	1.25
37	09/04/2011 - 09/10/2011	1.13	1.25
38	09/11/2011 - 09/17/2011	1.13	1.25
39	09/18/2011 - 09/24/2011	1.11	1.23
40	09/25/2011 - 10/01/2011	1.09	1.21
41	10/02/2011 - 10/08/2011	1.06	1.17
42	10/09/2011 - 10/15/2011	1.04	1.15
43	10/16/2011 - 10/22/2011	1.03	1.14
44	10/23/2011 - 10/29/2011	1.03	1.14
45	10/30/2011 - 11/05/2011	1.02	1.13
46	11/06/2011 - 11/12/2011	1.01	1.12
47	11/13/2011 - 11/19/2011	1.01	1.12
48	11/20/2011 - 11/26/2011	1.00	1.11
49	11/27/2011 - 12/03/2011	1.00	1.11
50	12/04/2011 - 12/10/2011	0.99	1.10
51	12/11/2011 - 12/17/2011	0.99	1.10
52	12/18/2011 - 12/24/2011	0.99	1.10
53	12/25/2011 - 12/31/2011	0.99	1.10

* PEAK SEASON

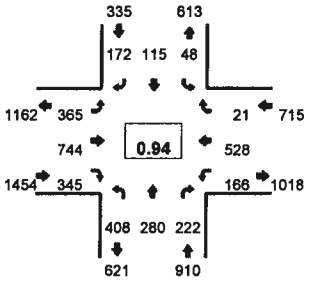
Type of peak hour being reported: Intersection Peak

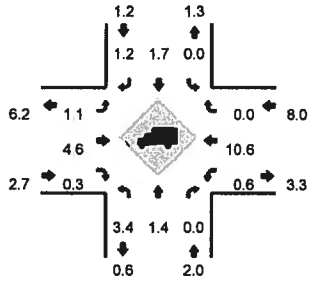
Method for determining peak hour: Total Entering Volume

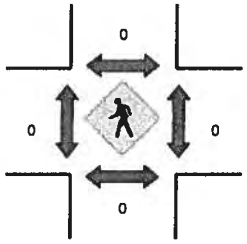
LOCATION: Lakewood Ranch Blvd -- SR 64
CITY/STATE: Bradenton, FL

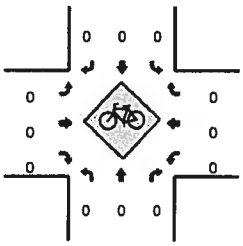
QC JOB #: 10868001
DATE: Thu, Dec 13 2012

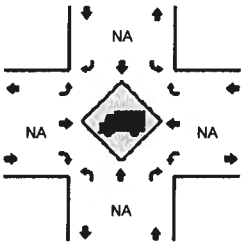
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

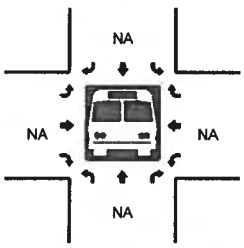












R* = RTOR

15-Min Count Period Beginning At	Lakewood Ranch Blvd (Northbound)					Lakewood Ranch Blvd (Southbound)					SR 64 (Eastbound)					SR 64 (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	74	55	21	3	32	12	29	3	0	27	74	149	26	11	34	39	96	0	3	4	692	
4:15 PM	94	56	14	2	42	10	37	5	1	19	39	156	33	6	44	31	100	0	2	2	693	
4:30 PM	86	63	21	0	31	11	31	15	0	24	57	185	21	16	42	34	134	1	0	0	772	
4:45 PM	99	61	23	1	31	5	31	3	2	28	55	177	29	8	51	39	93	0	2	4	742	2899
5:00 PM	103	64	14	1	26	11	27	2	0	39	75	160	33	19	45	41	132	1	5	7	805	3012
5:15 PM	108	74	12	1	41	8	26	13	4	39	78	211	25	11	61	38	153	1	1	2	907	3226
5:30 PM	102	67	22	0	44	10	27	11	0	25	66	214	36	18	57	34	121	0	0	6	860	3314
5:45 PM	91	75	25	2	38	14	35	11	1	32	88	159	33	10	55	44	122	1	3	3	842	3414

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	432	296	48	4	164	32	104	52	16	156	312	844	100	44	244	152	612	4	4	8	3628
Heavy Trucks	16	0	0			0	4	4			0	44	0			4	48	0			120
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Railroad Stopped Buses																					

Comments

Report generated on 12/20/2012 10:33 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

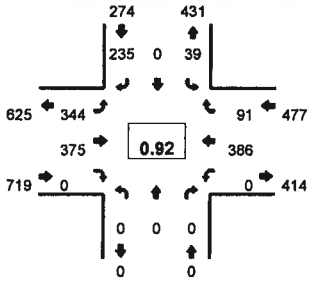
Type of peak hour being reported: Intersection Peak

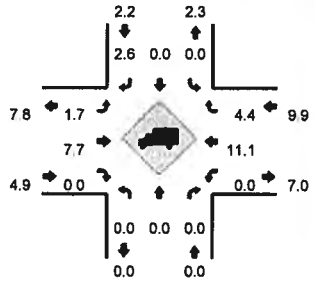
Method for determining peak hour: Total Entering Volume

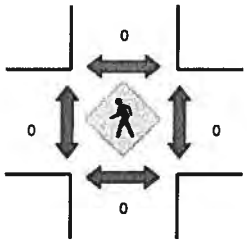
LOCATION: Rye Rd E -- SR 64
CITY/STATE: Bradenton, FL

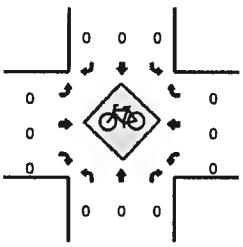
QC JOB #: 10868002
DATE: Thu, Dec 13 2012

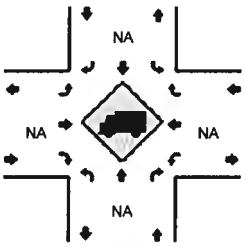
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:30 PM -- 5:45 PM

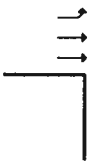


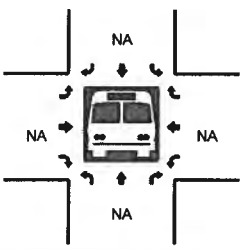












15-Min Count Period Beginning At	Rye Rd E (Northbound)				Rye Rd E (Southbound)				SR 64 (Eastbound)				SR 64 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	6	0	48	0	70	92	0	2	0	80	22	0	320	
4:15 PM	0	0	0	0	8	0	48	0	78	82	0	0	0	74	16	0	306	
4:30 PM	0	0	0	0	9	0	63	0	83	86	0	0	0	84	14	0	339	
4:45 PM	0	0	0	0	8	0	43	0	86	85	0	0	0	58	18	0	298	1263
5:00 PM	0	0	0	0	8	0	46	0	69	90	0	0	0	105	30	0	368	1311
5:15 PM	0	0	0	0	9	0	56	0	94	102	0	1	0	99	22	0	383	1388
5:30 PM	0	0	0	0	15	0	77	0	85	90	0	2	0	102	27	0	398	1447
5:45 PM	0	0	0	0	7	0	56	0	72	93	0	1	0	80	12	0	321	1470

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	0	0	60	0	308	0	340	360	0	8	0	408	108	0	1592
Heavy Trucks	0	0	0		0	0	12		4	32	0		0	52	4		104
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Railroad Stopped Buses																	

Comments:

Report generated on 12/20/2012 10:33 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Quality Counts
TRANSPORTATION DATA COLLECTION SERVICES

Site Code: 10868001

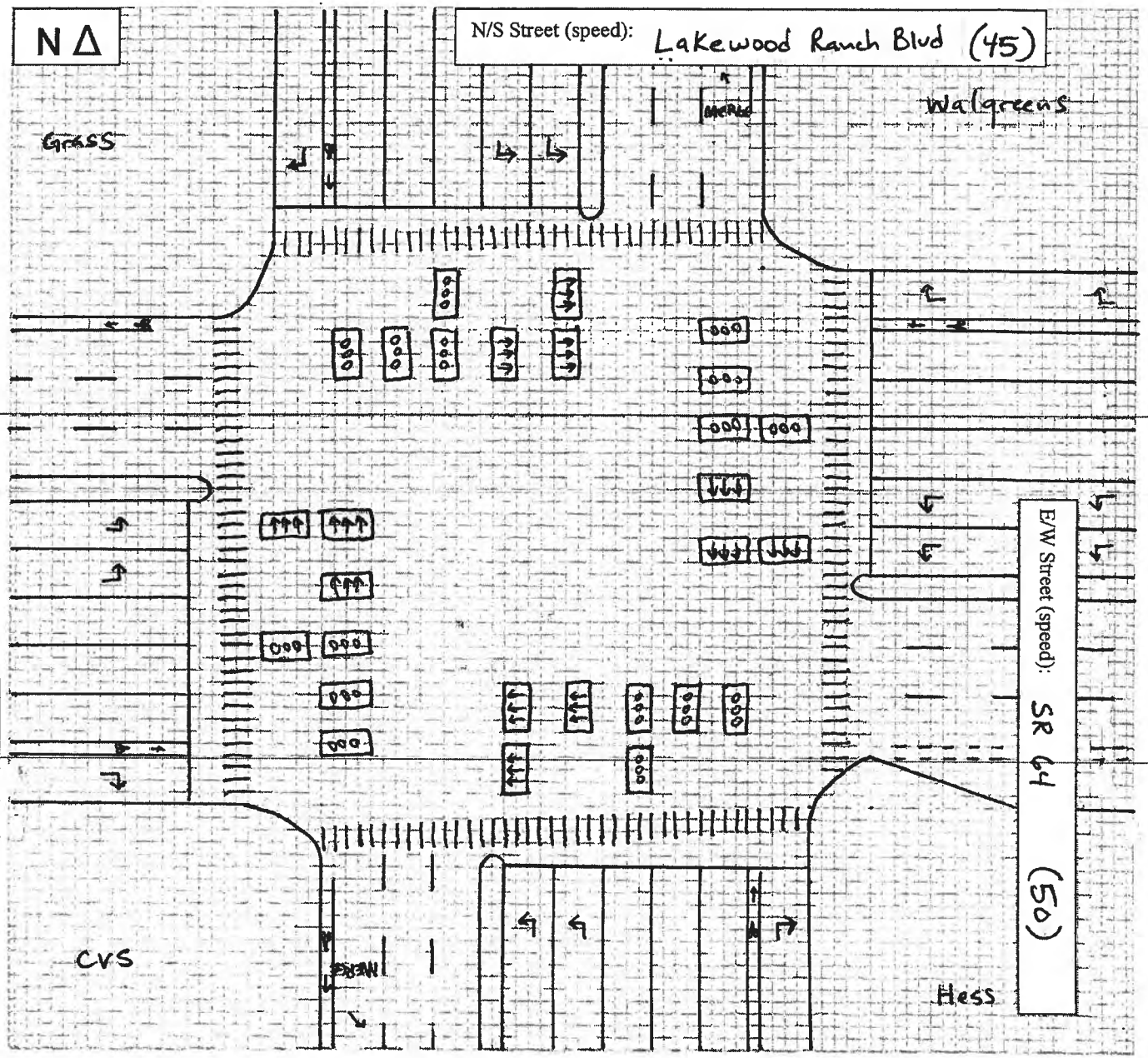
Date: 12-13-12

Weather: Clear

City: Bradenton, FL

County: Manatee

Count Times: 4-6 PM



PM

	A	B	C	1	2	3	1	2	3
				X	:33	:19			
				:21	X	:14			
				:26	:29	:27			
				:21	:26	:15			
				X	X	:04			
				:37	:47	:49			
Total				1:45	2:05	2:08			

Quality Counts
TRANSPORTATION DATA COLLECTION SERVICES

Site Code: 10868002

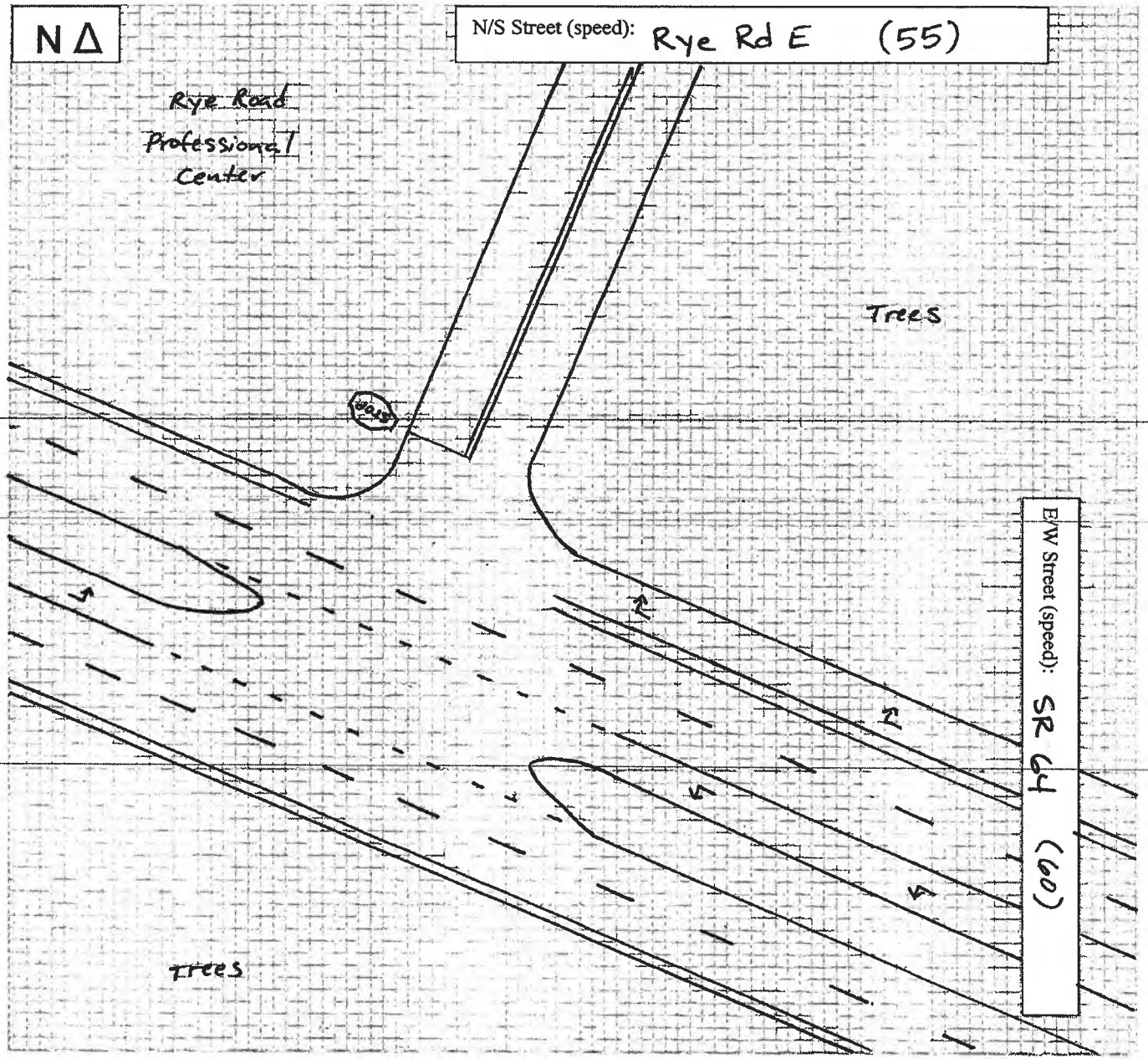
Date: 12-13-12

Weather: Clear

City: Bradenton, FL

County: Manatee

Count Times: 4-6 PM



A	B	C	1	2	3	1	2	3
Total								

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

Phase [1.1.1]

	1 (EL)	2 (WT)	3 (SL)	4 (NT)	5 (WL)	6 (ET)	7 (NL)	8 (ST)	9	10	11	12	13	14	15	16
Walk		7		9		7		8								
Ped Clearance		42		45		39		41								
Min Green	7	20	7	10	7	20	7	10								
Passage	3	5	3	3	3	5	3	3								
Max1	30	50	20	30	30	50	25	30								
Max2	25	45	25	25	25	45	25	25								
Yellow	5	5	4.5	4.5	5	5	4.5	4.5								
Red	4	3.5	4.5	4	4	3.5	5	4								
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Auto Exit		ON				ON										
Rest In Walk																

Phase Option [1.1.2]

	1 (EL)	2 (WT)	3 (SL)	4 (NT)	5 (WL)	6 (ET)	7 (NL)	8 (ST)	9	10	11	12	13	14	15	16
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Non Act1																
Non Act2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable																
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1													
2													
3													
4													
5													
6													
7													
8													

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

Entry	Call Phases				From	To	From	To	From	To	From	To	Assigned Ph
1													
2													
3													
4													
5													
6													
7													
8													

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1										
2										

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1										
2										

3										
4										
5										
6										
7										
8										

Prepared By	Date Implemented

3										
4										
5										
6										
7										
8										

Reviewed By	Traffic Engineer

Manatee County Timing Sheet 12/17/2012 7:47:15 AM

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

Unit Parameters [1.2.1]

StartUp Flash	Auto Ped Clear	Backup Time	Red Revert	Console Timeout	Tone Disable	Feature Profile	Phase Mode	Diamond Mode	SDLC Retry Time	TS2 Det Faults	Cycle Fault Action	Max Cycle Time	Max Seek Track Time	Max Seek Dwell Time	Enable Run	Local Flash Start	Start Red Time	Disable Init Ped	Yellow 3 Second Disable	Omit Yellow Enable	Free Ring Sequence
	OFF		3	10	OFF		STD8	4PH		OFF	ALARM				ON	OFF		OFF	OFF	OFF	1

Comm, General Comm Parameters [6.1]

Station ID	Master Station ID	Fallback time	Allow Pencil	Port	System-Up	Sys-Down	PC/Print	Aux 232
3001			OFF					

Port Parameters [6.2]

Comm	Mode	Baud	MsgTime	Duplex	Enable	DialTime	Modem	ModemTime	Tel#1	Tel#2
System Up(P-A)										
System Down(P-B)										
PC/Print(P-2)										

Overlap General Parameters [1.5.1]

Conflict Lock	Lock Inhibit	Program Card	Use Parent	Canadian Fast Flash
OFF	OFF	OFF	ON	OFF

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifer Phases								Type	Green	Yellow	Red
Overlap 1																	NORMAL		3.5	1.5
Overlap 2																	NORMAL		3.5	1.5
Overlap 3																	NORMAL		3.5	1.5
Overlap 4																	NORMAL		3.5	1.5
Overlap 5																	NORMAL		3.5	1.5
Overlap 6																	NORMAL		3.5	1.5
Overlap 7																	NORMAL		3.5	1.5
Overlap 8																	NORMAL		3.5	1.5

Overlap Conflict Parameters+ [1.5.2.2]

Overlap	Conflicting Phases								Conflicting Overlaps								Conflicting Peds									
Overlap 1																									OFF	R-TURN
Overlap 2																									OFF	R-TURN
Overlap 3																									OFF	R-TURN
Overlap 4																									OFF	R-TURN
Overlap 5																									OFF	R-TURN
Overlap 6																									OFF	R-TURN
Overlap 7																									OFF	R-TURN
Overlap 8																									OFF	R-TURN

Detector, Vehicle Parameters 1-16 [5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase	1	1	6	6	6	2	2	2	5	5	3	3	8	8	8	8
Switch Phase																
Delay Time																8

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	4	4	4	4	7	7										
Switch Phase																
Delay Time				8												

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

Detector Alternate Program 1, Vehicle Parameters [5.5.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Call Phase																
Switch Phase																
Delay Time																

Channels/SDLC, Assign to Phases [1.3.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PH/OLP #	1	2	3	4	5	6	7	8	1	2	3	4	2	4	6	8	1	3	5	7				
Type	VEH	VEH	VEH	VEH	VEH	VEH	VEH	VEH	OLP	OLP	OLP	OLP	PED	PED	PED	PED	PED	PED	PED	PED	VEH	VEH	VEH	VEH
Flash	RED	YEL	RED	RED	RED	YEL	RED	RED	RED	RED	RED	RED	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK	DRK
Flash 1-2 Hertz																								
Dimming Green																								
Dimming Yellow																								
Dimming Red																								
Alt Cyc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Channel/SDLC, Parameters [1.3.3]

TOD Dim Enable	Extra Maps Enable	D Connector Enable	Single BIU Map	IO Mode	Preempt or Ext Output
OFF	DEFAULT	TX2_V14	OFF	AUTO	EXT

Channel/SDLC, MMU Map [1.3.5]

MMU-to-Controller Channel Map

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

Channel/SDLC, Permissive [1.3.4]

Channel	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1		1									1	1			
2		1		1							1	1			
3	1								1	1					
4	1		1						1	1					
5				1											
6		1		1											
7			1												
8	1		1												
9															
10															
11															
12															
13		1													
14	1														
15															

Channel/SDLC, Permissive [1.3.7]

SDLC Device	Term/Fac								Detector								MMU	Diag
BIU#	1	2	3	4	5	6	7	8	1	2	3	4	5	6	7	8		
Present	ON	ON							ON	ON							ON	
Peer to Peer																		

Ring Sequence [1.2.4]

Ring	P1	P2	P3	P4	P5	P6	P7	P8
Ring 1	1	2	3	4				
Ring 2	5	6	7	8				
Ring 3								
Ring 4								

Manatee County Timing Sheet 12/17/2012 7:47:15 AM

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

Alarms, Enable Events [1.6.1]

Event#	Event Enable
1	ON
2	ON
3	ON
4	ON
5	ON
6	ON
7	
8	
9	
10	
11	
12	ON
13	ON
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	ON
22	ON
23	ON
24	ON
25	ON
26	ON
27	ON
28	
29	ON
30	ON
31	ON
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	ON
48	
49	ON
50	ON
51	ON
52	ON

Alarms, Enable Alarms [1.6.4]

Alarm#	Alarm Enable
1	
2	ON
3	ON
4	ON
5	ON
6	
7	
8	
9	
10	
11	
12	ON
13	
14	ON
15	ON
16	ON
17	ON
18	ON
19	ON
20	ON
21	
22	ON
23	ON
24	ON
25	ON
26	
27	
28	
29	
30	ON
31	ON
32	
33	
34	
35	
36	
37	ON
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Flash						
Override Higher	ON					
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green						
Min Walk						
Ped Clear						
Track Green						
Min Dwell						
Max Presence						
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1						
Dwell P2						
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						
Dwell P9						
Dwell P10						
Dwell P11						
Dwell P12						
Dwell Ped1						
Dwell Ped2						
Dwell Ped3						
Dwell Ped4						
Dwell Ped5						
Dwell Ped6						
Dwell Ped7						
Dwell Ped8						
Exit R1						
Exit R2						
Exit R3						
Exit R4						

Alarms, Parameters [1.4.1]

Auto Flash Parameter

Yellow	Red	Mode	Source
45	10	VOT_MON	D-CONN

Alarms, Parameters [1.6.7]

Preempt Event Enabled	Pattern Event Enabled
ON	ON

53	ON	53	
54	ON	54	
55		55	
56		56	
57		57	
58		58	
59	ON	59	ON
60		60	
61	ON	61	
62		62	
63		63	
64		64	

Alarms, Phases/Overlaps [1.4.2]

Auto Flash	1	2	3	4	5	6	7	8	9	10	11	12
Phases												
Overlaps												

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable						
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MAX	MAX	MAX	MAX	MAX	MAX
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1						
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						
Dwell Over 12						
Ped Clear						
Yellow						
Red						
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX 2	FIXED

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active	
FRC	TIMED	TIMED	P3478_INH	ON	OFF	ON	OFF	OFF	0	+	OFF	OFF

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time						130										
Offset Time						89										
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number	17	18	19	20	21	22	23									
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

Coordination, Splits [2.7.1]

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	30	40	30	30	30	40	30	30								
Mode	NON	MAX	NON	NON	MAX	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph						ON										

Split Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON

Coord-Ph																

Split Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Manatee County Timing Sheet 12/17/2012 7:47:15 AM

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

Split Table 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 17	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 18	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 19	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 20	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 21	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 23	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 24	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 26	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 27	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 28	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 29	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																

Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Split Table 32	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph																

Manatee County Timing Sheet 12/17/2012 7:47:15 AM

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

TB Coor, Advanced Scheduler [4.3]

	Month												Day of Week							Day of Month										1									2									3		
Plan	J	F	M	A	M	J	J	A	S	O	N	D	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	Day Plan
1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
3	1	1	1	1	1	1	1	1	1	1	1	1	1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3
4																																																	1
5																																																		1
6																																																		1
7																																																		1
8																																																		1
9																																																		1
10																																																		1
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26																																																		1
27																																																		1
28																																																		1
29																																																		1
30																																																		1
31																																																		1
32																																																		1

TB Coor, Day Plan [4.4]

Day Plan Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		6	9													
Minute			30													
Action	24	6	24													

Day Plan Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	24															

Day Plan Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action	24															

Day Plan Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

Day Plan Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

TB Coor, Action Table [4.5]

Action	Pattern	Aux 1	Aux 2	Aux 3	Special 1	Special 2	Special 3	Special 4	Special 5	Special 6	Special 7	Special 8
1	1											
2	2											
3	3											
4	4											
5	5											
6	6											
7	7											
8	8											
9	9											
10	10											
11	11											
12	12											
13	13											
14	14											
15	15											
16	16											
17	17											
18	18											
19	19											
20	20											
21	21											
22	22											
23	23											
24	254											
25	255											
26												
27												
28												
29												
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												
40												
41												
42												
43												
44												
45												
46												
47												
48												
49												
50												
51												
52												
53												
54												
55												
56												
57												
58												
59												
60												
61												
62												
63												
64												
99												
100												

APPENDIX C

EXISTING AND FUTURE INTERSECTION VOLUMES

TRAFFIC VOLUME AT STUDY INTERSECTIONS

Intersection: SR 64 & Lakewood Ranch Boulevard
Count Date: 12/13/12
P.M. Peak Time Period: 5:00 - 6:00 PM
Peak Hour Factor: 0.94

	SR 64			SR 64			Lakewood Ranch Blvd			Upper Manatee River Rd		
Existing Traffic	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**
Raw Turning Movement Counts	365	744	345	166	528	21	408	280	222	48	115	172
Peak Season Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
2013 Existing Conditions	**402**	**818**	**380**	**183**	**581**	**23**	**449**	**308**	**244**	**53**	**127**	**189**

Future Traffic	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**
Existing Conditions	402	818	380	183	581	23	449	308	244	53	127	189
Years to Build-out	3	3	3	3	3	3	3	3	3	3	3	3
Annual Growth Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Background Traffic Growth	37	76	35	17	54	2	42	29	23	5	12	18
Eagle Trace Phase I & II Traffic	0	51	0	9	28	1	0	0	15	0	0	2
Serenity Creek Reserved Traffic	0	41	0	9	23	0	0	0	12	2	0	0
2016 Future Conditions	**439**	**986**	**415**	**218**	**686**	**26**	**491**	**337**	**294**	**60**	**139**	**209**

Project Traffic	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**
Project Trips	0	40	0	7	23	1	0	0	12	2	0	0
Total Project Traffic	**0**	**40**	**0**	**7**	**23**	**1**	**0**	**0**	**12**	**2**	**0**	**0**

Total Traffic	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**
Future Traffic	439	986	415	218	686	26	491	337	294	60	139	209
Project Traffic	0	40	0	7	23	1	0	0	12	2	0	0
Total Conditions	**439**	**1026**	**415**	**225**	**709**	**27**	**491**	**337**	**306**	**62**	**139**	**209**

TRAFFIC VOLUME AT STUDY INTERSECTIONS

Intersection: SR 64 & Rye Road
Count Date: 12/13/12
P.M. Peak Time Period: 5:00 - 6:00 PM
Peak Hour Factor: 0.92

	SR 64			SR 64						Rye Rd		
Existing Traffic	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**
Raw Turning Movement Counts	344	375	0	0	386	91	0	0	0	39	0	235
Peak Season Factor	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
2013 Existing Conditions	**378**	**413**	**0**	**0**	**425**	**100**	**0**	**0**	**0**	**43**	**0**	**259**

Future Traffic	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**
Existing Conditions	378	413	0	0	425	100	0	0	0	43	0	259
Years to Build-out	3	3	3	3	3	3	3	3	3	3	3	3
Annual Growth Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Background Traffic Growth	35	38	0	0	39	9	0	0	0	4	0	24
Eagle Trace Phase I & II Traffic	6	7	0	0	14	0	0	0	0	0	0	9
Serenity Creek Reserved Traffic	5	6	0	0	9	0	0	0	0	0	0	9
2016 Future Conditions	**424**	**464**	**0**	**0**	**487**	**109**	**0**	**0**	**0**	**47**	**0**	**301**

Project Traffic	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**
Project Trips	5	6	0	0	11	0	0	0	0	0	0	7
Total Project Traffic	**5**	**6**	**0**	**0**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**7**

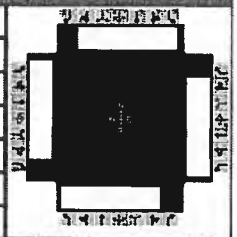
Total Traffic	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**
Future Traffic	424	464	0	0	487	109	0	0	0	47	0	301
Project Traffic	5	6	0	0	11	0	0	0	0	0	0	7
Total Conditions	**429**	**470**	**0**	**0**	**498**	**109**	**0**	**0**	**0**	**47**	**0**	**308**

APPENDIX D

2013 EXISTING HCS SUMMARY WORKSHEET

HCS 2010 Signalized Intersection Results Summary

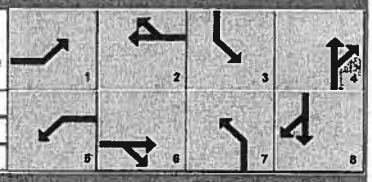
General Information				Intersection Information	
Agency	Stantec			Duration, h	0.25
Analyst	MRC	Analysis Date	1/3/2013	Area Type	Other
Jurisdiction		Time Period	PM Peak-Hour	PHF	0.94
Intersection	SR 64/Lakewood Ranch Bl	Analysis Year	2013 Existing	Analysis Period	1> 5:00
File Name	SR64_Lakewood_Existing.xus				
Project Description	Eagle Trace Phase III				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	402	818	380	183	581	23	449	308	244	53	127	189

Signal Information			
Cycle, s	96.5	Reference Phase	6
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	7.8	6.9	20.0	5.5	1.9	10.0	
Yellow	5.0	0.0	5.0	4.5	4.5	4.5	
Red	4.0	0.0	3.5	4.5	5.0	4.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	23.7	35.4	16.8	28.5	25.8	29.9	14.5	18.5
Change Period, ($Y+R_c$), s	9.0	8.5	9.0	8.5	9.5	8.5	9.0	8.5
Max Allow Headway (*MAH*), s	4.0	3.9	4.0	3.9	4.0	4.0	4.0	4.0
Queue Clearance Time (g_s), s	13.3	16.7	7.2	13.5	14.9	7.1	3.5	4.3
Green Extension Time (g_e), s	1.3	4.5	0.6	2.6	1.4	1.5	0.1	0.6
Phase Call Probability	1.00	1.00	0.99	1.00	1.00	1.00	0.78	1.00
Max Out Probability	0.02	0.00	0.00	0.00	0.06	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	428	870	149	195	618	3	478	328	85	56	135	43
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1740	1643	1610	1740	1554	1610	1706	1708	1610	1757	1691	1594
Queue Service Time (g_s), s	11.3	14.7	7.0	5.2	11.5	0.2	12.9	5.1	4.1	1.5	2.3	2.3
Cycle Queue Clearance Time (g_c), s	11.3	14.7	7.0	5.2	11.5	0.2	12.9	5.1	4.1	1.5	2.3	2.3
Capacity (*c*), veh/h	565	1424	465	317	1014	350	613	1189	374	235	578	182
Volume-to-Capacity Ratio (*X*)	0.757	0.611	0.320	0.615	0.609	0.009	0.779	0.276	0.228	0.240	0.234	0.234
Available Capacity (c_a), veh/h	937	2349	767	937	2222	767	919	1380	434	946	1367	429
Back of Queue (*Q*), veh/ln (95th percentile)	8.3	9.3	4.6	4.0	7.4	0.1	9.1	3.6	2.8	1.1	1.7	1.6
Overflow Queue (Q_3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Storage Ratio (*RQ*) (95th percentile)	0.29	0.00	0.10	0.12	0.00	0.00	0.58	0.00	0.10	0.05	0.00	0.06
Uniform Delay (d_1), s/veh	38.6	30.0	26.9	42.2	34.5	29.6	37.8	30.8	30.1	42.7	39.4	38.9
Incremental Delay (d_2), s/veh	2.1	0.4	0.4	1.9	0.6	0.0	2.5	0.1	0.3	0.5	0.2	0.7
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	40.7	30.5	27.3	44.2	35.1	29.6	40.3	30.9	30.4	43.2	39.6	39.6
Level of Service (LOS)	D	C	C	D	D	C	D	C	C	D	D	D
Approach Delay, s/veh / LOS	33.2	C		37.2	D		35.9	D		40.5	D	
Intersection Delay, s/veh / LOS	35.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.7	D	3.7	D	3.5	D	3.8	D
Bicycle LOS Score / LOS	1.3	A	0.9	A	1.0	A	0.6	A

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HCS+: Unsignalized Intersections Release 5.6

TWO-WAY STOP CONTROL SUMMARY

Analyst:	MRC
Agency/Co.:	Stantec
Date Performed:	1/3/2013
Analysis Time Period:	PM Peak-Hour
Intersection:	SR 64/Rye Road
Jurisdiction:	
Units: U. S. Customary	
Analysis Year:	2013 Existing
Project ID:	Eagle Trace Phase III
East/West Street:	SR 64
North/South Street:	Rye Road
Intersection Orientation:	EW
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	378	413		0	425	100
Peak-Hour Factor, PHF	0.92	0.92		0.92	0.92	0.92
Hourly Flow Rate, HFR	410	448		0	461	108
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type/Storage	Raised curb			/ 2		
RT Channelized?						No
Lanes	1	2		1	2	1
Configuration	L	T		L	T	R
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				39		259
Peak Hour Factor, PHF				0.92		0.92
Hourly Flow Rate, HFR				42		281
Percent Heavy Vehicles				0		3
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/		No	/
Lanes				0		0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L	L					LR	
v (vph)	410	0					323	
C(m) (vph)	999	1123					538	
v/c	0.41	0.00					0.60	
95% queue length	2.03	0.00					3.93	
Control Delay	11.1	8.2					21.2	
LOS	B	A					C	
Approach Delay							21.2	
Approach LOS							C	

HCS+: Unsignalized Intersections Release 5.6

Phone: Fax:
E-Mail:

TWO-WAY STOP CONTROL(TWSC) ANALYSIS

Analyst: MRC
Agency/Co.: Stantec
Date Performed: 1/3/2013
Analysis Time Period: PM Peak-Hour
Intersection: SR 64/Rye Road
Jurisdiction:
Units: U. S. Customary
Analysis Year: 2013 Existing
Project ID: Eagle Trace Phase III
East/West Street: SR 64
North/South Street: Rye Road
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street Movements	1 L	2 T	3 R	4 L	5 T	6 R
Volume	378	413		0	425	100
Peak-Hour Factor, PHF	0.92	0.92		0.92	0.92	0.92
Peak-15 Minute Volume	103	112		0	115	27
Hourly Flow Rate, HFR	410	448		0	461	108
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type/Storage	Raised curb			/ 2		
RT Channelized?						No
Lanes	1	2		1	2	1
Configuration	L	T		L	T	R
Upstream Signal?		No			No	

Minor Street Movements	7 L	8 T	9 R	10 L	11 T	12 R
Volume				39		259
Peak Hour Factor, PHF				0.92		0.92
Peak-15 Minute Volume				11		70
Hourly Flow Rate, HFR				42		281
Percent Heavy Vehicles				0		3
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
RT Channelized?						
Lanes				0		0
Configuration					LR	

Pedestrian Volumes and Adjustments

Movements	13	14	15	16
Flow (ped/hr)	0	0	0	0

Lane Width (ft)	12.0	12.0	12.0	12.0	
Walking Speed (ft/sec)	4.0	4.0	4.0	4.0	
Percent Blockage	0	0	0	0	

Upstream Signal Data

	Prog. Flow vph	Sat Flow vph	Arrival Type	Green Time sec	Cycle Length sec	Prog. Speed mph	Distance to Signal feet
S2 Left-Turn							
Through							
S5 Left-Turn							
Through							

Worksheet 3-Data for Computing Effect of Delay to Major Street Vehicles

	Movement 2	Movement 5
Shared ln volume, major th vehicles:		
Shared ln volume, major rt vehicles:		
Sat flow rate, major th vehicles:		
Sat flow rate, major rt vehicles:		
Number of major street through lanes:		

Worksheet 4-Critical Gap and Follow-up Time Calculation

Critical Gap Calculation

Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
t(c,base)	4.1	4.1				7.5		6.2
t(c,hv)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
P(hv)	2	0				0		3
t(c,g)			0.20	0.20	0.10	0.20	0.20	0.10
Percent Grade			0.00	0.00	0.00	0.00	0.00	0.00
t(3,lt)	0.00	0.00				0.70		0.00
t(c,T): 1-stage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2-stage	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
t(c) 1-stage	4.1	4.1				6.8		6.3
2-stage	4.1	4.1				5.8		6.3

Follow-Up Time Calculations

Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
t(f,base)	2.20	2.20				3.50		3.30
t(f,HV)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
P(HV)	2	0				0		3
t(f)	2.2	2.2				3.5		3.3

Worksheet 5-Effect of Upstream Signals

Computation 1-Queue Clearance Time at Upstream Signal

	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)
V prog				

Total Saturation Flow Rate, s (vph)	
Arrival Type	
Effective Green, g (sec)	
Cycle Length, C (sec)	
Rp (from Exhibit 16-11)	
Proportion vehicles arriving on green P	
g(q1)	
g(q2)	
g(q)	

Computation 2-Proportion of TWSC Intersection Time blocked	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)
alpha				
beta				
Travel time, t(a) (sec)				
Smoothing Factor, F				
Proportion of conflicting flow, f				
Max platooned flow, V(c,max)				
Min platooned flow, V(c,min)				
Duration of blocked period, t(p)				
Proportion time blocked, p		0.000		0.000

Computation 3-Platoon Event Periods	Result
p(2)	0.000
p(5)	0.000
p(dom)	
p(subo)	
Constrained or unconstrained?	

Proportion unblocked for minor movements, p(x)	(1) Single-stage Process	(2) Two-Stage Process Stage I	(3) Stage II
p(1)			
p(4)			
p(7)			
p(8)			
p(9)			
p(10)			
p(11)			
p(12)			

Computation 4 and 5 Single-Stage Process								
Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
V c,x	569	448				1505		230
s								
Px								
V c,u,x								
C r,x								
C plat,x								

Two-Stage Process				
	7	8	10	11

	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2
V(c,x)					461	1044		
s						3000		
P(x)								
V(c,u,x)								
C(r,x)								
C(plat,x)								

Worksheet 6-Impedance and Capacity Equations

Step 1: RT from Minor St.	9	12
Conflicting Flows		230
Potential Capacity		805
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity		805
Probability of Queue free St.	1.00	0.65
Step 2: LT from Major St.	4	1
Conflicting Flows	448	569
Potential Capacity	1123	999
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity	1123	999
Probability of Queue free St.	1.00	0.59
Maj L-Shared Prob Q free St.		
Step 3: TH from Minor St.	8	11
Conflicting Flows		
Potential Capacity		
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.59	0.59
Movement Capacity		
Probability of Queue free St.	1.00	1.00
Step 4: LT from Minor St.	7	10
Conflicting Flows		1505
Potential Capacity		114
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.59	
Maj. L, Min T Adj. Imp Factor.	0.68	
Cap. Adj. factor due to Impeding mvmnt	0.44	0.59
Movement Capacity		67

Worksheet 7-Computation of the Effect of Two-stage Gap Acceptance

Step 3: TH from Minor St.	8	11
Part 1 - First Stage		
Conflicting Flows		
Potential Capacity	242	569
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.59	1.00
Movement Capacity	143	569
Probability of Queue free St.	1.00	1.00

Part 2 - Second Stage		
Conflicting Flows		
Potential Capacity	509	242
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	1.00	0.59
Movement Capacity	509	143
Part 3 - Single Stage		
Conflicting Flows		
Potential Capacity		
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.59	0.59
Movement Capacity		
Result for 2 stage process:		
a	0.95	0.95
y		
C t		
Probability of Queue free St.	1.00	1.00
Step 4: LT from Minor St.	7	10
Part 1 - First Stage		
Conflicting Flows		461
Potential Capacity	232	607
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.59	1.00
Movement Capacity	137	607
Part 2 - Second Stage		
Conflicting Flows		1044
Potential Capacity	792	305
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.65	0.59
Movement Capacity	516	180
Part 3 - Single Stage		
Conflicting Flows		1505
Potential Capacity		114
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.59	
Maj. L, Min T Adj. Imp Factor.	0.68	
Cap. Adj. factor due to Impeding mvmnt	0.44	0.59
Movement Capacity		67
Results for Two-stage process:		
a	0.95	0.95
y		4.78
C t		167

Worksheet 8-Shared Lane Calculations

Movement	7 L	8 T	9 R	10 L	11 T	12 R
Volume (vph)				42		281
Movement Capacity (vph)				167		805
Shared Lane Capacity (vph)					538	

Worksheet 9-Computation of Effect of Flared Minor Street Approaches

Movement	7 L	8 T	9 R	10 L	11 T	12 R
C sep				167		805
Volume				42		281
Delay						
Q sep						
Q sep +1						
round (Qsep +1)						
n max						
C sh					538	
SUM C sep						
n						
C act						

Worksheet 10-Delay, Queue Length, and Level of Service

Movement	1	4	7	8	9	10	11	12
Lane Config	L	L					LR	
v (vph)	410	0					323	
C(m) (vph)	999	1123					538	
v/c	0.41	0.00					0.60	
95% queue length	2.03	0.00					3.93	
Control Delay	11.1	8.2					21.2	
LOS	B	A					C	
Approach Delay							21.2	
Approach LOS							C	

Worksheet 11-Shared Major LT Impedance and Delay

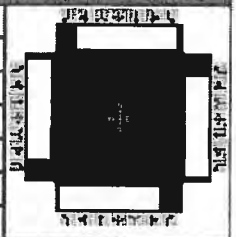
	Movement 2	Movement 5
p(oj)	0.59	1.00
v(il), Volume for stream 2 or 5		
v(i2), Volume for stream 3 or 6		
s(il), Saturation flow rate for stream 2 or 5		
s(i2), Saturation flow rate for stream 3 or 6		
P*(oj)		
d(M,LT), Delay for stream 1 or 4	11.1	8.2
N, Number of major street through lanes		
d(rank,1) Delay for stream 2 or 5		

APPENDIX E

2016 FUTURE HCS SUMMARY WORKSHEET

HCS 2010 Signalized Intersection Results Summary

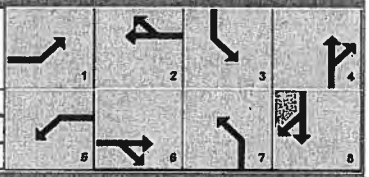
General Information				Intersection Information	
Agency	Stantec			Duration, h	0.25
Analyst	MRC	Analysis Date	1/3/2013	Area Type	Other
Jurisdiction		Time Period	PM Peak-Hour	PHF	0.94
Intersection	SR 64/Lakewood Ranch Bl	Analysis Year	2016 Total	Analysis Period	1> 5:00
File Name	SR64_Lakewood_Total.xus				
Project Description	Eagle Trace Phase III				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	439	1026	415	225	709	27	491	337	306	62	139	209

Signal Information			
Cycle, s	101.5	Reference Phase	6
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	9.5	6.9	21.2	5.9	3.4	10.0	
Yellow	5.0	0.0	5.0	4.5	4.5	4.5	
Red	4.0	0.0	3.5	4.5	5.0	4.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	25.4	36.7	18.5	29.7	27.8	31.4	14.9	18.5
Change Period, ($Y+R_c$), s	9.0	8.5	9.0	8.5	9.5	8.5	9.0	8.5
Max Allow Headway (*MAH*), s	4.0	3.9	4.0	3.9	4.0	4.0	4.0	4.0
Queue Clearance Time (g_s), s	15.0	22.6	8.7	17.3	16.9	8.1	3.8	4.9
Green Extension Time (g_e), s	1.4	5.6	0.8	3.2	1.4	1.7	0.2	0.7
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	0.84	1.00
Max Out Probability	0.06	0.04	0.00	0.00	0.17	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	467	1091	163	239	754	5	522	359	118	66	148	49
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1740	1643	1610	1740	1554	1610	1706	1708	1610	1757	1691	1594
Queue Service Time (g_s), s	13.0	20.6	8.1	6.7	15.3	0.3	14.9	5.8	6.1	1.8	2.7	2.9
Cycle Queue Clearance Time (g_c), s	13.0	20.6	8.1	6.7	15.3	0.3	14.9	5.8	6.1	1.8	2.7	2.9
Capacity (*c*), veh/h	598	1417	463	360	1022	353	650	1207	379	239	550	173
Volume-to-Capacity Ratio (*X*)	0.781	0.770	0.352	0.665	0.738	0.015	0.804	0.297	0.311	0.275	0.269	0.283
Available Capacity (c_a), veh/h	891	2234	730	891	2113	730	874	1312	412	900	1300	408
Back of Queue (*Q*), veh/ln (95th percentile)	9.3	12.3	5.4	5.2	9.4	0.2	10.4	4.2	4.2	1.4	2.0	2.0
Overflow Queue (Q_3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Storage Ratio (*RQ*) (95th percentile)	0.32	0.00	0.12	0.15	0.00	0.01	0.67	0.00	0.15	0.06	0.00	0.08
Uniform Delay (d_1), s/veh	40.2	33.5	28.7	43.8	37.4	31.1	39.3	32.3	32.0	44.9	42.0	41.6
Incremental Delay (d_2), s/veh	2.7	0.9	0.5	2.1	1.1	0.0	4.0	0.1	0.5	0.6	0.3	0.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	42.9	34.4	29.1	45.9	38.4	31.1	43.3	32.4	32.5	45.5	42.3	42.5
Level of Service (LOS)	D	C	C	D	D	C	D	C	C	D	D	D
Approach Delay, s/veh / LOS	36.2	D		40.2	D		38.1	D		43.1	D	
Intersection Delay, s/veh / LOS	38.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.7	D	3.7	D	3.5	D	3.9	D
Bicycle LOS Score / LOS	1.4	A	1.0	A	1.0	A	0.6	A

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HCS+: Unsignalized Intersections Release 5.6

TWO-WAY STOP CONTROL SUMMARY

Analyst:	MRC
Agency/Co.:	Stantec
Date Performed:	1/3/2013
Analysis Time Period:	PM Peak-Hour
Intersection:	SR 64/Rye Road
Jurisdiction:	
Units: U. S. Customary	
Analysis Year:	2016 Total
Project ID:	Eagle Trace Phase III
East/West Street:	SR 64
North/South Street:	Rye Road
Intersection Orientation:	EW
Study period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street: Approach	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	429	470		0	498	109
Peak-Hour Factor, PHF	0.92	0.92		0.92	0.92	0.92
Hourly Flow Rate, HFR	466	510		0	541	118
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type/Storage	Raised curb			/ 2		
RT Channelized?						No
Lanes	1	2		1	2	1
Configuration	L	T		L	T	R
Upstream Signal?		No			No	

Minor Street: Approach	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				47		308
Peak Hour Factor, PHF				0.92		0.92
Hourly Flow Rate, HFR				51		334
Percent Heavy Vehicles				0		3
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage			/			No /
Lanes				0		0
Configuration					LR	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Config	L	L					LR	
v (vph)	466	0					385	
C(m) (vph)	925	1065					445	
v/c	0.50	0.00					0.87	
95% queue length	2.90	0.00					8.84	
Control Delay	12.8	8.4					46.5	
LOS	B	A					E	
Approach Delay							46.5	
Approach LOS							E	

HCS+: Unsignalized Intersections Release 5.6

Phone: Fax:
E-Mail:

TWO-WAY STOP CONTROL(TWSC) ANALYSIS

Analyst: MRC
Agency/Co.: Stantec
Date Performed: 1/3/2013
Analysis Time Period: PM Peak-Hour
Intersection: SR 64/Rye Road
Jurisdiction:
Units: U. S. Customary
Analysis Year: 2016 Total
Project ID: Eagle Trace Phase III
East/West Street: SR 64
North/South Street: Rye Road
Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street Movements	1 L	2 T	3 R	4 L	5 T	6 R
Volume	429	470		0	498	109
Peak-Hour Factor, PHF	0.92	0.92		0.92	0.92	0.92
Peak-15 Minute Volume	117	128		0	135	30
Hourly Flow Rate, HFR	466	510		0	541	118
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type/Storage	Raised curb			/ 2		
RT Channelized?						No
Lanes	1	2		1	2	1
Configuration	L	T		L	T	R
Upstream Signal?		No			No	

Minor Street Movements	7 L	8 T	9 R	10 L	11 T	12 R
Volume				47		308
Peak Hour Factor, PHF				0.92		0.92
Peak-15 Minute Volume				13		84
Hourly Flow Rate, HFR				51		334
Percent Heavy Vehicles				0		3
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
RT Channelized?						
Lanes				0		0
Configuration					LR	

Pedestrian Volumes and Adjustments

Movements	13	14	15	16
Flow (ped/hr)	0	0	0	0

Lane Width (ft)	12.0	12.0	12.0	12.0
Walking Speed (ft/sec)	4.0	4.0	4.0	4.0
Percent Blockage	0	0	0	0

Upstream Signal Data

	Prog. Flow vph	Sat Flow vph	Arrival Type	Green Time sec	Cycle Length sec	Prog. Speed mph	Distance to Signal feet
S2 Left-Turn							
Through							
S5 Left-Turn							
Through							

Worksheet 3-Data for Computing Effect of Delay to Major Street Vehicles

	Movement 2	Movement 5
Shared ln volume, major th vehicles:		
Shared ln volume, major rt vehicles:		
Sat flow rate, major th vehicles:		
Sat flow rate, major rt vehicles:		
Number of major street through lanes:		

Worksheet 4-Critical Gap and Follow-up Time Calculation

Critical Gap Calculation

Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
t(c,base)	4.1	4.1				7.5		6.2
t(c,hv)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
P(hv)	2	0				0		3
t(c,g)			0.20	0.20	0.10	0.20	0.20	0.10
Percent Grade			0.00	0.00	0.00	0.00	0.00	0.00
t(3,lt)	0.00	0.00				0.70		0.00
t(c,T): 1-stage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2-stage	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
t(c) 1-stage	4.1	4.1				6.8		6.3
2-stage	4.1	4.1				5.8		6.3

Follow-Up Time Calculations

Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
t(f,base)	2.20	2.20				3.50		3.30
t(f,HV)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
P(HV)	2	0				0		3
t(f)	2.2	2.2				3.5		3.3

Worksheet 5-Effect of Upstream Signals

Computation 1-Queue Clearance Time at Upstream Signal

	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)
V prog				

Total Saturation Flow Rate, s (vph)	
Arrival Type	
Effective Green, g (sec)	
Cycle Length, C (sec)	
Rp (from Exhibit 16-11)	
Proportion vehicles arriving on green P	
g(q1)	
g(q2)	
g(q)	

Computation 2-Proportion of TWSC Intersection Time blocked	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)
alpha				
beta				
Travel time, t(a) (sec)				
Smoothing Factor, F				
Proportion of conflicting flow, f				
Max platooned flow, V(c,max)				
Min platooned flow, V(c,min)				
Duration of blocked period, t(p)				
Proportion time blocked, p	0.000		0.000	

Computation 3-Platoon Event Periods	Result
p(2)	0.000
p(5)	0.000
p(dom)	
p(subo)	
Constrained or unconstrained?	

Proportion unblocked for minor movements, p(x)	(1) Single-stage Process	(2) Two-Stage Process Stage I	(3) Stage II
p(1)			
p(4)			
p(7)			
p(8)			
p(9)			
p(10)			
p(11)			
p(12)			

Computation 4 and 5 Single-Stage Process								
Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
V c,x	659	510				1728		270
s								
Px								
V c,u,x								
C r,x								
C plat,x								

Two-Stage Process				
	7	8	10	11

	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2
V(c,x)					541	1187		
s						3000		
P(x)								
V(c,u,x)								
C(r,x)								
C(plat,x)								

Worksheet 6-Impedance and Capacity Equations

Step 1: RT from Minor St.	9	12
Conflicting Flows		270
Potential Capacity		764
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity		764
Probability of Queue free St.	1.00	0.56
Step 2: LT from Major St.	4	1
Conflicting Flows	510	659
Potential Capacity	1065	925
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity	1065	925
Probability of Queue free St.	1.00	0.50
Maj L-Shared Prob Q free St.		
Step 3: TH from Minor St.	8	11
Conflicting Flows		
Potential Capacity		
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.50	0.50
Movement Capacity		
Probability of Queue free St.	1.00	1.00
Step 4: LT from Minor St.	7	10
Conflicting Flows		1728
Potential Capacity		81
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.50	
Maj. L, Min T Adj. Imp Factor.	0.60	
Cap. Adj. factor due to Impeding mvmnt	0.34	0.50
Movement Capacity		40

Worksheet 7-Computation of the Effect of Two-stage Gap Acceptance

Step 3: TH from Minor St.	8	11
Part 1 - First Stage		
Conflicting Flows		
Potential Capacity	199	524
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.50	1.00
Movement Capacity	99	524
Probability of Queue free St.	1.00	1.00

Part 2 - Second Stage		
Conflicting Flows		
Potential Capacity	464	199
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	1.00	0.50
Movement Capacity	464	99
Part 3 - Single Stage		
Conflicting Flows		
Potential Capacity		
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.50	0.50
Movement Capacity		
Result for 2 stage process:		
a	0.95	0.95
y		
C t		
Probability of Queue free St.	1.00	1.00
Step 4: LT from Minor St.	7	10
Part 1 - First Stage		
Conflicting Flows		541
Potential Capacity	187	553
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.50	1.00
Movement Capacity	93	553
Part 2 - Second Stage		
Conflicting Flows		1187
Potential Capacity	757	256
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.56	0.50
Movement Capacity	426	127
Part 3 - Single Stage		
Conflicting Flows		1728
Potential Capacity		81
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.50	
Maj. L, Min T Adj. Imp Factor.	0.60	
Cap. Adj. factor due to Impeding mvmnt	0.34	0.50
Movement Capacity		40
Results for Two-stage process:		
a	0.95	0.95
y		5.90
C t		119

Worksheet 8-Shared Lane Calculations

Movement	7 L	8 T	9 R	10 L	11 T	12 R
Volume (vph)				51		334
Movement Capacity (vph)				119		764
Shared Lane Capacity (vph)					445	

Worksheet 9-Computation of Effect of Flared Minor Street Approaches

Movement	7 L	8 T	9 R	10 L	11 T	12 R
C sep				119		764
Volume				51		334
Delay						
Q sep						
Q sep +1						
round (Qsep +1)						
n max						
C sh					445	
SUM C sep						
n						
C act						

Worksheet 10-Delay, Queue Length, and Level of Service

Movement	1	4	7	8	9	10	11	12
Lane Config	L	L					LR	
v (vph)	466	0					385	
C(m) (vph)	925	1065					445	
v/c	0.50	0.00					0.87	
95% queue length	2.90	0.00					8.84	
Control Delay	12.8	8.4					46.5	
LOS	B	A					E	
Approach Delay							46.5	
Approach LOS							E	

Worksheet 11-Shared Major LT Impedance and Delay

	Movement 2	Movement 5
p(oj)	0.50	1.00
v(il), Volume for stream 2 or 5		
v(i2), Volume for stream 3 or 6		
s(il), Saturation flow rate for stream 2 or 5		
s(i2), Saturation flow rate for stream 3 or 6		
P*(oj)		
d(M,LT), Delay for stream 1 or 4	12.8	8.4
N, Number of major street through lanes		
d(rank,1) Delay for stream 2 or 5		

DEVELOPMENT DATA

EXISTING SITE CONDITIONS

1. TOTAL SITE AREA IS 100.06± AC (INCLUDING 2.39 AC OF RIGHT-OF-WAY DEDICATION).
2. THE SITE IS CURRENTLY ZONED PDR AND A. THE SITE IS PROPOSED TO BE REZONED PDR IN ITS ENTIRETY.
3. THE KNOWN EASEMENT, RIGHT-OF-WAY DEDICATION, VACANT BUILDINGS AND DRIVEWAYS ARE SHOWN ON THE PLANS. THERE ARE NO KNOWN HISTORIC SITES ON SITE.
4. THE KNOWN LOCATION OF EXISTING RIGHTS-OF-WAY, DRAINAGEWAYS AND UTILITIES ON CONTIGUOUS PROPERTIES ARE SHOWN ON THE PLANS.
5. THE EXISTING TOPOGRAPHIC CONTOURS ARE BASED ON THE KING ENGINEERING, INC. SURVEY DATED JULY 24 2012, AND JANUARY 2013
6. THIS SITE IS LOCATED WITHIN FLOOD ZONES "X" PER MANATEE COUNTY, COMMUNITY PANEL 120153 0360 (1992)
7. THE SITE IS NOT LOCATED WITHIN A FEMA FLOODPLAIN.
8. THE SITE AREA EXCEEDS 100 ACRES.
9. WETLANDS DATA PROVIDED BY ENVIRONMENTAL AFFAIRS CONSULTANTS, INC. (AUGUST 2008 & JANUARY 2013).
10. EXISTING TREE GROUPINGS ARE SHOWN ON LANDSCAPE PLANS AND AERIAL.

DEVELOPMENT DESCRIPTIONS

11. PROPOSED SITE COVERAGE:

THE PROPOSED PROJECT INCLUDES:
- SINGLE-FAMILY DETACHED RESIDENTIAL UNITS
- SINGLE-FAMILY SEMI-DETACHED RESIDENTIAL UNITS
- COMMUNITY AMENITY CENTER WITH POOL

GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE
- GROSS RESIDENTIAL ACREAGE = 100.06± AC
- PROPOSED NUMBER OF RESIDENTIAL UNITS = 267
- GROSS DENSITY = 2.67 DU/ACRE
  267/100.06± AC

NET DENSITY: TOTAL UNITS / (GROSS ACREAGE – WETLANDS, WETLAND BUFFERS, AMENITY AREA, LANDSCAPE BUFFERS AND OTHER UPLAND OPEN SPACES)
- AREA OF MAINTAINED WETLAND & BUFFER = 10.31± AC
- RECREATIONAL FACILITIES ACREAGE = 1.00± AC
- LANDSCAPE BUFFERS = 4.85± AC
- OTHER OPEN SPACE = 11.83± AC
- TOTAL AREA = 27.99± AC
- NET DENSITY = 3.70 DU/AC
  267/(100.06 AC–27.98 AC = 72.07)

REQUIRED OPEN SPACE (25% OF 100.06 AC DEVELOPED SITE AREA) = 25.02± AC
- AREA OF MAINTAINED WETLAND & BUFFER = 10.31± AC
- RECREATIONAL FACILITIES ACREAGE = 1.00± AC
- TOTAL LAKES = 8.35± AC
- LANDSCAPE BUFFER = 4.85± AC
- OTHER OPEN SPACE = 11.83± AC
- TOTAL OPEN SPACE AREA = 36.34± AC
- TOTAL OPEN SPACE PROVIDED 36% (36.34± AC/100.06± AC)

PROPOSED SITE DESIGN

10. THE PROJECT WILL BE CONSTRUCTED IN PHASES. PHASING SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
11. RESIDENTIAL LOT REQUIREMENTS:

**LOTS 1–33, 108–144 & 185–267 (MINIMUM AREA 5,850 SF 45'x130')
SETBACKS:
FRONT – 23'
SIDE – 6'*
REAR – 15'*

**LOTS 34–107 & 145–184 (MINIMUM AREA 4,823 SF 37'X125')
SETBACKS:
FRONT – 23'
SIDE – 0'/8'*
REAR – 15'*

*MINIMUM WATERFRONT SETBACK WILL BE 30'. MINIMUM SETBACK TO WETLAND BUFFER = 15'

** APPLICANT RESERVES THE RIGHT TO ALTER THE PROPORTIONING OF SINGLE FAMILY DETACHED TO SINGLE FAMILY SEMI-DETACHED LOTS AT THE TIME OF FINAL SITE PLAN APPROVAL SO LONG AS THE TOTAL LOT COUNT REMAINS AT OR BELOW THAT WHICH IS SHOWN HEREON.

12. PARKING REQUIREMENTS:
REQUIRED
RECREATION AREA (1 SPACE PER 250 SF CLUBHOUSE) 635 SF/250 = 2.54
(1 SPACE PER 200 SF POOL) 1,280 SF/200 = 6.4
TOTAL SPACES REQUIRED = 9 SPACES
TOTAL SPACES PROVIDED = 14 SPACES (1 HANDICAP)

13. ALL REQUIRED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 722, "INSTALLATION OF REQUIRED IMPROVEMENTS," OF THE MANATEE COUNTY LDC.
14. A STATEMENT OF SCHOOL NEEDS LETTER HAS BEEN SUBMITTED TO MANATEE COUNTY.
15. THE STORMWATER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND CHAPTER 40–D F.A.C. REQUIREMENTS.
16. WATER QUALITY TREATMENT WILL BE PROVIDED BY THE PROPOSED WET DETENTION LAKES (INCLUDES LITTORAL ZONES)
17. NO STREET LIGHTING IS PROPOSED AT THIS TIME.
18. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
19. THERE ARE NO KNOWN EXISTING DEED RESTRICTIONS OR COVENANTS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
20. ALL COMMON IMPROVEMENTS, OPEN SPACE, AND THE SOUTH–EASTERN LAKE WILL BE OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT AS APPROVED BY MANATEE COUNTY.
21. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE.
22. THE DEVELOPMENT SHALL ADHERE TO SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC). LANDSCAPE AND BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY LDC.
23. ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE.
24. WELLS CURRENTLY EXIST ON SITE (THE LOCATIONS OF WHICH HAVE NOT BEEN SURVEYED). ALL EXISTING WELLS ENCOUNTERED ON THE SITE NOT TO BE UTILIZED FOR IRRIGATION ARE TO BE ABANDONED AND SHALL BE PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER PRIOR TO DEVELOPMENT OR EXCAVATION OF THE PHASE IN WHICH THE RESPECTIVE WELL IS LOCATED.
25. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE ROADS WILL EITHER BE (I) OWNED AND MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT, OR (II) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION EXCEPT AS NOTED ON THE PLANS. SEE TYPICAL ROADWAY SECTION.
26. FIRE HYDRANTS SHALL BE INSTALLED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. A MINIMUM OF 1,000 GPM OF FIRE FLOW WILL BE PROVIDED AT EACH HYDRANT. DETAILED PLANS OF FIRE HYDRANT SPACING AND WATER DISTRIBUTION MAINS WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
27. IRRIGATION SOURCE TO BE AN EXISTING 30" RECLAIMED WATER MAIN ALONG STATE ROAD 64 PROVIDED THERE IS ADEQUATE PRESSURE WITHIN THE MAIN TO SERVE THE COMMUNITY AT THE TIME OF FSP/CONSTRUCTION PERMITTING. OTHERWISE, THE DEVELOPER RESERVES THE RIGHT TO USE A WELL FOR IRRIGATION DISTRIBUTION.
28. REUSE, SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE. RECLAIMED WATER SYSTEMS WILL BE EITHER
- MASTER METERED AND PRIVATELY MAINTAINED DOWNSTREAM OF THE BACKFLOW PREVENTER
- INDIVIDUALLY METERED AND COUNTY MAINTAINED
TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
29. PROJECT'S ACCESS DRIVE TO POPE ROAD WILL BE CONSTRUCTED AS SHOWN BY THE DEVELOPER.

REVISED (#2)
GENERAL DEVELOPMENT PLAN / PRELIMINARY SITE PLAN FOR

EAGLE TRACE

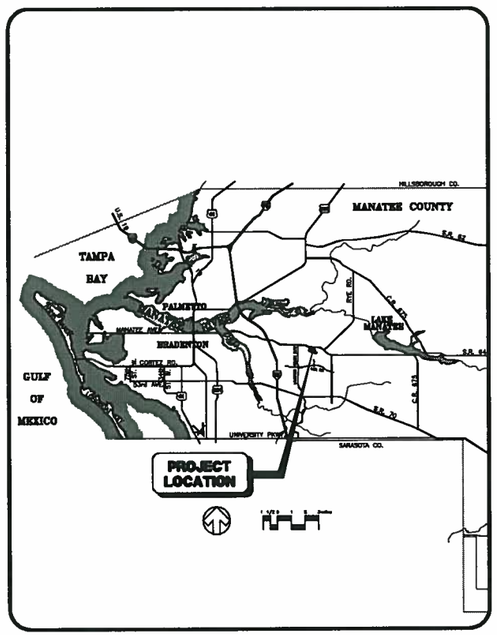
SECTION 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY

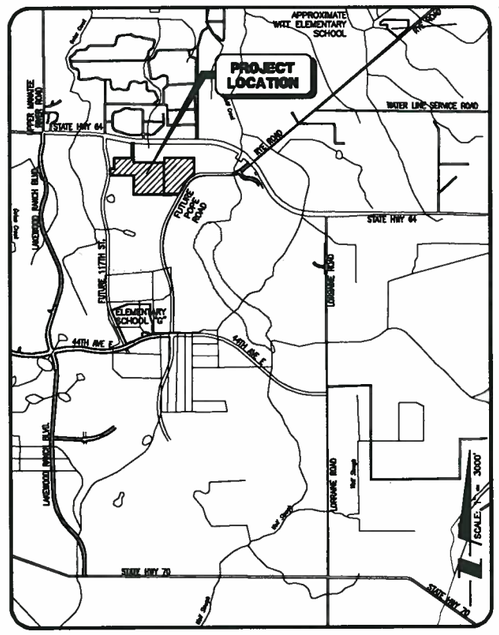
NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

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

REDUCED COPY
NOT TO SCALE



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL LOCATION MAP
3	MASTER SITE PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY SITE PLAN
6	PRELIMINARY SITE PLAN
7	PRELIMINARY SITE PLAN
8	PRELIMINARY SITE PLAN
9	PRELIMINARY SITE PLAN
L–1	LANDSCAPE PLAN
L–2	LANDSCAPE PLAN
L–3	LANDSCAPE PLAN
L–4	LANDSCAPE PLAN
L–5	LANDSCAPE PLAN
L–6	LANDSCAPE PLAN
L–7	LANDSCAPE DETAILS
L–8	LANDSCAPE NOTES
	SUPPLEMENTAL DRAWINGS
1–1	EMERGENCY ACCESS PLAN

NO.	DATE	DESCRIPTION	BY
1	06/20/13	ADDED EMER. ACCESS PLAN, REVISED NOTE 29 THIS SHT., ADD LAKE NOTE	SRJ/89370
2	06/06/13	REVISED PER COUNTY COMMENTS – NOTE 25	RTD/89450
3	05/29/13	REVISED PER COUNTY COMMENT – ADD NOTE 29	DRL/89396
4	05/07/13	REVISED PER COUNTY COMMENTS	SRJ/89396

STATUS: REVISIONS REQUESTED

PROJECT MANAGER	PROJECT ENGINEER	PROJECT DESIGNER
DIANE CHADWICK, A.I.C.P.	ANDREW DeLAND, P.E. FLA. CERT. NO. 69810	EDUARDO BRAVO

DATE JUNE 2013 CHECKED BY Stantec

REVISED (#2) GENERAL DEVELOPMENT PLAN/PRELIMINARY SITE PLAN
PROJECT NAME: EAGLE TRACE

APPROVED _____ Date _____ File Number

Project Planner (PD)	
Project Engineer (PW)	
Concurrency (PD)	
Natural Resources Dept.	
Environmental Health	
Fire District	
Owner/Agent	

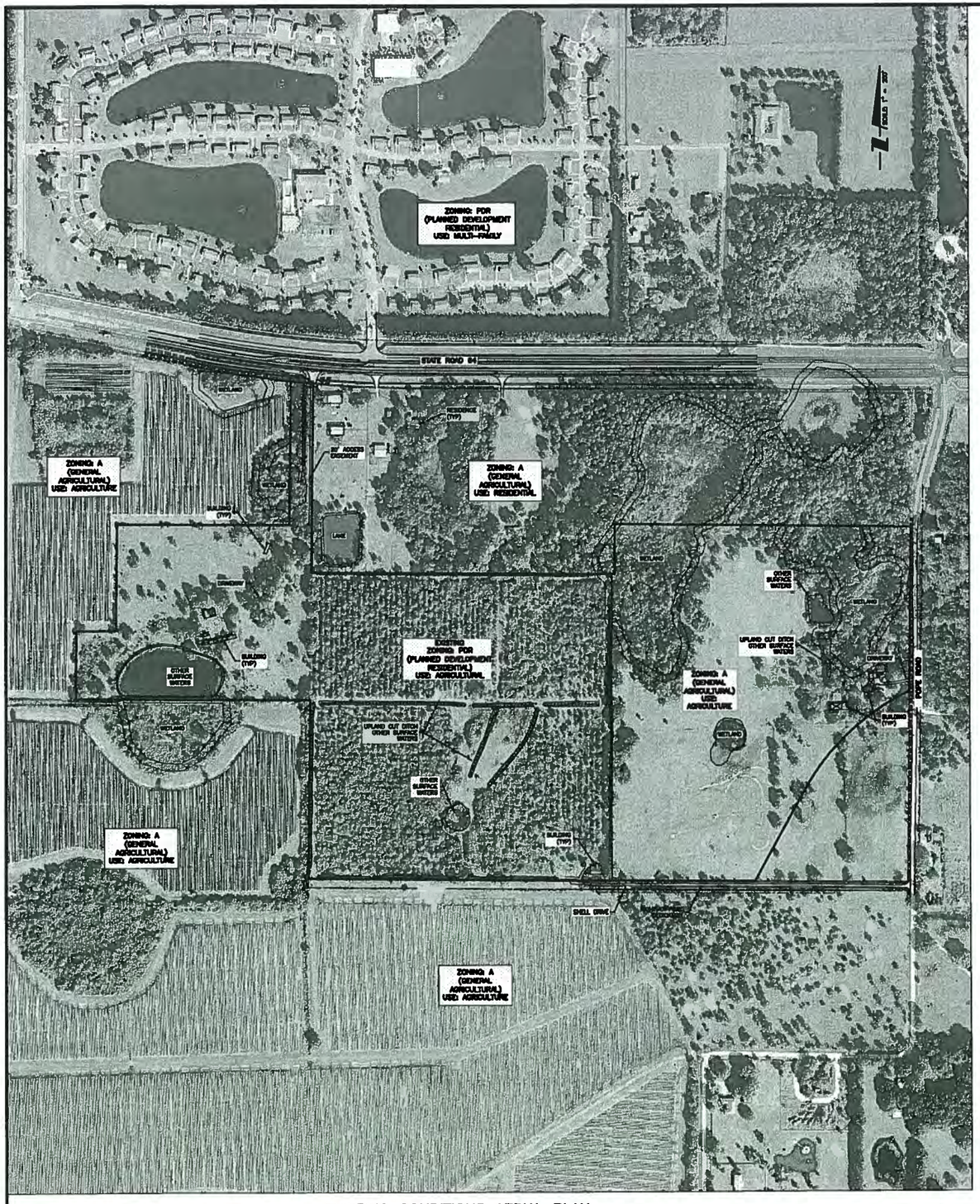
Attention: The certification of this signed plan and accompanying approval letter constitutes the complete approved document. Both documents should be provided to interested parties and submitted with any building permit application.

PROJECT NUMBER
215611293

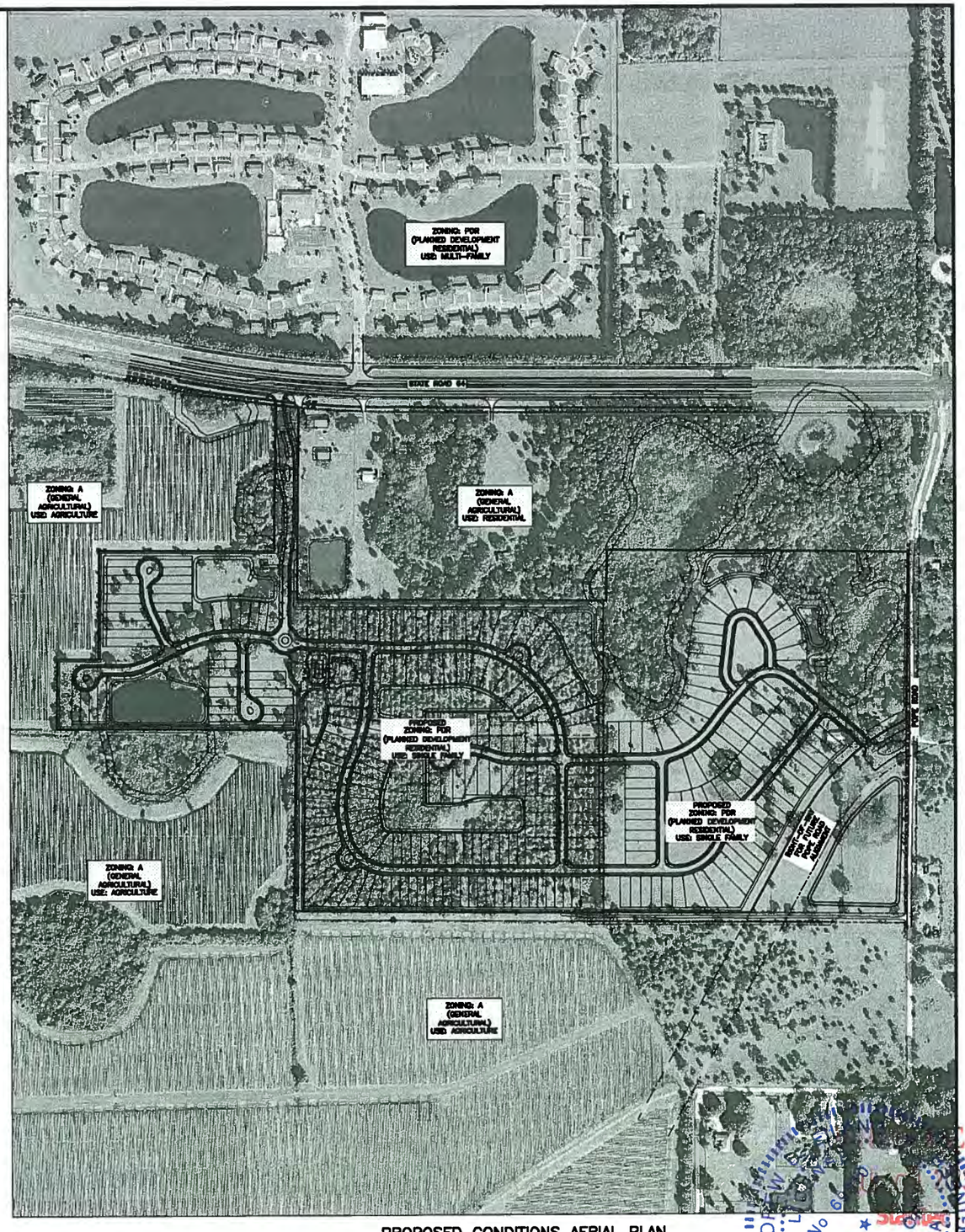
DATE
JANUARY 2013

INDEX NUMBER
D-215611293-01-01

WilsonMiller Stantec
6900 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #43 • FL Lic. # LC-C000170 • www.stantec.com



EXISTING CONDITIONS AERIAL PLAN



PROPOSED CONDITIONS AERIAL PLAN

					ACTIVITY	INITIALS/EMP. NO.	DATE
					DESIGNED BY:		
					DRAWN BY:	DKL/89396	01/13
					CHECKED BY:		
A	REVISED PER COUNTY COMMENTS	05/07/13	DKL/89396		CONTRACT ADMIN. BY:		
△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:		

Wilson Miller Stantec
6900 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #3 • FL Lic. # LC-C000176 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 250'
VERTICAL SCALE:
SEC. 32 TWP. 34S RGE. 19E

TITLE: AERIAL SITE MAP

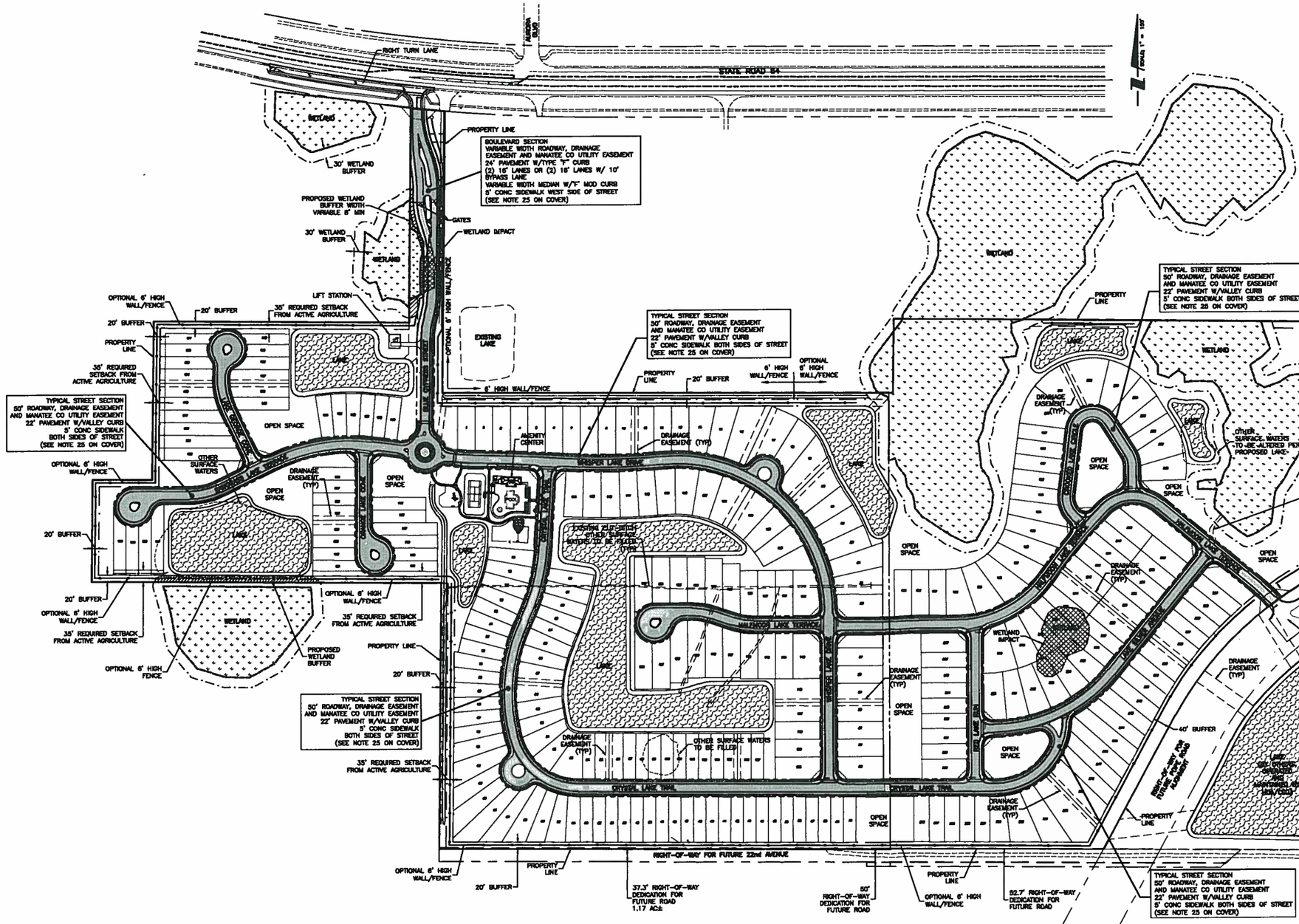
CROSS REFERENCE FILE NO.:

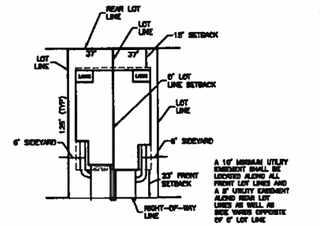
PROJECT NUMBER: 215611293

SHEET NO. 2 OF 9

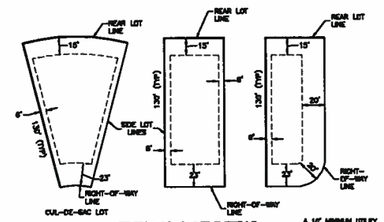
ANDREW D. LEMASTER — LICENSED PROFESSIONAL ENGINEER — No. 66... — STATE OF FLORIDA — Stantec

Saved: 5/7/2013 8:07:10 AM EDOBE | Plotted: 5/08/2013 4:04:09 PM EASTERN/DAY | W:\215611293\active\215611293\civil\planning\01 - phase3 - pud plans\Sheets\215611293-SHO-002PL.dwg Layout: 2





TYPICAL LOT DETAIL
PAIRED VILLAS
LOT NO. 34-107, 145-184
114 UNITS*



TYPICAL LOT DETAIL
CONVENTIONAL SINGLE FAMILY DETACHED
LOT NO. 1-33, 108-144, 185-267
153 UNITS*

A 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES AND A 5' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES

*NOTE:
APPLICANT RESERVES THE RIGHT TO ALTER THE PROPORTIONING OF SINGLE FAMILY DETACHED TO SINGLE FAMILY SEMI-DETACHED LOTS AT THE TIME OF FINAL SITE PLAN APPROVAL SO LONG AS THE TOTAL LOT COUNT REMAINS AT OR BELOW THAT WHICH IS SHOWN HEREON.

						ACTIVITY	INITIALS/EMP. NO.	DATE
						DESIGNED BY:		
D	REVISED SOUTH EASTERN LAKE NOTE	08/21/13	SRJ/89370			DRAWN BY:	DKL/89396	01/13
B	REVISED PER COUNTY COMMENT - ADD NOTE AT ACCESS TO FUTURE POPE ROAD	07/29/13	DKL/89396			CHECKED BY:		
A	REVISED PER COUNTY COMMENTS - MOVE SECOND MEANS OF ACCESS - LOT LAYOUT	05/07/13	DKL/89396			CONTRACT ADMIN. BY:		
△/REV NO.	REVISION	DATE	DRWN BY / EMP. NO.	CHECKED BY / EMP. NO.		WM APPROVED BY:		

WilsonMiller Stantec
6900 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #00 • FL Lic. # LC-C000176 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT: EAGLE TRACE

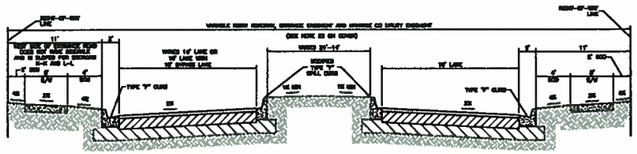
DATE: 01/13
HORIZONTAL SCALE: 1" = 150'
VERTICAL SCALE:
SEC: 32 TWP: 34S RGE: 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611293

TITLE: MASTER SITE PLAN

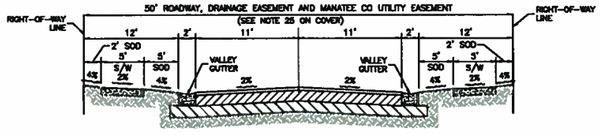
ANDREW D. EILAND LICENSE No 69810 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
PRINTED JUL 01 2013 Stantec

SHEET NUMBER: 5 OF 9

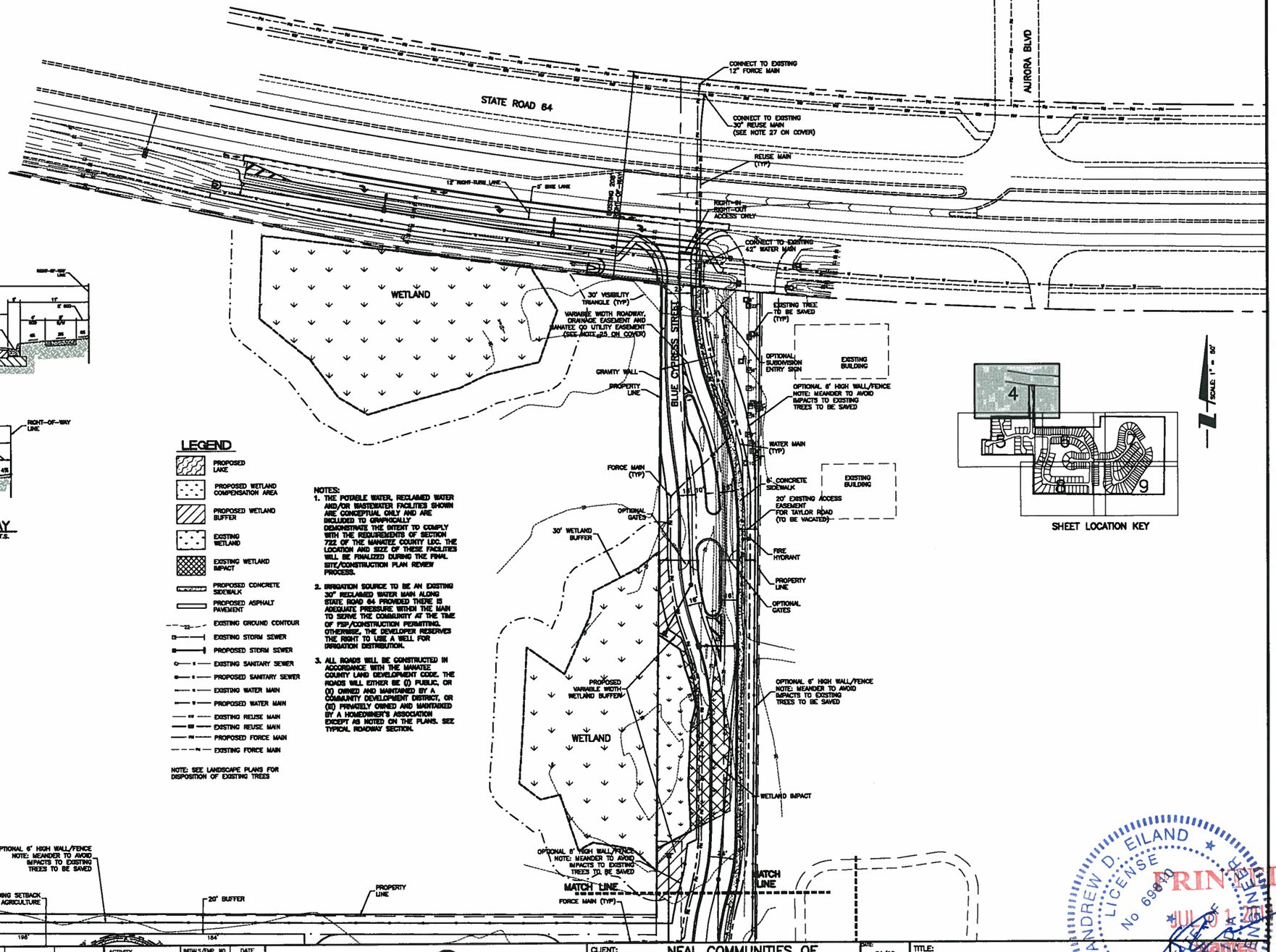
Revised: 8/21/2013 4:53:26 PM EDT by STEVEN DIXON | Plotted: 8/22/2013 4:34:49 PM EDT by STEVEN DIXON | W:\215611293\active\215611293.pln01\planning\01-planning\sheets\Plan\215611293-010-101SP.dwg Layout: 5



TYPICAL BOULEVARD SECTION
N.T.S.



TYPICAL ROAD SECTION 50' WIDE RIGHT OF WAY
N.T.S.



SHEET LOCATION KEY

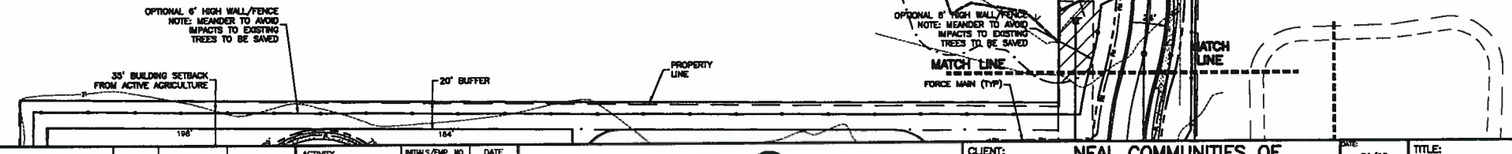
SCALE: 1" = 50'

LEGEND

- PROPOSED LAKE
- PROPOSED WETLAND COMPENSATION AREA
- PROPOSED WETLAND BUFFER
- EXISTING WETLAND
- EXISTING WETLAND IMPACT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING GROUND CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN

NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES

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



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
A	REVISED PER COUNTY COMMENTS – REALIGN ENTRANCE ROAD – WETLAND IMPACT AREAS	05/07/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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6900 Professional Parkway East, Sarasota, FL 34240
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Certificate of Authorization #43 • FL Lic. # LC-C000170 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC TWP RGE: 32 34S 19E

TITLE: PRELIMINARY SITE PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611293

ANDREW D. EILAND
LICENSED LANDSCAPE ARCHITECT
No 6666670
STATE OF FLORIDA

PRINTED JULY 1, 2013

Stantec
ANDREW D. EILAND #6666670
LICENSED LANDSCAPE ARCHITECT
INDEX NUMBER
D-215611293-01-04
SHEET NUMBER 4 of 9

Saved 6/24/2013 2:07:03 PM EDT by EILANDA
Plotted 6/25/2013 4:09:01 PM EDT by EILANDA
W:\215611293\active\215611293\civil\drawing\01 Plans\01-PSP-01.dwg Layout: 1 PSP-01

SCALE: 1" = 50'

LEGEND

- PROPOSED LAKE
- PROPOSED WETLAND COMPENSATION AREA
- PROPOSED WETLAND BUFFER
- EXISTING WETLAND
- EXISTING WETLAND IMPACT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING GROUND CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN

NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES

NOTES:

1. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
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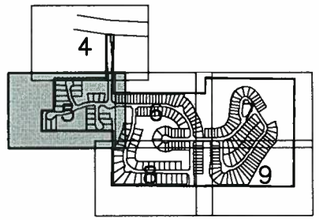
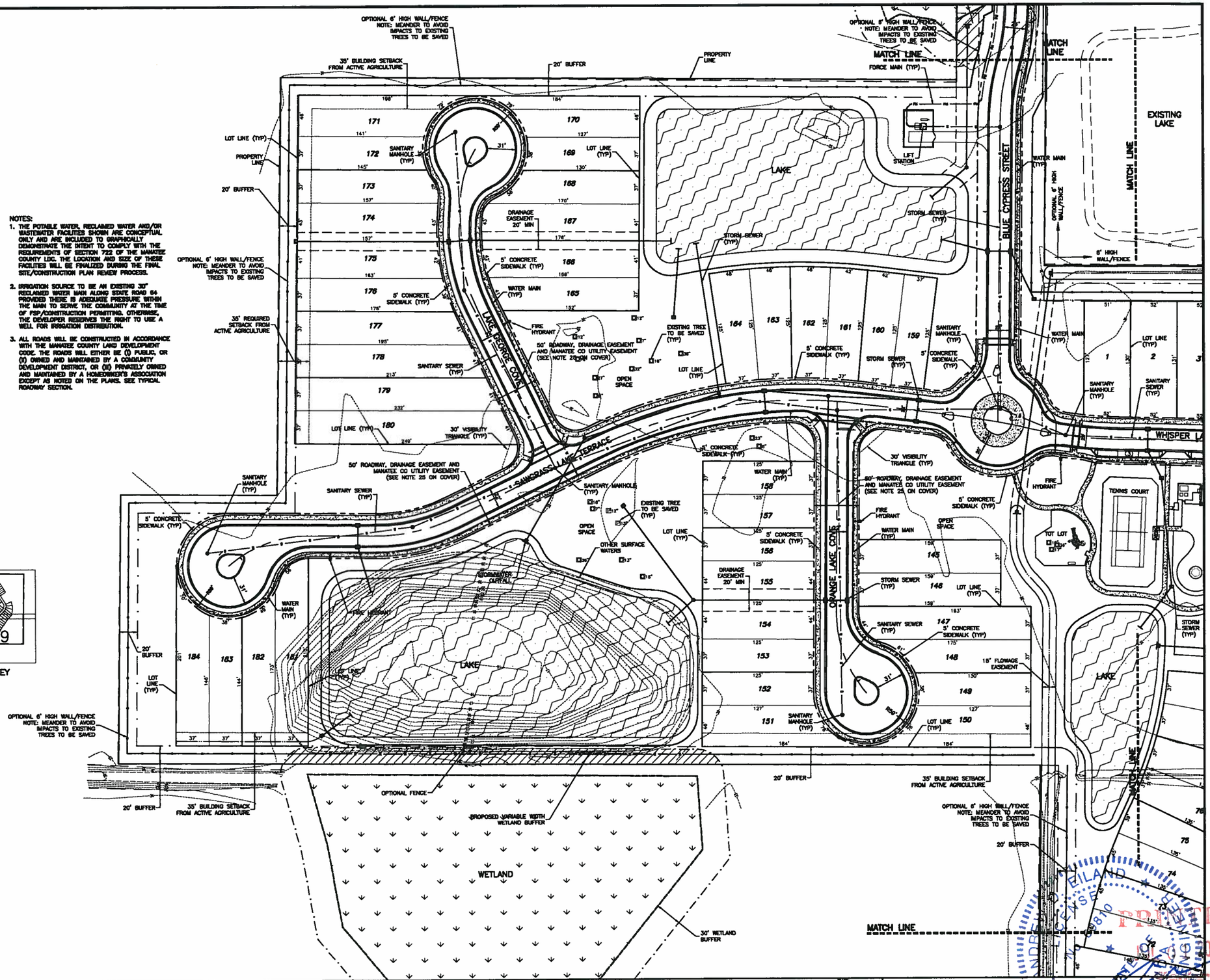


SHEET LOCATION KEY



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
A	REVISED PER COUNTY COMMENTS – LOT LAYOUT	05/07/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Wilson Miller Stantec
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Certificate of Authorization #0 – FL Lic. # LC-C000178 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC. 32 TWP. 34S RGE. 19E
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 21561293
SHEET NUMBER: 5 OF 9

ANDREW D. EILAND, P.E. LICENSE NO. 68810 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

PLOTTED 6/26/2013 4:03:04 PM STEADMISON | PLOTTED 6/26/2013 4:03:04 PM STEADMISON | W:\21561293\active\21561293\civil\drawing\07-plans\01-site\21561293-010-111.dwg

NOTES:
1. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
2. IRRIGATION SOURCE TO BE AN EXISTING 30" RECLAIMED WATER MAIN ALONG STATE ROAD 64 PROVIDED THERE IS ADEQUATE PRESSURE WITHIN THE MAIN TO SERVE THE COMMUNITY AT THE TIME OF FDP/CONSTRUCTION PERMITTING. OTHERWISE, THE DEVELOPER RESERVES THE RIGHT TO USE A WELL FOR IRRIGATION DISTRIBUTION.
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LEGEND
- PROPOSED LAKE
- PROPOSED WETLAND COMPENSATION AREA
- PROPOSED WETLAND BUFFER
- EXISTING WETLAND
- EXISTING WETLAND IMPACT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING GROUND CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN

NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES

SCALE: 1" = 50'

SHEET LOCATION KEY

EXISTING LAKE
MATCH LINE
6' HIGH WALL/FENCE
8' HIGH WALL/FENCE NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED
15' FLOWAGE EASEMENT
PROPERTY LINE
20' BUFFER
OPTIONAL 6' HIGH WALL/FENCE NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED
8' HIGH WALL/FENCE
OPTIONAL 6' HIGH WALL/FENCE
30' WETLAND BUFFER
STORMWATER OUTFALL
WHISPER LAKE DRIVE
HALFMOON LAKE TERRACE
CRYSTAL LAKE TRAIL
LOT LINE (TYP)
DRAINAGE EASEMENT 20' MIN
SANITARY MANHOLE (TYP)
SANITARY SEWER (TYP)
PARKING SPACES: 23'X9' PARALLEL PARKING (TYP)
50' ROADWAY, DRAINAGE EASEMENT AND MANATEE CO UTILITY EASEMENT (SEE NOTE 25 ON COVER)
5' CONCRETE SIDEWALK (TYP)
30' VISIBILITY TRIANGLE (TYP)
TENNIS COURT
AMENITY CENTER
POOL
WATER MAIN (TYP)
52.67' ROADWAY, DRAINAGE EASEMENT AND MANATEE CO UTILITY EASEMENT (SEE NOTE 25 ON COVER)
PARKING SPACES: 23'X9' PARALLEL PARKING (TYP) 23'X12' HANDICAP W/S ACCESS
FIRE HYDRANT
STORM SEWER (TYP)
LAKE
OPEN SPACE
EXISTING TREE TO BE SAVED (TYP)
50' ROADWAY, DRAINAGE EASEMENT AND MANATEE CO UTILITY EASEMENT (SEE NOTE 25 ON COVER)
MATCH LINE

REV NO.	REVISION	DATE	DRAWN BY / DSP. NO.	CHECKED BY / DSP. NO.
A	REVISED PER COUNTY COMMENTS – LOT LAYOUT	05/07/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Wilson Miller Stantec
6900 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #6 • FL Lic. # LC-C000179 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT: EAGLE TRACE
DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 32 TWP: 34S RGE: 19E
TITLE: PRELIMINARY SITE PLAN
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611293
D-215611293-01-06
SHEET NUMBER: 6 OF 9

STATE OF FLORIDA — DONALD K. LAND — No. 68810 — REGISTERED PROFESSIONAL ENGINEER
PRINTED
JUL 03 2013

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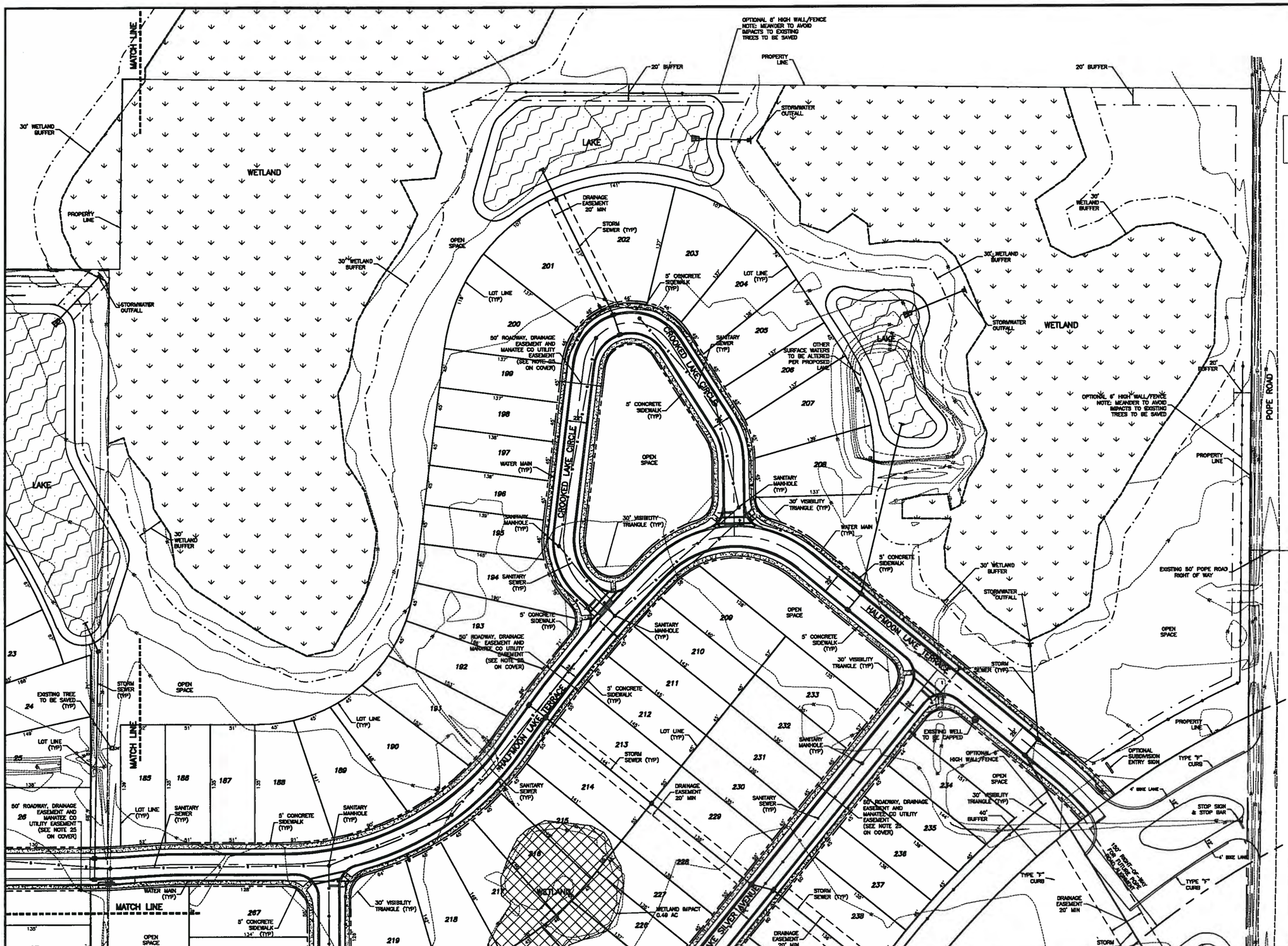

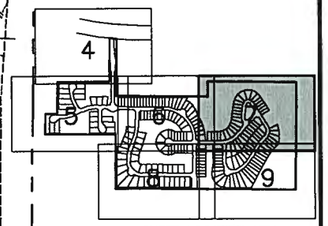

SHEET LOCATION KEY

LEGEND

- PROPOSED LAKE
- PROPOSED WETLAND COMPENSATION AREA
- PROPOSED WETLAND BUFFER
- EXISTING WETLAND
- EXISTING WETLAND IMPACT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING GROUND CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING REUSE MAIN
- EXISTING REUSE MAIN
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN

SCALE: 1" = 50'

NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES

NOTES:

1. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
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ANDREW D. EILAND LICENSE No 69810 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRINTED

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
A	REVISED PER COUNTY COMMENTS – SECOND MEANS OF ACCESS – LOT LAYOUT	05/07/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

WilsonMiller Stantec
8900 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization No. • FL Lic. # LC-C000170 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

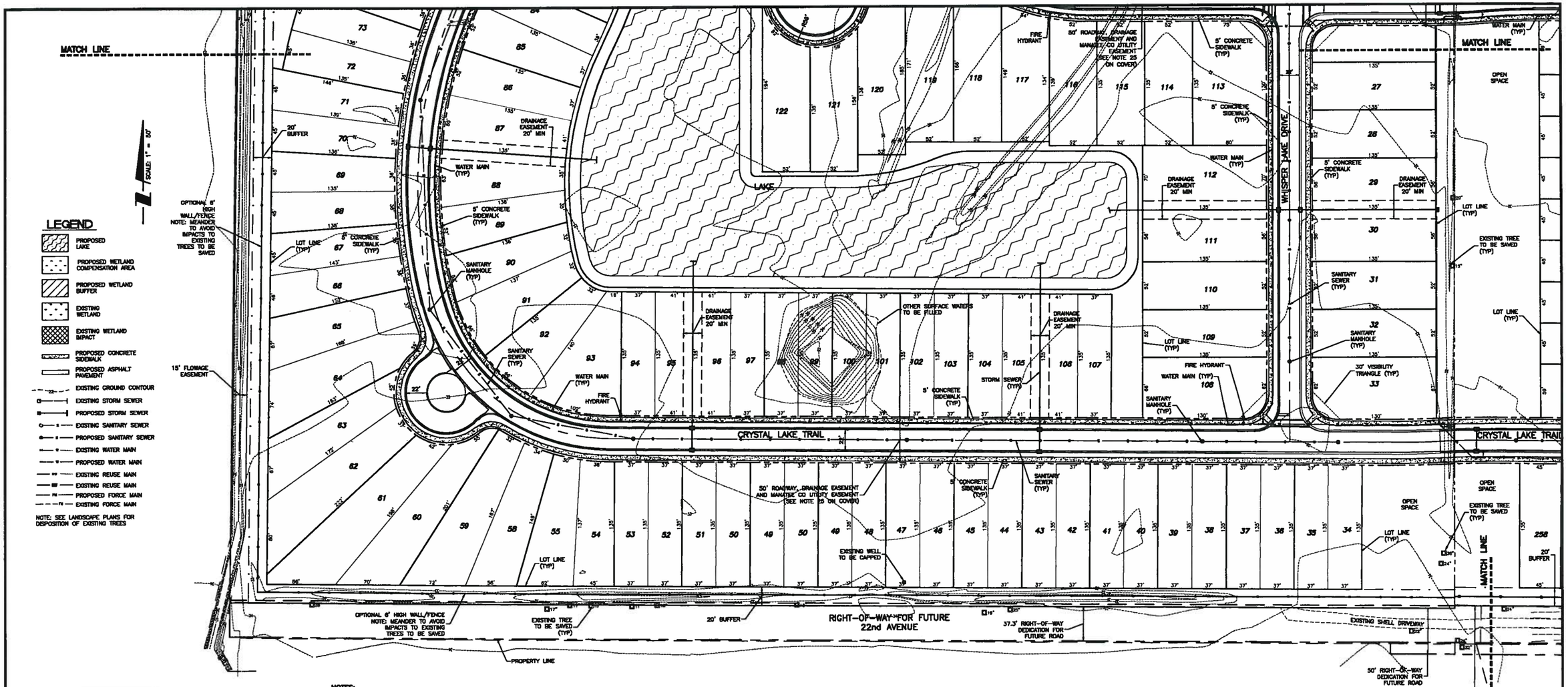
PROJECT: EAGLE TRACE

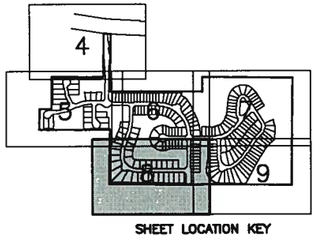
DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 32 TWP: 34S RGE: 19E

TITLE: PRELIMINARY SITE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611293

ANDREW D. EILAND, P.E.
FLORIDA LICENSE NO. 69810
PROFESSIONAL ENGINEER
SCALE: 1" = 50'
D-215611293-01-07
SHEET NUMBER: 7 OF 9





SHEET LOCATION KEY

NOTES:

1. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
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REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
A	REVISED PER COUNTY COMMENTS -- SECOND MEANS OF ACCESS -- LOT LAYOUT	05/07/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Wilson Miller Stantec
8900 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #AB • FL Lic. # LC-C000170 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC. 32 TWP. 34S RGE. 19E

TITLE: PRELIMINARY SITE PLAN

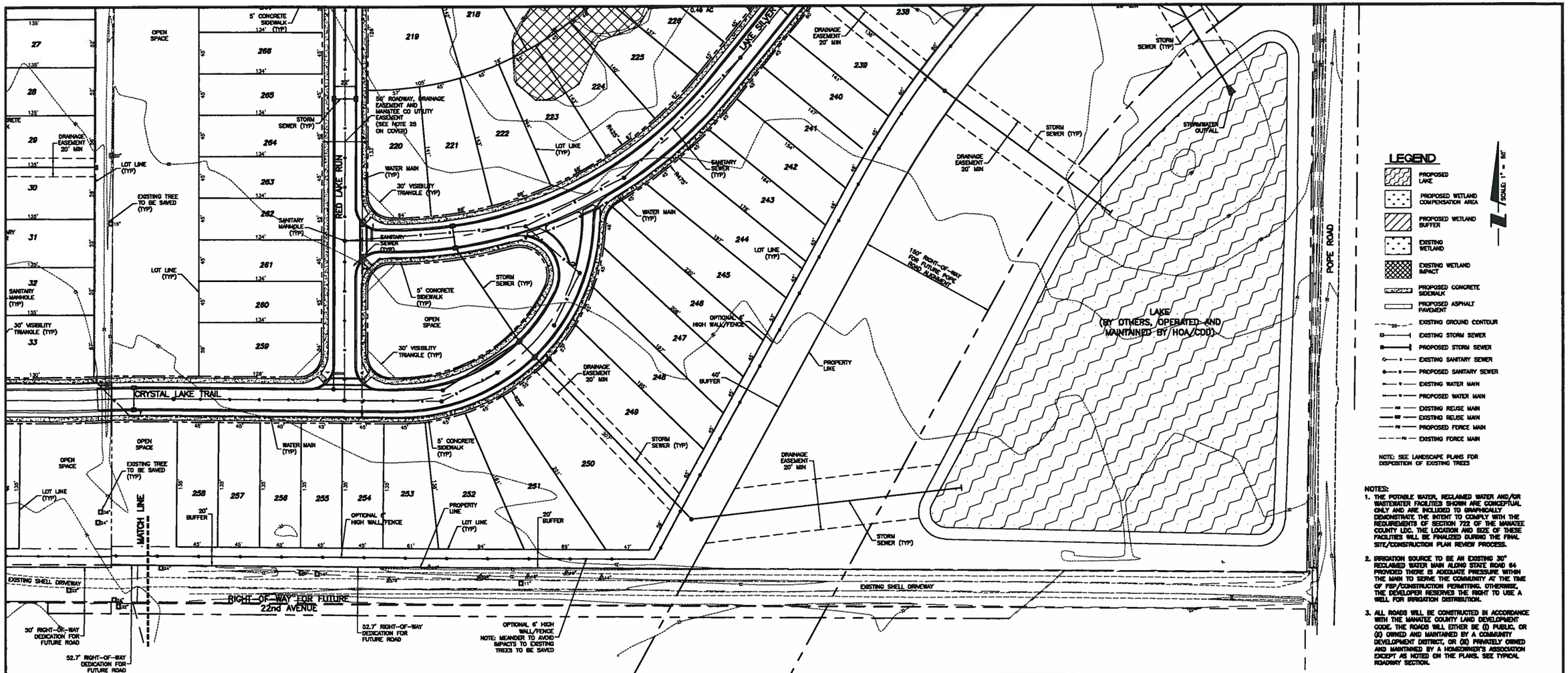
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611293

ANDREW D. EILAND P.E. FLORIDA LICENSE NO. 69810
INDEX NUMBER: 0-215611293-01-08
SHEET NUMBER: 2 OF 2

STATE OF FLORIDA ANDREW D. EILAND LICENSE NO. 69810 PROFESSIONAL ENGINEER

PRINTED 05/07/2013

Issued 5/24/2013 8:07:05a PM STEJOHNSON | Plotted: 5/24/2013 4:03:15 PM STEJOHNSON | W:\215611293\active\215611293-01-08\civil_eng\dwg\01-plotting\01-plotting.dwg



SU VEHICLE TURNING PATHS FOR FULL ACCESS TO FUTURE POPE ROAD

NOTES:

1. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
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REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
D	REVISED SOUTH EASTERN LAKE NOTE	06/21/13	SRJ/89370	
A	REVISED PER COUNTY COMMENTS – SECOND MEANS OF ACCESS – LOT LAYOUT – AUTOTURN PATHS	05/07/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Wilson Miller Stantec
8800 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #0 • FL Lic. # LC-C000170 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 32 TWP: 34S RGE: 19E

TITLE: PRELIMINARY SITE PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611293

SHEET NUMBER: 8 of 9

ANDREW D. EILAND LICENSE No 69810 STATE OF FLORIDA PROFESSIONAL ENGINEER
PRINTED JUL 01 2013
Stantec

Saved: 6/26/2013 10:01:05 PM STEJOHNSON | Plotted: 6/26/2013 4:28:20 PM STEJOHNSON | W:\215611293\active\215611293\civil\drawing\01-planning\02-preliminary_plan\preliminary_plan_sheet\215611293-010-111PP.dwg

TREE REMOVAL SCHEDULE

EXISTING TREE TYPE	SYM.	SIZE 4"-15" D.B.H.	SIZE 16"-30"	SIZE OVER 30"	TOTAL (TO BE REMOVED)
OAK	⊠	72	44	10	126
PINE	⊡	154	21	-	175
OTHER	⊕	17	10	1	28
TOTAL		243	75	11	329
PALM	⚠	*27	*2	-	*29

* - EXISTING HEALTHY SABAL PALMS ARE TO BE RELOCATED ON THE SUBJECT SITE.

⊠ 10" Existing Tree to be Removed (Or as Indicated in Plan)

TREE REMOVAL AND REPLACEMENT NOTES:

1. TREE REMOVAL INFORMATION IDENTIFIED IN THE SCHEDULE IS BASED ON A GENERAL IDENTIFICATION OF EXISTING TREES IN THE VICINITY OF THE PROPOSED DRIVES, BUILDINGS, UTILITIES, AND STORMWATER FACILITIES.
2. TREES 15" OR LESS DBH SHALL BE REPLACED WITH 3" CAL. TREES BETWEEN 16" AND 30" SHALL BE REPLACED WITH 4" CAL. (EA), OVER 30" WITH 4" CAL. (EA), AS PER COUNTY RECOMMENDATION.
3. ALL EXISTING HEALTHY SABAL PALMS WILL BE RELOCATED ON THE SUBJECT SITE.
4. TREE REPLACEMENT QUANTITIES:

243 (6"-15" DBH) TREES @ 1:1 = 243 3" CAL. CANOPY TREES
75 (16"-30" DBH) TREES @ 2:1 = 150, 4" CAL. CANOPY TREES
11 (31"+ DBH) TREES @ 2:1 = 22, 4" CAL. CANOPY TREES

329 TREES REMOVED = 425 CANOPY TREES TO BE REPLACED

EXISTING TREES WITHIN PROPOSED LOTS

EXISTING TREE TYPE	SYM.	SIZE 4"-15" D.B.H.	SIZE 16"-30"	SIZE OVER 30"	TOTAL (TO BE SAVED)
OAK	⊠	29	14	3	46
PINE	⊡	82	6	-	88
OTHER	⊕	13	5	-	18
TOTAL		94	25	3	122
PALM	⚠	19	1	-	20

TREE CONSERVATION SCHEDULE

EXISTING TREE TYPE	SYM.	SIZE 4"-15" D.B.H.	SIZE 16"-30"	SIZE OVER 30"	TOTAL (TO BE SAVED)
OAK	⊠	78	30	5	113
PINE	⊡	138	15	-	153
BANYAN	⚠	-	-	-	-
MAPLE	⊛	-	-	-	-
OTHER	⊕	-	-	-	-
TOTAL		216	45	5	266
PALM	⚠	29	6	-	35

TREE CONSERVATION NOTES:

1. TREE CONSERVATION INFORMATION IDENTIFIED IN THE SCHEDULE IS BASED ON A GENERAL IDENTIFICATION OF EXISTING TREES WITHIN THE VICINITY OF THE PROPOSED DRIVES, BUILDINGS, UTILITIES, AND STORMWATER FACILITIES.
2. NO GROUND DISTURBING ACTIVITIES OR VEHICLE TRAVEL SHALL OCCUR WITHIN THE TREE PROTECTION BARRICADES.
3.

PRELIMINARY PLANT MATERIAL CALCULATIONS

A GREENBELT BUFFER
20' WIDE, 1 CANOPY TREE PER 30 LF
2,090' = 70 CANOPY TREES

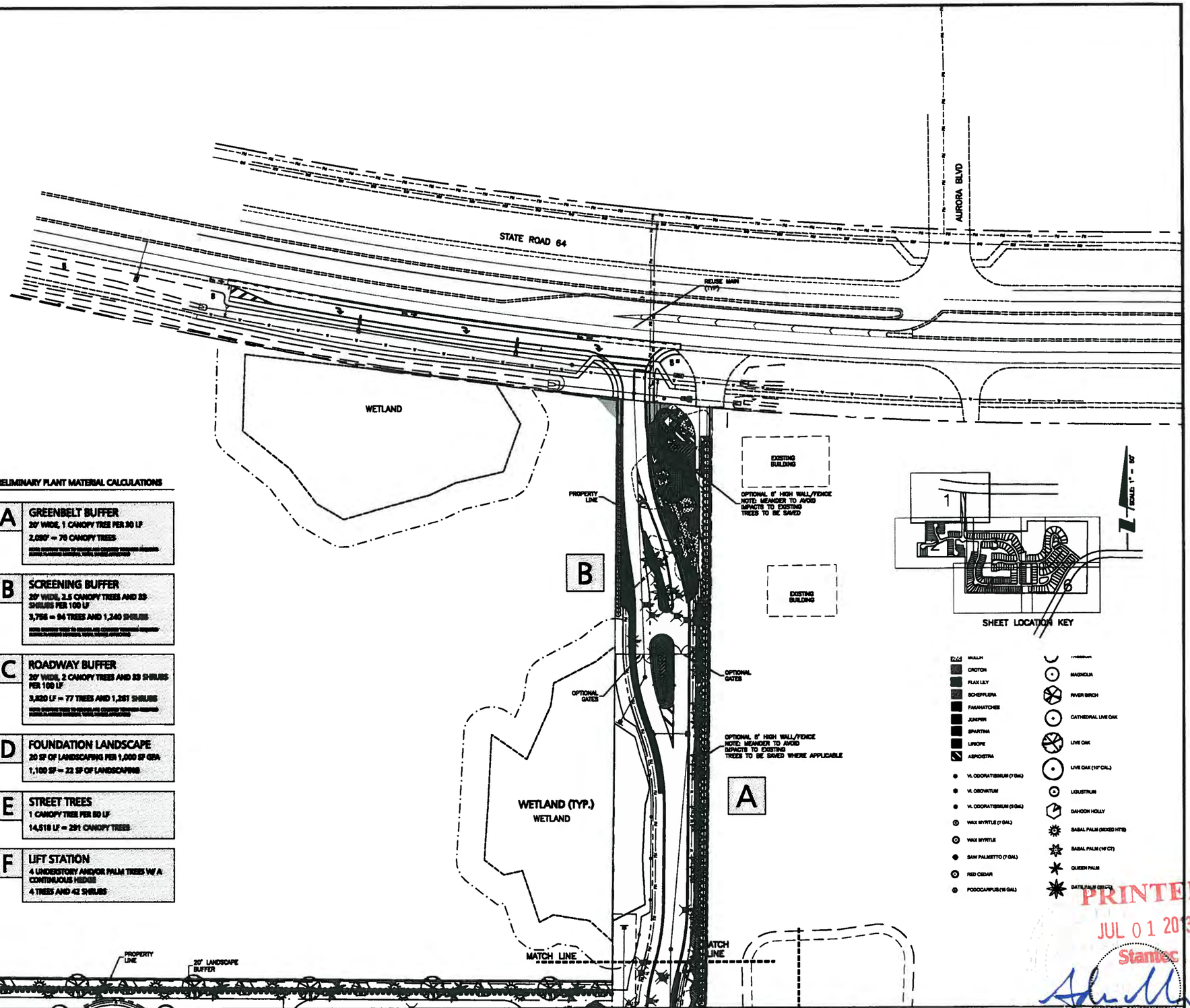
B SCREENING BUFFER
20' WIDE, 2.5 CANOPY TREES AND 23 SHRUBS PER 100 LF
3,756 = 94 TREES AND 1,240 SHRUBS

C ROADWAY BUFFER
20' WIDE, 2 CANOPY TREES AND 23 SHRUBS PER 100 LF
3,820 LF = 77 TREES AND 1,261 SHRUBS

D FOUNDATION LANDSCAPE
20 SF OF LANDSCAPING PER 1,000 SF GFA
1,100 SF = 22 SF OF LANDSCAPING

E STREET TREES
1 CANOPY TREE PER 50 LF
14,518 LF = 291 CANOPY TREES

F LIFT STATION
4 UNDERSTORY AND/OR PALM TREES W/ A CONTINUOUS HEDGE
4 TREES AND 42 SHRUBS



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JUL 01 2013
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REV NO.	REVISION	DATE	DRAWN BY / DSP. NO.	CHECKED BY / DSP. NO.

ACTIVITY	INITIALS/DSP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/28386	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Wilson Miller Stantec
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Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #43 • FL Lic # LC-0000776 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 80'
VERTICAL SCALE:
SEC. TWP. RGE: 32 34S 19E
CROSS REFERENCE FILE NO.:

TITLE: LANDSCAPE PLAN

PROJECT NUMBER: 215811293

ADD'Y FOR CONSTRUCTION:
ADAM S. MARKLE, LA
FLORIDA LICENSE NO. 0001008
COMP. LIC# LC-0000776

DRAWING NUMBER: D-215811293-01-L1

SHEET NUMBER: L1 OF 8

NOTE:
STREET TREES ARE SHOWN PER THE COUNTY LDC WHICH REQUIRES 1 TREE PER 50 LF. SEE THE STREET TREE DETAIL(S) ON SHEET L4 FOR SUGGESTED PLANTING LOCATIONS.

- MULCH
- CROTON
- FLAX LILY
- SCHEFFLERA
- FAKAHATCHEE
- JUNIPER
- SPARTINA
- LIRIOPE
- ASPIDISTRA
- VI. ODORATISSIMUM (7 GAL)
- VI. ODORATUM
- VI. ODORATISSIMUM (3 GAL)
- WAX MYRTLE (7 GAL)
- WAX MYRTLE
- SAW PALMETTO (7 GAL)
- RED CEDAR
- PODOCARPUS (15 GAL)
- MAGNOLIA
- RIVER BIRCH
- CATHEDRAL LIVE OAK
- LIVE OAK
- LIVE OAK (10" CAL.)
- LIGUSTRUM
- DAHOON HOLLY
- SABAL PALM (MIXED HTS)
- SABAL PALM (14' CT)
- QUEEN PALM
- DATE PALM (20' CT)

1
2
6
SHEET LOCATION KEY

PROPERTY LINE
20' LANDSCAPE BUFFER
OPTIONAL 6' HIGH WALL/FENCE NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED WHERE APPLICABLE
LOT LINE (TYP)
PROPERTY LINE
B
20' LANDSCAPE BUFFER
SEE DETAIL FOR STREET TREE LOCATION ON SHEET L6
E
35' REQUIRED SETBACK FROM ACTIVE AGRICULTURE
30' VISIBILITY TRIANGLE(TYP.)
MATCH LINE
LAKE
F
MATCH LINE
EXISTING LAKE
OPTIONAL 6' HIGH WALL/FENCE
6' HIGH WALL/FENCE
EXISTING TREE TO REMAIN (TYP.)
APPROXIMATE EDGE OF DRIPLINE/CANOPY (TYP.)
TREE WITHIN SF LOT (TYP.)
LAKE
D
LAKE
MATCH LINE
20' LANDSCAPE BUFFER
OPTIONAL 6' HIGH WALL/FENCE NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED WHERE APPLICABLE
OPTIONAL FENCE
B
WETLAND (TYP.)
WETLAND
MATCH LINE

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JUL 01 2013
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REV NO.	REVISION	DATE	DRAWN BY / EXP. NO.	CHECKED BY / EXP. NO.

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/86398	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT: EAGLE TRACE
DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC. 32 TWP. 34S RNG. 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215811293
TITLE: LANDSCAPE PLAN
NOT FOR CONSTRUCTION
ADAM M. MANSELL, L.A. FLORIDA LICENSE NO. 6667696
CORR. LIC.# LC-0000776
SHEET NUMBER: L-215811293-01-L2
SHEET NUMBER: L2 OF 8

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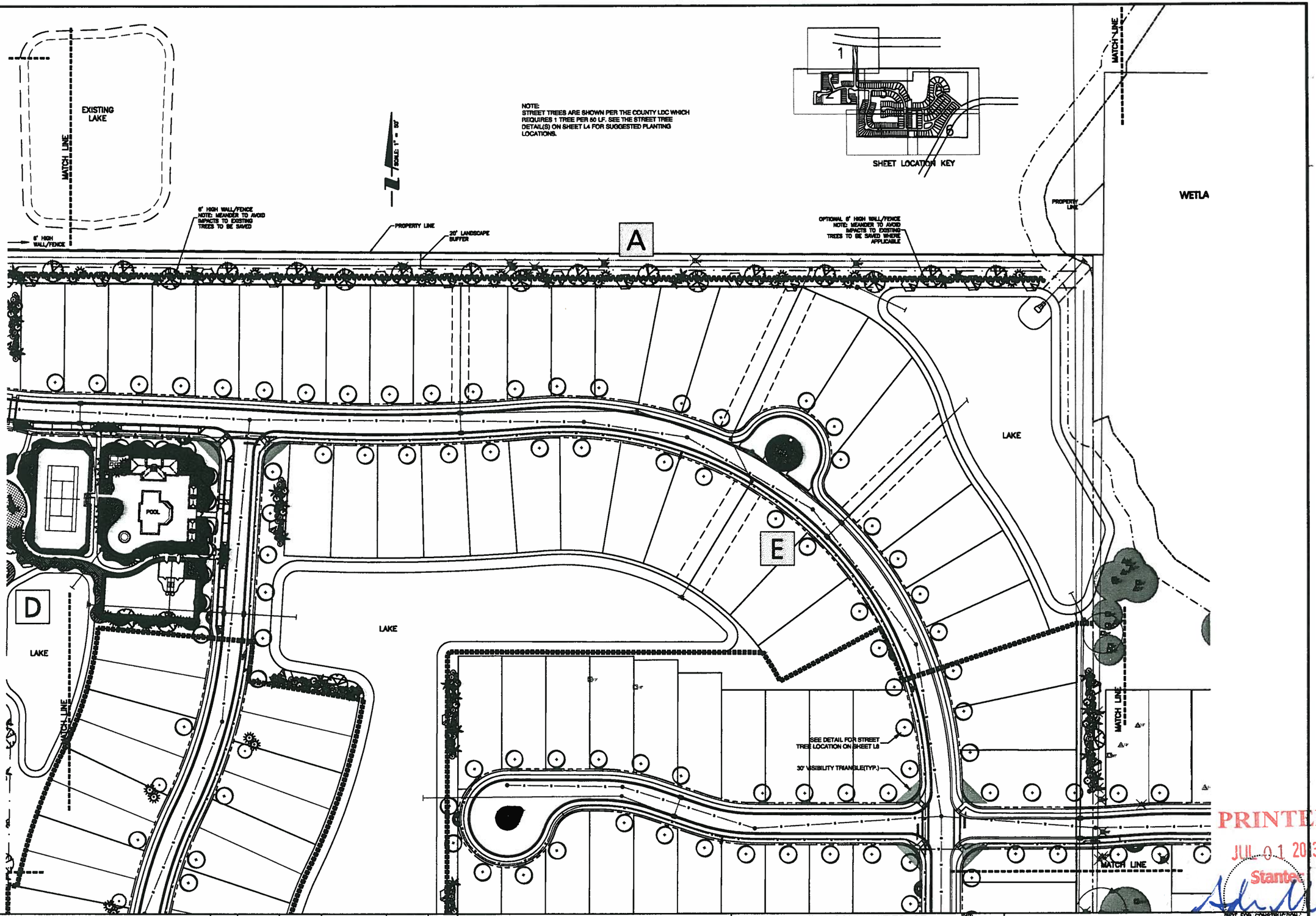

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/28398	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

△REV NO.	REVISION	DATE	DRWN BY / EMP. NO.	CHKD BY / EMP. NO.

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC. TWP. RGE.: 32 34S 19E
CROSS REFERENCE FILE NO.:

TITLE: LANDSCAPE PLAN

PROJECT NUMBER: 215811293

NOT FOR CONSTRUCTION
ACTING IN GENERAL L.A. FLORIDA LICENSE NO. 0667006
CERT. LIC# LC-0000170
TASK NUMBER: D-215811293-01-L3
SHEET NUMBER: L3 of 8

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MATCH LINE

PROPERTY LINE

WETLAND (TYP.)

LAKE

A

OPTIONAL 6' HIGH WALL/FENCE
NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED WHERE APPLICABLE

PROPERTY LINE

20' LANDSCAPE BUFFER

LAKE

OPEN SPACE

E

OPEN SPACE

SEE DETAIL FOR STREET TREE LOCATION ON SHEET L8

NOTE:
STREET TREES ARE SHOWN PER THE COUNTY LDC WHICH REQUIRES 1 TREE PER 50 L.F. SEE THE STREET TREE DETAIL(S) ON SHEET L4 FOR SUGGESTED PLANTING LOCATIONS.

20' LANDSCAPE BUFFER

WETLAND

LAKE

C

OPEN SPACE

OPTIONAL 6' HIGH WALL/FENCE

OPTIONAL 6' HIGH WALL/FENCE
NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED WHERE APPLICABLE

PROPERTY LINE

20' LANDSCAPE BUFFER

EXISTING POPE ROAD

MATCH LINE

MATCH LINE

SHEET LOCATION KEY

1

6

SCALE: 1" = 50'

REV NO.	REVISION	DATE	DRAWN BY / DEP. NO.	CHECKED BY / DEP. NO.

ACTIVITY	INITIALS/DEP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/06306	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:

TITLE: LANDSCAPE PLAN

SEC. TWP. RGE: 32 34S 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611293

LOT FOR CONSTRUCTION
ADAM S. ANGLE LA
FLORIDA LICENSE NO. 6667006
CERT. LC26-0002778
INDEX NUMBER
D-215611293-01-L4
SHEET NUMBER: L4 OF 8

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MATCH LINE

MATCH LINE

20' LANDSCAPE BUFFER

OPTIONAL 6' HIGH WALL/FENCE NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED WHERE APPLICABLE

SCALE: 1" = 50'

B

E

LAKE

OPEN SPACE

SEE DETAIL FOR STREET TREE LOCATION ON SHEET L8

TREE WITHIN SF LOT (TYP.)

EXISTING TREE TO REMAIN (TYP.)

APPROXIMATE EDGE OF DRIPLINE/CANOPY (TYP.)

OPTIONAL 6' HIGH WALL/FENCE NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED

20' LANDSCAPE BUFFER

C

PROPERTY LINE

RIGHT-OF-WAY FOR FUTURE 22nd AVENUE

37.5' RIGHT-OF-WAY DEDICATION FOR FUTURE ROAD

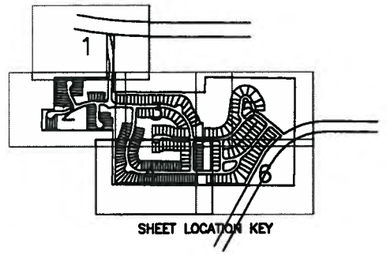
EXISTING SHELL DRIVEWAY

MATCH LINE

20' LANDSCAPE BUFFER

MULCH	
CROTON	MAGNOLIA
FLAX LILY	RIVER BIRCH
SCHEFFLERA	CATHEDRAL LIVE OAK
FAKAHATCHEE	LIVE OAK
JUNIPER	LIVE OAK (10" CAL.)
SPARTINA	LIGUSTRUM
LIRIOPE	DAHOON HOLLY
ASPIDISTRA	BABAL PALM (MIXED HT'S)
VI. ODORATISSIMUM (7 GAL)	BABAL PALM (19' CT)
VI. OBOVATUM	QUEEN PALM
VI. ODORATISSIMUM (3 GAL)	DATE PALM (20' CT)
WAX MYRTLE (7 GAL)	
WAX MYRTLE	
SAW PALMETTO (7 GAL)	
RED CEDAR	
PODOCARPUS (15 GAL)	

NOTE:
STREET TREES ARE SHOWN PER THE COUNTY LDC WHICH REQUIRES 1 TREE PER 50 LF. SEE THE STREET TREE DETAIL(S) ON SHEET L4 FOR SUGGESTED PLANTING LOCATIONS.



SHEET LOCATION KEY

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ACTIVITY	INITIALS/EMP. NO.	DATE
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CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC TWP RGE: 32 34S 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215811293

TITLE: LANDSCAPE PLAN

NOT FOR CONSTRUCTION
AGNC & ANNEX L.A.
FLORIDA LICENSE NO. 0001808
CERT. LIC.# LC-0000170
FILE / NUMBER: D-215811293-01-L5
SHEET NUMBER: L5 OF 8

MATCH LINE

OPEN SPACE

E

C

SEE DETAIL FOR STREET TREE LOCATION ON SHEET L8

20' LANDSCAPE BUFFER

MATCH LINE

PROPERTY LINE

20' LANDSCAPE BUFFER

EXISTING SHELL DRIVEWAY

EXISTING SHELL DRIVEWAY

RIGHT-OF-WAY FOR FUTURE 22nd AVENUE

C

52.7' RIGHT-OF-WAY DEDICATION FOR FUTURE ROAD

OPTIONAL 6' HIGH WALL/FENCE
NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED WHERE APPLICABLE

EXISTING SHELL DRIVEWAY

PROPERTY LINE

C

LAKE

150' RIGHT-OF-WAY FOR FUTURE POPE ROAD EXTENSION

OPTIONAL 6' HIGH WALL/FENCE

32.03' LANDSCAPE BUFFER

EXISTING POPE ROAD

1" = 50'

MULCH
CROTON
FLAX LILY
SCHEFFLERA
FAKAHATCHEE
JUNIPER
SPARTINA
LIRIOPE
ASPIDISTRA
VI. ODORATISSIMUM (7 GAL)
VI. OBOVATUM
VI. ODORATISSIMUM (3 GAL)
WAX MYRTLE (7 GAL)
WAX MYRTLE
SAW PALMETTO (7 GAL)
RED CEDAR
PODOCARPUS (15 GAL)

MAGNOLIA
RIVER BIRCH
CATHEDRAL LIVE OAK
LIVE OAK
LIVE OAK (10' CAL.)
LIGUSTRUM
DAHOON HOLLY
SABAL PALM (MIXED HT'S)
SABAL PALM (16' CT)
QUEEN PALM
DATE PALM (20' CT)

1
6

SHEET LOCATION KEY

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JUL 0 1 2013

						ACTIVITY	INITIALS/EMP. NO.	DATE
						DESIGNED BY:		
						DRAWN BY:	DKL/89396	01/13
						CHECKED BY:		
D	REVISED 52.7' R/W DEDICATION NOTE	06/24/13	SRJ/89370			CONTRACT ADMIN. BY:		
△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.		WM APPROVED BY:		

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

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
RGE: 19E | TWP: 35S | RGE: 19E
32 34S 19E

TITLE: LANDSCAPE PLAN

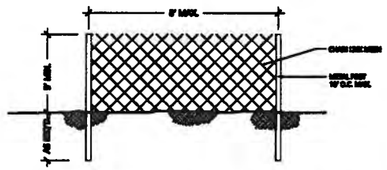
CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611293

NOT FOR CONSTRUCTION
ADOM S. ANDRUS, L.A.
FLORIDA LICENSE NO. 0667939
CORP. LIC.# LC-C000170

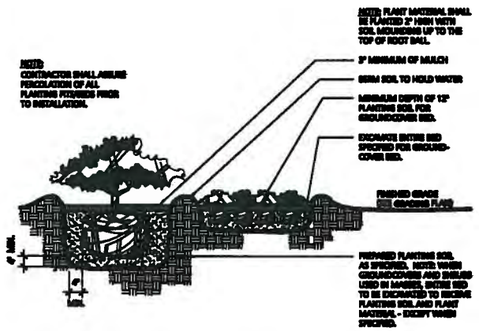
M.UDC NUMBER: D-215611293-01-L6

SHEET NUMBER: L6 OF 8

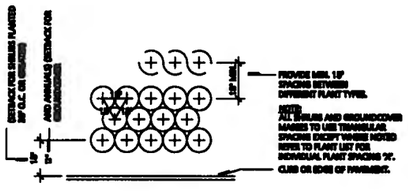


NOTE: BARRICADES TO BE INSTALLED AT THE DRIP-LINE OF ANY TREE TO REMAIN WITHIN THE AREA OF DEVELOPMENT OR AS DELINEATED ON THE FINAL SITE PLAN.

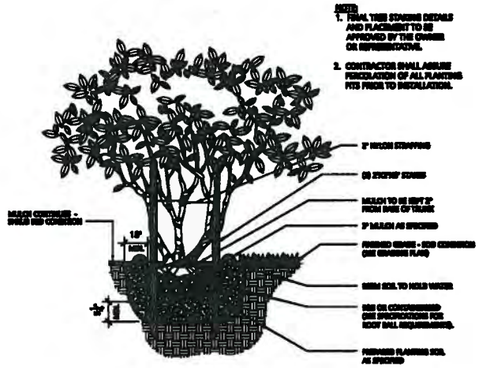
Typical Tree Barricade Detail
1 SCALE: n/a



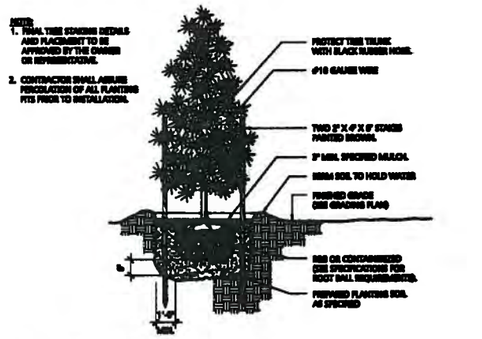
Shrub and Groundcover Planting Detail
2 SCALE: n/a



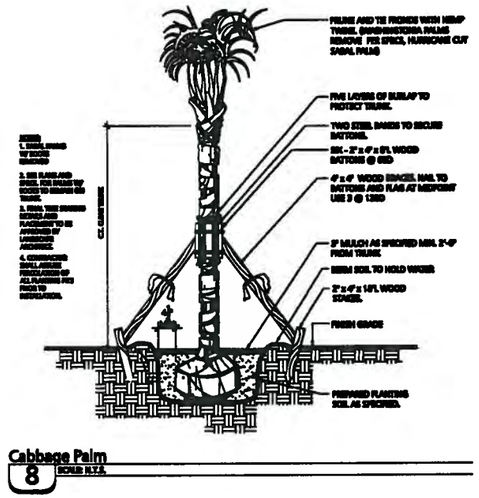
Groundcover Spacing Plan Detail
3 SCALE: n/a



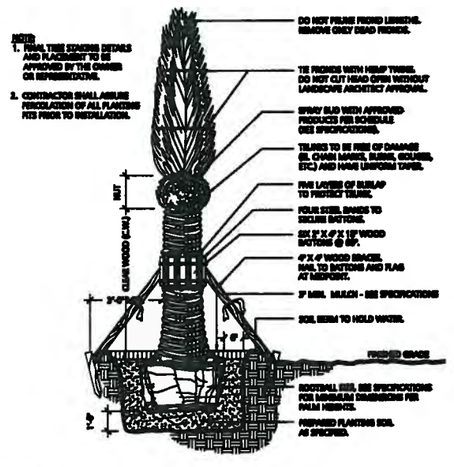
Multi-Trunk Tree
4 SCALE: n/a



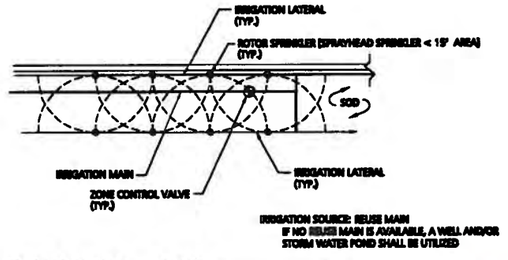
Bald Cypress Tree
6 SCALE: n/a



Cabbage Palm
8 SCALE: N.T.S.



Date Palm
7 SCALE: N.T.S.



Typical Irrigation Plan Detail
9 SCALE: n/a

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JUL 01 2013
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ACTIVITY	INITIALS/DEP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/99396	01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Wilson Miller Stantec
6900 Professional Parkway East, Sarasota, FL 34240
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #45 • FL Lic # LC-C000170 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE:
TWP. 34S RGE. 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611293

TITLE: LANDSCAPE DETAILS

NOT FOR CONSTRUCTION
PERMIT NUMBER: D-21561293-01-L7
SHEET NUMBER: L7 OF 8

LANDSCAPE NOTES

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

LANDSCAPE PLANT LIST

NOTES: PLANT MATERIAL QUANTITIES IN EXCESS OF THOSE IDENTIFIED IN THE PRELIMINARY PLANT MATERIAL CALCULATIONS ARE THE DEVELOPER'S OPTION.

Symbol	Scientific Name	Common Name	Specification	Quantity Phase I and II	Quantity Phase III
	CANOPY TREES				
BN	Betula nigra 'BNMTF' Dura-Heat	Dura-Heat River Birch	14' - 16' Ht. x 8' Spr., Triple	4	-
IE	Ilex x cassine	Dahoon Holly	10' - 14' Ht. x 4' Spr., 3" Cal.	59	17
MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	10' Ht. x 3' Spr., 2" Cal., 3' CT	21	22
QV	Quercus virginiana	Live Oak	14' - 16' Ht. x 8' Spr., 4" Cal.	67	22
QV2	Quercus virginiana	Live Oak	22' - 25' Ht. x 15' Spr., 10" Cal.	4	
QV3	Quercus virginiana 'SDLN' pp12015 Cathedral	Cathedral Live Oak	12' - 16' Ht. x 4' Spr., 3" Cal., 6' CT	193	116
TC	Tabebuia caraiba	Silver Trumpet Tree	12' - 16' Ht. x 4' Spr., 4" Cal.	4	-
	UNDERSTORY TREES				
JS	Juniperus silicicola	Southern Red Cedar	7' - 8' Ht., Full	68	51
LT	Ligustrum japonicum	Ligustrum Tree	8' Ht. x 6' Spd., Multi-Trunk	27	-
MYC	Myrica cerifera	Wax Myrtle	6' Ht. x 6' Spd., Multi-Trunk	24	39
	PALMS				
SPX	Sabal palmetto	Cabbage Palm	12', 14', 16' CT Ht., Mix, Booted, HC	170	30
SPX2	Sabal palmetto	Cabbage Palm	16' CT Ht., Matched, Slick, HC	24	-
PDX	Phoenix dactylifera 'Medjool'	Medjool Date Palm	20' CT., Matched	8	4
SYR	Syagrus romanzoffiana	Queen Palm	12', 14', 16' CT Ht., Mix	163	44
	SHRUBS / GROUNDCOVERS				
CVP	Codiaeum variegatum 'Petra'	Petra Croton	3 Gal., 18" OA., Full, 36" OC	64	-
DTV	Dianella tasmanica	Variegated Flax Lily	3 Gal., 18" OA., Full, 36" OC	561	190
JUP	Juniperus chinensis 'Parsonii'	'Parsons' Juniper	3 Gal., 12" OA., Full, 36" OC	2,647	485
LPM	Liriope muscari 'Evergreen Giant'	'Evergreen Giant' Liriope	1 Gal., 12" OA., Full, 24" OC	485	-
MYC	Myrica cerifera	Wax Myrtle	7 Gal., 36" OA., Full, Space as shown in plan	123	54
SAT	Schefflera arboricola 'Trinette'	Trinette Schefflera	3 Gal., 18" OA., Full, 36" OC	395	-
SPB	Spartina bakeri	Sand Cordgrass	1 Gal., 12" OA., Full, 24" OC	888	-
SRX	Serenoa repens	Saw Palmetto	7 Gal., 36" OA., Full, Space as shown in plan	26	-
TRD	Tripsacum dactyloides	Fakahatchee Grass	3 Gal., 18" OA., Full, 36" OC	1,300	-
VIB	Viburnum odoratissimum	Sweet Viburnum	36" Ht. x 30" Spd., 48" OC (or space as shown in plan)	513	54
VIO	Viburnum obovatum 'Mrs Schillers'	Mrs Schillers Delight Viburnum	24" OA., 36" OC (or space as shown in plan)	184	62
VIS	Viburnum odoratissimum	Sweet Viburnum	3 Gal., 24" x 18", 48" OC (or space as shown in plan)	1,986	686
	OTHER				
Sod 'A'	"Empire" Zoysia	Empire Zoysiagrass	Solid Sod, Sand Grown, Laid, Rolled, Free of Weeds and Pests	SF	SF
Sod 'B'	Paspalum notatum	Bahiagrass	Solid Sod, Sand Grown, Laid, Rolled, Free of Weeds and Pests	SF	SF
Mulch		Pinebark Nuggets	3" Depth, All Planting Areas/Tree Rings unless specified otherwise	CY	CY

TREE PROTECTION NOTES

A. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE (3) INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE COUNTY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.

B. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

C. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

D. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

E. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

F. INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIPLINE OF ALL TREES/PALMS AS POSSIBLE AND/OR TO THE MAXIMUM LIMIT OF IMPROVEMENT(S) AS POSSIBLE (OF COURSE REALIZING THAT THE TREE BARRICADES MAY HAVE TO BE "BACKED OFF" THE IMPROVEMENT(S) BY 1' TO 2' MAXIMUM TO INSTALL THE IMPROVEMENT(S). DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES/PALMS.

G. LAND ALTERATION AND CONSTRUCTION ACTIVITIES SHALL BE APPROVED WITHIN THE DRIPLINE OF A TREE TO BE RETAINED ON THE SITE PROVIDED DESIGN TECHNIQUES ARE USED THAT MINIMIZE DAMAGE TO THE ROOT SYSTEM OF THE TREE (E.G., RETAINING WALLS, TREE WELLS, ROOT AERATION DEVICES, PERVIOUS PAVERS, PERVIOUS CONCRETE, GREEN SPACE, AS APPROPRIATE). WHERE IT IS NOT PRACTICAL FOR UNDERGROUND UTILITY LINES TO BE ROUTED AROUND THE DRIPLINE, TUNNELING SHALL BE EMPLOYED TO ROUTE THE LINES THROUGH THIS AREA.

IRRIGATION NOTES

A. ALL PROPOSED LANDSCAPING TO IRRIGATED BY A 100% AUTOMATIC SYSTEM.

B. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.

C. IRRIGATION SPRINKLER ZONES TO BE SEPERATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.

D. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO MINIMIZED.

E. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.

F. IRRIGATION PIPINGTO BE LOCATED WITHIN PLANTING OR SODE AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.

G. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP / MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.

H. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.

I. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.

J. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE 'MICRO-SPRAY' LOCATED ABOVE EXISTING GRADE.

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE COMPLETE DESIGN AND CONSTRUCTION OF AN IRRIGATION SYSTEM FOR THE PROJECT, INCLUDING ALL PIPING, VALVES, HEADS, SLEEVES, AND WIRING. THE SYSTEM SHALL BE DESIGNED TO SUPPLY SUFFICIENT IRRIGATION TO ALL PLANTING AREAS ACROSS THE ENTIRE SITE TO SUPPORT THE GROWTH AND MAINTENANCE OF THE LANDSCAPING. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, AS SHOP-DRAWING, THE DETAILED LAYOUT OF THE SYSTEM FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.

T1A Street Tree Location Plan

T1B Street Tree Location Plan - Patio Home

PRINTED JUL 01 2013

					ACTIVITY	INITIALS/EMP. NO.	DATE
					DESIGNED BY:		
					DRAWN BY:	DKL/88398	01/13
					CHECKED BY:		
					CONTRACT ADMIN. BY:		
REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:		

WilsonMiller Stantec

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Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #43 • FL Lic. # LC-C000170 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC. 32 TWP. 34S RGE. 19E

TITLE: LANDSCAPE NOTES

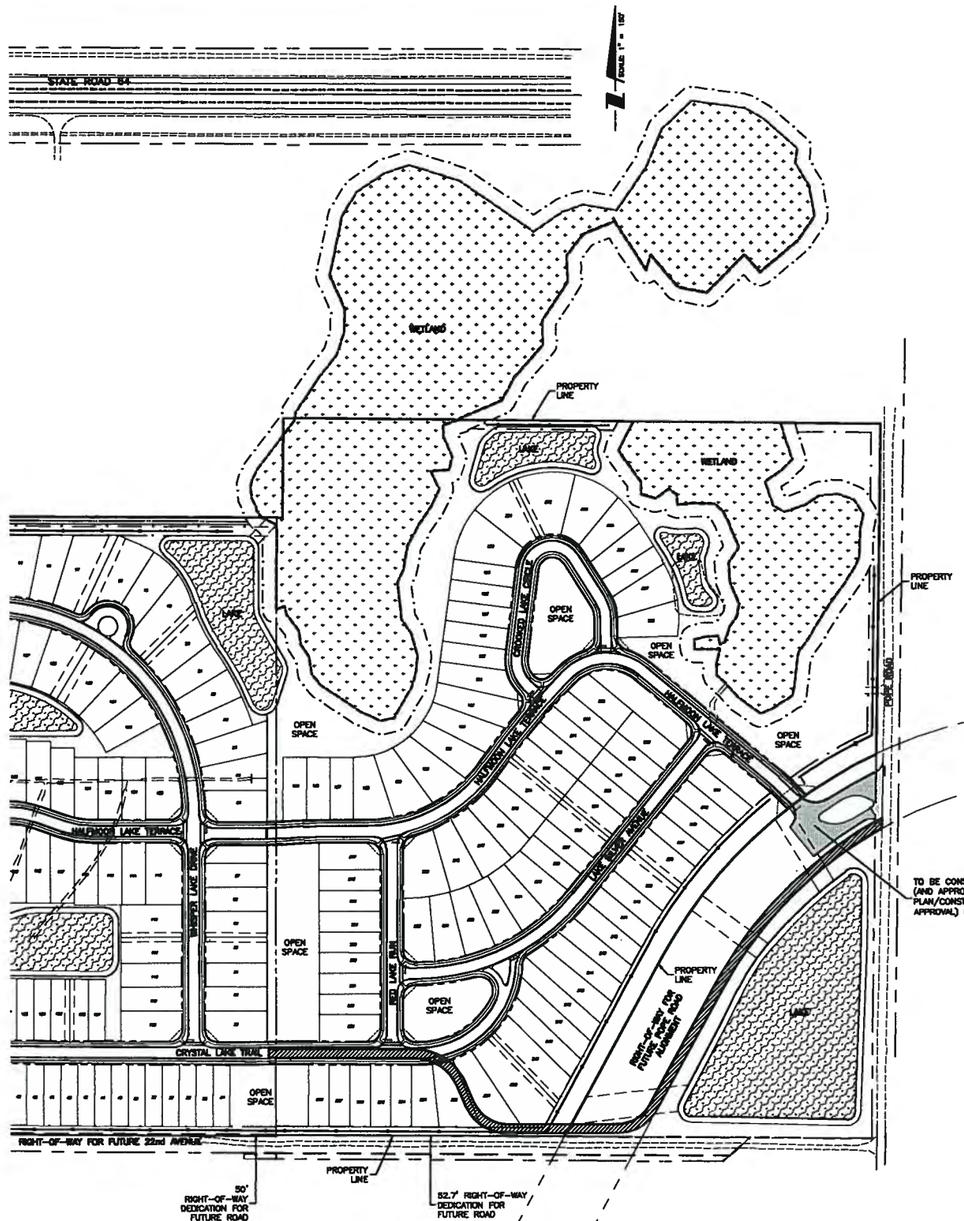
CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611293

NOT FOR CONSTRUCTION
ADAM S. MARKLE, L.A.
FLORIDA LICENSE NO.
CORP. LIC.# LC-C000170

INDEX NUMBER: D-215611293-01-L8

SHEET NUMBER: L8 of 8



AS STIPULATED:

- PRIOR TO FINAL PLAT APPROVAL FOR THE 100TH UNIT, AN EMERGENCY ACCESS SHALL BE PROVIDED TO EXISTING POPE ROAD (DIRECTLY OR VIA EXISTING 22ND AVE).
- PRIOR TO PLATTING OF THE 184TH UNIT, INSTALLATION OF A PAVED PERMANENT ENTRANCE CONNECTING TO EXISTING POPE ROAD VIA EXTENSION OF PAVEMENT ALONG FUTURE POPE ROAD ALIGNMENT (TWO LANES THEREOF) SHALL BE REQUIRED.

NOTES:

1. ACCESS TO BE 20' IN WIDTH (MINIMUM).
2. ACCESS CONSTRUCTION MATERIALS TO BE IN ACCORDANCE WITH MANATEE COUNTY TRANSPORTATION DEPARTMENT "HIGHWAY TRAFFIC & STORMWATER STANDARDS" INDEX 401.9 – "RURAL SHELL ROAD". APPLICANT RESERVES THE RIGHT TO SUBSTITUTE CRUSHED CONCRETE OR OTHER SIMILAR MATERIAL FOR SHELL, SUBJECT TO FIRE DISTRICT AND PUBLIC WORKS APPROVAL AT TIME OF CONSTRUCTION.
3. APPLICANT RESERVES THE RIGHT TO MEET THE STIPULATION'S INTENT WITH AN ALIGNMENT OTHER THAN THE CONCEPT DEPICTED HEREON; SUBJECT TO FIRE DISTRICT AND PUBLIC WORKS APPROVAL AT TIME OF CONSTRUCTION. INTENT TO PROVIDE ACCESS THAT REACHES EXISTING POPE ROAD IN SOME FORM, WITH CONSTRUCTION THAT SATISFIES FIRE DISTRICT AND PUBLIC WORKS, WILL BE MET.
4. APPLICANT RESERVES THE RIGHT FOR ALL OR PART OF EMERGENCY ACCESS TO SERVE AS PROJECTS CONSTRUCTION ACCESS ROAD.

ANDREW D. EILAND LICENSE No 69810 STATE OF FLORIDA

PRINTED JUL 01 2013

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
D	ADDED SHEET. REVISED PER CO COMMENT	06/21/13	SRJ/89370	

ACTIVITY	INITALS/EMP. NO.	DATE
DESIGNED BY:	ADE/89503	06/13
DRAWN BY:	SRJ/89370	06/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
HORIZONTAL SCALE: 1" = 150'
VERTICAL SCALE:
SEC. TWP. RGE: 32 34S 19E

TITLE: EMERGENCY ACCESS PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 21561293

ANDREW D. EILAND, P.E. FLORIDA LICENSE NO. 69810 SPACE MANAGER: d-21561293-01-03 SHEET NUMBER: 6

Saved: 6/21/2013 4:06:00 PM EDT/EDT | Plotted: 6/25/2013 4:35:05 PM EDT/EDT | W:\21561293\active\215612931\civil\drawings\Sheets\Emergency Access Plan.dwg