

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	Adoption of Amended Rules of Procedure	TYPE AGENDA ITEM	Consent
DATE REQUESTED	10/10/13 PC	DATE SUBMITTED/REVISED	10/02/13
BRIEFINGS? Who?	No	CONSEQUENCES IF DEFERRED	Risk Non-Compliance with Applicable Florida Law and Potential Litigation
DEPARTMENT/DIVISION	Building & Development Services Department/Comprehensive Planning and Public Hearings	AUTHORIZED BY TITLE	Sarah A. Schenk, Assistant County Attorney Lisa Barrett, Planning Manager <i>LB</i>
CONTACT PERSON TELEPHONE/EXTENSION	Sarah A. Schenk, Assistant County Attorney x 3750 Lisa Barrett, Planning Manager x 6884	PRESENTER/TITLE TELEPHONE/EXTENSION	Sarah Schenk, Assistant County Attorney, 941-748-4501 ext. 3750
ADMINISTRATIVE APPROVAL			

ACTION DESIRED INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
I move to adopt the amended Rules of Procedure in the agenda packet 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
<ul style="list-style-type: none"> • Senate Bill 50 was passed by the Florida Legislature in 2013 and amended the Florida Statutes so as to create Section 286.0114, Florida Statutes, effective October 1, 2013. • The County Attorney's Office has advised that all boards of Manatee County currently covered by the open meeting requirements of the Sunshine Law, including advisory boards, are subject to Section 286.0114, Florida Statutes, and must provide citizens an opportunity to speak on legislative matters. • The right to comment on pending land development applications that are quasi-judicial (i.e., rezoning, site plans, etc.), would remain during the advertised public hearing portion of the agenda. • Since the Planning Commission does not have a specified segment on the agenda for citizen comments for legislative matters, the Rules of Procedure are required to be amended. The new text is indicated by redlined on the attached document. • No other substantive changes have been made to the Rules of Procedure. • The County Attorney's Office recommends a motion to adopt the amended Rules of Procedure for the Planning Commission at the meeting on October 10, 2013 in order to comply with the Florida Statutes as amended in 2013.

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

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Amended Rules of Procedure			
COST:	N/A	SOURCE (ACCT # & NAME):	N/A
COMMENTS:		AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	

RESOLUTION NO. R-13-189(PC)

A RESOLUTION OF THE MANATEE COUNTY PLANNING COMMISSION ADOPTING REVISED RULES OF PROCEDURE AND REPEALING THE ADOPTED RULES AND PROCEDURES [R-05-239(PC)], TO GOVERN MEETINGS OF THE PLANNING COMMISSION; SETTING FORTH FINDINGS; PROVIDING FOR THE SEVERABILITY OF PARTS HEREOF IF DECLARED INVALID; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Manatee County Planning Commission (the Planning Commission) is empowered under Section 302.1.8 and 302.3.4 of the Manatee County Land Development Code to adopt its own rules of procedures; and

WHEREAS, the Planning Commission adopted Resolution No. R-05-239(PC), on October 13, 2005, to provide for Rules of Procedure for the Planning Commission; and

WHEREAS, it is the intent of the Planning Commission to update their Rules of Procedure in accordance with applicable Florida law and current practices of the Board of County Commission as well as to streamline meetings, and to further protect the health, safety, and welfare of the citizens of Manatee County; and

WHEREAS, the Commission has prepared these rules in an attempt to encourage public participation during public hearings, both legislative and quasi-judicial, so as to afford all participants due process, while recognizing the need for certain procedures to maintain orderly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MANATEE COUNTY, FLORIDA, THAT:

Section 1. The findings set forth in the preamble above are hereby adopted as findings of the Planning Commission and incorporated herein by reference.

Section 2. The Rules of Procedure entitled: "Procedures for the Manatee County Planning Commission Meetings", attached hereto as Exhibit "A" and incorporated herein by reference, are hereby adopted.

Section 3. Resolutions of the Manatee County Planning Commission shall be assigned resolution numbers from the sequential list of resolutions for the Board of County Commissioners, but shall include the initials (PC) at the end in order to differentiate from other resolutions.

Section 4. By adoption of this resolution, the Planning Commission hereby repeals Resolution No. R-05-239(PC), as amended.

Section 5. It is hereby declared to be the intention of the Planning Commission that the sections, paragraphs, sentences, clauses, and phrases of this Resolution inclusive of Exhibit "A", be deemed severable, and if any phrase, clause, sentence, paragraph or section hereof is declared unconstitutional or otherwise invalid by the valid judgment of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this resolution.

ADOPTED, in open session with a quorum present and voting this 10th day of October, 2013.

**PLANNING COMMISSION
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairman

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

By: _____

EXHIBIT "A"
PROCEDURES FOR THE MANATEE COUNTY
PLANNING COMMISSION MEETINGS
AS ADOPTED ON OCTOBER 10, 2013

**EXHIBIT “A”
PROCEDURES FOR THE MANATEE COUNTY
PLANNING COMMISSION MEETINGS**

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EXHIBIT "A"
PROCEDURES FOR THE MANATEE COUNTY

PLANNING COMMISSION MEETINGS

PREAMBLE AND STATEMENT OF INTENT

Consistent with Section 302 of the Manatee County Land Development Code and other applicable law, the Planning Commission has adopted these rules (hereinafter, the Planning Commission Procedures) to govern its meetings, hearings, and workshops. While encouraging appropriate public participation and an informal civil atmosphere, the Planning Commission intends to retain the structure and decorum required for the orderly and professional conduct of its business.

1. APPLICABILITY

The Planning Commission Procedures shall govern the meetings, hearings, and workshops of the Manatee County Planning Commission.

2. OFFICIAL PLANNING COMMISSION ACTION

2.1 Matters for Planning Commission Consideration. Any matters which relate to the Planning Commission duties, authority, or powers given to it by the Manatee County Board of County Commissioners under Section 302 of the Manatee County Land Development Code (LDC), or other applicable law, may be brought before the Planning Commission (Commission) for appropriate consideration or action.

3. COMMISSION OFFICERS

3.1 Election of Officers. The Commission shall elect a Chairman, a First Vice Chairman, a Second Vice Chairman, and a Third Vice Chairman at the first regular meeting held after October 15th of each calendar year. Officers shall hold office until a successor is elected, unless removed from such office by a majority

vote of the Commission prior thereto, or unless the officer's term of office as a Planning Commissioner ceases for any reason.

3.2 Assignment of Duties. The Chairman shall have the authority to assign honorary and administrative duties to other members of the Commission.

3.3 Quorum and Officers. A quorum exists when a majority of duly installed members of the Commission are present. Unless otherwise provided by law, a majority vote, where a quorum is present, constitutes action of the Commission. In the absence of the Chairman, the highest ranking Vice Chairman shall have all duties and authority of the Chairman until the arrival of a higher-ranking officer. In the absence of the Chairman and all Vice Chairmen at the time scheduled for the opening of a public meeting or workshop, the first member who notifies the Clerk of the member's intention to preside over the meeting shall have all the duties and authority of the Chairman until the return of a Commission officer. In the absence of a quorum, those members assembled, including a single member of the Commission if only one member should be present, may:

- Take measures to obtain a quorum;
- Fix the time to adjourn or take a recess; and
- Open and continue a public hearing on any scheduled matter to a time and date certain.

In the absence of a quorum, the member(s) of the Commission who are present shall take no testimony and conduct no other business except the actions authorized above.

If consideration of a matter is postponed due to lack of a quorum, the Chair of the Commission shall continue the meeting to the next Commission meeting. The Director of the Building and Development Services Department shall notify all Planning Commission members of the date of the continued meeting.

3.4 Vacancy in Office.

3.4.1 Upon occurrence of a permanent vacancy or inability to serve in the position of Chairman, the following shall occur:

3.4.1.1 The First Vice Chairman shall automatically succeed in the Chair for the remainder of the term of office thereof; and

3.4.1.2 The Second Vice Chairman shall automatically succeed to the First Vice Chairman for the remainder of the term of office thereof;

3.4.1.3 The Third Vice Chairman shall automatically succeed to the Second Vice Chairman for the remainder of the term of office thereof; and

3.4.1.4 The Commission shall elect a new Third Vice Chairman, at the first regularly scheduled meeting at which the existence of the vacancy is known. Provided, however, that, if necessary, the election of a new Third Vice Chairman may be deferred until a full board is present.

3.4.2 Upon occurrence of a permanent vacancy or inability to serve in the position of Vice Chairman, to which he has been elected, the next highest ranking official shall automatically succeed to fill the existing vacancy for the term of office thereof and the applicable procedures set forth above for filling a vacancy in officer shall be followed as to the remaining officer positions.

4. MEETINGS

4.1 Types of Meetings. The Commission shall have the authority to hold the following types of meetings:

4.1.1 Regular Meetings. The Commission may establish and announce a regular meeting schedule. Unless otherwise scheduled, the Commission shall hold regular meetings on the second Thursday of each month.

Regular meetings shall commence at 9:00 a.m. and shall be held in such place as may be designated. Any regular meeting may be held earlier, rescheduled, postponed, or cancelled by the Chairman of the Planning Commission, the County Administrator, or their designees.

4.1.2 Special Meetings. A special meeting of the Commission may be called by the Chair of the Planning Commission, Board of County Commissioners, or the County Administrator, or the Administrator's designee, as necessary. Whenever a special meeting is called, a written notice shall be given by the Administrator to the Board of County Commissioners, the members of the Commission, the Clerk, the County Attorney, the Director of the Building and Development Services Department, or any persons entitled, as a matter of law, to written notice, and the press, stating the date, hour, and place of the meeting and the purpose(s) for which the meeting is called. At least twenty-four (24) hours must elapse between the time the meeting is called and the time the meeting is to be held.

4.1.3 Workshops. The Commission may hold workshops from time to time for consideration of matters which are not ready for Commission action. No formal action may be taken at workshops. Notice of workshops shall be posted in the Building and Development Services Department.

4.1.4 Public Notice. Public notice shall be provided of all meetings and workshops in accordance with the Land Development Code and applicable law. The minutes of all meetings shall show the nature and distribution of notice.

4.2 Preparation of Agenda

4.2.1 Director of the Building and Development Services Department. The Director or the Director's designee shall prepare the agendas and assemble the accompanying

back-up or background information for the Commission meetings. Except as stated below, no item may be added to the agenda without the approval of the Director of the Building and Development Services Department, or the Director's designee. The agenda will be made available to the public at the Building and Development Services Department in sufficient time for citizens to review the materials prior to the meeting.

4.2.2 County Attorney. The County Attorney's Office may establish its portion of the agenda for Commission meetings and may add supplemental items to the agenda whenever, in the discretion of the County Attorney, or the County Attorney's designee, such items require Commission attention at that meeting.

4.2.3 Planning Commissioners. Members of the Commission may have an item placed on an agenda for the next scheduled Commission meeting at which the item can be considered consistent with all applicable notice requirements. Matters that do not require public notice may, with the consent of the majority of the Commissioners, be considered and acted upon at any Commission meeting.

5. CONDUCT AT MEETINGS

5.1 Generally. The business of the Commission shall be taken up in accordance with the agenda prepared for the meeting. The Chairman, at the Chair's option, may take business out of order if it is determined that such a change in the agenda's schedule will expedite the business of the Commission.

All meetings of the Commission and its committees shall be public meetings, and no business shall be transacted except in compliance with the Florida Government-in-the-Sunshine Law.

5.2 Rules of Debate

5.2.1 Question Under Consideration. When a motion is presented and seconded, it is under consideration; and no other motion shall be received thereafter, except to amend, to substitute, to adjourn, to lay on the table (i.e., to postpone indefinitely), to defer to a date uncertain (i.e., to postpone until the occurrence of an independent event which will definitely occur at an unknown time), or to continue to defer to a date certain until the question is decided. These types of motions shall have preference in the order in which they are mentioned above and motions to adjourn or to lie on the table shall be decided without debate. Final action upon a pending matter may be continued until a date certain or deferred to a date to be scheduled by the Director of the Building and Development Services Department, or the Director's designee, upon the vote of the majority of the members present. Upon the request of the County Attorney, or his designee, made prior to the final action on any matter, that the matter be deferred or continued to a future agenda, the Commission shall consider said request and shall vote on whether to defer or continue the matter as requested.

5.2.2 Motions by the Chair. The Chair may second any motion or, after relinquishing the chair, may make any motion. The Chair shall not resume the chair until the Commission has acted upon his or her motion

5.2.3 Discussion. Every member desiring to speak for a purpose shall notify the presiding officer, and upon recognition, shall confine himself to the question under debate. Provided, however, the Chairman may allow Commissioners to dialogue with each other to obtain information or clarification on an issues under discussion.

5.2.4 Interruption. A member, once recognized, shall not be interrupted when speaking, unless it is to call that member to order or as herein otherwise provided. If a member, while speaking, is called to order or if a question of person privilege is raised, the member who had the floor shall cease speaking until the question of order or privilege is determined by the presiding officer; and if in order, that member shall thereafter be permitted to proceed. The ruling of the presiding officer on the point of order can only be overturned by a majority vote of the Commission present. A question of privilege for purposes of this Rule is defined as a pressing situation

affecting a right or privilege of the Commission or an individual member which permits interruption of pending business to state an urgent request or motion. Examples are the need to deal with disruptive noise, inadequate ventilation, or introduction of a legally confidential subject in the presence of those not entitled to knowledge thereof.

5.3 Addressing the Commission. A member of County staff who addresses the Commission shall first be identified for the record and shall utilize the speaker's podium or microphones made available for staff so as to allow his comments to be recorded. Each other person who addresses the Commission shall speak from the speaker's podium, or when appropriate use a portable microphone, and shall provide the speaker's name, address, and whether the speaker speaks on behalf of others. Time restrictions on members of the public addressing the Commission shall be as set forth below, or otherwise established by the Chairman of the Commission or the Chairman's designee and shall be kept by the Clerk.

5.3.1 Citizens' Comments at Regular & Special Meetings. Subject to Board Procedures sections 5.4.1 through 5.4.3, near the beginning of regular and special meetings, the Board shall allow individual residents of Manatee County to address the Board for two (2) minutes to bring to the Board's attention a matter that is appropriate for the Board's action under Board Procedures section 2.1. The matters that may be addressed by citizens at this time are limited to matters that are heard by the Board when they are acting in a capacity that is **not quasi-judicial**. Quasi-judicial hearings include individual parcel zoning atlas amendments; development agreements if accompanied by a quasi-judicial development application; developments of regional impacts (DRIs); vested rights determinations; consideration of general development plan or site plan applications; and such other hearings as may be required by law to be treated as quasi-judicial. If a person's comments relates to a quasi-judicial public hearing, the person shall be heard when the Board takes up the agenda item rather than during Citizen Comments.

A person who desires to address the Board at Citizens' Comments shall sign up to do so with the designated county staff

person regarding matters that are not quasi-judicial prior to the meeting, indicating his or her identity and address, whether he or she speaks for others, and the topic about which he or she desires to address the Board. The Chairman, without objection, may allow a person who has not signed up to speak on such subjects, provided the person provides the information required above before addressing the Board. As to items not on the agenda, the Board shall not ordinarily take action at the same meeting wherein an item is first raised, but may direct that the item be placed on a future agenda. This section 5.3.1 and section 5.3.2 are not intended to create a general public forum for the discussion of any topic.

5.3.2 Citizens' Comments at Workshops. At workshop meetings, the Board may allow individual residents of Manatee County to speak during a specified portion of the meeting for two minutes each on the subject of the meeting or workshop, if the persons have signed up to do so as provided in paragraph 5.3.1 prior to the meeting or workshop. The Chairman, without objection, may also allow persons who have not signed up to speak on such subjects in the same manner as provided in paragraph 5.3.1. The remaining portion of the meeting or workshop shall be devoted to discussion among Commissioners and their staff, consultants, attorneys, and other persons with knowledge or expertise deemed helpful to the Board.

5.4 Orderly Meetings.

5.4.1 The Chairman or the highest ranking Vice-Chairman present shall preside at the meetings and shall initially decide all procedural questions. The ruling of the Chairman on a procedural issue can only be overturned by a majority vote of the Commissioners present.

5.4.2 All persons in attendance at a Commission meeting, hearing, or workshop shall conduct themselves in a civil manner and refrain from action that disrupts the meeting or hinders the Commission in performing its duties. To these ends such persons are prohibited from:

5.4.2.1 committing acts of violence toward any person;

5.4.2.2 making threats of violence or speaking “fighting words” that are likely to provoke violence;

5.4.2.3 disrupting the proceedings with excessive commotion or excessively loud shouting or other noise or use of obscene or crude language;

5.4.2.4 interfering with the rights of others to speak, hear, see, or attend the proceedings;

5.4.2.5 being unduly repetitious or presenting matters not relevant to the agenda item under consideration;

5.4.2.6 making personal attacks or insults against any person;

5.4.2.7 speaking on a subject about which the Commission has already taken a position or about which the Commission has voted not to receive further comment;

5.4.2.8 continuing to speak after the allotted time has expired or after having been ruled out of order;

5.4.2.9 speaking on a subject that is clearly outside the purview of Section 2.1.

5.4.3 The Chairman shall rule out of order any person(s) violating these provisions for orderly meetings. In appropriate situations, e.g., if such person(s) refuse to cease such violations, the Chairman may have such person(s) removed from the meeting, hearing, or workshop by law enforcement personnel or take such other actions as may be reasonably necessary to enforce these requirements.

5.5 Public Hearings

5.5.1 Explanation of Terms. For purposes of the Commission Procedures, unless the context requires otherwise, the following terms have the definitions set forth or the usages explained below:

5.5.1.1 “Public Hearing” - refers to a hearing where the public is entitled to be heard on a matter pending before the Board. Some examples are hearings to consider adoption, repeal, or amendment of ordinances, or in some cases, resolutions.

5.5.1.2 “Quasi-judicial Hearing” - refers to a type of public hearing in which the Board is required to assume a more adjudicatory role, as distinguished from a legislative role. In quasi-judicial hearings certain procedural requirements are imposed by law. The following types of public hearings shall be conducted as quasi-judicial hearings: individual parcel zoning atlas amendments; development agreements if accompanied by a quasi-judicial development application; developments of regional impacts (“DRI”); vested rights determinations; consideration of a General Development Plan or site plan application; such other hearings as may be required by law to be treated as quasi-judicial.

5.5.1.3 “Applicant(s)” - means persons who have duly made formal application for Board action or approval in a quasi-judicial context of an item affecting their legal or property rights.

5.5.1.4 “Proponent(s)” - in a quasi-judicial setting means person(s) other than an applicant, who support an applicant’s position; or, in other settings, means persons who favor adoption of an ordinance or resolution or an affirmative decision on a matter under consideration by the Board.

5.5.1.5 “Opponent(s)” - in a quasi-judicial setting means person(s) who oppose an applicant’s position; or, in other settings means persons who oppose adoption of an ordinance or resolution or an affirmative decision on a matter under consideration by the Board.

5.5.1.6 “Affected Person(s)” - means an applicant in a quasi-judicial hearing or an opponent or proponent

whose interest and involvement in a public hearing matter is such that he or she would have legal standing under Florida law as a party in court or administrative litigation challenging Board action in the matter.

5.5.2 Conduct of Public Hearings (Non-quasi-judicial). Public hearings involving a non-quasi-judicial matter(s) shall ordinarily proceed in the following manner:

5.5.2.1 Initial Presentation by Staff. County staff shall make the initial presentation to the Commission regarding any item under consideration.

5.5.2.2 Public Comment. After presentation by staff, the Chairman shall open the public comment portion of the public hearing for the purpose of hearing person(s) who want to be heard on the item under consideration.

5.5.2.3 Closing of Public Comment. The Chairman shall close the public comment portion of the public hearing upon the conclusion of the comments of the last appropriate speaker or the expiration of the speaking times allowed under the procedures. Thereafter, unless time for public comment is extended or public comment is re-opened in accordance with these procedures, no additional public comments shall be allowed except in specific response to questions by staff or Commissioners.

5.5.2.4 Staff Response and Summary. After public comment is closed, staff shall be allowed an opportunity to respond, to summarize, or to further explain staff's position and to advise of changes in staff's position, if any.

5.5.2.5 Inquiry, Clarification and Comments During Presentations. It is the intent of the Commission that its public hearings be orderly and to that end interruption of presentations is ordinarily to be avoided. It is also the intent of the Commission that a complete record of relevant facts be established and a complete understanding of the matters under consideration be obtained. Accordingly, the Chairman, at any time during a public hearing, may allow Commissioners to comment or make inquiry of persons

addressing the Commission, or of staff or other persons in attendance or may allow staff, the County Administrator, or the County Attorney to comment or make such inquiries.

5.5.3 Conduct of Quasi-judicial Public Hearings.

5.5.3.1 Oath or Affirmation. Prior to addressing the Commission at a quasi-judicial public hearing, each person who intends to address the Commission shall declare, pursuant to oath or affirmation administered by the Clerk, or other duly authorized person, that the factual statements or representations that he or she will present shall be truthful and accurate. The form of oath or affirmation shall be substantially similar to that provided in "Attachment 1" hereto. Any person who knowingly makes a false statement or representation under oath or affirmation shall be subject to criminal and other sanctions as provided by law, in addition to any consequences provided for under the Planning Commission Procedures or any Manatee County ordinance.

5.5.3.2 Introduction by Staff. County staff shall introduce the quasi-judicial matter to the Commission so as to provide an overview of the proposed matter, and identify issues for the Commission's consideration.

5.5.3.3 Ex-parte Communications. Commission members may enter into the record factual matters which are not already contained in the record, when such Commission members have personal knowledge pertaining to the physical characteristics of a site, its surroundings, or other communications relevant to the matter being heard. (See Resolution No. 05-179 for a description the types of ex-parte communications that are required to be entered into the record.)

5.5.3.4 Applicant's(s') Presentation. After staff introduction, the applicant(s) shall be allowed to make a presentation to the Commission. The applicant has the burden of proving that the proposal is consistent with the comprehensive plan and complies with the standards for approval in the Land Development Code.

5.5.3.5 Staff's Presentation. After applicant's(s') presentation, the staff shall present the staff's report and recommendation.

5.5.3.6 Public Comment. After presentations by the applicant(s) and staff, the Chairman shall open the public comment portion of the quasi-judicial hearing for the purpose of hearing persons who want to be heard on the item under consideration.

5.5.3.7 Closing of Public Comment. The Chairman shall close the public comment portion of the public hearing upon the conclusion of the comments of the last appropriate speaker or the expiration of the speaking times allowed under these procedures. Thereafter, unless time for public comment is extended or public comment is re-opened in accordance with these procedures, no additional public comments shall be allowed except in specific response to questions by staff or Commissioners.

5.5.3.8 Staff Response and Summary. After the closing of public comment, staff shall be allowed an opportunity to respond, to summarize, or further explain staff's position and to advise of changes in staff's position, if any.

5.5.3.9 Applicant's(s') Rebuttal Presentation. After staff's response, Applicant's(s') rebuttal shall be allowed in quasi-judicial matters. Rebuttal shall only address comments made in the previous presentations.

5.5.3.10 Factual Errors. Any person(s) who believe that the rebuttal presentation includes an error of fact may be allowed an opportunity to point out such error of fact. This relates to a demonstrable falsehood or misstatement of objective fact. It is not an opportunity to argue the merits of a proposal.

5.5.3.11 Commission and Staff Inquiry. After staff and applicant(s), have made presentations as outlined above and the public comments portion of the hearing is closed, the Commission shall have a final opportunity to comment or ask questions of any applicant(s), staff member, or other persons who

provided testimony. The Chairman may allow staff to respond to comments of an applicant(s) or citizen this time.

5.5.3.12 Inquiry, Clarification and Comments during Quasi-Judicial Presentations. It is the intent of the Commission that its quasi-judicial public hearings be orderly and to that end interruption of presentations is ordinarily to be avoided. It is also the intent of the Commission that a complete record of relevant facts be established and a complete understanding of the matters under consideration be obtained. Accordingly, the Chairman, at any time during a public hearing, may allow Commissioners to comment or make inquiry of persons addressing the Commission, or of staff or other persons in attendance or may allow staff, the County Administrator, or the County Attorney to comment or make such inquiries. In quasi-judicial hearings, affected person(s) during their presentation may ask questions, through the Chairman, of the person(s) who made a presentation to the Commission in accordance with the above stated intent of the Commission.

5.5.4 Time Periods for Public Hearing Matters. The following time limits shall apply to presentations in public hearings:

5.5.4.1 an applicant in a quasi-judicial matter shall be entitled to a total of fifteen (15) minutes without interruption;

5.5.4.2 persons who have been authorized in writing to represent an organization with five (5) or more members or a group of five (5) or more affected person(s) shall be entitled to speak ten (10) minutes without interruption; (See Secs. 5.5.5.1 and 5.5.5.3)

5.5.4.3 all other persons shall be entitled to speak three (3) minutes each without interruption; and,

5.5.4.4 an applicant's rebuttal shall be limited to five (5) minutes, unless otherwise set by the Chairman.

5.5.4.5 Factual Errors shall be limited to one (1) minute, unless otherwise set by the Chairman.

5.5.5 Other Procedural Guidelines.

5.5.5.1 Registration of Speakers Persons who desire to make presentations at a public hearing shall, prior to the time at which the item is to be heard, register with the designated staff on the forms provided, and shall provide such information as required to organize the agenda and order of presentation. Five (5) or more persons associated together as proponent(s) or opponent(s) of an item may be required to designate a spokesperson in writing.

5.5.5.2 Limit on Presentations. No person who has made a presentation for or against an item at a given meeting shall be allowed to make additional comments as of right except where due process requires it.

5.5.5.3 Authorization of Group Representatives. Before a person representing an organization or group speaks, that person shall state whom he or she represents and establish how he or she received authorization to speak on behalf of such organization or group of persons, which shall include written authorization, unless the Chairman waives this requirement. In quasi-judicial hearing matters, anyone representing an organization must present written evidence of their authority to speak on behalf of the organization in regard to the matter under consideration, unless the Chairman waives this requirement, in accordance with Sec. 502.6.2, Land Development Code. The Commission may make further inquiry into the representative authority of such person. Only one ten minute time allotment per hearing is allowed for each organization or group of persons represented at the hearing.

5.5.5.4 Interruption of Presentations. Notwithstanding any provisions herein, the Chairman of the Commission, the County Administrator, the Building and Development Services Department Director as to Land Use items, or the County Attorney may interrupt and advise termination or other appropriate limitation of any presentation or discussion of matters that should not appropriately or legally be considered by the Commission under applicable Florida Statutes, decisions of Florida or federal courts, County ordinances or County code provisions in deciding the item then under consideration.

5.5.5.5 Experts. In quasi-judicial proceedings, persons purporting to offer expert testimony shall identify any educational, occupational, and other expertise that they possess that is relevant to their qualifications to speak regarding the matter under consideration. Persons purporting to offer expert testimony in other contexts such as legislative proceedings may likewise be required to identify their expertise. Any Commissioner, the County Administrator, the Planning Director as to land use items, or the County Attorney may inquire further as to such expertise.

5.5.5.6 Additional Time for Presentations. The Commission or the Chairman, without objection, may allow more than the allotted time for presentations by an applicant or other speaker regarding an item, if the additional time is requested. In order to conserve time and facilitate an orderly meeting, preference shall be given to such requests when they are made in advance of the meeting to the Building and Development Services Department Director. If more than a total of one-half (1/2) hour is requested by an applicant, or other speaker, the request must be submitted in writing not later than the day before the meeting at which the item is to be heard; provided, however, even in the absence of a timely request for additional time to make a presentation, the Chairman, without objection, or the Commission may grant such extension where, in its discretion, it is necessary to do so because of the considerations of law, equity, or fairness.

5.5.5.7 Continued Public Hearings.

5.5.5.7.1 Generally. In any matter where it is known that a scheduled public hearing will be continued to a future date certain, the staff report may be postponed or abbreviated and public comment may be limited to those persons who state that they believe they cannot be available to speak on the date to which the public hearing is being continued. Such persons shall be allowed to make their comments at the then current meeting if there is a quorum; provided, however, that upon making their comments, such persons shall waive the right to repeat or make substantially the same presentation at any subsequent meeting on the same subject. This waiver shall not preclude such persons from making different

presentations based on new information or from offering response to other persons' presentations, if otherwise allowable, at any subsequent meeting.

5.5.5.8 Non-Public Hearing Matters. If appropriate, the Commission, or the Chairman, without objection, may allow for public comments after staff presentation on matters that are not the subject of a public hearing. Each person allowed to address the Commission on such matters shall be allowed a maximum of three (3) minutes to comment. Extensions of time for public remarks may be granted by the Chairman, without objection, or by the Commission.

5.5.5.9 Termination of Presentations. At any Commission proceeding, the Chairman, unless overruled by a majority of the Commissioners present, may restrict or terminate presentations which in the Chairman's judgment are irrelevant, frivolous, unduly repetitive, out of order, or in violation of the Planning Commission Procedures.

5.5.5.10 Written Comments. Applicant(s) or other speakers of any matter under consideration by the Commission shall be entitled to submit timely written comments for consideration by the Commission. Relevant and admissible written comments submitted shall be considered and entered into the record of the meeting as provided elsewhere in the Planning Commission Procedures. Written comments received by Commissioners regarding a matter that is the subject of a quasi-judicial public hearing shall be distributed to all Commissioners, the Building and Development Services Department and the County Attorney and shall be made available for review by the applicant and the public in a project reading file maintained by the Planning Director.

5.5.5.11 Officials and Dignitaries. Notwithstanding other provisions hereof, the Chairman may allow any elected or appointed public official, or representative thereof, or other dignitary to appear and make presentations at any time with regard to matters under consideration.

5.5.6 Voting, Motions, and Reconsideration.

5.5.6.1 Voting. Unless otherwise provided by law, when the Commission has finished discussion and is ready to vote a question, the Chairman shall call for the vote. Each Commissioner shall vote “aye” or “nay” or abstain from voting when legally required to do. Immediately prior to, or after the vote, the Chairman may allow any Commissioner to give a brief statement to explain his or her vote, which shall not be used to further argue in favor of or against the motion. A Commissioner shall have the privilege of filing with the Clerk a written explanation of his or her vote which shall become part of the record of the proceeding. The vote upon any question shall be by voice vote unless any Commissioner requests that a roll call vote or show of hands be taken. Provided, that when necessary for the purpose of accurately ascertaining the outcome of a vote or for compliance with legal requirements, the Clerk may require a roll call vote or show of hands.

5.5.6.2 Preparation or Modification of Motions. Prior to a vote on any matter, a Commissioner may request that staff prepare or modify the motion during a recess called for that purpose. Alternatively, if advisable in the Commission’s discretion, staff may be instructed to prepare wording to be brought back to the Commission later for motion and vote at that meeting or a subsequent meeting of the Commission. The County Attorney, the County Administrator, or the Building and Development Services Department Director may request that a motion and vote be delayed to allow preparation or revision of a motion, as provided hereunder.

5.5.6.3 Tie Votes. When the vote of the Commission is equally divided, the status quo ante shall be maintained. In such an event, a person who sought a change in status quo shall be considered to have had the request denied and shall have available the same remedies or rights of review that one would have had if the request had been denied by a majority vote of the Commission, unless, at the same meeting, the Commission votes to approve the requested action with conditions or stipulations attached, or to table, defer, or continue the matter in an attempt to obtain action by a majority vote.

5.5.6.4 Routine Reconsideration. When a question has been decided by the Commission, a Commissioner voting on the prevailing side may move for reconsideration of the question at the same meeting, or the next regular or special meeting of the Commission. If the question was decided by a tie vote, any Commissioner may move for reconsideration of the question at the same meeting or at the next regular or special meeting of the Commission. In no event shall the motion to reconsider be made later than thirty (30) days after a vote on a quasi-judicial matter

5.5.6.5 Effect of Approvals and Denials of Motions. When a matter is brought forward to a vote based on a motion to approve it or approve it with modifications, and such motion fails, the status quo ante shall be maintained and the matter shall be considered to have been denied. A denial shall not preclude a subsequent motion to approve with different modifications at the same meeting. When a matter is brought to a vote based upon a motion to deny it, and said motion fails, the matter shall not be considered granted and shall be treated as if no action has been taken on the matter. Such a vote shall not preclude a subsequent motion at the same meeting to approve or approve with modifications.

6. THE RECORD

6.1 Automatically Included in the Record. The following documents shall automatically be included in the records of the Planning Commission:

6.1.1 the records of the Commission maintained by the Clerk of the Circuit Court; which include agenda packets, staff reports and all items placed in the record under Section 6.2; and

6.1.2 the development approval application, site plan, if any, and all accompanying documents submitted by the applicant; and

6.1.3 all documents in the Building and Development Services Department's and the reviewing departments' files for the development approval application; and

6.1.4 the most recent copies of résumés previously filed with the Clerk of the Circuit Court of County staff and agents speaking on the matter that had been considered; and

6.1.5 comments, documents and exhibits previously entered into the record at a prior Commission meeting on the particular matter or on file with the Clerk of the Circuit Court, County Administrator or Building and Development Services Department prior to the public hearing including written communications to members of the Commission and staff, if any; and,

6.1.6 the following codes, ordinances and plans of Manatee County: Comprehensive Plan of Manatee County as initially adopted in Ordinance 89-01, (a/k/a the “2020 Comprehensive Plan”); Manatee County Land Development Code (a/k/a the “Land Development Code” or “LDC”); Manatee County Code of Ordinances, and the Manatee County Code of Resolutions, all as may be amended; and

6.1.7 memoranda from the County Attorney directed to the Planning Commission or other County staff on that item.

6.2. Items Which Shall Be Placed in the Record. Any photographs, tapes, discs, or other recordings, documents, exhibits, diagrams, petitions, letters, or other materials presented to the Commission in support of, or in opposition to, an item to be considered by it shall be entered into the record. The Commission may accept legally inadmissible items into the record for the purposes of preserving the record for appellate review, provided that members of the Commission shall not consider those items, or parts thereof, which are inadmissible in reaching their decision. In the event the Commission has any questions as to the relevancy and admissibility of any item presented for placement into the record, the Commission may defer admission of the item pending an opinion from the County Attorney Attorney’s Office.

6.3 Custodian. The Clerk of the Circuit Court shall be custodian of all of the documents entered into the record at any public hearing. The Building and Development Services Department and the reviewing departments for a specific development approval

application (i.e. those departments who have submitted review comments to the Building and Development Services Department) shall be responsible for maintaining the documents pertinent to their respective review of the development approval application.

6.4 Records. The Clerk shall keep minutes of all Planning Commission proceedings, including evidence presented, the name of all witnesses giving testimony, findings of fact by the Planning Commission, and the vote of each member, or if absent, or, failing to vote, such fact. The Clerk shall be the custodian of the official record of the Planning Commission and shall keep indexed records of all Resolutions, transactions, findings, and determinations. All such records shall be official public records and shall be covered by all Florida Statutes pertaining to public records.

6.5 Correction of Errors in the Record. In the event the Commission determines that there was an error, either of commission or omission regarding the placement of an item into the record, any member of the Commission may move to correct such errors and such act of correction shall be done upon a majority vote of the members of the Commission.

6.6 Exhibits. Unless an oversized exhibit is absolutely essential, documentary paper or photographic exhibits shall not exceed 11 inches by 17 inches and, if mounted on a backboard, shall be removable therefrom.

6.7 Substitution of Copies of Exhibits. A person submitting an exhibit for the Commission's consideration in support of, or in opposition to a pending matter, must file the original thereof with the Clerk. The Commission may approve substitution of a copy or duplicate thereof after viewing the original and the copy or duplicate. In the case of a written document, the person may furnish the Clerk with an exact duplicate and, upon verification thereof, the Clerk may return the original to said person. Alternatively, the Clerk may, in the Clerk's discretion, and at the expense of the person requesting the return of the original, make or arrange for the making, of a copy of the exhibit after which the original may be returned to the person requesting it.

7. EFFECT OF THESE RULES OF PROCEDURE

7.1 Conflict with Laws. In any instance where the procedure established by this Resolution is in conflict with state law, county ordinance or court order, or has the effect of violating any applicable law, ordinance or ruling, or order of a court or administrative agency, or rights thereunder, the procedures established hereunder shall be inoperative to the extent of such conflict or violation. If any portion hereof is finally held by a court of competent jurisdiction to be invalid, such portion shall be deemed severable from the remainder and, to the extent possible the remainder shall be operative without the invalid portion.

7.2 Roberts Rules of Order. In all cases not covered by this Resolution, the most recent edition of Roberts Rules of Order shall be used as a general guide and may be followed by the Chair, unless the Commission overrules the Chair.

8. PUBLICATION

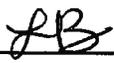
Upon adoption of this Resolution and any amendment hereof, the County Administrator shall cause same to be published in a form suitable for distribution to the public. Copies shall be provided by the Director of Planning to all persons who request them. Copies shall be available for review at all meetings of the Commission.

ATTACHMENT 1

Do you swear or affirm, that the factual statements and factual representations which you are about to give or present before or to this Commission, during this public hearing will be truthful and accurate?

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PA-13-07 – Ordinance 13-27 – Traffic Map Series Update and Text Amendment	TYPE AGENDA ITEM	Consent
DATE REQUESTED	10/10/13 PC	DATE SUBMITTED/REVISED	10/02/13
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	Kathleen Thompson, AICP 941-748-4501 ext. 6841	PRESENTER/TITLE TELEPHONE/EXTENSION	Kathleen Thompson, AICP, Planning Manager 941-748-4501 ext. 6841
ADMINISTRATIVE APPROVAL			

ACTION DESIRED INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
I move to continue the public hearing for PA-13-07/Ord.-13-27 to no date set and to be readvertised,

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

BACKGROUND/DISCUSSION
n/a

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

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

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDR-13-29(G) – The Aurora Foundation, Inc. / Peace Presbyterian Church (DTS - 20130102)	TYPE AGENDA ITEM	Advertised Public Hearing – Consent
DATE REQUESTED	10/10/13 PC	DATE SUBMITTED/REVISED	10/02/13
BRIEFINGS? Who?	No	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Building & Development Services Department/Comprehensive Planning and Public Hearings	AUTHORIZED BY TITLE	Lisa Barrett, Planning Division Manager <i>LB</i>
CONTACT PERSON TELEPHONE/EXTENSION	Stephanie Moreland, Principal Planner 941-748-4501, ext. 3880	PRESENTER/TITLE TELEPHONE/EXTENSION	Stephanie Moreland, Principal 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 PDR-13-29(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
<ul style="list-style-type: none"> • The Aurora Foundation and Peace Presbyterian Church request approval of a General Development Plan to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new 210-seat sanctuary as a second phase. • The site is on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard at 12705 SR 64 East. • On January 25, 1996, the Board of County Commissioners approved a rezone of ±18.083 acres from A (General Agriculture, one dwelling unit per five acres) to PDR (Planned Development Residential) and a Preliminary Site Plan for a 15,054 square foot office building on 22.11± acres. The building was constructed and the Preliminary and Final Site Plans have expired. • The site is in the UF-3 (Urban Fringe – three dwelling units per acre) Future Land Use Category FLUC). A Church or Other Place of Worship is considered a Residential Support Use and is listed in the range of potential uses for consideration in the UF-3 FLUC. The Floor Area Ratio of 0.02 is below the special approval threshold (0.23) for the UF-3 FLUC. • According to LDC Figure 6-1, the proposed use is permitted in the existing PDR zoning district, subject to approval by the Board of County Commissioners. Additionally, the Church or Other Place of Worship is subject to the conditional use criteria listed in LDC Section 704.13. The proposed use will be accessed by an existing driveway connecting SR 64 East. The site plan shows the required 70 parking spaces. • The project is in the X Flood Zone Category. There are 4.15± acres of wetlands on-site and .80± acres off-site. No impacts to the wetlands are proposed. • The applicant requests Specific Approval for smaller replacement tree sizes per staff's recommendation. • Staff recommends approval.

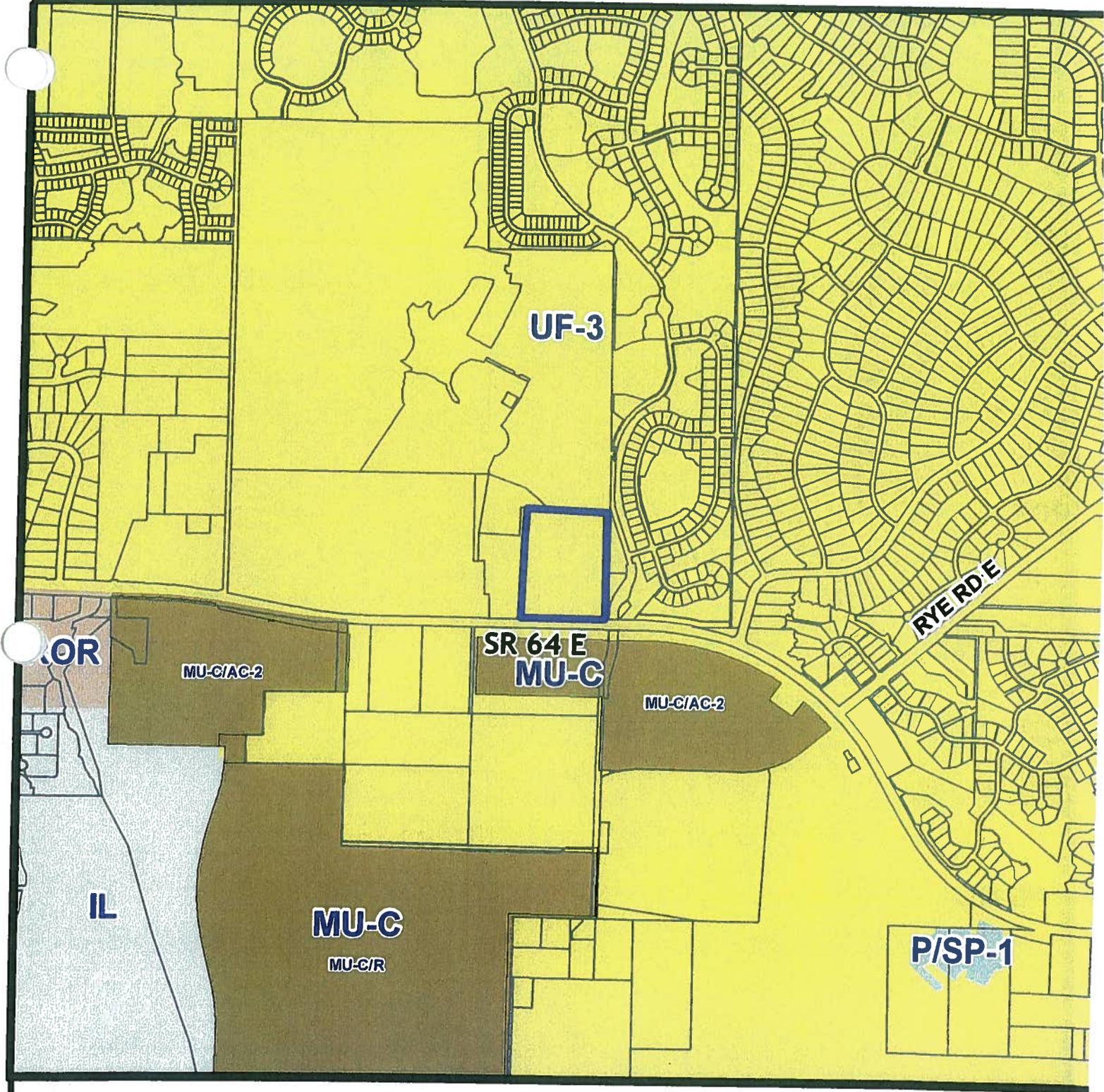
COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input checked="" type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached

AGENDA MEMORANDUM (continued)

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

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff Report		n/a	
Site Plan		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) 564000209 (part of)

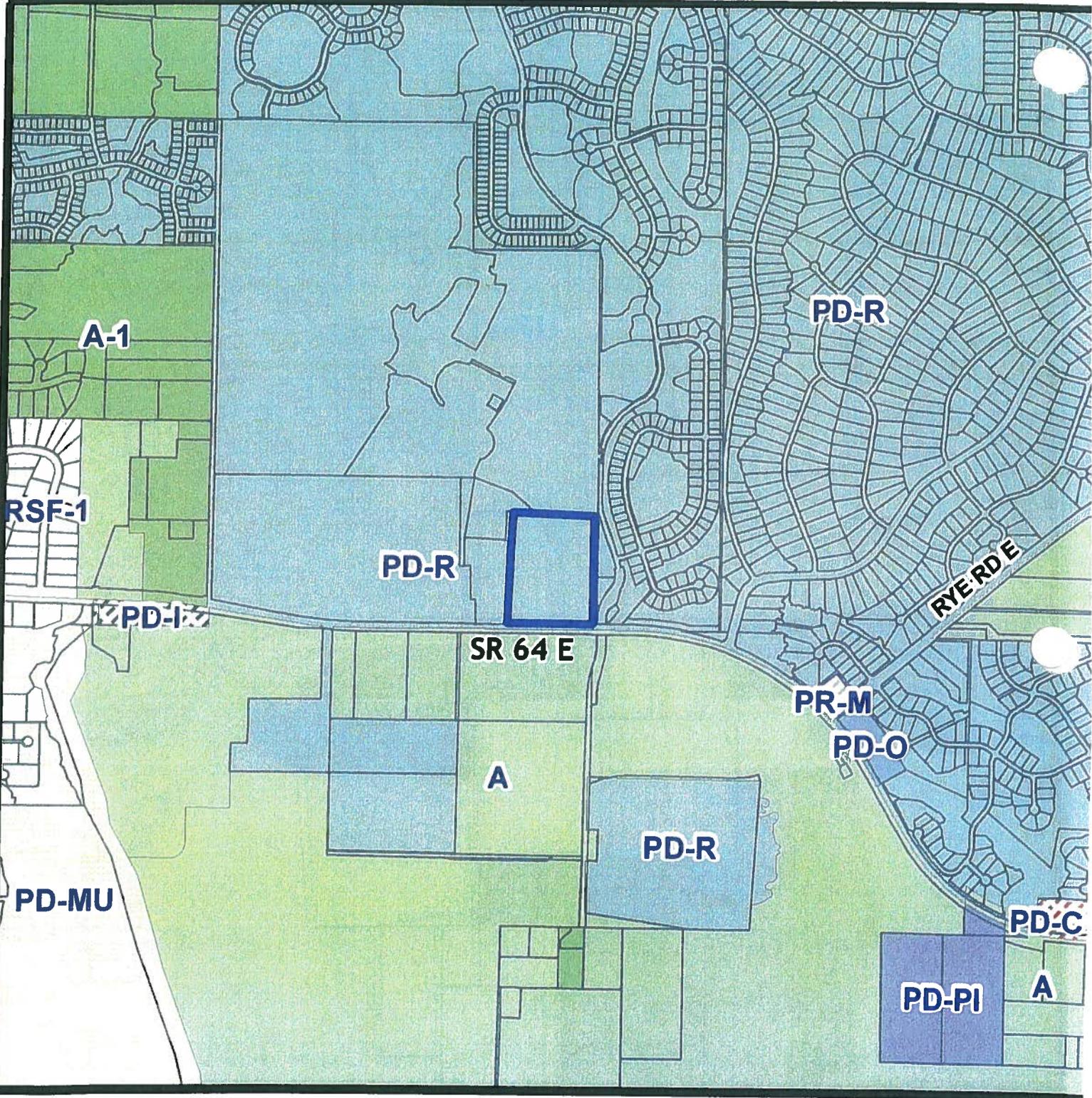
Project Name: Peace Presbyterian Church
 Project #: PDR-13-29 (G)
 DTS#: 20130102
 Proposed Use: Church

S/T/R: Sec 28,29 Twn 34 Rng 19
 Acreage: 22.11
 Existing Zoning: PD-R
 Existing FLU: UF-3
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: MILL CREEK, GATES CREEK

Manatee County
 Staff Report Map
 Map Prepared 8/22/2013
 1 inch = 1,425 feet

ZONING



Parcel ID #(s) 564000209 (part of)

Manatee County
Staff Report Map

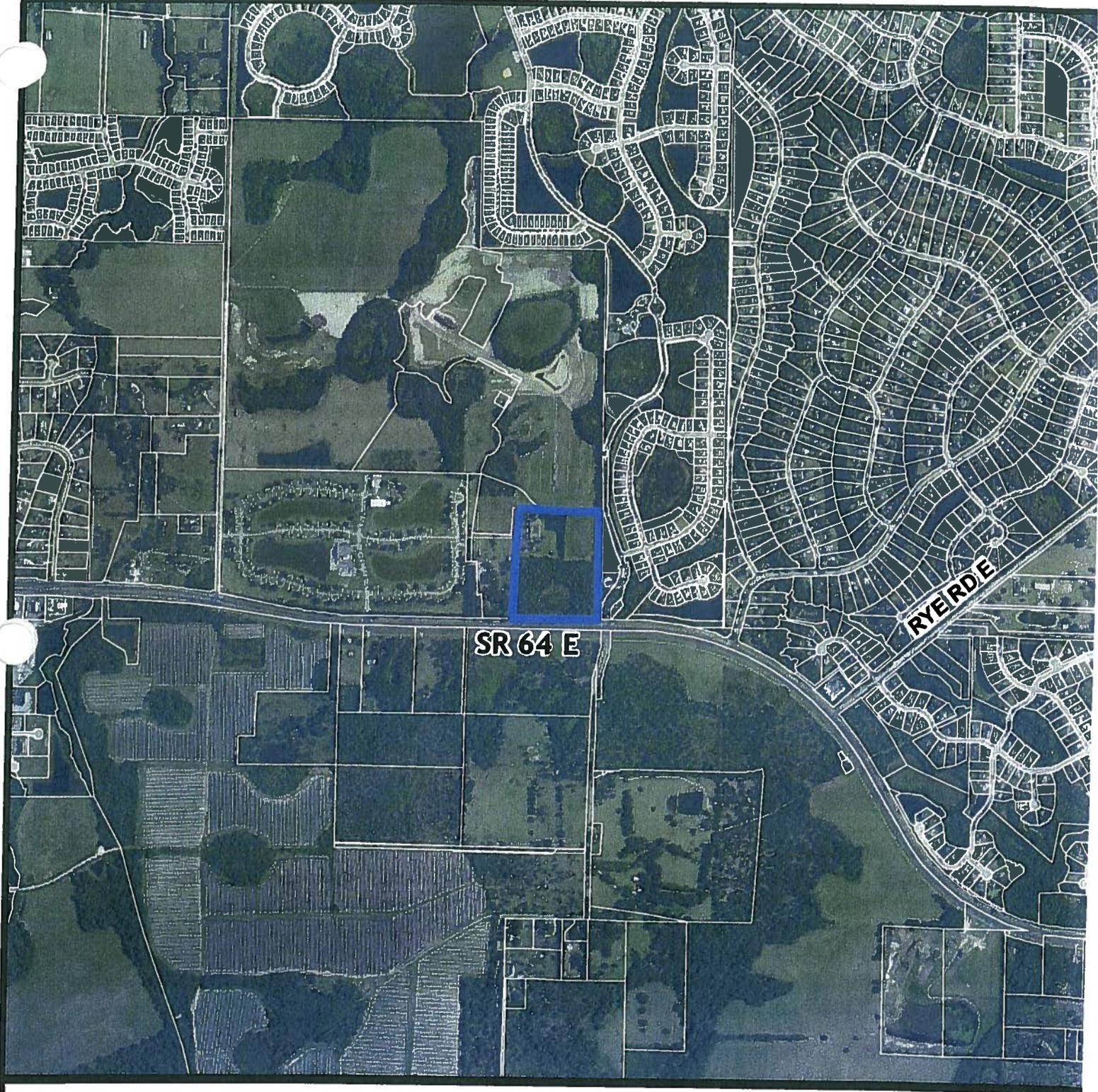
Project Name: Peace Presbyterian Church
 Project #: PDR-13-29 (G)
 DTS#: 20130102
 Proposed Use: Church

Map Prepared 8/22/2013
 1 inch = 1,425 feet

S/T/R: Sec 28,29 Twn 34 Rng 19
 Acreage: 22.11
 Existing Zoning: PD-R
 Existing FLU: UF-3
 Overlays: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: MILL CREEK, GATES CREEK

AERIAL



Parcel ID #(s) 564000209 (part of)

Project Name: Peace Presbyterian Church
Project #: PDR-13-29 (G)
DTS#: 20130102
Proposed Use: Church

S/T/R: Sec 28,29 Twn 34 Rng 19
Acreage: 22.11
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: MILL CREEK, GATES CREEK



Manatee County
Staff Report Map

Map Prepared 8/22/2013
1 inch = 1,425 feet

P.C. 10/10/13

**PDR-13-29(G) – THE AURORA FOUNDATION INC./ PEACE PRESBYTERIAN
CHURCH / DTS20130102**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres: to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new 210-seat sanctuary (permanent) on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 10/10/13

B.O.C.C.: 11/07/13

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend APPROVAL of General Development Plan PDR-13-29(G) with Stipulations A.1 – A.2 and B.1; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Section 714.8.7, as recommended by staff.

PROJECT SUMMARY	
CASE#	PDR-13-29(G), DTS# 20130102,
PROJECT NAME	The Aurora Foundation Inc./Peace Presbyterian Church
APPLICANT(S):	The Aurora Foundation
EXISTING ZONING:	PDR (Planned Development Residential)
PROPOSED USE(S):	Place of Worship, church offices and new sanctuary
CASE MANAGER:	Stephanie Moreland
STAFF RECOMMENDATION:	Approval
DETAILED DISCUSSION	
<p><u>History:</u> On January 25, 1996, the Board of County Commissioners approved a rezone of ±18.083 acres from A (General Agriculture, one dwelling unit per five acres) to PDR (Planned Development Residential) and a Preliminary Site Plan for a 15,054 square foot office building on 22.11± acres. The building was constructed and the Preliminary and Final Site Plans have expired.</p> <p><u>Request</u></p> <p>The current request seeks approval of a General Development Plan to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new, permanent 210-seat sanctuary as a second phase.</p> <p>The site is in the UF-3 (Urban Fringe – three dwelling units per acre) Future Land Use Category FLUC). A Church or Other Place of Worship is considered a Residential Support Use and is listed in the range of potential uses for consideration in the UF-3 FLUC. The Floor Area Ratio of 0.02 is below the special approval threshold (0.23) for the UF-3 FLUC.</p> <p>A church is defined by the Land Development Code (LDC) as; “any premises operating as a non-profit organization and used principally as a place of worship and religious education,</p>	

which shall include, but shall not be limited to chapels, temples, and synagogues. A church shall not include any Group Housing. A church may also include one accessory dwelling unit for exclusive use of the pastor, priest, rabbi, or other church leader.”

According to LDC Figure 6-1, the proposed use is permitted in the existing PDR zoning district, subject to approval by the Board of County Commissioners. Additionally, the Church or Other Place of Worship is subject to the conditional use criteria listed in LDC Section 704.13. The proposed use will be accessed by an existing driveway connecting SR 64 East. The site plan shows the required 70 parking spaces.

There will be perimeter and interior landscaping around vehicle use areas, as well as landscaping in perimeter and roadway buffers.

There is an existing sidewalk along the north side of SR 64 East.

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

The project is in the X Flood Zone Category. There are 4.15± acres of wetlands on-site and .80± acres off-site. No impacts to the wetlands are proposed.

Staff recommends approval.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS:	12705 SR 64 East
GENERAL LOCATION:	North side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard
ACREAGE:	22.11± acres
EXISTING USE(S):	Office building
FUTURE LAND USE CATEGORY(S):	UF-3 (Urban Fringe-three dwelling units per acre)
FLOOR AREA RATIO (FAR):	0.02
SPECIAL APPROVAL(S):	1. Reduction of tree replacement sizes
SPECIFIC APPROVAL(S):	N/A
OVERLAY DISTRICT(S):	NA

SURROUNDING USES & ZONING	
NORTH	Greyhawk Landings West Subdivision zoned PDR
SOUTH	Across SR 64 are single-family residences zoned A (General Agriculture), Eagle Trace Development (not yet constructed) zoned PDR.
EAST	Greyhawk Landings Subdivision zoned PDR
WEST	Aurora Missionary Village zoned PDR
SITE DESIGN DETAILS	
BUILDING SQUARE FOOTAGE:	Existing 15,054 square feet Adding 6,000 square feet Total 21,054 square feet
SETBACKS:	The existing building is setback approximately 120 feet from the closest property line and more than 650 feet from SR 64 East. The new building will be constructed per the approximate setbacks which are: front yard; 750± feet, west side yard; 178± feet, east side yard; 590± feet, and rear 321± feet. Minimum setbacks for the PDR zoning district are: Front - 25 feet, side yards - 8 feet, and rear yard - 15 feet.
OPEN SPACE REQUIRED:	25% or 5.52± acres
OPEN SPACE PROVIDED:	Approximately 93%
ACCESS:	SR 64 East
FLOOD ZONE(S)	X (Panel 120153 0360C, revised 7/15/92)
AREA OF KNOWN FLOODING	No
UTILITY CONNECTIONS	County water and sewer
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	4.15± on-site, .80± off-site
Proposed Impact Acreage:	None

Wetlands:

According to the environmental narrative provided by Allison Gause, Inc. dated July 2013 there is one wetland within the property limits that is FLUCCS code 617 – Mixed Wetland Hardwoods and 640 – Freshwater Marshes, totaling 4.15 acres (4.95 acres with off-site portion of wetland). No impacts are proposed to the wetland. A 30' wetland buffer is provided around this wetland, as well as areas that will serve as "native habitat" preservation that will be included in the conservation easement. The entire conservation easement is 6.2 acres with 1.27 acres of that in upland habitat preservation.

Uplands:

The balance of the parcel that contains the wetland is FLUCCS code 436 – Upland Scrub, Pine and Hardwoods. According to the FLUCCS map the overall acreage of this parcel is 11.51 acres of which 6.2 acres will be placed in a conservation easement. This will fulfill both the Comprehensive Plan and LDC for native habitat preservation.

Endangered Species:

The environmental narrative indicates no listed species found in the "impact area", which represents the limits of construction.

Trees

The current request to "redevelop" the parcel containing the existing building and associated infrastructure should not involve removal of trees, with the exception of removal or relocation of existing trees that were previously planted as part of the required landscaping. This will be addressed with the Final Site Plan and will be in compliance with the LDC.

Landscaping/Buffers:

Most landscaping and buffers are already in place from the previous use on-site. Additional landscaping and buffering may be determined to be necessary at the Preliminary or Final Site Plan stage, depending on the planner's analysis and the outcome of the public hearings for this request. EPD staff will provide feedback at that time.

NEARBY DEVELOPMENT

PROJECT	LOTS/UNITS	DENSITY	FLUC	YEAR 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	1998

			sq. ft.	
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.	2013
Eagle Trace	183	2.99	4,625 sq. ft.	2012

POSITIVE ASPECTS

- The site has frontage along SR 64 East, a major arterial roadway.
- PDR zoning allows the Board to stipulate development to ensure compatibility.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN CONDITIONS:

1. A minimum 10-foot wide perimeter landscape buffer shall be installed along the north and east property lines and shown on the future Preliminary and Final Site Plans.
2. A 10-foot wide roadway buffer along SR 64 shall be installed and shown on the future Preliminary and Final Site Plans.

B. ENVIRONMENTAL CONDITIONS:

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 the issuance of a Certificate of Occupancy or Certificate of Completion.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
10' wide along SR 64	Not shown			Stipulated
10' wide along perimeters	Not shown			Stipulated

SIDEWALKS			
5' wide along roadways		Y	Existing along north side of SR 64
ROADS & RIGHTS-OF-WAY			
24' Internal driveways	50'	Y	

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

Physical Characteristics:

The site is occupied by a 15,054 square foot building with associated parking and stormwater retention. The site is in the X Flood Zone Category.

Public Utilities, Facilities and Services:

The existing building is connected to county water and sewer.

Compatibility:

The site is in an area which is mostly residential. A church or other place of worship is considered a residential support use and is compatible with the nearby surrounding developments. PDR zoning can be found to be compatible and appropriate with the existing development patterns and zoning of nearby properties. The planned development process allows the BOCC to approve stipulations to ensure compatibility with surrounding land uses and address any specific issues related to the development.

Relationship to Adjacent Property:

The site is adjacent to Greyhawk Landings Subdivision to the north and east. To the south, across SR 64 East, are the recently approved Eagle Trace Subdivision and two existing single-family residences. To the west is the Aurora Missionary Village.

Transitions:

Uses along this segment of SR 64 East are transitioning from agriculture to residential. The proposed residential support use may be considered appropriate in a PDR zoning district because the proposed use can be designed to provide a transition between the residential uses and an arterial roadway.

Design Quality:

The existing 15,054 square foot building is in the northwest part of the site and will be occupied as a temporary place of worship until a new sanctuary is constructed just south of the existing building in Phase 2.

The minimum required number of parking spaces (70) for a 210 seat sanctuary, is shown adjacent to the north, west and south sides of the building, including the proposed five grass parking spaces. There is a large stormwater facility in the eastern part of the site.

The applicant proposes landscaping in the vehicle use area, as well as required perimeter and roadway buffers.

Yards and Setbacks:

The existing building is setback approximately 120 feet from the closest property line and more than 650 feet from SR 64 East. The new building will be constructed per the approximate setbacks which are: front yard; 750± feet, west side yard; 178± feet, east side yard; 590± feet, and rear 321± feet. Minimum setbacks for the PDR zoning district are: Front - 25 feet, side yards - 8 feet, and rear yard - 15 feet.

Streets, Drives, Parking and Service Areas:

No new streets are proposed. Access is via an existing 50-foot wide driveway extending approximately 750 feet northward from SR 64 East. 70 parking spaces are required for the 210-seat sanctuary. The site plan shows 70 parking spaces are being provided.

Pedestrian Systems:

Sidewalks exist along SR 64 East.

Natural and Historic Features, Conservation and Preservation Areas:

There are no known historic or archaeological resources trees on the site. There are 4.15± acres of wetlands on-site and .80± acres off-site. No impacts proposed to the existing wetlands.

Intensity:

The proposed Floor Area Ratio (FAR) of 0.02 is below the maximum FAR (0.23) allowed for the UF-3 FLUC.

Height:

The maximum building height for the existing building is 35 feet. This height has not created any external impacts that adversely affected the surrounding developments. No increase in the height is proposed.

Fences and Screening:

No fences are proposed. A minimum 10-foot wide perimeter landscaped buffer is required along the north and east property lines. A 10-foot wide roadway buffer is required along SR 64 East. Screening will be reviewed with the future Preliminary and Final Site Plans.

Trash and Utility Plant Screens:

LDC Section 728 requires non-residential establishments to have dumpsters and compactors. Location of services, screening and construction requirements will be reviewed with future Preliminary and Final Site Plans.

Signs:

Signs will be reviewed with future Building Permits.

Landscaping:

Landscaping details will be reviewed and approved with the Final Site Plan and will be in accordance with LDC Section 714 and 715. Pursuant to staff's recommendation, the applicant is requesting Specific Approval for an alternative to LDC Section 714.8.7 to allow smaller replacement tree sizes.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the UF-3 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The site is zoned PDR (Planned Development Residential) and is in an area which is transitioning from agriculture to residential uses. A church or other place of worship is considered a residential support use. 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 support uses.

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

Policy 2.6.1.1 Compatibility. The use proposed on the General Development Plan is compatible with surrounding development. Appropriate buffers will be 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 General Development Plans indicates that the project will meet the 25%

(4.52± acres) open space requirement. Open space is approximately 93%.

TRANSPORTATION

Major Transportation Facilities

The site will continue to have access onto SR 64 East, a four-lane arterial roadway adjacent to the project.

Transportation Concurrency

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

Access

As previously stated, the site will continue to have access onto SR 64 East via an existing driveway. At the time of a traffic analysis, the access point will be re-evaluated to determine if any further site-related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE

CLOS APPLIED FOR: NO

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

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS
SR 64 East	Lakewood Ranch Blvd to Rye Rd (Link # 3062)	D	C

REQUIRED IMPROVEMENTS:

Any needed improvements will be addressed with future site plan submittals.

OTHER CONCURRENCY COMPONENTS

This is a General Development Plan and the applicant applied for a Deferral of Concurrency. Solid waste landfill capacity, preliminary drainage intent, potable water, and waste water will be reviewed at the time of PSP/FSP submittal.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

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

1. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

ATTACHMENTS

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

APPLICABLE COMP PLAN POLICIES

Policy: 2.1.2.7

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

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

Implementation Mechanism(s):

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

Policy: 2.6.1.2

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

Policy: 2.6.2.1

Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

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, October 10, 2013 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU-04-51(G)(R) - CARGOR PARTNERS INVESTMENTS, LLC/CURIOSITY CREEK - GATEWAY OVERLAY MASTER PLAN RESOLUTION 13-105 (AMENDMENT TO RESOLUTION 08-223 CURIOSITY CREEK GATEWAY OVERLAY MASTER PLAN) DTS 20130185, 800000207

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development approving an amendment to the approved Gateway Overlay Master Plan for a project previously approved as "Curiosity Creek" on property generally located north of Bucklowe Road, east of U.S. 41, west of Grass Farm Road extending north to the Hillsborough county line and east of Port Manatee by adding approximately 160,000 square feet of commercial on approximately 20+ acres to the approved 788.89+ acres; providing for specific approval regarding building height and setbacks for the added acreage; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

PDC-13-33(Z)(P) - WILSON-BYRNE REZONE/DOLLAR GENERAL DTS 20130231, 800000219

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 80-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.89 acres on the north side of U.S. 301 and east side of 121st Avenue East, at 12110 U.S. 301 North from VIL/PCV (Village/Parish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parish Commercial Village Overlay District; approving a Preliminary Site Plan for 9,100 square feet of Retail Sales and Neighborhood Convenience Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-29(G) - THE AURORA FOUNDATION INC./ PEACE PRESBYTERIAN CHURCH DTS#20130102

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres; to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new 210-seat sanctuary (permanent) on the north side of SR 64 East, approximately 650 feet west of Greyhawk Boulevard, at 12706 SR 64 East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-25(P) - FIDDLER'S CREEK SUBDIVISION (DTS 20130205)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 16.73 acres on the west side of Prospect Road, approximately 1,000 feet north of Whitfield Avenue; 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)(R) - JEANNE BONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997, KATHLEEN M. METZ, AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION (DTS#20130038)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 80-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 43.63 acres on the south side of State Road 64, and west of 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 95 units to the overall development total, resulting in an increase to the number of single family detached residences to 164 units and an increase in the number of single family semi-detached residences to 114 units for a total of 278 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (43.63 ± acre rezone; 104.66 ± total acreage).

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (811) 748-4801x8878; e-mail to: planning.agenda@mymanatee.org

According to Section 298.0105, 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 748-5900; TDD ONLY 742-5902 and wait 60 seconds, or FAX 748-3780.

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

Date of Publication: September 25th, 2013

Copy of Newspaper Advertising

Bradenton Herald

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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PDMU-04-51(G)(R) - CARGOR PARTNERS INVESTMENTS, LLC/CURIOSITY CREEK - GATEWAY OVERLAY MASTER PLAN RESOLUTION 13-105 (AMENDMENT TO RESOLUTION 09-223 CURIOSITY CREEK GATEWAY OVERLAY MASTER PLAN) DTS 20130185, 800002207

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development approving an amendment to the approved Gateway Overlay Master Plan for a project previously approved as "Curiosity Creek" on property generally located north of Buckeye Road, east of U.S. #1, west of Gross Farm Road extending north to the Hillsborough county line and east of Port Manatee by adding approximately 150,000 square feet of commercial on approximately 20+ acres to the approved 788.39+ acres; providing for specific approval regarding building height and setbacks for the added acreage; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

PDC-15-33(Z)(P) - WILSON-BYRNE REZONE/DOLLAR GENERAL DTS 20130231, 800002219

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.89 acres on the north side of U.S. 301 and east side of 121st Avenue East, at 1210 U.S. 301 North from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish

Commercial Village Overlay District; approving a Preliminary Site Plan for 9,100 square feet of Retail Sales and Neighborhood Convenience Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-29(O) - THE AURORA FOUNDATION INC / PEACE PRESBYTERIAN CHURCH DTS 20130102

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new 210-seat sanctuary (permanent) on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-26(P) - FIDDLER'S CREEK SUBDIVISION DTS 20130205

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 15.73 acres on the west side of Prospect Road, approximately 1,000 feet north of Whitfield Avenue; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-08(Z)(P)(R2) - JEANNE BONNER WILEY AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 28, 1997, KATHLEEN M. WETZ 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 43.53 acres on

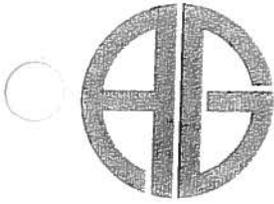
the south side of State Road 64, and west of Pope Road, Bradenton, from A (General Agriculture) to the PDR (Planned Development Residential) zoning district; and amending Ordinance PDR-07-08(P)(R) and the Preliminary Site Plan to add 95 units to the overall development total, resulting in an increase to the number of single family detached residences to 164 units and an increase in the number of single family semi-detached residences to 114 units for a total of 278 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (43.53 ± acre rezone; 104.68 ± total acreage).

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4601x6878; e-mail to: planning.agenda@mymanatee.org

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
9/28/2013



Allison

Incorporated

Gause

Engineering

Landscape
Architecture

Planning

Environmental
Consultants

Consulting
Arborist

October 2, 2013

Attn. Stephanie Moreland
M.C. Building & Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

Re: Peace Presbyterian Church
MC File No: PDR-13-29(G), 20130102(2)

Dear Ms. Moreland,

Please accept this letter as a request for a Specific Approval on the above referenced project as it relates to Sec. 714.8.7 LDC. The specific request is to allow the applicant to utilize 3 or 4" cal. trees as replacement trees in lieu of the required 3", 5" and 7" replacement trees currently contained within the above referenced section.

The justification for this request is based on the fact that the Manatee County Staff has been moving forward with plans to change the requirements for some time. Research has shown that the smaller trees will typically have a lower mortality rate and also outperform the larger calliper sizes over the long run. The requested Specific Approval will allow the project to mimic current County practice.

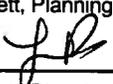
Should you have any questions, please do not hesitate to contact me.

Sincerely,
Allison-Gause, Inc.

Robert C. Gause, RLA
Vice President
Cc: Mr. Bob Donaldson
Mr. Steven Thompson

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDMU-04-51(G)(R) – Cargor Partners Investments, LLC/Curiosity Creek – Gateway Overlay Master Plan – Resolution 13-105	TYPE AGENDA ITEM	Advertised Public Hearing – Consent
DATE REQUESTED	10/10/2013	DATE SUBMITTED/REVISED	08/27/2013
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 Division Manager 
CONTACT PERSON TELEPHONE/EXTENSION	Lisa Barrett, Planning Division Manager / 941-748-4501, ext. 6884	PRESENTER/TITLE TELEPHONE/EXTENSION	Lisa Barrett, Planning Division Manager / 941-748-4501, ext. 6884
LEGISLATIVE APPROVAL			

ACTION DESIRED INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
I move to recommend approval of Resolution 13-105 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
<ul style="list-style-type: none"> • The applicant seeks approval of a revision to the existing Gateway Overlay Master Plan to add 150,000 square feet of commercial space on ± 20 acres. • Curiosity Creek (the overall ± 788.39 acres) lies between Buckeye Road and the Hillsborough County line and north of the Gateway North DRI (Artisan Lakes). • The ± 20 acres to be added is at the northwest corner of Artisan Lakes Parkway and Buckeye Road. • The Board of County Commission approved Resolution 09-223/PDMU-04-51(G) approving a Gateway Master Plan for Curiosity Creek. The Gateway Overlay Master Plan was approved to allow development with industrial, commercial, communication, agricultural, transportation, and various port related uses, consistent with the North County Gateway Future Land Use Overlay. The master plan allowed for an alternative to all or portions of the than approved Preliminary Site Plan. The Gateway Master Plan does not expire. • No change is being requested to the approved development standards. The 20 acre site is identified as Parcel E on the Master Plan for a maximum of 150,000 square feet of commercial space, a maximum of 45' in height. • The Master Plan does not expire, similar to a General Development Plan. Prior to construction, the applicant will be required to submit for Preliminary and Final Site Plan approval, Construction Plans, and Building Permits. • Staff recommends approval.

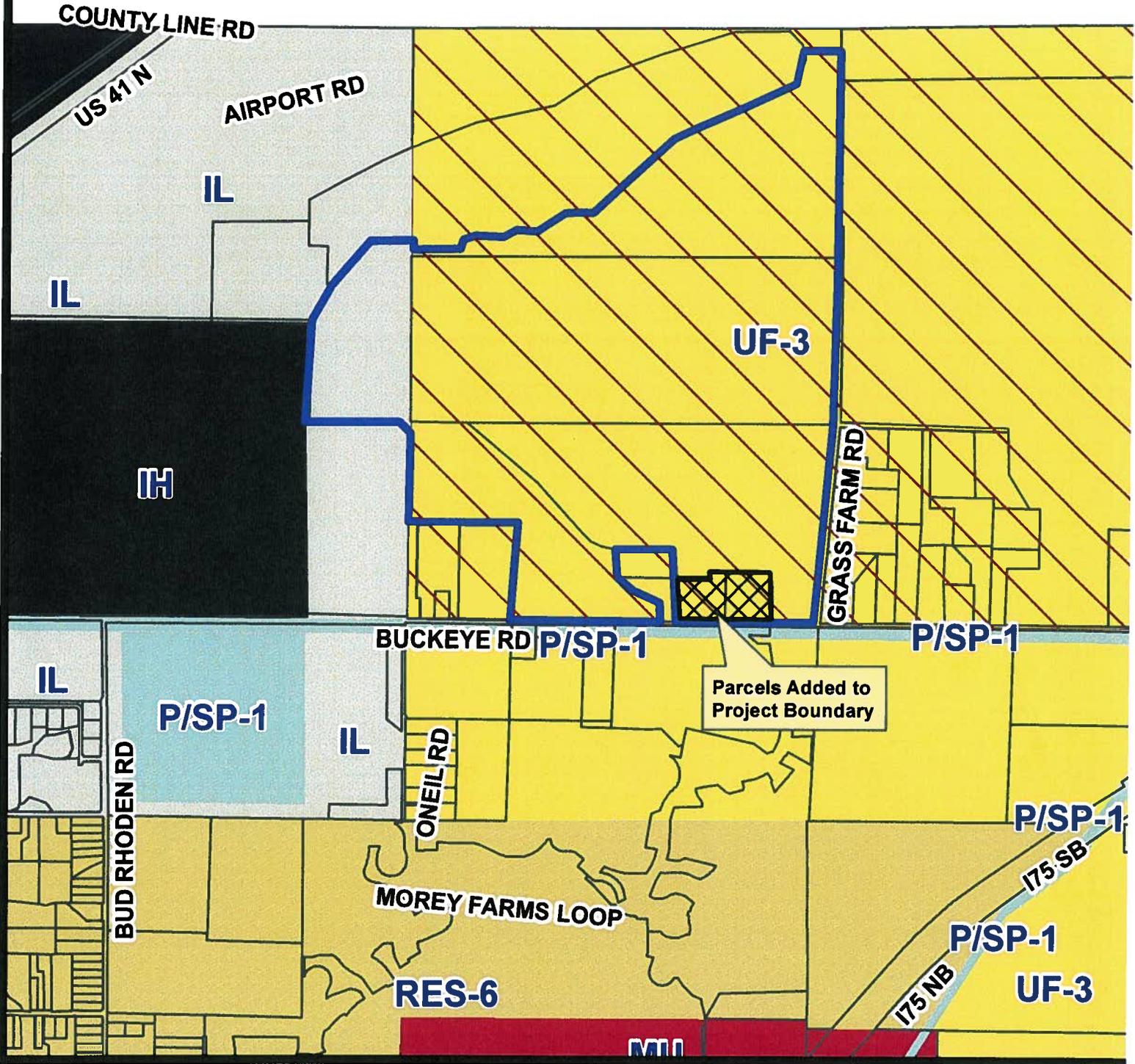
COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input checked="" type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Available from Attorney (Attorney's initials: SAS)

<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

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

FUTURE LAND USE

HILLSBOROUGH COUNTY



Parcel ID #(s) 603402559, 589905009, 603402059, 603402509, 590203009

Project Name: Curiosity Creek Gateway Overlay Master Plan
 Project #: PDMU-04-51 (G)(R) / Resolution 13-105
 DTS#: 20130185
 Proposed Use: Mixed Use

S/T/R: Sec 10,4,3,8,9,5 Twn 33 Rng 18
 Acreage: 808.39
 Existing Zoning: PD-MU
 Existing FLU: IL, UF-3
 Overlays: GATEWAY
 Special Areas: NONE

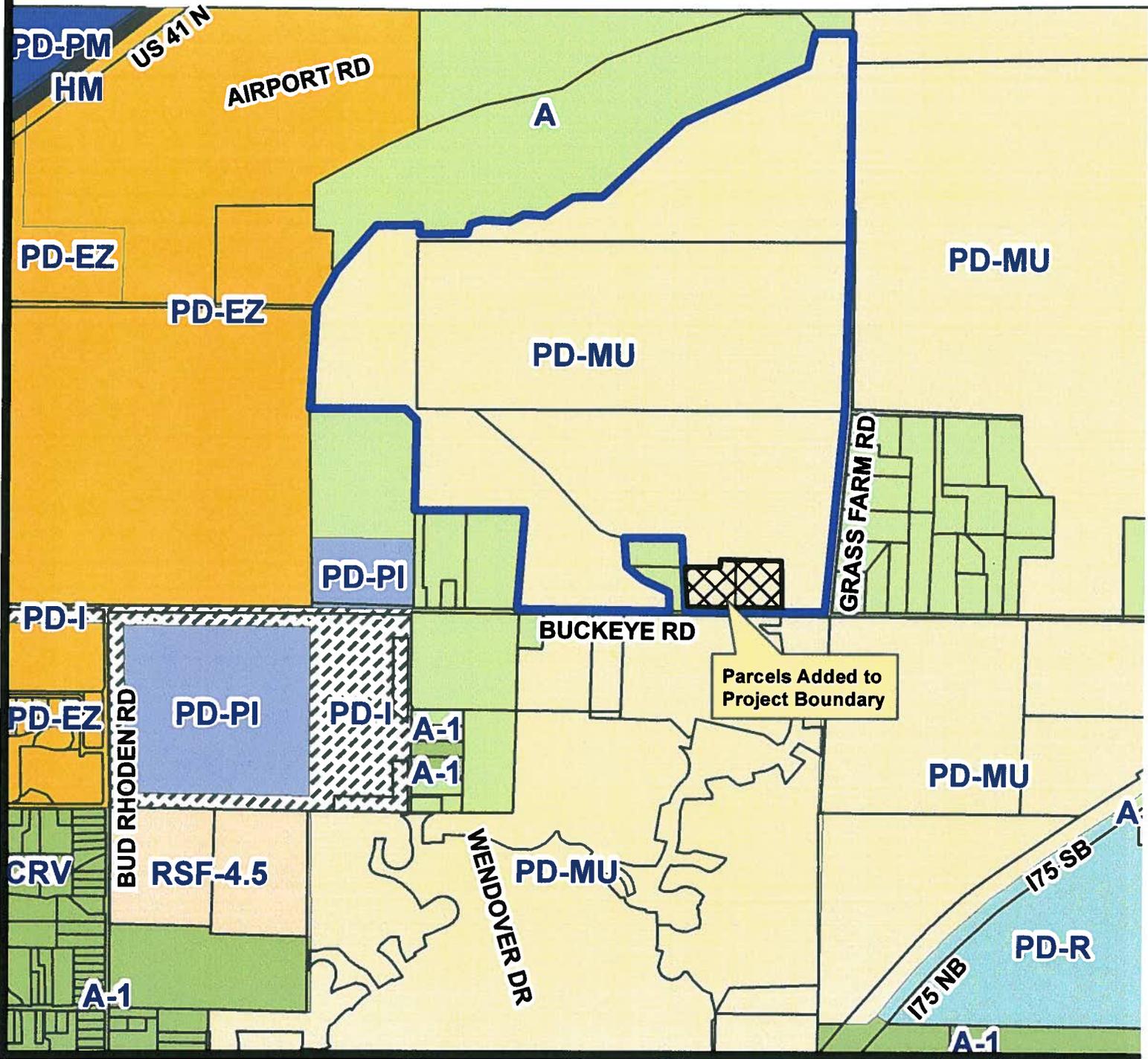
CHH: NONE
 Watershed: NONE
 Drainage Basin: UNNAMED DRAINAGE DITCH, PINEY POINT CREEK
 Commissioner: Larry Bustle

Manatee County
 Staff Report Map
 Map Prepared 5/30/2013
 1 inch = 1,895 feet

 North County Gateway

Curiosity Creek Gateway Overlay Master Plan

HILLSBOROUGH COUNTY



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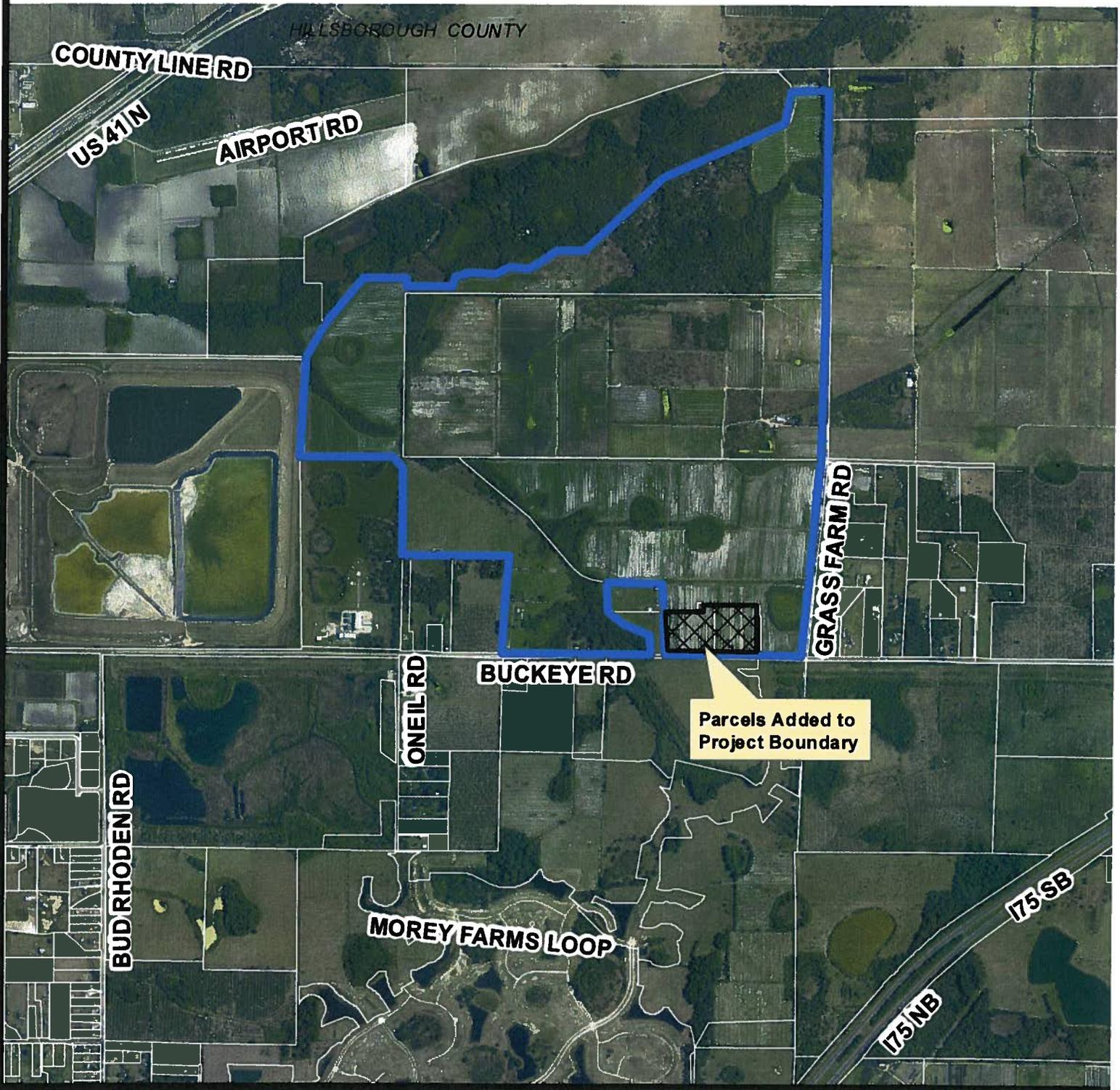
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Manatee County
 Staff Report Map

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AERIAL



Parcel ID #(s) 603402559, 589905009, 603402059, 603402509, 590203009

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CHH: NONE
Watershed: NONE
Drainage Basin: UNNAMED DRAINAGE DITCH, PINEY POINT CREEK
Commissioner: Larry Bustle



Manatee County
Staff Report Map

Map Prepared 5/30/2013
1 inch = 1,895 feet

P.C. 10/10/13

PDMU-04-51(G)(R)
Cargor Partners Investments, LLC/Curiosity Creek – Gateway Overlay Master Plan
RESOLUTION 13-105
(Amendment to Resolution 09-223
Curiosity Creek Gateway Overlay Master)

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA REGARDING LAND DEVELOPMENT APPROVING AN AMENDMENT TO THE APPROVED GATEWAY OVERLAY MASTER PLAN FOR A PROJECT PREVIOUSLY APPROVED AS "CURIOSITY CREEK" ON PROPERTY GENERALLY LOCATED NORTH OF BUCKEYE ROAD, EAST OF U.S. 41, WEST OF GRASS FARM ROAD EXTENDING NORTH TO THE HILLSBOROUGH COUNTY LINE AND EAST OF PORT MANATEE BY ADDING APPROXIMATELY 150,000 SQUARE FEET OF COMMERCIAL ON APPROXIMATELY 20+ ACRES TO THE APPROVED 788.39+ ACRES; PROVIDING FOR SPECIFIC APPROVAL REGARDING BUILDING HEIGHT AND SETBACKS FOR THE ADDED ACREAGE; PROVIDING FOR CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

P.C.

10/10/13

BOCC:

11/07/13

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to RECOMMEND APPROVAL of the Gateway Overlay Master Plan PDMU-04-51(G)(R); Previously GRANTED Special Approvals for: 1) a Mixed Use project, 2) alternative development under a Gateway Overlay Master Plan, 3) Gross Density exceeding 1 dwelling unit/acre, 4) Non-Residential uses exceeding 30,000 sq. ft., 5) development adjacent to perennial stream; and GRANTING Specific Approval for an alternative to LDC Section 702.5.2.3 (setback based on height), as recommended by staff.

PROJECT SUMMARY	
CASE#	(Buzzsaw # 20130207)
PROJECT NAME:	Curiosity Creek – Gateway Overlay Master Plan
APPLICANT(S):	CARGO Partners Investments, LLC
PROPOSED ZONING:	N/A
EXISTING ZONING:	PDMU (Planned Development Mixed Use) - ± 808.39 acres
FUTURE LAND USE CATEGORIES:	UF-3 (Urban Fringe – 3), IL (Industrial Light) and North County Gateway Overlay
APPROVED USE(S):	<p><u>Preliminary Site Plan approval for:</u> 1,594 dwelling units (1,100 single-family detached units, 238 single-family semi-detached units, and 256 multi-family units), sites for a middle school, a community service use, and a district park, and 150,000 sq. ft. commercial space.</p> <p>*Preliminary Site Plan has expired*</p> <p><u>Overlay approval for:</u> Alternative uses such as Commercial, communication, agricultural, transportation, and various port related uses, under the Gateway Overlay Master Plan, consistent with the North County Gateway Overlay; in lieu of some or all of approved residential uses and the school and park uses.</p>
PROPOSED USE(S):	<p><u>Revision to Overlay for:</u> Addition of 150,000 square feet of commercial space and 20 acres to Gateway Overlay Master Plan</p>

CASE MANAGER:	Lisa Barrett, Planning Division Manager
STAFF RECOMMENDATION:	APPROVAL

DETAILED DISCUSSION

Request:

The applicant seeks approval of a revision to the existing Gateway Overlay Master Plan to add 150,000 square feet of commercial space on ± 20 acres.

Site Characteristics:

Curiosity Creek (the overall ± 788.39 acres) lies between Buckeye Road and the Hillsborough County line and north of the Gateway North DRI (Artisan Lakes). The majority of the northern boundary is adjacent to a conservation easement for the Gulfstream Gas Line and is heavily forested. Curiosity Creek traverses diagonally through the site. The ± 20 acres to be added is at the northwest corner of Artisan Lakes Parkway and Buckeye Road.

History:

A Preliminary Site Plan [PDMU-04-51(Z)(P)] was approved on September 19th, 2006 for Curiosity Creek to allow 1,100 lots for single-family detached residences, 238 lots for single-family semi-detached residences, 256 multi-family units, 150,000 square feet of commercial space (20 acre site now requested to be added to overlay) and sites for a middle school and a community service use and a district park.

The Preliminary Site Plan was revised four times, three amendments were for a revision to Stipulation 5.B relating to the timing for an LDA (Local Development Agreement) and Concurrency. The fourth revision also amended timing regarding the LDA and concurrency, but also revised stipulations pertaining to a school and park site.

The Preliminary Site Plan for Curiosity Creek [PDMU-04-51(Z)(P)] expired in 2011 (was to expire in 2009, but received a two year extension pursuant to LDC Section 508.8.1.2). No other extensions were granted and no Final Site Plans were submitted.

On December 4, 2008, the Board of County Commission approved Ordinances 08-50 and 08-51 (text and map amendment) establishing the North County Gateway Overlay in the Manatee County Comprehensive Plan. The purpose of the overlay was to allow for the ability to have light industrial and mixed uses within the area of Port Manatee to

promote compatible land uses that support the long term viability of Port Manatee and the economic diversification of Manatee County.

On November 17, 2009, the Board of County Commission approved Ordinance 09-08 which established Land Development Code Section 604.12 to implement the North County Gateway Overlay District of the Comprehensive Plan to allow for consideration of Gateway Overlay Master Plans within a specific area of the County.

On that same day, the Board of County Commission also approved Resolution 09-223/PDMU-04-51(G) approving a Gateway Master Plan for Curiosity Creek. The Gateway Overlay Master Plan was approved to allow development with industrial, commercial, communication, agricultural, transportation, and various port related uses, consistent with the North County Gateway Future Land Use Overlay. The master plan allowed for an alternative to all or portions of the than approved Preliminary Site Plan. The Gateway Master Plan does not expire.

On October 4, 2012 the Board approved an amendment to the Future Land Use Element of the Comprehensive Plan to revise the title of the North County Gateway Overlay District to the Florida International Gateway Overlay District. The Land Development Code has not yet been revised to show this update, but it is anticipated to be part of the pending code revisions/updates.

Request:

No change is being requested to the approved development standards. The 20 acre site is identified as Parcel E on the Master Plan for a maximum of 150,000 square feet of commercial space, a maximum of 45’ in height. Previously approved parcels, uses, square footage, etc. are not being revised with this request. The 45’ height is consistent with the minimum height already established for the Master Plan. General commercial use is now included in the buffer matrix on the Master Plan and will meet the same buffer requirements as other approved commercial uses.

The Master Plan does not expire, similar to a General Development Plan. Prior to construction, the applicant will be required to submit for Preliminary and Final Site Plan approval, Construction Plans, and Building Permits.

Staff recommends approval of the request.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	Not yet assigned
GENERAL LOCATION:	Northwest corner of Buckeye Road and Grass Farm Road in northern Manatee County

ACREAGE:	± 808.39 acres Approved Gateway Overlay Master Plan (±788.39 acres) plus proposed addition of ± 20 acres for ± 808.39 acre total
INTENSITY:	<ul style="list-style-type: none"> • Project wide FAR = 0.20 • FAR shall not exceed 0.75 on any individual non-residential parcel • Maximum neighborhood retail = 30,000 sq. ft. • Maximum commercial on Parcel E = 150,000 sq. ft.
SPECIAL APPROVAL(S):	<p>Previously GRANTED for:</p> <ol style="list-style-type: none"> 1) a Mixed Use project, 2) alternative development under a Gateway Overlay Master Plan, 3) Gross Density exceeding 1 dwelling unit/acre, 4) Non-Residential uses exceeding 30,000 sq. ft., 5) development adjacent to perennial stream
OVERLAY DISTRICT(S):	Florida International Gateway (FKA: North County Gateway)
SPECIFIC APPROVAL(S):	LDC Section 702.5.2.3 (setback based on height)
SURROUNDING USES & ZONING	
NORTH	<ul style="list-style-type: none"> • Conservation area zoned A (General Agriculture) • Small airport zoned PDEZ (Planned Development Enterprise Zone)
SOUTH	<ul style="list-style-type: none"> • Across Buckeye Road is the Gateway North DRI (proposed residential, public park site, and a school site) zoned PDMU (Planned Development Mixed-Use) • Agricultural land zoned A (general agriculture)
EAST	<ul style="list-style-type: none"> • Newport Isles (proposed residential, commercial, recreational amenities and a school site) and Sweetwater Preserve (proposed residential, commercial, and public park) Developments zoned PDMU • Agricultural land zoned A

WEST	<ul style="list-style-type: none"> • Agricultural land zoned A • Gas pipeline transmission station zoned PDPI (Planned Development Public Interest) • Industrial uses zoned PDEZ 	
SITE DESIGN DETAILS		
LOT SIZE(S):	20 acres	
SETBACKS:	Front Side Rear Waterfront	25' 20' 20' 30'
	All non-residential buildings shall maintain a minimum setback to height ratio of either 1 to 1 or 2 to 1, depending on the specific use, when adjacent to parcels with exiting or approved Final Site Plans for residential uses.	
HEIGHT:	45' on Parcel E	
BUFFERS:	0' to 100' described in detail on sheets 3 and 4 of master plan.	
ACCESS:	Buckeye Road and Artisan Lakes Parkway	
FLOOD ZONE(S) – 20 acre addition	120153-0182C	
AREA OF KNOWN FLOODING	There are no areas of known flooding.	
UTILITY CONNECTIONS	Potable water and sewer will be extended from Moccasin Wallow Road to the project within the future Artisan Lakes Parkway.	
ENVIRONMENTAL INFORMATION		
<p>Curiosity Creek falls within the overall project boundaries and is considered a perennial stream and therefore requires special approval in accordance with Comp. Plan Policy 3.2.2.1. Special Approval has been previously granted for this project. The addition of Parcel E into the Overlay Master Plan is not anticipated to adversely affect Curiosity Creek.</p> <p>Based on the previously approved Preliminary Site Plan there are no wetlands or habitat preservation areas within the boundary of Parcel E.</p>		

NEARBY DEVELOPMENT				
PROJECT	LOTS / UNITS	DENSITY	FLUC	YEAR APPROVED
Gateway North DRI (Artisan Lakes)	2,800 units	2.7 d.u./acre	P/SP-1, UF-3, Res-6, and MU	1992
Stone Dam preserve	791 units	1.88 d.u./acre	UF-3, RES-6 and P/SP 1	2005
Wellington Lake Manor	169 units	1.08 d.u./acre	UF-3, RES-6 and P/SP 1	2005
Eagle Pointe	1,072 units	1.6 d.u. /acre	UF-3	2006
Newport Isles*	1663	2.27 d.u./acre	UF-3	2006
Sweetwater Preserve*	1,719	2.12	UF-3 and P/SP 1	2010
Robinson Gateway DRI	541 units		P/SP-1, UF-3, and MU	Pending Approval
*Includes North County Gateway Overlay non-residential uses approved in 2009 and 2010				
POSITIVE ASPECTS				
<ul style="list-style-type: none"> • Commercial uses may support port related and/or residential uses in the area. 				
NEGATIVE ASPECTS				
<ul style="list-style-type: none"> • None 				
MITIGATING MEASURES				
<ul style="list-style-type: none"> • None 				
REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED				

- None

COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' roadway buffer along Buckeye Road and Grass Farm Road	20'	Y		
20' roadway buffer along Artisan Lakes Parkway	40'	Y		
20' buffer along internal roadways	20'	Y		
15' perimeter buffer	Depends on adjacent land use	Y		50' buffer for non-residential uses along the eastern boundary.
Buffer landscaping		Y		Will be verified with future site plan submittals.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the IL, UF-3 and North County Gateway Future Land Use Categories. Approximately 66 acres are in IL Future Land Use Category. Proposed uses are allowed within the IL FLUC. The rest of the site is in the UF-3 FLUC, which allows residential uses and commercial uses. The NCG Overlay allows light industrial uses subject to compatibility standards in an approved master plan.

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. Predominantly characterized by agricultural lands, the surrounding area also includes a small airport to the northwest, low-density residential units to the east, a future county park and the approved Gateway North DRI to the south, and an abandoned phosphate operation to the west. Based on approved and proposed projects, this area is in transition from agricultural, low density residential, and industrial development to a mixed-use suburban development pattern.

Policy: 2.2.2.9 FIG: Establish the Florida International Gateway Overlay District as follows:

GOAL: 2.12 Ensure that future development in the Florida International Gateway area is compatible and complementary to existing and proposed uses.

CONCURRENCY

Concurrency must be deferred with the inclusion in the Overlay. At the time of PSP/FSP submittal, a detailed traffic analysis will be required. Solid waste landfill capacity, potable water, waste water, solid waste, school facilities, parks and drainage will be reviewed at the time of PSP or FSP submittal, as appropriate.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

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

1. Request

LDC Section 702.5.2.3, no structures over 35 feet in height shall be located nearer to a lot line less the distance equal to its height, except structures that are self-collapsing. The request will allow buildings up to 45 high within Parcel E. Any building constructed on Parcel E higher than 35 feet will be required to meet this requirement.

Staff Analysis and Recommendation

It is anticipated that development in the North County Gateway will be more intense than other areas of the county. When surrounded by like development, the granting of Specific Approval of this requirement appears appropriate.

Staff recommends approval.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 702.5.2.3, the Board finds that the public purpose of the LDC regulations are satisfied to an equivalent degree for areas that are developed exclusively for North County Gateway Overlay uses.

APPLICABLE COMP PLAN POLICIES

Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include:
		<ul style="list-style-type: none"> - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.11	UF-3: Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:
Policy:	2.2.1.11.1	<p>Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)</p>

Policy:	2.2.1.11.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy:	2.2.1.11.3
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	

		<p>the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non-residential uses:</p> <p>a) Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan.</p>
Policy:	2.2.1.18	IL: Establish the Industrial-Light future land use category as follows:
Policy:	2.2.1.18.1	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 range of light industrial and other employment-oriented uses. Also, to prohibit new residential development other than individual single-family units on lots of record in areas transitioning from agriculture to urban uses. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. Also, to prohibit the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have significant adverse impacts if located adjacent to expansive residential use areas. Also, to provide for the development of neighborhood retail uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.
Policy:	2.2.1.18.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses, service uses, selected residential uses, short-term agricultural uses, recreational uses, public or semi-public uses, schools, privately-operated airports, appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and hotels/motels.
Policy:	2.2.1.18.3	Range of Potential Density/Intensity:

Maximum Gross Residential Density:
1 dwelling unit per acre

Maximum Net Residential Density:
1 dwelling unit per acre

Maximum Floor Area Ratio: 0.75
1.0 inside the CRA's and UIRA

Maximum Floor Area Ratio for Hotels: 1.0

Maximum Square Footage for Neighborhood
Retail Uses: Small (30,000sf)

Policy: 2.2.1.18.4

Other Information:

- a) Any project exceeding a floor area ratio of 0.35 shall require special approval, except for projects which contain a single industrial user and for which use of the project site is primarily for a manufacturing, processing, or assembly use.
- b) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within an office or industrial park which has received special approval, as defined herein, are exempt from any commercial locational criteria contained in this element.
- c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of "objectional impact," as referenced and further defined in Policy 2.2.1.18.1 above. Additional clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.
- d) New residential uses shall be limited to individual single family dwelling units that are:
 - I. 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
 - II. developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

Policy: 2.2.2.9

FIG: Establish the Florida International Gateway Overlay

		District as follows:
GOAL:	2.12	Ensure that future development in the Florida International Gateway area is compatible and complementary to existing and proposed uses.
Objective:	2.12.1	Future development which is compatible and provides for efficient transportation mobility that includes adequate road, rail, water, and air facilities.
Policy:	2.12.1.1	Designate the Florida International Gateway Future Land Use Overlay with appropriate boundaries consistent with Objective 2.1.4.
Policy:	2.12.1.2	Protect freight mobility and facilitate the establishment of the Port Connector Road between Port Manatee and I-75 and extended rail service as necessary.
Policy:	2.12.1.3	Evaluate the existing future Land Use and Zoning designations within the Florida International Gateway, to promote compatible land uses that support the long term viability of Port Manatee and the economic diversification of Manatee County.
Policy:	2.12.1.4	Establish zoning district(s) which provide design parameters to ensure compatibility between residential and light industrial uses.
Policy:	2.12.1.5	Annually review the existing, approved, and pending development applications within the Florida International Gateway overlay and amend the facility impact projections, population projections, and capital improvement schedules as appropriate.
Policy:	2.2.2.9	FIG: Establish the Florida International Gateway Overlay District as follows:
Policy:	2.2.2.9.1	Definition: A specific geographic area designated on the Future Land Use Map for the purpose of encouraging growth which is consistent, with the long term needs of Port Manatee and the economic health of Manatee County (see also Objective 2.1.4).
Policy:	2.2.2.9.2	Purpose:

- a) To define a specific geographic area where a range of light industrial, mixed use, other employment-oriented uses, may be considered in addition to the existing Future land Use Designation when compatible and planned infrastructure will be built concurrent with development to support that growth.
- b) To provide for compatibility between light industrial, non-residential, and residential uses providing a high quality built and natural environment for living, working, or visiting.
- c) To promote transportation choices, intermodal connections, internal trip capture, and freight mobility.

Policy: 2.2.2.9.3

Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the FIG Overlay District are contained under Objective 2.1.4, 2.11.1, 2.11.2, 2.12.1 of the Future Land Use Element. Consistency with other goals, objectives, and policies of this Manatee County Comprehensive Plan, and land development regulations prepared pursuant to §163.3202 F.S. is required for all activity within the FIG Overlay District.

Policy: 2.2.2.9.4

Effect of Mapping:

- a) Any project, or portion of a project which is included within the FIG Overlay District shall be subject to the applicable requirement listed under Policies 2.2.2.9.1, 2.2.2.9.2, and 2.2.2.9.3 above.
- b) The area designated under the FIG Overlay District on the Future Land Use Map may also be developed pursuant to the goals, objectives, and policies of the future land use category underlying the FIG Overlay.
- c) In addition to the range of uses, density and intensity provided for in the underlying Future Land use Category, land within the FIG Overlay may also be considered for the range of uses, and intensity provided for under the 2.2.1.18 policies upon a determination that:

		<ol style="list-style-type: none">(1) compatibility between residential and non-residential uses has been established, and(2) provisions have been made for all required public facilities.
		All such development shall require Special Approval pursuant to this Comprehensive Plan.
Objective:	2.4.1	Level of Service And Concurrency: Require the issuance of a Certificate of Level of Service for all development to ensure that required public facilities and services are available concurrent with development.
Objective:	2.6.1	Compatibility Through Screening, Buffering, Setbacks, And Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.
Policy:	2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to: <ul style="list-style-type: none">- use of undisturbed or undeveloped and landscaped buffers- use of increased size and opacity of screening- increased setbacks- innovative site design (which may include planned development review)- appropriate building design- limits on duration/operation of uses- noise attenuation techniques- limits on density and/or intensity [see policy 2.6.1.3]
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:	2.9.1.2	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:	2.10.3.1	Require that access to commercial uses be established on at least one roadway, operating at, or better than, the adopted level of service. Access which is limited only to roadways that carry traffic within residential neighborhoods shall be considered unacceptable for commercial uses. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRIs and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.
Policy:	2.10.3.2	Require that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher, at time of issuance of a development order. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.
Policy:	3.2.3.2	Require all water used for irrigation in new development to be the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems. Priority to receive reclaimed water shall be given to users who

transfer groundwater withdrawal or other permitted quantities to Manatee County. Potable water from County utilities shall not be utilized for landscape irrigation. [See Policies 9.6.1.3, and policies under Objective 9.1.5]

RESOLUTION 13-105
[Amendment to Resolution 09-223
Curiosity Creek Gateway Overlay Master
Plan – PDMU 04-51(G)(R)]

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA REGARDING LAND DEVELOPING APPROVING AN AMENDMENT TO THE APPROVED GATEWAY OVERLAY MASTER PLAN FOR A PROJECT PREVIOUSLY APPROVED AS “CURIOSITY CREEK” ON PROPERTY GENERALLY LOCATED NORTH OF BUCKEYE ROAD, EAST OF U.S. 41, WEST OF GRASS FARM ROAD EXTENDING NORTH TO THE HILLSBOROUGH COUNTY LINE AND EAST OF PORT MANATEE BY ADDING APPROXIMATELY 20± ACRES TO THE APPROVED 788.39± ACRES; PROVIDING FOR SPECIFIC APPROVAL REGARDING BUILDING HEIGHT AND SETBACKS FOR THE ADDED ACREAGE; PROVIDING FOR CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2009, Manatee County approved Resolution 09-223 which resolution approved a Gateway Overlay Master Plan for a project previously proposed as “Curiosity Creek”; and

WHEREAS, that approval only included 788.39± acres of the approved Curiosity Creek project; and

WHEREAS, the owner of the remaining 20± acres of the Curiosity Creek project wishes to have its acreage included in the Gateway Overlay Master Plan; and

WHEREAS, the applicant has filed an application to amend Resolution 09-223 to add the 20± acres owned by it as described in Exhibit “A” attached hereto (the “Property”); and

WHEREAS, the existing Gateway Overlay Master Plan approval provides special approvals for a mixed use project, alternate development under a Gateway Overlay Master Plan, gross density exceeding one (1) dwelling unit per acre, non-residential uses exceeding 30,000 square feet and development adjacent to a perennial stream; and

WHEREAS, the existing approval authorizes specific approval for an alternate to Section 702.5.2.3 (setback based on height) of the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on _____ to consider amending Resolution 09-223 to add 20± acres, 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 amendment to be 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 application.

NOW, THEREFORE, BE IT RESOLVED 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 of Manatee County, after considering the testimony, evidence, documentation, application for amendment of the Curiosity Creek Gateway Overlay Master Plan, 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 Planning Commission concerning the application requesting an amendment to Resolution 09-223, the Curiosity Creek Gateway Overlay Master Plan as it related to the real Property described in Exhibit "A" of this Resolution.

B. The Board of County Commissioners held a public hearing on _____ regarding the proposed amendment described herein in accordance with the requirements of Manatee County Land Development Code and further considered the information received at the public hearing.

C. The purpose of the North County Gateway Overlay District as described in Policy 2.2.2.9.1 of the Comprehensive Plan is to encourage growth which is consistent with the long-term needs of Port Manatee and the economic health of Manatee County.

D. The Board of County Commissioners hereby finds that the Gateway Overlay Master Plan has demonstrated how compatibility between residential and non-residential uses can be achieved and how provisions have been made for all required public facilities in accordance with Section 604.12.4, LDC (Ordinance 09-08).

E. For the purposed of granting Special Approval, the Board finds that the project as described generally on the Gateway Overlay Master Plan and as conditioned herein, will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

F. Notwithstanding the failure of this Gateway Overlay Master Plan to comply with the requirements of LDC Section 702.5.2.3, the Board finds that the public purpose of the LDC

regulations are satisfied to an equivalent degree for areas that are developed exclusively for North County Gateway Overlay uses.

Section 2. MASTER PLAN. Resolution 09-223, the Curiosity Creek Gateway Overlay Master Plan project previously proposed as “Curiosity Creek” on 788.39± acres generally located north of Buckeye Road, east of U.S. 41, west of Grass Farm Road extending north to the Hillsborough County Line and east of Port Manatee is hereby amended to add 20± acres described in Exhibit “A” attached hereto. The allowable uses and required standards within the Gateway Overlay Master Plan are detailed on Sheets 1-4 of the “Gateway Overlay Master Plan for Curiosity Creek” dated March 25, 2013, a copy of which is on file in the Building and Development Services Department. Said uses are within the range of uses and intensities provided for in the IL (Industrial-Light) Future Land Use category.

Section 3. SPECIAL AND SPECIFIC APPROVALS. Special Approval is hereby granted for a Mixed Use project, alternative development under a Gateway Overlay Master Plan, Gross Density exceeding one (1) dwelling unit/acre, Non-Residential uses exceeding 30,000 square feet, and a development adjacent to a perennial stream and specific approval is granted for an alternate to LDC Section 702.5.2.3 as described in the approved Gateway Overlay Master Plan.

Section 4. REVOCABILITY. The Board of County Commissioners, at its option, based upon evidence in the record and exclusive of all other remedies available to the Board pursuant to the Land Development Code and applicable law, may revoke the approval of any portion of the Gateway Overlay Master Plan for which no Preliminary Site Plan or Final Site Plan or other development orders have been issued in order to prevent issuance of further development orders and prevent the exceedance of numerical thresholds for development of regional-impact review. In the event the approval of all or a portion of the Gateway Overlay Master Plan is revoked by the Board, the Board shall adopt a resolution providing for such revocation and Notice of Revocation shall be recorded in the public records.

Section 5. MONITORING REQUIREMENT. It shall be the obligation of the applicant or their successors in interest for any development proposed to be approved by a Final Site Plan permitted in the IL (Industrial-Light) Future Land Use classification to demonstrate to the County that any development approved by way of a Final Site Plan is below the threshold of intensity of uses required to undergo review as a development of regional-impact pursuant to applicable laws in accordance with the requirements of Section 604.12, LDC.

Section 6. SEVERABILITY. If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or 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 Resolution.

Section 7. CODIFICATION. Pursuant to Section 125.68(1), Florida Statutes, this resolution is not required to be codified. Therefore, the clerk shall not transmit the ordinance for codification.

Section 8. EFFECTIVE DATE. This resolution shall take effect immediately upon adoption.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Manatee County, Florida on _____.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: _____
Larry Bustle, Chairman

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

BY: _____
Deputy Clerk

DYE, DEITRICH, PETRUFF & ST. PAUL, P.L.

Attorneys at Law
The Riverview Center, Suite 300
1111 Third Avenue West
Bradenton, FL 34205
www.dyefirm.com

Stephen R. Dye
David K. Deitrich
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Alexandra St. Paul ^{2*}
James D. Dye †

Telephone: (941) 748-4411
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Email: ppetruff@dyefirm.com
cmangum@dyefirm.com

Also Admitted In:

¹ California

² Louisiana

*Certified Circuit Civil Mediator



†Board Certified:
City, County And Local Government Law

August 23, 2013

Lisa Barrett
Manatee County
P. O. Box 1000
Bradenton, FL 34206

Re: Curiosity Creek/Revisions to R02-223 aka R13-105

Dear Ms. Barrett:

Pursuant to your request, the purpose of this letter is to provide you with information to support the request for this twenty (20) acre parcel (Parcel E) to be granted the same height restrictions as granted by the BOCC to the remainder of this project.

As presently set forth in the table on sheet 3 of 4, all approved parcels have the ability to permit greater heights provided minimum setback ratios are met if there are existing or approved final site plans for residential use on adjacent parcels. In that circumstance, the required minimum setbacks for a forty-five feet (45') high commercial building would be forty feet. (Twenty feet setback for the first thirty-five feet of height and twenty feet additional setback for the additional ten feet of height, a 2:1 ratio). Similarly, the required minimum setback for professional uses adjacent to residential would be thirty feet, a 1:1 ratio. Approval of this request would provide Parcel E the same setback alternative as the existing parcels which are subject to the North Gateway Overlay Plan.

If the adjacent Parcel C is developed as non-residential, it currently has the right to construct a fifty-five feet (55') high building within twenty feet of Parcel E boundary based upon the current approvals. Allowing a maximum height of forty-five feet on Parcel E within twenty feet (20') of the joint boundary if both properties are developed as non-

8-23-13

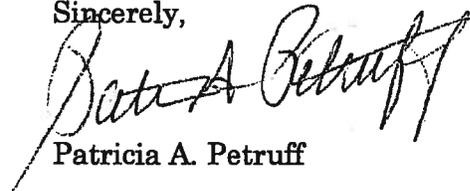
L. Barrett/Curiosity Creek

Page 2

residential poses no issue and provides Parcel E with similar development rights as Parcel C and the rest of the Curiosity Creek project. The transition which provides for lowering of height from Parcel C to Parcel E which fronts on Buckeye Road provides a desirable transition. The BOCC in approving the North Gateway Overlay Plan has already made a finding that the requirements of LDC Section 702.5.2.3 are satisfied to an equivalent degree for areas developed for North County Gateway Overlay uses and that the minimum height to setback ratios adequately addresses any compatibility issues.

I respectfully request that special approval to LDC section 702.5.2.3 to allow a 45' height be granted to Parcel E.

Sincerely,



Patricia A. Petruff

PAP/clm

cc: Client
Diane Chadwick

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, October 10, 2013 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU-04-61(GNR) - CARGOR PARTNERS INVESTMENTS, LLC/CURIOSITY CREEK - GATEWAY OVERLAY MASTER PLAN RESOLUTION 13-105 (AMENDMENT TO RESOLUTION 09-223 CURIOSITY CREEK GATEWAY OVERLAY MASTER PLAN DTS 20130185, 800002307)

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development approving an amendment to the approved Gateway Overlay Master Plan for a project previously approved as "Curiosity Creek" on property generally located north of Buckeye Road, east of U.S. #1, west of Grass Farm Road extending north to the Hillsborough county line and east of Port Manatee by adding approximately 150,000 square feet of commercial on approximately 20+ acres to the approved 788.39+ acres; providing for specific approval regarding building height and setbacks for this added acreage; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

PDC-13-33(Z)(P) - WILSON-BYRNE REZONE/DOLLAR GENERAL DTS 20130231, 80000219

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.89 acres on the north side of U.S. 301 and east side of 121st Avenue East, at 12110 U.S. 301 North from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish

Commercial Village Overlay District; approving a Preliminary Site Plan for 9,100 square feet of Retail Sales and Neighborhood Convenience Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-28(G) - THE AURORA FOUNDATION INC./ PEACE PRESBYTERIAN CHURCH DTS 20130102

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.1t acres: to utilize an existing 15,064 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new 210-seat sanctuary (permanent) on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-26(P) - FIDDLER'S CREEK SUBDIVISION (DTS 20130205)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 15.73 acres on the west side of Prospect Road, approximately 1,000 feet north of Whitfield Avenue; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-08(Z)(P)(R2) - JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 28, 1997, KATHLEEN M. METZ, 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 43.53 acres on

the south side of State Road 64, and west of 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 95 units to the overall development total, resulting in an increase to the number of single family detached residences to 164 units and an increase in the number of single family semi-detached residences to 114 units for a total of 278 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (43.53 ± acre rezone; 104.66 ± total acreage).

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: planning.agenda@mymanatee.org

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

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

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION Manatee County Building and Development Services Department Manatee County, Florida 9/26/2013

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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PDMU-04-51(G)(R) - CARGOR PARTNERS INVESTMENTS, LLC/CURIOSITY CREEK - GATEWAY OVERLAY MASTER PLAN RESOLUTION 13-105 (AMENDMENT TO RESOLUTION 09-223 CURIOSITY CREEK GATEWAY OVERLAY MASTER PLAN) DTS 20130185, 800000207

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development approving an amendment to the approved Gateway Overlay Master Plan for a project previously approved as "Curiosity Creek" on property generally located north of Buckeye Road, east of U.S. 41, west of Grass Farm Road extending north to the Hillsborough county line and east of Port Manatee by adding approximately 150,000 square feet of commercial on approximately 20+ acres to the approved 768.39+ acres; providing for specific approval regarding building height and setbacks for the added acreage; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

PDC-13-33(Z)(P) - WILSON-BYRNE REZONE/DOLLAR GENERAL DTS 20130231, 800000219

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 80-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.89 acres on the north side of U.S. 301 and east side of 121st Avenue East, at 12110 U.S. 301 North from VIL/PCV (Village/Parish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parish Commercial Village Overlay District; approving a Preliminary Site Plan for 9,100 square feet of Retail Sales and Neighborhood Convenience Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-29(G) - THE AURORA FOUNDATION INC./ PEACE PRESBYTERIAN CHURCH DTS#20130102

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new 210-seat sanctuary (permanent) on the north side of SR 84 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 84 East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-25(P) - FIDDLER'S CREEK SUBDIVISION (DTS 20130205)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 15.73 acres on the west side of Prospect Road, approximately 1,000 feet north of Whitfield Avenue; 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, KATHLEEN M. METZ, 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 80-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezoning of approximately 43.83 acres on the south side of State Road 64, and west of 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 95 units to the overall development total, resulting in an increase to the number of single family detached residences to 184 units and an increase in the number of single family semi-detached residences to 114 units for a total of 278 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (43.83 ± acre rezoning; 104.66 ± total acreage).

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (841) 748-4501x5878; e-mail to: planning.agenda@mymanatee.org

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

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

Date of Publication: September 25th, 2013

GATEWAY OVERLAY MASTER PLAN
(AKA: FLORIDA INTERNATIONAL GATEWAY OVERLAY MASTER PLAN)

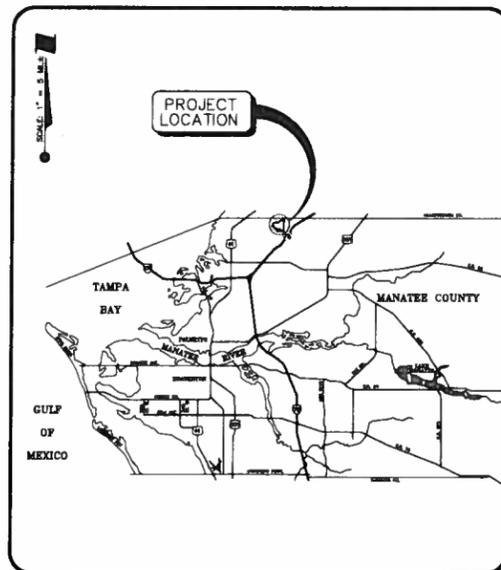
CURIOSITY CREEK

A SUBDIVISION OF PART OF SECTION 4, 5, 8, 9
TOWNSHIP 33 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA

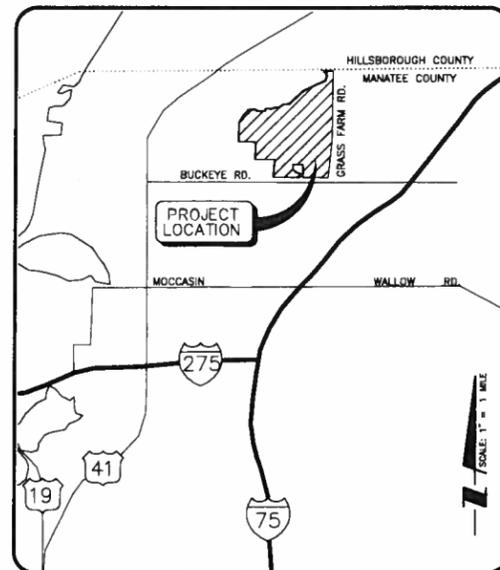
A DEVELOPMENT BY
MCZ CENTRUM FLORIDA IX, LLC
A DELAWARE LIMITED LIABILITY COMPANY
225 W. HUBBARD ST., 4th FLOOR
CHICAGO, IL 60610-4416
(312) 832-2500

and

CARGOR PARTNERS INVESTMENT, LLC
2212 58th AVENUE E.
BRADENTON, FL 34203



LOCATION MAP



VICINITY MAP

NOTES

- Existing Conditions:**
 - Gateway Overlay Master Plan acreage is 808.39± acres.
 - Property is currently used for agricultural purposes (citrus groves, pastureland, agricultural support uses).
 - Existing zoning is PDMU. Future Land Use classifications per the Manatee County Comprehensive Plan are IL (66 acres), UF-3 (742.39 acres) and NCG Overlay. Surrounding zoning and future land use classifications are shown on the PSP Page 2.
 - Topographic contours from Zoller & Shroyer in May 2005.
 - The site lies in Flood Zones A, C and X, Panel Numbers 1201530205C, 1201530019B, 1201530182C, and 1201530038B.
 - There are no known significant historic resources or buildings on-site.
 - Parcels have not been surveyed and acreages shown are approximate. Parcels are subject to future sub-division platting in accordance with the Land Development Code.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GATEWAY OVERLAY MASTER PLAN
3	GATEWAY OVERLAY MASTER PLAN NOTES
4	GATEWAY OVERLAY MASTER PLAN NOTES

NO.	DATE	DESCRIPTION	BY
1	05/25/13	REVISED TO ADD 20± ACRES	VA/89521
2	9/25/08	REVISED PER MEETING WITH COUNTY	CBH/2424
3	8/31/08	REVISED OWNER NAMES, NOTE 7, TITLE	CBH/2424
4	11/12/08	REVISED NOTES PER MANATEE COUNTY COMMENTS	RRP/2382
5	9/18/08	REVISED INDEX, NOTES AND TITLE	RRP/2382
6	7/21/08	REVISED COMMERCIAL SITE PLAN & NOTES	RRP/2382
7	10/27/05	REVISED PER MANATEE COUNTY COMMENTS	CVD/1985

STATUS : REVISIONS

PROJECT SURVEYOR	PROJECT ENGINEER	PROJECT MANAGER
	Zoller & Shroyer	DIANE CHADWICK, AICP

PROJECT NUMBER
04665-100-000

DATE	INDEX NUMBER
SEPTEMBER 2009	D-04665-002-000001

WilsonMiller

Planners · Engineers · Ecologists · Surveyors · Landscape Architects · Transportation Consultants

WilsonMiller, Inc.

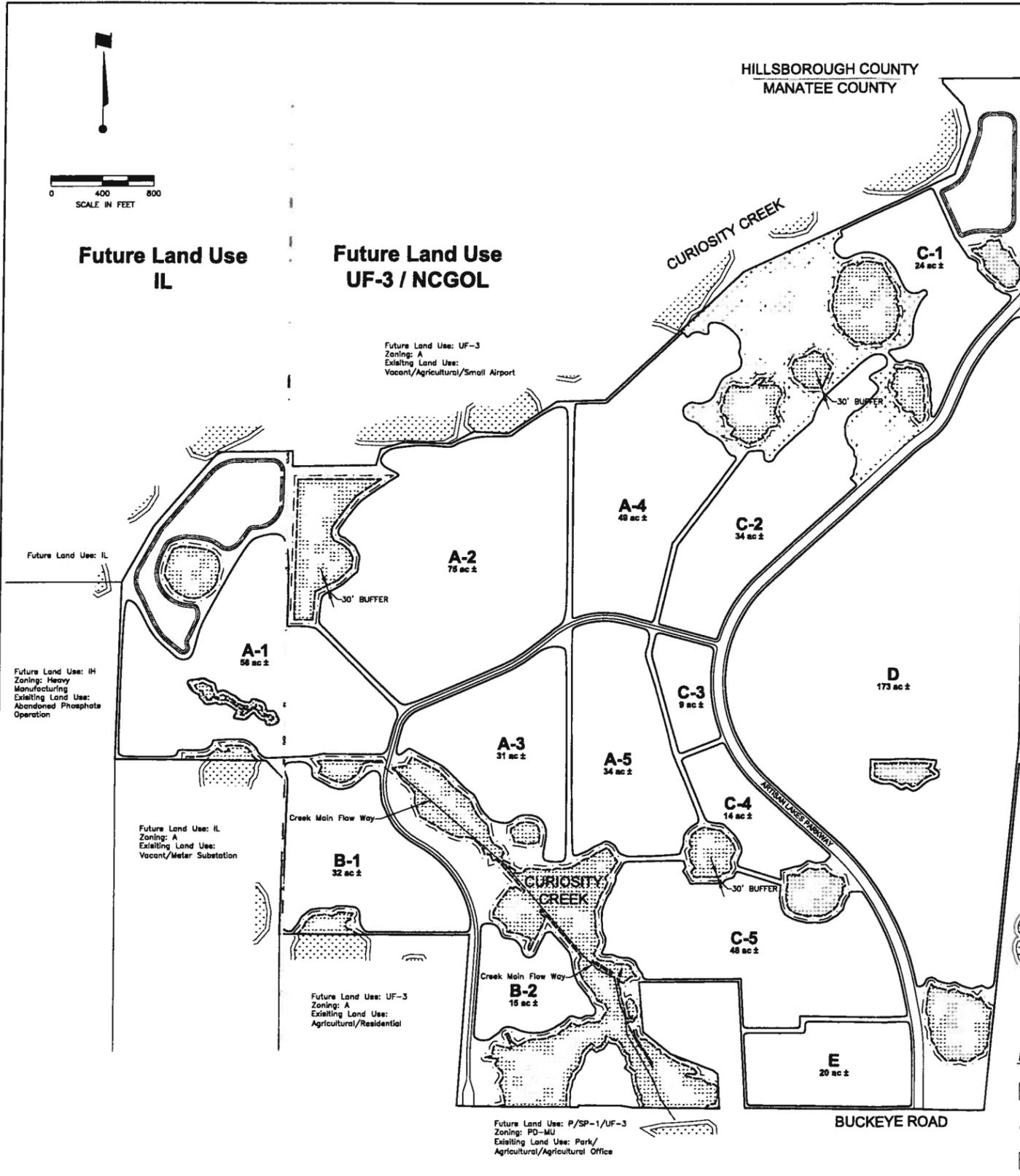
Naples · Fort Myers · Sarasota · Bradenton · Tampa · Tallahassee
6900 Professional Parkway East, Suite 100 Sarasota, Florida 34240-9414 Phone 941-907-6900 · Fax 941-907-6910 · E-mail Sarasota@WilsonMiller.com Web Site www.wilsonmiller.com



Future Land Use
IL

Future Land Use
UF-3 / NCGOL

HILLSBOROUGH COUNTY
MANATEE COUNTY



Future Land Use: IL
Zoning: Heavy Manufacturing
Existing Land Use: Abandoned Phosphate Operation

Future Land Use: IL
Zoning: A
Existing Land Use: Vacant/Meter Substation

Future Land Use: UF-3
Zoning: A
Existing Land Use: Agricultural/Residential

Future Land Use: P/SP-1/UF-3
Zoning: PD-MU
Existing Land Use: Park/Agricultural/Agricultural Office

Future Land Use: UF-3
Zoning: A
Existing Land Use: Vacant/Agricultural/Small Airport

Future Land Use: UF-3
Zoning: A
Existing Land Use: Residential/Agricultural

LEGEND

- Wetlands
- Lakes
- Upland Preservation

Overview

The Gateway Overlay Master Plan allows an alternative development program in accordance with the North County Gateway Overlay comprehensive plan category, defined for the purpose of encouraging growth consistent with the long term needs of Port Manatee and the economic health of Manatee County. The Gateway Overlay Master Plan uses listed below are allowed as an alternative to the existing approved Preliminary Site Plan, and these uses may be developed on one or more of the Parcels as shown in accordance with the Gateway Overlay development standards. The Gateway Overlay Master Plan Development may be utilized on a portion of the overall project, while still allowing development as shown on the Preliminary Site Plan in the remaining areas, or may replace the Preliminary Site Plan entirely. Development in accordance with the Gateway Overlay Master Plan may be phased.

The current Preliminary Site Plan (PSP) approval remains in full effect until such time as a revised PSP/Final Site Plan is approved for any Parcel or portion thereof, in accordance with this Gateway Overlay Master Plan. If a proposed site plan for development under the Gateway Overlay Master Plan conflicts with the Preliminary Site Plan layout, a revised Preliminary Site Plan will be submitted for administrative review and approval prior to Final Site Plan approval or application for building permit and site construction for the affected PSP area.

Gateway Overlay Master Plan Acreage is 808.39 +/- acres. The Community Service site on Buckeye Road is not included in the Gateway Overlay Master Plan.

Residential sales contracts and residential declarations of covenants and restrictions shall notify buyers of the developer's entitlements to industrial development.

Gateway Overlay Master Plan Overlay Allowable Uses:

Commercial Uses	Agriculture Uses	Residential Uses
Retail Sales, Neighborhood Convenience, Retail Sales, Neighborhood General, Eating Establishment, Drive-Thru Eating establishment, Gas Pumps, Service Station, Commercial Uses - Services: Bank, Bank Drive Thru, Business Services, Office, Health services: Professional Office, Clinic, Medical and Dental Laboratories, Hotels, Car Wash, Full Service, Dry Cleaners, Pick-Up, Veterinary Clinic, Printing (all), Rental Service, Establishment, Sign Painting Service, Industrial Service, Establishment, Motor Vehicle Repair, Major Wholesale Trade, Establishment, Exterminating and Pest Control, Mini-Warehouse	Agricultural Research Facilities, Short Term Agricultural Uses, Agricultural Products Processing Plants, Agriculture, Animal Products Processing Facility, Sawmills, Farming Service Establishments, Farm Equipment and Supply Establishment, Transportation Facilities: Bus RR Passenger Station, Heliprot, Helistop, Intermodal Terminal, Motor Freight Terminal, Motor Pool Facilities, Railroad Switching/Classification Yard, Industrial: Light Manufacturing, Research and Development Activity, Warehouse, Miscellaneous Uses: Lumberyard, Towing Service, Establishment, Open Uses of Land-Light: Minor Earthmoving, Minor Earthmoving	Single Family Detached, Single Family Attached, Single Family Semi-detached, Multiple family, Security/Caretaker's Residence, Residential Support Uses: College/University, Day Care Center, Day Care Facilities (Accessory), Schools, Schools of special Education, Recreation Uses: Low, Medium, High Passive, Community Service Uses: Antennas, Monopole Towers (150' Max), Post Offices, Private Community Use, Public Community Use, Public Use Facility, Utility Use, Radio, TV, Communications, & Microwave Facilities

Additional Uses allowed on Parcels A-1 through A-5
Open storage

Additional Uses allowed on Parcel E
General Commercial

Use Restrictions
Transportation Facilities, Sawmills, Gas Pumps, Service Stations and Agricultural Product Processing uses shall not be permitted on Parcel D.

Helistops and Heliports shall not be located east of Parcels A-2 or A-3.

GATEWAY OVERLAY MASTER PLAN
(AKA: FLORIDA INTERNATIONAL GATEWAY OVERLAY MASTER PLAN)
FOR
CURIOSITY CREEK
SEPTEMBER 2009
REVISED MARCH 2013

Wilson Miller
Wilson Miller, Inc.
10000 Manatee Avenue North, Suite 200, Manatee, FL 34454
Phone: 813-939-0000 Fax: 813-939-0001
www.wilsonmiller.com

Buffer Landscaping Requirements

Five (5), ten (10) and fifteen (15) foot buffers shall comply with the Land Development Code.

For all 50', 75' and 100' landscape buffers along property lines, the required landscaping for every 100 linear feet is as follows:

- Three (3) Canopy Trees, three-inch caliper as measured six (6) inches from the base of the tree, twelve-foot height, five-foot spread.
- Six (6) Evergreen Understory Trees, two-inch caliper as measured six (6) inches from the base of the tree, six-foot height, three-foot spread.
- Thirty-three (33) Shrubs, thirty (30) inches at time of planting.

Buffers shall be planted in an informal, staggered arrangement. Buffers shall be entirely planted prior to Final Plat approval or Certificate of Occupancy issuance.

The buffer shall provide eighty-five (85) percent opacity to a height of six (6) feet when viewed from the adjacent parcel or edge of pavement from the nearest thoroughfare road within three (3) years from the date of the first Final Plat or Certificate of Occupancy, whichever occurs first.

For fifty (50) feet on both sides of driveway and roadway entrances, the buffer planting may be reduced to create a view window. In this area, the plantings may be reduced to the following:

- Thirty (30) inches in height at time of planting;
- Thirty-inch spread; and
- Maintained height between three (3) and four (4) feet.

The landscape design shall provide for a transition from the driveway and view corridor to the more heavily planted portion of the buffer.

If desired, in lieu of canopy trees, a minimum of eight (8) palm trees may be planted in a staggered arrangement within the fifty-foot view window. Such palm trees shall be planted with a minimum clear trunk height of fourteen (14) feet. This shall not affect the overall limitation of palms in lieu of required canopy trees.

Meandering sidewalks or trails within buffers are permitted, subject to approval by the Planning Department. Stormwater facilities may encroach in 75' and 100' buffers provided that 50' minimum upland space is retained for vegetative plantings.

The 50-foot landscape buffer with a minimum 3 feet high berm shall be required for any non-residential uses along the eastern boundary of Parcel D.

Additional Compatibility Standards for Parcels D and E
HVAC/Loading/Solid Waste areas shall be screened from view from Buckeye Road.

Roadway Buffers

Artisan Lakes Parkway - A forty (40) foot wide buffer with enhanced landscaping shall be provided. This buffer shall be planted with canopy trees 30-feet on-center.

Buckeye Road - 20-foot wide buffer with enhanced landscaping. This buffer shall be planted with two staggered rows of understory trees containing six (6) evergreen trees (2" caliper, 12-ft. height, 3-ft. spread) and 33 shrubs (30-inches at time of planting) per 100 linear feet. At least three different species for each plant category shall be used.

Internal Roadways - If there are existing residential uses across the right-of-way from a non-residential use, a minimum 20-foot wide landscape buffer shall be provided. This buffer shall be planted with two staggered rows of understory trees containing six (6) evergreen trees (2" caliper, 12-ft. height, 3-ft. spread) and 33 shrubs (30-inches at time of planting) per 100 linear feet. At least three different species for each plant category shall be used. If the use across the roadway is non-residential, a minimum 10-foot wide landscape buffer shall be provided. This buffer shall be planted with three canopy trees (3" caliper, 12-ft. height, 5-foot spread), and 33 shrubs (30 inches at time of planting) per 100 linear feet.

Wetland and Upland Habitat Protection:

1. Prior to Certificate of Occupancy issuance or in conjunction with the Final Plat approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers and Upland Preservation Areas (approximate 18.5 acres located in the northeastern portion of the project) shall be dedicated to the County.

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 Planning Department's Environmental Planning Division with Final Site Plan.

4. All proposed recreational 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. Locations and design of these features shall be reviewed and approved with each Final Site Plan.

Wildlife Protection:

1. Between Wetland O and Curiosity Creek, the roadway design shall include wildlife connections, traffic calming and signage to maintain connectivity. If the Option A plan is implemented, a 10-15 foot wide dedicated easement between Lots A17 and A20 shall be shown on the Final Site Plan to provide connectivity between Wetlands B & C. Additionally, traffic calming measures and signs will be applied in the vicinity of Wetlands B & C. Under the Option B scenario, oversized culverts, rumble strips or wildlife crossing signage may be required for any areas where connections between preservation areas are severed by proposed improvements. The details and methodology shall be provided for review prior to Final Site Plan approval.

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

Tree Protection:

1. 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.

2. 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 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 Planning Department with the Final Site Plan submittal. Tree barricades for trees to be preserved shall be located at the drip line, unless otherwise approved by the Planning 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 and shall be clearly shown on the Final Site Plan. 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. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.

3. The Final Site Plan shall include the following information:

- Tree and native vegetation preservation areas.
- The limits of clearing.
- Typical cross section details for all activities within 25' of any preservation areas.
- Details and locations of signs 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.

Water Quality:

1. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 519 of the LDC.

2. An Integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides shall be submitted to the Planning 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. In addition, the developer shall encourage individual homeowners to participate in the Florida Yards and Neighborhood Program by disseminating program information to individual lot owners.

3. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Planning Department for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

- Digital photographs of the well along with nearby reference structures (if existing).
- GPS coordinates (latitude/longitude) of the well.
- The methodology used to secure the well during construction (e.g. fence, tape).
- The final disposition of the well - used, capped, or plugged.

4. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

Transportation

1. At time of Preliminary Site Plan, Final Site Plan, and Construction Drawing 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.

2. There shall be no traffic access (including earthmoving or construction access) to this project from Grass Farm Road.

GATEWAY OVERLAY MASTER PLAN (AKA: FLORIDA INTERNATIONAL GATEWAY OVERLAY MASTER PLAN) FOR CURIOSITY CREEK SEPTEMBER 2009 REVISED MARCH 2013

Wilson Miller

Planning • Design • Analysis • Programming • Landscape Architecture • Transportation Consulting
Wilson Miller, Inc.
1100 North Howard Avenue, Suite 100 • Tallahassee, Florida 32307 • Phone 904-225-4400 • Fax 904-225-4401 • Web Site: www.wilsonmiller.com

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDR-13-25(P) – Fiddler’s Creek (dts – 20130205)	TYPE AGENDA ITEM	Advertised Public Hearing – Consent
DATE REQUESTED	10/10/13 PC	DATE SUBMITTED/REVISED	10/01/13
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	Stephanie Moreland, Principal Planner 941-748-4501, ext. 3880	PRESENTER/TITLE TELEPHONE/EXTENSION	Stephanie Moreland, Principal 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 PDR-13-25(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

- Mr. Richard Schappacher, agent for SRQ, LLC- Ryan L. Snyder, requests approval of a Preliminary Site Plan for 27 lots for single-family detached residences. The site is on the west side of Prospect Road, approximately 1,300 feet north of Whitfield Avenue.
- On December 14, 2004, the Board of County Commissioners approved a rezone of ±15.73 acres from A-1 (Suburban Agriculture, one dwelling unit per acre) to PDR (Planned Development Residential) and a Preliminary Site Plan [PDR-03-45(Z)(P)] for 27 lots for single-family detached residences. The project was never constructed and the site plan has expired.
- The entire site is in the RES-6 (Residential-six dwelling units per acre) Future Land Use Category (FLUC). This FLUC allows consideration of suburban or urban residential uses in the range of potential uses. Special Approval is required because the site is adjacent to a perennial stream.
- Planned development is the process necessary to achieve Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts on the surrounding agricultural neighborhood.
- With the exception of the access on Prospect Road for the lift station, the site plan shows one access connecting Prospect Road. There are no logical connections for an inter-neighborhood tie because the site is adjacent to a ditch to the north and west, a single-family to the south and Prospect Road to the east.
- Recreational amenities on a total of 0.16± acres, include a trail system around the flood compensation area and stormwater retention ponds and an open area with benches.
- There are no wetlands on the site.
- Staff has some of the same design concerns with this request as was mentioned with the previously approved site plan which are as follows:
 - The project is adjacent to the A-1 zoning district which permits agricultural uses that may be incompatible with single-family development. The design shows a 15-foot rear yard setback and a fifteen-foot wide perimeter buffer adjacent to agricultural properties to the south. LDC Section 702.6.7 requires yards adjacent to active agricultural operations to be separated by a street or a designated open space of at least thirty-five-feet in width or a setback thirty-five feet greater than otherwise required by Code.

Staff supports the applicant’s requests for Specific Approval to allow a reduction of the agricultural buffer width because the site plan shows a six foot high wall or fence will be installed with landscaping adjacent to agricultural properties. Staff also recommends that language be included in the Notice to Buyers informing prospective residents of the potential adverse impacts associated with agricultural activity.

 - The design shows lots abutting Prospect Road. Future residents may experience some noise impacts from vehicles traveling along Prospect Road. The site plan shows the minimum required 20-foot wide roadway buffer. To help alleviate noise impacts and address this concern, the design includes a solid fence or wall along Prospect Road.
 - Additionally the applicant requests Specific Approval for a reduction of replacement tree sizes per staff’s recommendation and to allow one canopy

tree per lot rather than planted every 50 feet.

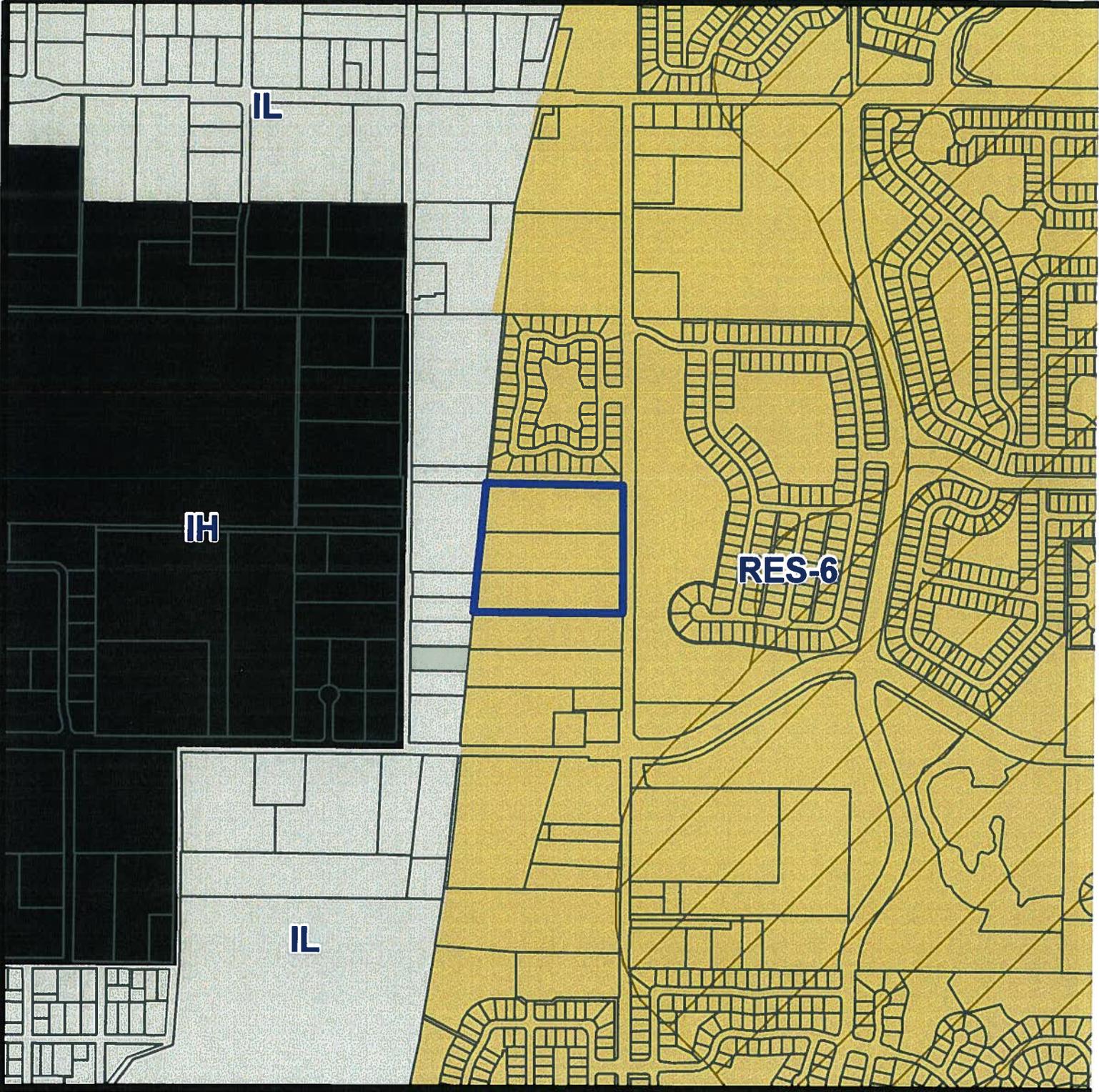
- Staff recommends approval with stipulations.

COUNTY ATTORNEY REVIEW

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

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
Staff Report with attachments	Site Plan	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) 1877503009,1877501009,1877504009

Project Name: Fiddler's Creek
 Project #: PDR-13-25 (P)
 DTS#: 20130205
 Proposed Use: Residential

S/T/R: Sec 20 Twn 35 Rng 18
 Acreage: ± 15.7
 Existing Zoning: PD-R
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

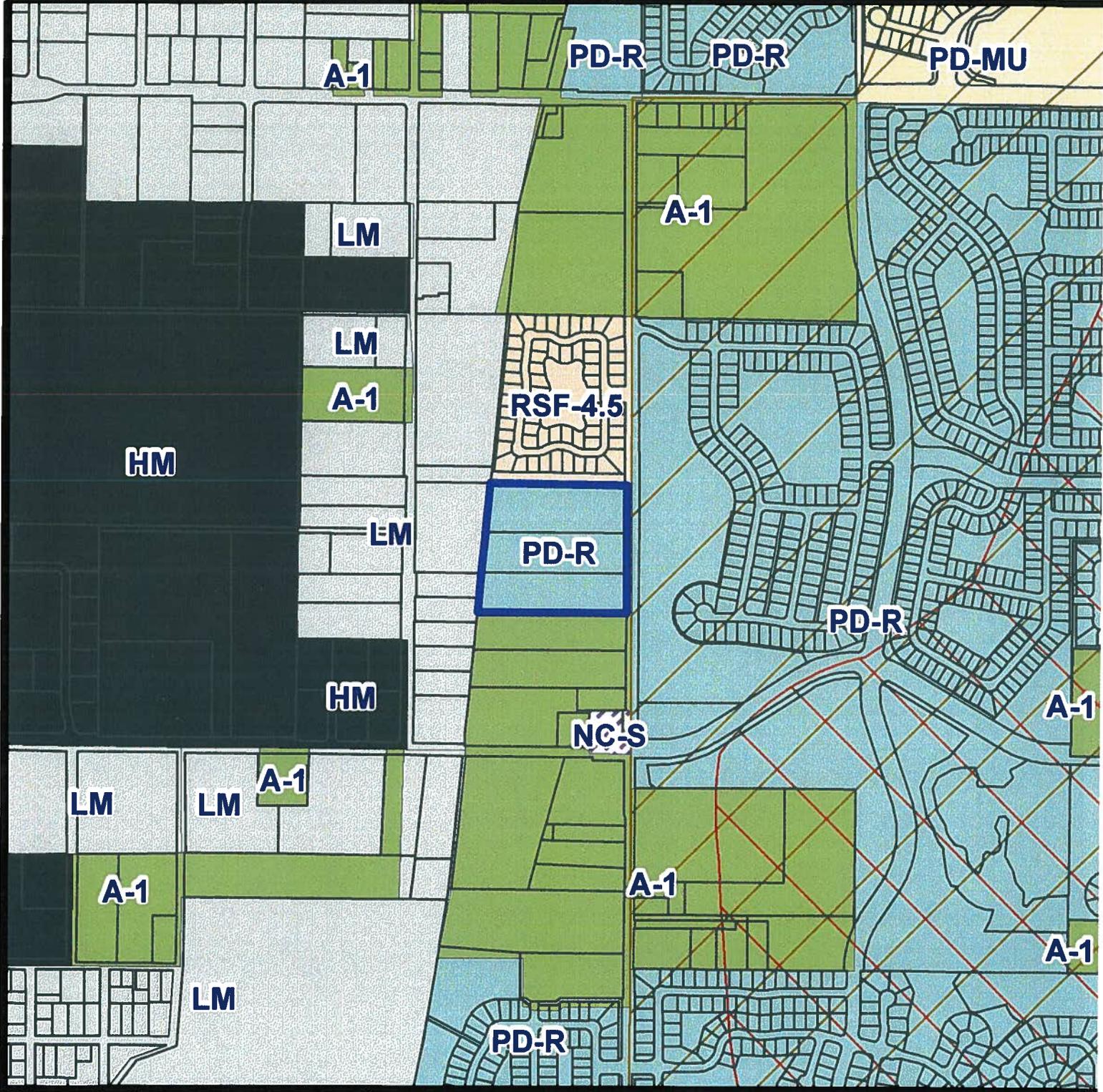
CHH: NONE
 Watershed: NONE
 Drainage Basin: GAP CREEK
 Commissioner: Robin DiSabatino



Manatee County
 Staff Report Map

Map Prepared 7/26/2013
 1 inch = 833 feet

ZONING



Parcel ID #(s) 1877503009,1877501009,1877504009

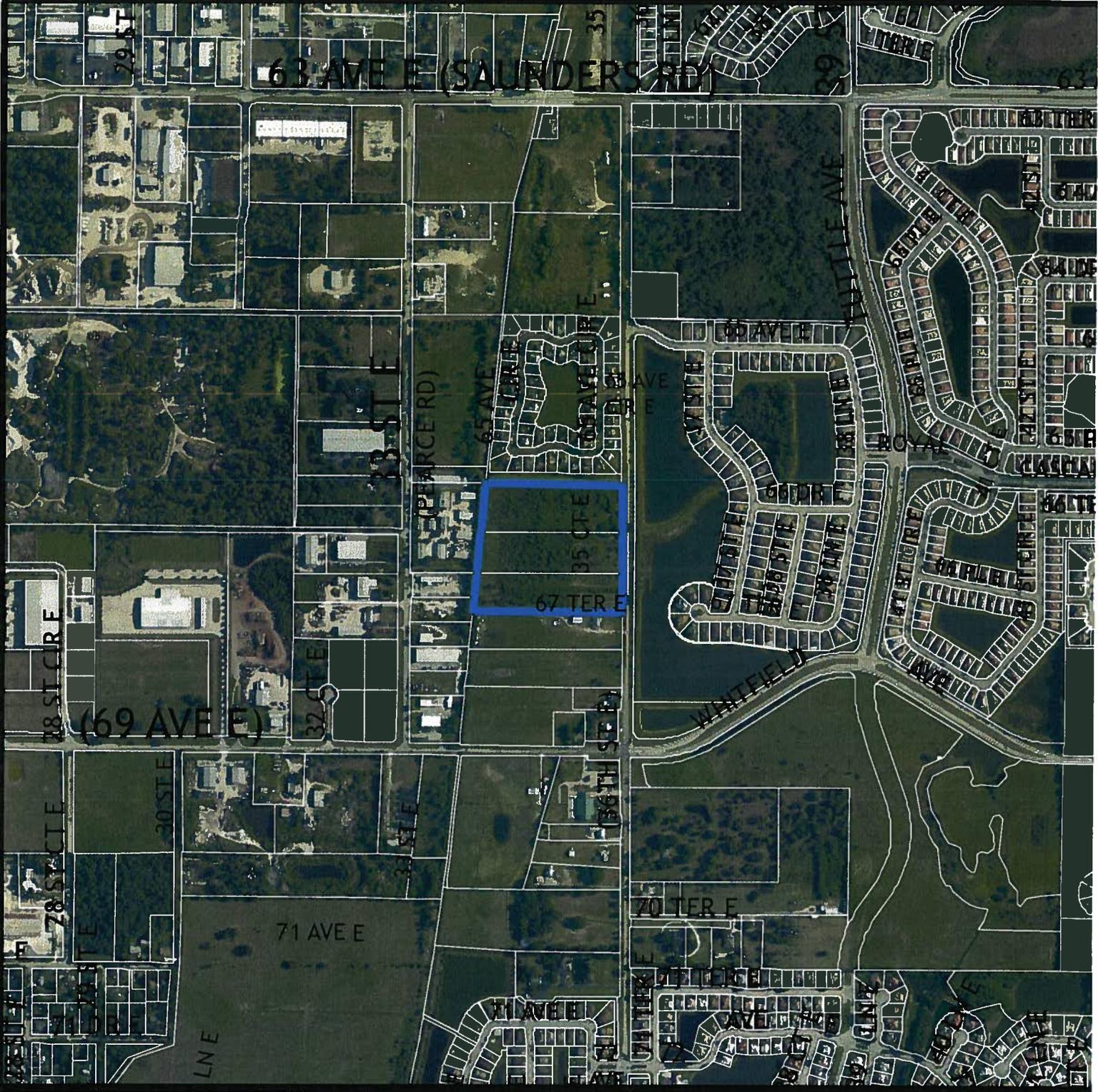
Project Name: Fiddler's Creek
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S/T/R: Sec 20 Twn 35 Rng 18
 Acreage: ± 15.7
 Existing Zoning: PD-R
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

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

Manatee County
 Staff Report Map
 Map Prepared 7/26/2013
 1 inch = 833 feet

AERIAL



Parcel ID #(s) 1877503009,1877501009,1877504009

Project Name: Fiddler's Creek
 Project #: PDR-13-25 (P)
 DTS#: 20130205
 Proposed Use: Residential

S/T/R: Sec 20 Twn 35 Rng 18
 Acreage: ± 15.7
 Existing Zoning: PD-R
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

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



Manatee County
 Staff Report Map

Map Prepared 7/26/2013
 1 inch = 833 feet

P.C. 10/10/13

PDR-13-25(P) – FIDDLER'S CREEK SUBDIVISION(DTS 20130205)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 15.73 acres on the west side of Prospect Road, approximately 1,000 feet north of Whitfield Avenue; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 10/10/13

B.O.C.C.: 11/07/13

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance No. PDR-13-25(P); **APPROVAL** of the Preliminary Site Plan with Stipulations A.1- A.3, B.1- B.3, and C.1- C.3; **GRANTING** Special Approval for a project adjacent to a perennial stream; **ADOPTION** of the Findings for Specific Approval; and **GRANTING** Specific Approval of an alternative(s) to LDC Sections 702.6.7, 714.8.7, and 715.3.4, as recommended by staff.

PROJECT SUMMARY	
CASE NUMBER:	PDR-13-25(P), dts #20130205
PROJECT NAME	Fiddler's Creek Subdivision
APPLICANT(S):	Richard Schappacher
ADDRESS:	6700 Prospect Road
ACREAGE:	15.73± acres
FUTURE LAND USE CATEGORY:	RES-6 (Residential – six dwelling units per acre)
EXISTING ZONING:	PDR (Planned Development Residential)
PROPOSED USE(S):	27- lots for single-family detached residences
EXISTING USE:	Vacant land
SPECIAL APPROVAL:	Project adjacent to a perennial stream
SPECIFIC APPROVAL(S):	<ol style="list-style-type: none"> 1. reduced agricultural buffer width 2. reduced tree replacement sizes. 3. Allow one tree per lot rather than every 50 feet.
OVERLAY DISTRICTS:	N/A
CASE MANAGER:	Stephanie Moreland
STAFF RECOMMENDATION:	APPROVAL

DETAILED DISCUSSION

History:

On December 14, 2004, the Board of County Commissioners approved a rezone of ±15.73 acres from A-1 (Suburban Agriculture, one dwelling unit per acre) to PDR (Planned Development Residential) and a Preliminary Site Plan [PDR-03-45(Z)(P)] for 27 lots for single-family detached residences. The project was never constructed and the site plan has expired.

Request:

The current request is to approve a new Preliminary Site Plan for 27 lots for single-family detached residences. The design is similar to the previously approved plan.

The entire site is in the RES-6 (Residential-six dwelling units per acre) Future Land Use Category (FLUC). This FLUC allows consideration of suburban or urban residential uses in the range of potential uses. Special Approval is required because the site is adjacent to a perennial stream.

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

With the exception of the access on Prospect Road for the lift station, the site plan shows one access connecting Prospect Road. There are no logical connections for an inter-neighborhood tie because the site is adjacent to a ditch to the north and west, a single-family to the south and Prospect Road to the east.

Recreational amenities on a total of 0.16± acres, include a trail system around the flood compensation area and stormwater retention ponds and an open area with benches.

There are no wetlands on the site.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
GENERAL LOCATION:	Approximately 1,000 feet north of Whitfield Avenue
DENSITY:	Gross 1.71 dwelling units per acre Net – 1.94 dwelling units per acre
FLOOD ZONE(S)	A – F.I.R.M PANEL 120153 0342C (7/15/92)

AREA OF KNOWN FLOODING	Yes
UTILITY CONNECTIONS	County Water and Sewer
SURROUNDING USES & ZONING	
NORTH	Single-family residences (Centre Lake Subdivision) zoned RSF-4.5(Residential Single-Family, 4.5 dwelling units per acre)
SOUTH	Single-family residence and pasture zoned A-1 (Suburban Agriculture –one dwelling unit per acre)
EAST	Across Prospect Road, are single-family residences (Cascades @ Sarasota) zoned PDR/WP-E (Planned Development Residential/Evers Reservoir Watershed Protection Overlay District)
WEST	Pearce Canal and industrial uses zoned LM (Light Manufacturing)
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	None
Proposed Impact Acreage:	None
<p><u>Wetlands:</u></p> <p>According to the environmental narrative prepared by Eco Consultants dated June 2013 there are no jurisdictional wetlands on-site.</p> <p><u>Uplands:</u></p> <p>According to the environmental narrative, there are no uplands/native habitat on-site.</p> <p><u>Endangered Species:</u></p> <p>According to the environmental narrative no listed species were observed on or adjacent to the subject property.</p> <p><u>Trees</u></p> <p>According to the landscape plans, there is one tree on-site subject to Section 714.8.7 of the LDC. Replacement will be addressed through the required landscape trees for the project.</p>	

Landscaping/Buffers:

The LDC requires a 20' roadway buffer along thoroughfares and 10' along local roads. Greenbelt buffers of 15' are required around the perimeter of the project where the project does not abut rights-of-way. The site plan shows a 20' roadway buffer with the overhead power lines option of 5 understory trees and 50 shrubs per 100 linear feet. Staff is recommending that only 33 shrubs per 100 linear feet be provided, as 50 shrubs is too crowded. Also, the understory tree species that will be selected should be on the "approved" list for FP&L. The greenbelt buffer requires 1 canopy tree per 30 feet on center. The site plan shows this LDC requirement.

Street trees are shown at the LDC required 1 tree per 50 linear feet. However, since the minimum lot width is approximately 60' staff has recommended Specific Approval for an alternative to Section 715.3.4 to allow one tree per lot per frontage, as placing 2 trees on some lots that are not corner lots may be difficult and cause conflicts with infrastructure. Staff is in full support of the Specific Approval request. Species selection will be decided with the Final Site Plan.

SITE DESIGN DETAILS

MINIMUM LOT SIZE(S):	6,840 square feet
SETBACKS:	<p>Front yard: 23'/25'* Side yard: 7.5' Rear yard: 15' Waterfront: 30'</p> <p>*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.</p>
OPEN SPACE:	78% or 12.26± acres
RECREATIONAL ACREAGE:	0.16± acres
ACCESS:	Prospect Road

NEARBY DEVELOPMENT

RESIDENTIAL				
Project	Lot /units	Density	Minimum Lot size	Approved
Center Lake Subdivision	61 lots	3.3	7,000 sq. ft.	1986
Cascades @ Sarasota	621	2.48	6,050 sq. ft.	2002

POSITIVE ASPECTS

- **Nearby area is transitioning from suburban agricultural uses to single-family residential development.**
- **Proposed density is significantly less than the maximum potential density in the RES-6 FLUC.**

NEGATIVE ASPECTS

- **Small lots are proposed adjacent to the A-1 property to the south.**
- **The site may be impacted by the adjacent agricultural use to the south and light manufacturing uses to the west.**

MITIGATING MEASURES

- **A six foot high decorative fence is to be installed along the south boundary, adjacent to the agricultural use with landscaping on the exterior side of the fence.**
- **The large floodplain compensation area and the Pearce Canal separate the lots from the light manufacturing uses to the west.**

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

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 west and the potential for future light manufacturing uses and impacts associated with light manufacturing uses.
 - b) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
2. Walls or fences within the 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.
3. A 25-foot separation shall be 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. STORMWATER CONDITIONS:

1. The stormwater management system shall be designed to provide a reduction of 50% or greater of the allowable pre-development flow from the 25 year frequency, 24-hour duration storm event discharge.
2. A Drainage Easement along Pearce Canal shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Subdivision Plats. In addition, a 25 foot wide Drainage Maintenance and Access Easement shall be dedicated on the east bank of Pearce Drain. The developer shall include in the Notice to Buyers that Manatee County has no obligation relative to Pearce Drain to maintain, change, improve, clean, repair erosion, or restore the natural changes in the course of the stream bed.
3. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).

C. ENVIRONMENTAL CONDITIONS:

1. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 519 of the LDC.
2. 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.
3. 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.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' roadway buffer along Prospect Road	20'	Y		Shown
15' perimeter buffers	15'	Y		Shown
SIDEWALKS				
5' internal sidewalks	5'	Y		Shown
5' sidewalk, exterior	5'	Y		Shown
ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	50'	Y		Streets to be public
24' paved roadways	24'	Y		Shown
Inter-neighborhood Ties				No logical connection available

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

Physical Characteristics:

The site is currently vacant pasture and adjacent to two large ditches (one along the north side and Pearce Canal to the west). There are no wetlands. The site is in the Flood Zone 'A' Category per FIRM Panel 120153 0342C, revised 7/15/92. A flood study shall be required to establish a Base Flood Elevation.

Public Utilities, Facilities and Services:

The project will utilize County water and sewer. There is an eight inch water line on the east side of Prospect Road and a 12-inch sanitary sewer force main stub on the west side of Prospect Road.

The site is within one mile of Kinnan Elementary School (corner of Prospect Road & Tallevast Road).

Compatibility:

The site is adjacent to single-family residences to the north (Centre Lake Subdivision), south and east (Cascades at Sarasota Subdivision). To the west across the drainage Canal are light manufacturing uses. With the exception of the industrial uses to the west, which are separated from the site by the Pearce Canal, the proposed use is compatible and consistent with the existing residential development patterns nearby.

Transitions:

The site is in an area which is transitioning from the suburban agricultural uses to residential developments. Timing of the request appears appropriate with the growing residential trends in the area.

Design Quality:

The project consists of 27 lots for single-family detached residences at a density of 1.72 dwelling units per acre. The minimum lot size proposed is 6,840 square feet with a minimum lot width of 60 feet.

Streets, Drives, Parking and Service Areas:

The site design shows two internal cul-de-sac roadways connecting Prospect Road.

Pedestrian Systems:

The design shows five-foot wide sidewalks on both sides of the streets within the project and five-foot wide sidewalks along west side of Prospect Road adjacent to the project.

Natural and Historic Features, Conservation and Preservation Areas:

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

Density: A density of 1.72 is consistent and below the allowable potential density (six) for the RES-6 FLUC.

Height:

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

Fences and Screening:

The site plan shows a six-foot fence or wall along Prospect Road and along the south perimeter of the site. A four-foot tall fence is proposed along the west boundary of the recreational area to prevent children/balls from entering the floodplain compensation area.

Yards and Setbacks:

The following chart indicates minimum proposed setbacks for the project:

Use/Type	Front	Side	Rear
Single-family detached	23'*/20'	7.5'	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.

Trash and Utility Plant Screens:

Single-family units will be served by individual can pick-up to be reviewed with the future Final Site Plan.

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 Prospect Road. There are 15-foot wide perimeter buffers shown adjacent to the agricultural property to the

south. The applicant requests Specific Approval for the reduced agricultural buffer width along the south boundary.

Open Space:

25% or 3.93± acres of open space is required. 78% (12.26± acres) is provided.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the RES-6 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized mostly by residential developments.

Policy 2.2.1.12.1 Intent. The site is intended for a low density urban or a clustered low-moderate density urban, residential environment.

Policy 2.2.1.12.2 Range of Potential Uses. Suburban or urban residential uses are in the range of potential uses.

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

Policy 2.6.5.4 Preserve/Protect Open Space.

The site plan shows 78% open space (12.26± acres). 25% or 3.93± acres of open space is required.

TRANSPORTATION

Major Transportation Facilities

The site will have access onto Prospect Road, a two-lane collector.

Transportation Concurrency

Transportation Concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Statement (TIS) to determine impacts to the segment of Prospect Road near the project site. The results of the TIS, which were reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is 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 will have one access onto Prospect Road which will provide for full turning movements.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Prospect Road	63 rd Avenue E. to Whitfield Avenue E. (Link #2890)	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 wastewater will be reviewed at Final Site Plan/Construction Drawings.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

2. Request:

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

Staff analysis and recommendation:

Given the constraints of the site in some areas and the fact that language will be included in the Notice to Buyers to inform prospective residents of the adjacent agricultural uses, staff has no objection to the proposal which provides a thirty-foot wide separation to include a 15-foot wide buffer and 15-foot rear yard setback for lots adjacent to active agriculture.

Finding for Specific Approval:

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

3. Request

LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments, to allow for one canopy tree per lot per frontage.

Staff Analysis and Recommendation:

Staff is in support of the request for Specific Approval for an alternative to LDC Section 715.3.4 to allow only one tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

ATTACHMENTS

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

APPLICABLE 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: 2.1.2.7

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

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

Policy: 2.2.1.12

RES-6: Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.12.1

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

urban areas.

Policy: 2.2.1.12.2

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

Policy: 2.2.1.12.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
6 dwelling units per acre

Minimum Gross Residential Density: 5.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing".

Maximum Net Residential Density:
12 dwelling units per acre

16 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)

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

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

Policy: 2.2.1.12.4

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.

- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

Policy: 2.6.1.2

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: 2.6.1.2

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.



SCHAPPACHER ENGINEERING, LLC

July 18, 2013

Ms. Stephanie Moreland
Manatee County Government
Building & Development Department
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: Project Name: Fiddler's Creek
SRQ, LLC
Parcel ID No's.: 18775-04009, 18775-01009, 18775-03009

Dear Ms. Moreland:

This letter is to request Specific Approval for an item included in the Fiddler's Creek Preliminary Site Plan. This request is consistent with the comments received from staff during the pre-application meeting. The Specific Approval being requested is detailed below:

Buffer along South Property Line (Section 715.3.2)

The 50 foot agricultural and 35 foot landscape buffer along the south property line has not been provided for the eastern four hundred feet behind Lots 22 through 27. The previously approved FSP/Construction Plans included a six foot high decorative wall or fence located 15 feet off the south property line. We are proposing to keep the six foot high decorative wall or fence located at 15 feet off the south property line. The zoning of the five acre parcel abutting the south property line is A-1 with a Future Land Use of Res-6, however with the exception of a few animals; there is very little agricultural use of the property. This property is located in the Southwest County Focus area and is surrounded by residential lands to the north and east sides and is only a few hundred feet north of Whitfield Avenue which is shown to be an Arterial Road on the Manatee County maps and prime for development. We are requesting a waiver on the agricultural setback to 30 feet and landscape set back to 15 feet.

Tree reduction of Street Trees (Section 715.3.4)

The LDC required 1 tree per 50 linear feet for Street Trees. However, since the minimum lot width is approximately 60', this requirement will lead to crowing of trees and possible conflicts with infrastructure. During the first round of comments staff recommended the applicant request specific approval for an alternative to Section 715.3.4 to allow one tree per lot per frontage, as placing 2 trees on some lots that are not corner lots may be difficult and cause conflicts with infrastructure. Staff is in full support of the Specific Approval request. Species selection will be decided with the Final Site Plan.

Tree size reduction (Section 714.8.7)

The LDC requires replacement tree sizes to be 3, 5 or 7 inches. In anticipation of code changes we are requesting replacement tree sizes to be 3 or 4 inches. Staff is in full support of the Specific Approval request.

Thank you for your consideration,

Sincerely,

Richard Schappacher, P.E.

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, October 10, 2013 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

POMU-04-51(G)(R) - CARGOR PARTNERS INVESTMENTS, LLC/CURIOSITY CREEK - GATEWAY OVERLAY MASTER PLAN RESOLUTION 13-105 (AMENDMENT TO RESOLUTION 09-223 CURIOSITY CREEK GATEWAY OVERLAY MASTER PLAN) DTS 20130185, B00000207

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development approving an amendment to the approved Gateway Overlay Master Plan for a project previously approved as "Curiosity Creek" on property generally located north of Buckeye Road, east of U.S. 41, west of Grass Farm Road extending north to the Hillsborough County line and east of Port Manatee by adding approximately 150,000 square feet of commercial on approximately 20+ acres to the approved 788,39+ acres; providing for specific approval regarding building height and setbacks for the added acreage; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

PDC-13-33(Z)(P) - WILSON-BYRNE REZONE/DOLLAR GENERAL DTS 20130231, B00000219

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.89 acres on the north side of U.S. 301 and east side of 121st Avenue East, at 12110 U.S. 301 North from WIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 9,100 square feet of Retail Sales and Neighborhood Convenience Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-29(G) - THE AURORA FOUNDATION INC/ PEACE PRESBYTERIAN CHURCH DTS#20130102

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres; to utilize an existing 16,064 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new 210-seat sanctuary (permanent) on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-25(P) - FIDDLER'S CREEK SUBDIVISION (DTS 20130205)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 15.73 acres on the west side of Prospect Road, approximately 1,000 feet north of Whitfield Avenue; 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)(R) - JEANNE BONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 26, 1997, KATHLEEN M. METZ, AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION (DTS#20130038)

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 43.63 acres on the south side of State Road 64, and west of 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 98 units to the overall development total, resulting in an increase to the number of single family detached residences to 194 units and an increase in the number of single family semi-detached residences to 114 units for a total of 308 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (43.63 ± acre rezone; 104.66 ± total acreage).

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x8878; e-mail: 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 742-6800; TDD ONLY 742-6802 and wait 60 seconds, or FAX 748-3760.

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 Publication: September 25th, 2013

Copy of Newspaper Advertising

Bradenton Herald

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PDMU-04-51(G)(R) - CARGOR PARTNERS INVESTMENTS, LLC/CURIOSITY CREEK - GATEWAY OVERLAY MASTER PLAN RESOLUTION 13-105 (AMENDMENT TO RESOLUTION 03-223 CURIOSITY CREEK GATEWAY OVERLAY MASTER PLAN) DTS 20130185, 80009907

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development approving an amendment to the approved Gateway Overlay Master Plan for a project previously approved as "Curiosity Creek" on property generally located north of Buckeyes Road, east of U.S. #1, west of Grass Farm Road extending north to the Hillsborough county line and east of Port Manatee by adding approximately 150,000 square feet of commercial on approximately 20+ acres to the approved 788.39+ acres; providing for specific approval regarding building height and setbacks for the added acreage; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

PDC-13-33(Z)(P) - WILSON-BYRNE REZONE/DOLLAR GENERAL DTS 20130231, 80000219

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 80-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.89 acres on the north side of U.S. 301 and east side of 121st Avenue East, at 12110 U.S. 301 North from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish

Commercial Village Overlay District; approving a Preliminary Site Plan for 9,100 square feet of Retail Sales and Neighborhood Convenience Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-29(G) - THE AURORA FOUNDATION INC./PEACE PRESBYTERIAN CHURCH DTS 20130103

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.1f acres: to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new 210-seat sanctuary (permanent) on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-26(P) - FIDDLER'S CREEK SUBDIVISION DTS 20130208

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 15.73 acres on the west side of Prospect Road, approximately 1,000 feet north of Whitfield Avenue; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-07-08(Z)(P)(R2) - JEANNE BONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST "A" OF THE WILEY FAMILY TRUST, DATED NOVEMBER 26, 1977, KATHLEEN M. METZ, 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 80-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 43.53 acres on

the south side of State Road 64, and west of 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 95 units to the overall development total, resulting in an increase to the number of single family detached residences to 164 units and an increase in the number of single family semi-detached residences to 114 units for a total of 278 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (43.53 ± acre rezone; 104.68 ± total acreage).

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: planning.agenda@mymanatee.com

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MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
9/25/2013

PRELIMINARY SITE PLAN - MAY 2013

FOR

FIDDLER'S CREEK SUBDIVISION

IN
SECTION 20, TOWNSHIP 35S., RANGE 18E.
MANATEE COUNTY, FLORIDA

FOR
SRQ, LLC

PRELIMINARY SITE PLAN NOTES

PROJECT: FIDDLER'S CREEK SUBDIVISION
ADDRESS: 6700 PROSPECT ROAD, SARASOTA, FL 34243
PARCEL L.S. NO.: 187750100, 187750300, and 187750400
DISTING ZONING: PD-R, FLUC: RES-4
PROPOSED USE: RESIDENTIAL SUBDIVISION

1. BASIC INFORMATION

- (a)-(c) REFER TO COVER SHEET AND SHEET C-02 FOR BASIC INFORMATION.
- (d) SEE COVER SHEET FOR VICINITY MAP.
- (e) ALL DIMENSIONS ARE PROVIDED IN FEET AND DECIMALS OF A FOOT.
- (f) SEE COVER SHEET FOR STANDARD SIGN-OFF BLOCK.

2. EXISTING SITE CONDITIONS

- (a) TOTAL PROJECT ACRES = 15.74 ACRES.
- (b) SEE SHEET C-01 FOR ADJACENT PROPERTY ZONING AND LAND USE.
- (c) SEE SHEETS C-01 FOR NAME, LOCATION, AND SIZE OF EXISTING EASEMENTS, EXISTING AND PLATTED STREETS, DRAINAGE WAYS, UTILITIES, BUILDING AND HISTORIC SITES ON SITE.
- (d) SEE SHEET C-01 FOR LOCATION EXISTING AND PLATTED STREETS, DRAINAGE WAYS, AND UTILITIES ON CONTIGUOUS PROPERTIES AT PROJECT PERIMETER.
- (e) SEE SHEETS C-01 AND C-02 FOR TOPOGRAPHIC INFORMATION AS PROVIDED IN SURVEY BY RED STAKE SURVEYING, INC., AND FOR BOUNDARY INFORMATION PROVIDED BY SCHAPPACHER ENGINEERING AND SURVEYING.
- (f) PROJECT LIES WITHIN FLOOD ZONE "X" AS PER F.L.R.M. PANEL NO. 120153 0342-C, DATE JULY 15, 1992.
- (g) N/A: PROJECT IS LESS THAN ONE HUNDRED (100) ACRES.
- (h) THERE ARE NO EXISTING WETLANDS WITHIN THE PROJECT LIMITS.
- (i) SEE SHEET C-01 FOR TREE LOCATIONS WITHIN THE CONSTRUCTION LIMITS (REFER TO LANDSCAPE PLANS FOR TREE REMOVAL).

3. DEVELOPMENT DESCRIPTION

- (a) SEE SHEET C-02 FOR SITE DATA (APPROXIMATE LOCATIONS, INTENSITY, AND ACREAGE OF GENERAL LAND USES).
- (b) THESE ARE 27 SINGLE-FAMILY DWELLING UNITS PROPOSED WITH THIS DEVELOPMENT.
GROSS RESIDENTIAL DENSITY: 27 UNITS/15.7 ACRES = 1.7 UNITS/ACRE.
NET RESIDENTIAL DENSITY (LESS REG. AREA, PUBLIC R/W, LIFT STATION EASEMENT, PEARCE DRAIN): 27 UNITS/13.8 ACRES = 1.9 UNITS/ACRE.
- (c) THERE ARE NO HIGH-RESIDENTIAL UNITS PROPOSED WITH THIS PROJECT.
- (d) N/A: NO HOMEAS APPLICATION IS BEING SUBMITTED.
- (e) CONSTRUCTION SHALL BE IN ONE PHASE AND COMMENCE UPON FINAL SITE PLAN / BUILDING PERMIT APPROVAL. CONSTRUCTION SHALL BE COMPLETED WITHIN 2 YEARS.

4. PROPOSED SITE DESIGN

- (a) (1 THRU 5) REFER TO SHEET C-02 FOR APPROXIMATE DIMENSIONS AND LOCATIONS OF LOT LINES/LAND USES, PROPOSED STRUCTURES, PROPOSED INFRASTRUCTURE, PROPOSED/REQUIRED EASEMENTS, AND PROPOSED OPEN SPACE.
(6) PARKING REQUIRED: 2 SPACES PER UNIT; PROVIDED: 2+ PER UNIT (IN DRIVEWAY AND GARAGE).
(7 AND 8) REFER TO LANDSCAPE PLANS FOR LANDSCAPE DESIGN AND DETAILS.
(9) REFER TO SHEET C-02 FOR PROPOSED VEHICULAR CIRCULATION.
(10) REFER TO SHEET C-02 FOR PROPOSED SIGN LOCATIONS. PROPOSED LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 708 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC).
- (b) REFER TO SHEET C-02 FOR REQUIRED YARDS. PROPOSED RESIDENCES SHALL HAVE A MAXIMUM HEIGHT OF 35'.
LOT WIDTH: VARIES - TYP. 60' MIN (AT BLDG SETBACK) LOT DEPTH VARIES (120' TYP.)
BUILDING ENVELOPE: TYPICAL ENVELOPES SHOWN ON SHEET C-02
FRONT BUILDING SETBACK: VARIES (25' TO 25'). REFER TO SHEET C-02 FOR SETBACKS
SIDE BUILDING SETBACK: 7.5' MIN. REAR BUILDING SETBACK: 15'
WATERFRONT SETBACK: 30'
- (c) REFER TO SHEET C-02 FOR PROPOSED SIGN LOCATIONS. PROPOSED LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 708 OF THE LDC.

5. REQUIRED IMPROVEMENTS

- (a,b) PROPOSED WATER SERVICE AND SEWER SERVICE SHALL BE PROVIDED BY PROPOSED UTILITY WAYS AND CONNECTIONS TO EXISTING UTILITY INFRASTRUCTURE. THE UTILITY PURVEYOR IS MANATEE COUNTY. SEE SHEET C-02 FOR CONNECTION LOCATIONS.
- (c) REFUSE COLLECTION SHALL BE PROVIDED BY RESIDENTIAL COLLECTION.
- (d) FIRE PROTECTION SHALL BE PROVIDED BY THE PROPOSED FIRE HYDRANTS LOCATED WITHIN THE PROPOSED ROAD RIGHTS-OF-WAY.
- (e) IRRIGATION SHALL BE PROVIDED BY CONNECTION TO PROPOSED LAKE WITHIN THE PROJECT SITE. THE EXISTING WELL (ADJACENT TO PROJECT ROAD) SHALL BE CAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AGENCIES.
- (f) PROPOSED PROJECT SIDEWALKS AND EXISTING SIDEWALKS ARE SHOWN ON SHEET C-02.
- (g) SEE SHEET C-02 FOR PROPOSED DRIVEWAY AND ACCESS. DETAILED CROSS SECTIONS SHALL BE PROVIDED WITHIN THE FSP AND CONSTRUCTION PLANS.
- (h) SEE SHEET C-02 FOR PROPOSED STORMWATER COLLECTION SYSTEM.

6. SUPPLEMENTAL INFORMATION

- (a) ANY PROPOSED EASEMENTS AND/OR RIGHT-OF-WAY DEDICATIONS AND RESERVATIONS SHALL BE CONVEYED AND RECORDED IN A MANNER ACCEPTABLE TO MANATEE COUNTY REQUIREMENTS.

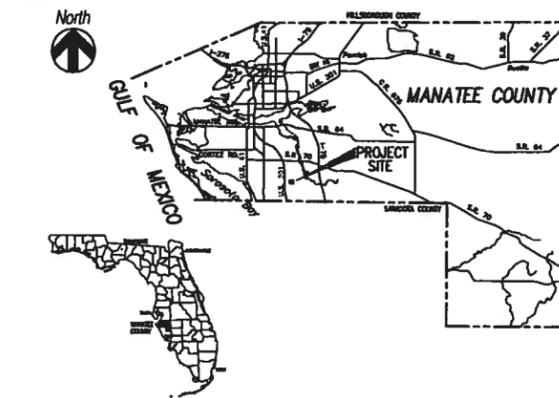
7. OTHER

- (a) THE PROPOSED ROADSWAYS SHALL BE PUBLIC RIGHTS-OF-WAY AND BE PUBLICLY MAINTAINED.
- (b) A 10' MINIMUM UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL FRONT LOT LINES AND A 5' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

LOCATION MAP



VICINITY MAP



INDEX

SHEET NUMBER	DESCRIPTION
C-01	COVER SHEET
C-02	EXISTING CONDITIONS PLAN
L-1	PRELIMINARY SITE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
IR-1	LANDSCAPE DETAILS
IR-2	IRRIGATION PLAN
IR-3	IRRIGATION PLAN
IR-3	IRRIGATION DETAILS

CONTACTS

OWNER

SRQ, LLC
11031 GATEWOOD DRIVE
BRADENTON, FLORIDA 34211
PHONE: (841) 747-3456
FAX: (841) 747-6789

CIVIL ENGINEER

SCHAPPACHER ENGINEERING
AND SURVEYING
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
PHONE: (841) 748-8340
FAX: (841) 896-8938

SURVEYOR (BOUNDARY)

SCHAPPACHER ENGINEERING
AND SURVEYING
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
PHONE: (841) 748-8340
FAX: (841) 896-8938

UTILITY PURVEYOR

MANATEE COUNTY UTILITIES DEPARTMENT
66TH STREET WEST 4422-B
BRADENTON, FLORIDA 34210
PHONE: (841) 782-8811
FAX: (841) 785-3467

LANDSCAPE ARCHITECT

PETER F. KEENAN, RLA
7026 GOSLING TERRACE
BRADENTON, FLORIDA 34203
PHONE: (841) 356-2746



Manatee County Building & Development Services Department Signature Block

Project Number: _____ Project Name: _____
Approval Type: _____ DTS Number: _____

PROJECT PLANNER _____ DATE _____
PROJECT ENGINEER _____ DATE _____
CONCURRENCY _____ DATE _____
ENVIRONMENTAL PLANNING _____ DATE _____
ENVIRONMENTAL HEALTH _____ DATE _____
FIRE DISTRICT _____ DATE _____

Notes: The contribution of this signed plan and accompanying approval letter constitutes the complete approval document. Such documents should be provided to relevant parties and submitted with any building permit application. There may be other documents, including a CDS that affect this project approval.

OWNER/AGENT _____ DATE _____

Date: _____
Signature: _____
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 81601

REV	DATE	DESCRIPTION
1	07/09/13	PER MANATEE COUNTY REVIEW
2	08/09/13	PER MANATEE COUNTY REVIEW

DRAWN BY: _____
CHECKED BY: _____
DATE: _____
JOB NO.: _____
SCALE: AS SHOWN

Schappacher Engineering, LLC
3604 53RD AVENUE EAST, BRADENTON, FL 34203
PHONE: (841) 748-8340 FAX: (841) 896-8938
WWW.SCHAPPACHERENG.COM

FIDDLER'S CREEK SUBDIVISION
PRELIMINARY SITE PLAN
COVER SHEET

SHEET NUMBER
C-00



P.L.D. #1876215003
 EXISTING ZONING: LM
 EXISTING USE: LIGHT MANUFACTURING

P.L.D. #1878500402
 EXISTING ZONING: LM
 EXISTING USE: LIGHT INDUSTRIAL

P.L.D. #1878000383
 EXISTING ZONING: LM-1
 EXISTING USE: WAREHOUSING

P.L.D. #1878000304
 EXISTING ZONING: LM-1
 EXISTING USE: WAREHOUSING

P.L.D. #1878200399
 EXISTING ZONING: PD-R / RES-S
 EXISTING USE: VACANT RESIDENTIAL

P.L.D. #1877500609
 EXISTING ZONING: PD-R-A-1 LM
 EXISTING USE: RESIDENTIAL

North



LEGEND

- PROPERTY BOUNDARY
- - - - - EXISTING FEATURES
- 883.27 EXISTING SPOT ELEVATION
- ⊙ 17' 10" EXISTING TREE (WITH TYPE AND SIZE)

NOTES

1. REFER TO SURVEYS PREPARED BY RED STAKE SURVEYING (TOPO) AND SCHAPPACHER ENGINEERING AND SURVEYING (BOUNDARY) FOR DETAILED EXISTING CONDITIONS.
2. THE 2012 AERIAL IMAGE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS AERIAL WAS ACQUIRED DIGITALLY FROM THE MANATEE COUNTY PROPERTY APPRAISER AND ITS RESOLUTION IS LIMITED AT THE SCALE PROVIDED. THE AERIAL IMAGE REPRESENTS THE GENERAL CONDITIONS PRIOR TO DESIGN AND PERMITTING.

Prepared by
 RICHARD SCHAPPACHER, P.E.
 Professional Engineer # 51001

NO.	DATE	DESCRIPTION	BY

DESIGNED: []
 DRAWN: []
 CHECKED: []
 DATE: 08/20/13
 JOB NO. []
 SCALE: AS SHOWN

Schappacher Engineering, LLC
 3004 52nd AVENUE EAST BRADENTON, FL 34203
 PHONE: (841) 746-8340 FAX: (841) 988-8638
 WWW.SCHAPPACHERENG.COM

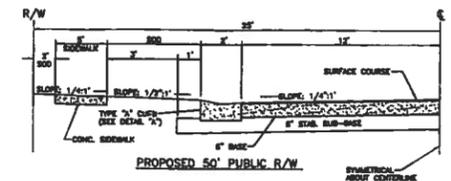
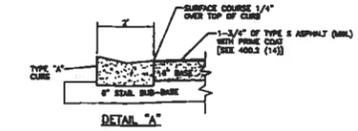
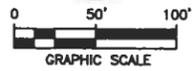
FIDDLERS CREEK SUBDIVISION
 PRELIMINARY SITE PLAN
 EXISTING
 CONDITIONS PLAN

SHEET NUMBER
C-01

S.W. CORNER OF CENTER LAKE SUBDIVISION PLAT BOOK 23, PAGE 89

CENTRE LAKE SUBDIVISION PLAT BOOK 23, PAGE 71

North



TYPICAL R/W SECTION (M.C. 401.8)

LEGEND

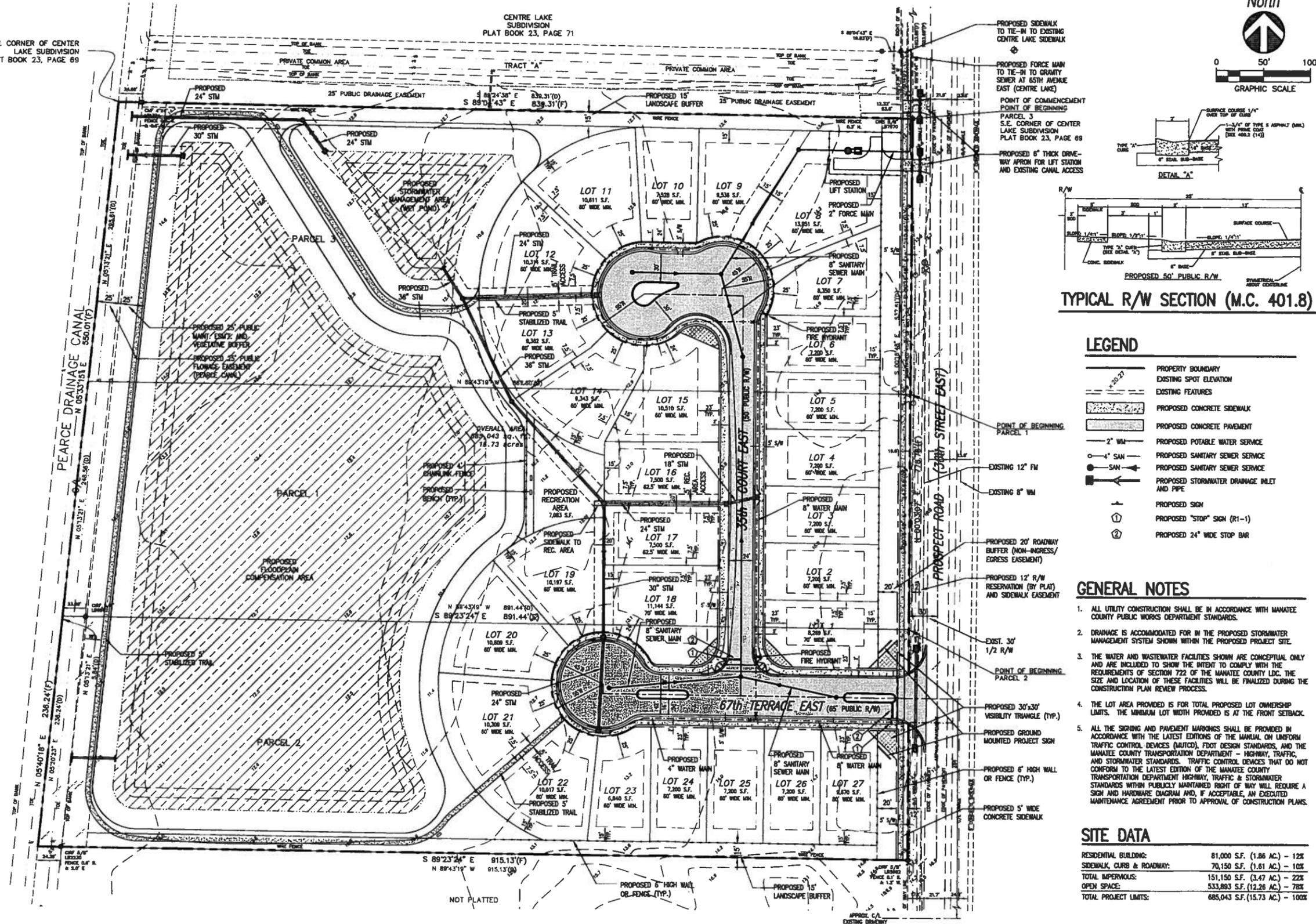
- PROPERTY BOUNDARY
- EXISTING SPOT ELEVATION
- EXISTING FEATURES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED 2" POTABLE WATER SERVICE
- PROPOSED 4" SANITARY SEWER SERVICE
- PROPOSED 8" SANITARY SEWER SERVICE
- PROPOSED STORMWATER DRAINAGE INLET AND PIPE
- PROPOSED SIGN
- PROPOSED "STOP" SIGN (R1-1)
- PROPOSED 24" WIDE STOP BAR

GENERAL NOTES

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS.
2. DRAINAGE IS ACCOMMODATED FOR IN THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHOWN WITHIN THE PROPOSED PROJECT SITE.
3. THE WATER AND WASTEWATER 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.
4. THE LOT AREA PROVIDED IS FOR TOTAL PROPOSED LOT OWNERSHIP LIMITS. THE MINIMUM LOT WIDTH PROVIDED IS AT THE FRONT SETBACK.
5. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

SITE DATA

RESIDENTIAL BUILDING:	81,000 S.F. (1.86 AC.) - 12%
SIDEWALK, CURB & ROADWAY:	70,150 S.F. (1.61 AC.) - 10%
TOTAL IMPERVIOUS:	151,150 S.F. (3.47 AC.) - 22%
OPEN SPACE:	533,893 S.F. (12.26 AC.) - 78%
TOTAL PROJECT LIMITS:	685,043 S.F. (15.73 AC.) - 100%



Title RICHARD SCHAPPACHER, P.E. Professional Engineer # 51001	
DESIGNED: [] DRAWN: [] CHECKED: [] DATE: 06/01/13	JOB NO.: SCALE: AS SHOWN DRAWN BY: AS BROWN
Schappacher Engineering, LLC 	
3004 5th AVENUE EAST, BRADENTON, FL 34203 PHONE: (813) 748-8440 FAX: (813) 748-8626 WWW.SCHAPPACHERENG.COM	
FIDDLERS CREEK SUBDIVISION PRELIMINARY SITE PLAN PRELIMINARY SITE PLAN	
SHEET NUMBER C-02	

CENTER DIVISION
PAGE 69

CENTRE LAKE
SUBDIVISION
PLAT BOOK 23, PAGE 71

ROADWAY BUFFER - 20' WIDE
REQ'D WITH 0/H POWER LINES: (5) UNDERSTORY TREES AND (50) SHRUBS PER 100 LF.
PROPOSED: FOR 714 LF. (770'-85' ENTRY ROAD) OF BUFFER, (36) UNDERSTORY TREES AND (238) SHRUBS (=33 SHRUBS PER 100 LF.) ARE SHOWN TO ALLEVIATE CROWDING PER COUNTY STAFF RECOMMENDATION.

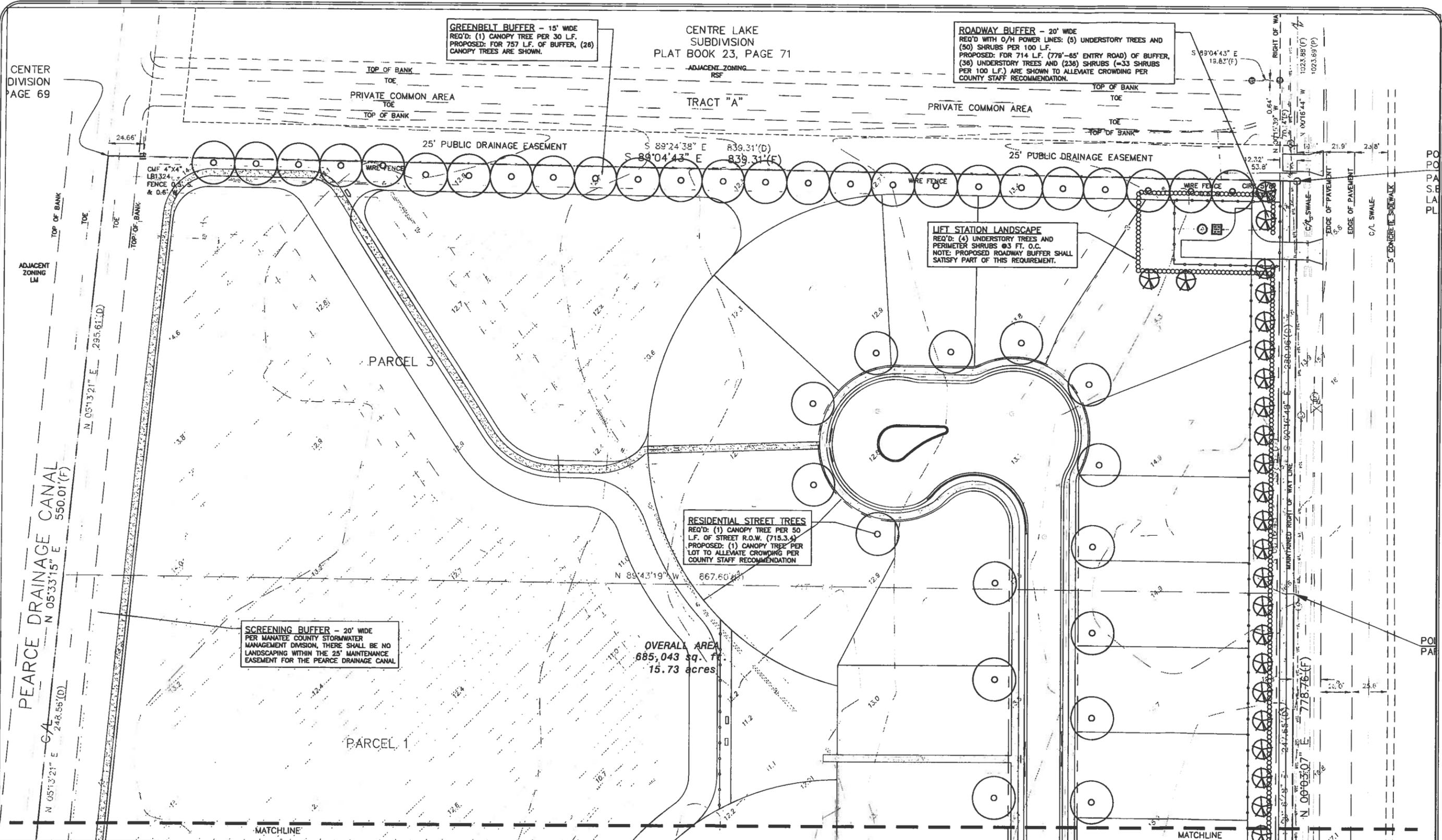
GREENBELT BUFFER - 15' WIDE
REQ'D: (1) CANOPY TREE PER 30 LF.
PROPOSED: FOR 757 LF. OF BUFFER, (26) CANOPY TREES ARE SHOWN.

LIFT STATION LANDSCAPE
REQ'D: (4) UNDERSTORY TREES AND PERIMETER SHRUBS @3 FT. O.C.
NOTE: PROPOSED ROADWAY BUFFER SHALL SATISFY PART OF THIS REQUIREMENT.

RESIDENTIAL STREET TREES
REQ'D: (1) CANOPY TREE PER 50 LF. OF STREET R.O.W. (715.3 LF.)
PROPOSED: (1) CANOPY TREE PER LOT TO ALLEVIATE CROWDING PER COUNTY STAFF RECOMMENDATION

SCREENING BUFFER - 20' WIDE
PER MANATEE COUNTY STORMWATER MANAGEMENT DIVISION, THERE SHALL BE NO LANDSCAPING WITHIN THE 25' MAINTENANCE EASEMENT FOR THE PEARCE DRAINAGE CANAL.

OVERALL AREA
685,043 sq. ft.
15.73 acres



No.	Address	Staff	Comments	Review	Date	By
1					8/12/13	PFK

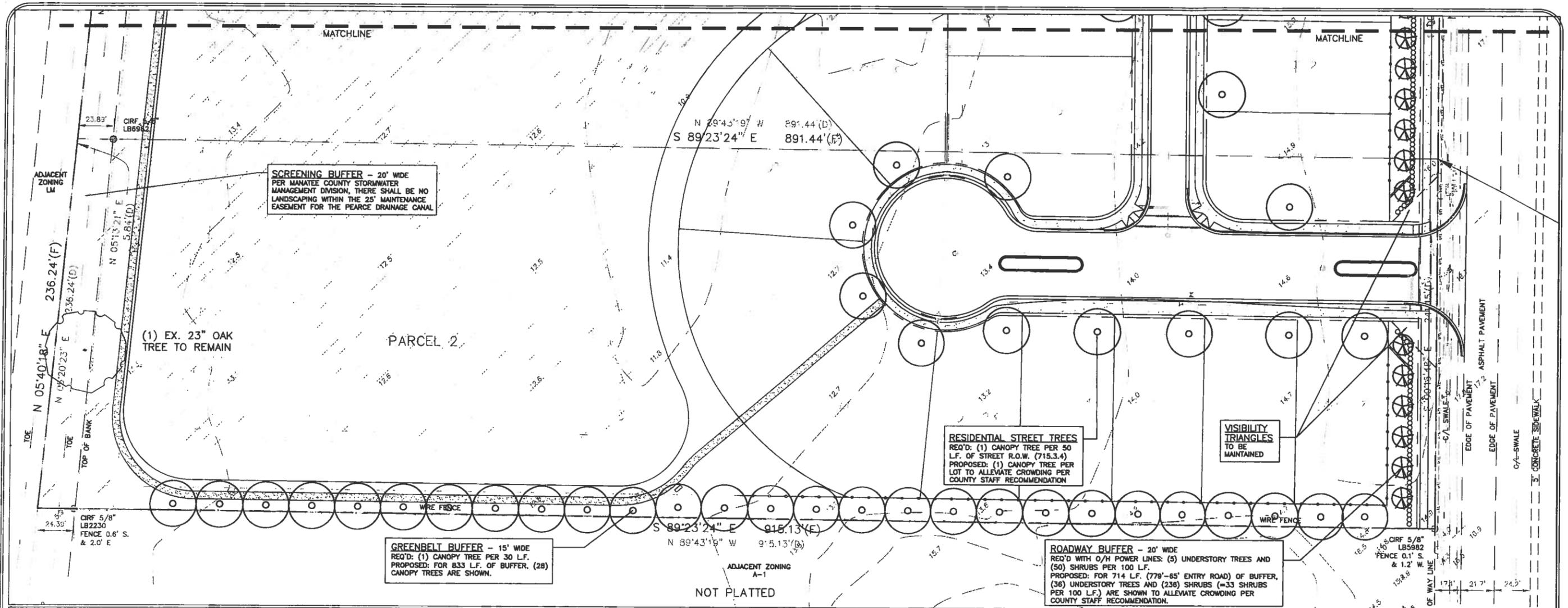
Fiddler's Creek
Proposed Landscape Plan

5100 34th Street E., Manatee County, Florida



Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
7026 Gosling Terrace, Bradenton, Florida 34203
Ph: (941) 356-2746 Email: keenanp33@yahoo.com

Date: 7/18/13
Project No.: 004
Peter F. Keenan, R.L.A.
Registration #LA0001755
Date: 8/16/13
Sheet L-1



TREE REMOVAL & REPLACEMENT SCHEDULE

	04"-15" OAK	16"-30" OAK	OVER 30" OAK	04"-15" PINE	16"-30" PINE	OVER 30" PINE	PALMS
TOTAL TO BE REMOVED	0	0	0	0	0	0	0
REPLACEMENT SIZE	3"	5"	7"	3"	5"	7"	-
REPLACEMENT RATIO	1:1	2:1	3:1	1:1	2:1	3:1	-
REPLACEMENT QTY.	0	0	0	0	0	0	0

- EXISTING PRESERVED TREES MAY COUNT TOWARD LANDSCAPE REQUIREMENTS.
- TREES 4"-15" DBH SHALL BE REPLACED WITH 3" CAL TREES AT A 1:1 RATIO TREES 16"-30" DBH SHALL BE REPLACED WITH 5" CAL TREES AT A 2:1 RATIO TREES OVER 30" DBH SHALL BE REPLACED WITH 7" CAL TREES AT A 3:1 RATIO
- EXISTING NATIVE VEGETATION WITHIN REQUIRED LANDSCAPE AREAS AND BUFFERS SHALL BE RETAINED TO THE GREATEST EXTENT POSSIBLE. SUFFICIENT AREA AROUND THE EXISTING TREES SHALL BE PROVIDED TO REASONABLY GUARANTEE THEIR SURVIVAL.
- ALL EXISTING EXOTIC & NUISANCE VEGETATION SHALL BE REMOVED FROM COMMON SPACES, PROPOSED ROAD R.O.W.S, AND REQUIRED LANDSCAPE BUFFERS IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.

NOTE: PREVIOUS APPROVED TREE SALVAGE PLAN (REV 2 DATE OF 4/27/07) INCORRECTLY LABELED SEVERAL EXOTIC INVASIVE SPECIES AS 'OAKS' OR 'TREES'.

NO EXISTING DESIRABLE TREES/PALMS ARE PROPOSED TO BE REMOVED, THEREFORE NO TREE REPLACEMENT IS REQUIRED.

PROPOSED PLANTING LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION	TOTAL
TREES				
○	LIVE OAK (QUERCUS VIRGINIANA)		2-1/2" CAL. MIN., 10' HT. x 4" SPR.	79
⊕	WAX MYRTLE (MYRTICA CERIFERA) (FPL "APPROVED" UNDERSTORY TREE FOR PLANTING ADJACENT TO POWERLINES)		1-1/2" CAL. MIN., 6' HT.	36
SHRUBS				
○○○○	MUHLEY GRASS (MUHLENBERGIA CAPILLARIS)		3 GAL., 24"x 20"	0
○○○○○	SWEET VIBURNUM (VIBURNUM ODORATISSIMUM)		3 GAL., 24"x20"	310

LANDSCAPE NOTES:

- ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DEFINED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE PLANT BOARD OF FLORIDA. ALL PROPOSED TREES SHALL BE NATIVE SPECIES.
- SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE CONSIDERED MINIMUM. PLANT MATERIAL SHALL MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. TREES SHALL BE SINGLE TRUNKED, UNLESS NOTED ON PLANS.
- MINIMUM THREE INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT, OR ANY OTHER GROUND COVER TREATMENT.
- TREES SHALL BE HEALTHY, FULL SPECIMEN TYPES.
- PROPOSED PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING NATIVE PLANT MATERIAL. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING, OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
- EXISTING NATIVE PLANT MATERIAL TO REMAIN WITHIN PERIMETER BUFFERS WHERE POSSIBLE AND SHALL COUNT TOWARDS THE LANDSCAPE REQUIREMENTS.
- ALL NUISANCE EXOTIC PLANT SPECIES SHALL BE REMOVED FROM UPLAND PORTIONS OF THE ENTIRE SITE AND SUBJECT TO THE RECEIPT OF PERMITS TO DO SO, FROM WETLANDS. CARE SHALL BE TAKEN TO AVOID DAMAGING THE EXISTING DESIRABLE VEGETATION FROM THE PRESERVATION AND WETLAND AREAS.

No.	Address Staff Comments Review	Date	By
1	Address Staff Comments Review 2	8/12/13	PFK

Fiddler's Creek
Proposed Landscape Plan

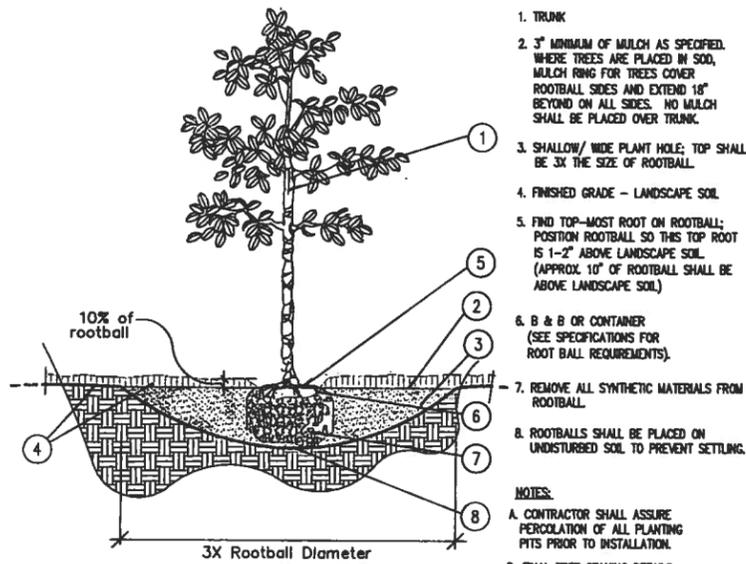
5100 34th Street E., Manatee County, Florida



Scale: 1"=30'-0"

Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
7026 Gosling Terrace, Bradenton, Florida 34203
Ph: (941) 356-2746 Email: keenanp33@yahoo.com

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Date:	8/16/13
Sheet	L-2

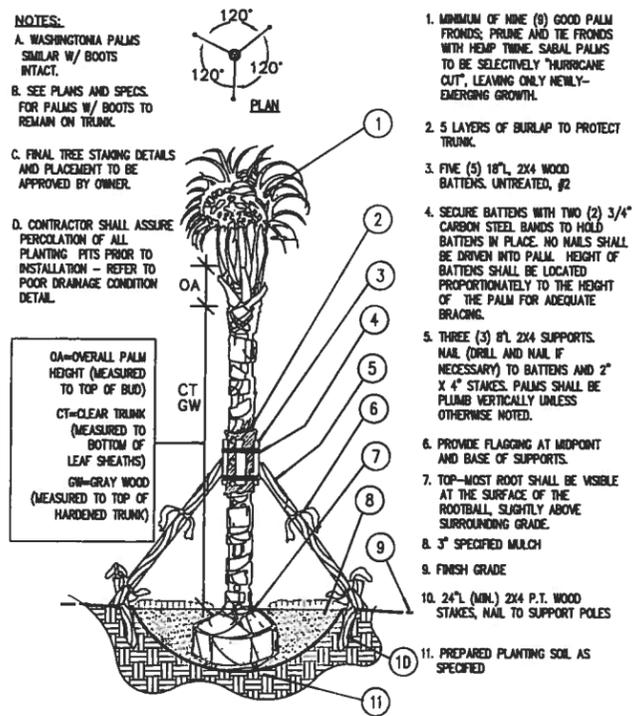


1. TRUNK
 2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
 3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
 4. FINISHED GRADE - LANDSCAPE SOIL
 5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL (APPROX. 10" OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
 6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
 7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
 8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Tree Planting

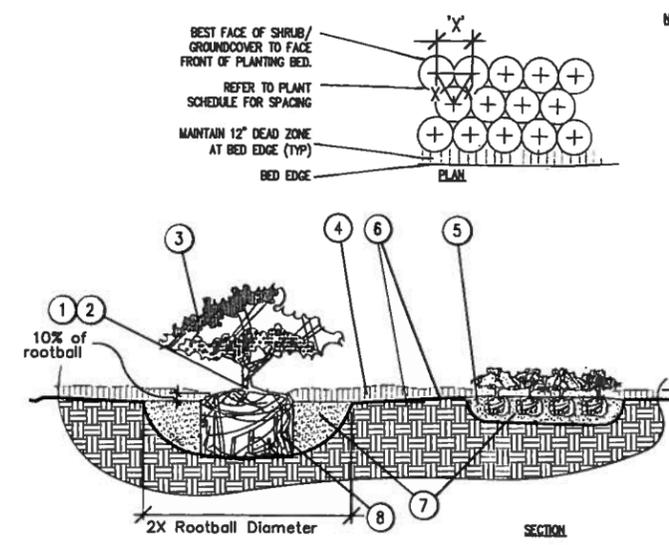
SECTION NTS



- NOTES:
- A. WASHINGTONIA PALMS SIMILAR W/ BOOTS INTACT.
 - B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.
 - C. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - D. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.
1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
 2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
 3. FIVE (5) 18"L, 2X4 WOOD BATTENS, UNTREATED, #2
 4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
 5. THREE (3) 8'L, 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
 6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
 7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
 8. 3" SPECIFIED MULCH
 9. FINISH GRADE
 10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
 11. PREPARED PLANTING SOIL AS SPECIFIED
- Legend:
- OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
 - CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
 - GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

Palm Planting and Staking

SECTION NTS

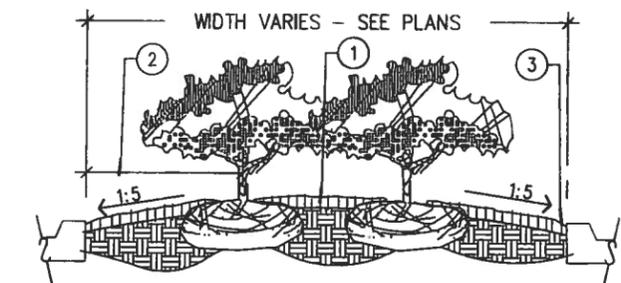


- NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
 2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
 3. PRUNE ALL LIKE SHRUBS WITH A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
 4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE "WATER RINGS" ONLY COVER SIDES OF ROOTBALL WITH MULCH
 5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 6. FINISHED GRADE (SEE GRADING PLAN).
 7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
 8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Shrub / Groundcover Planting

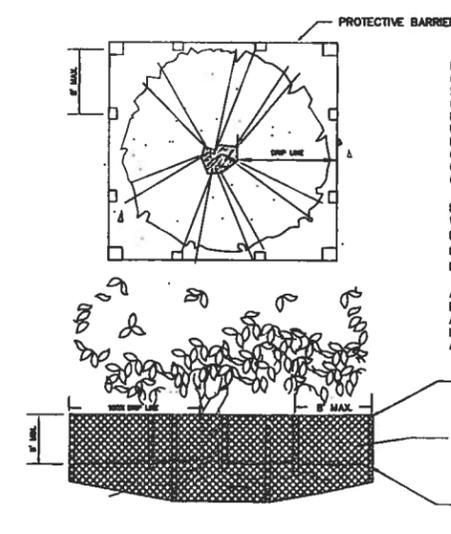
PLAN/SECTION NTS



- PLANTER ISLAND NOTES**
1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
 2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
 3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.
 4. EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
 5. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
 6. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

Planted Parking Lot Islands / Medians

SECTION NTS



- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE BY GRUBBING, EXCAVATING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, UNDERGROUND UTILITIES, CONSTRUCTION MATERIAL, VEHICLES, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE PROTECTIVE BARRIER OF A TREE TO BE REMAINED ON SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
- IF THE PROPOSED DEVELOPMENT WILL ENCROACH WITHIN THE PROPOSED PROTECTION AREA, THEN EFFECTIVE PRUNING OR OTHER PROTECTIVE MEASURES MAY BE NECESSARY TO ENSURE THAT THE TREE SURVIVES. PRIOR APPROVAL FROM NRD STAFF IS REQUIRED.
- ALL BARRIERS SHALL BE INSPECTED AND APPROVED BY MANATEE COUNTY PRIOR TO ANY CLEARING ACTIVITY AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
- HORIZONTAL RAILS TO BE NO LESS THAN 2" X 4" LUMBER AND SECURELY ATTACHED TO THE TOP OF THE UPRIGHT POSTS.
- 5' HIGH MINIMUM CHAIN LINK FENCE MATERIAL SHALL BE ATTACHED TO THE UPRIGHT POSTS, INTERMEDIATE POSTS AND THE GROUND WITH FASTENERS A MAX. OF 8' APART.
- 2" X 4" UPRIGHT WOOD (OR METAL) POSTS 8' IN LENGTH WITH A MIN. OF 1' ANCHORED IN THE GROUND AND 5' ABOVE GROUND.

PROTECTIVE BARRIER DETAIL

N.T.S.

No.	Revisions	Date	By

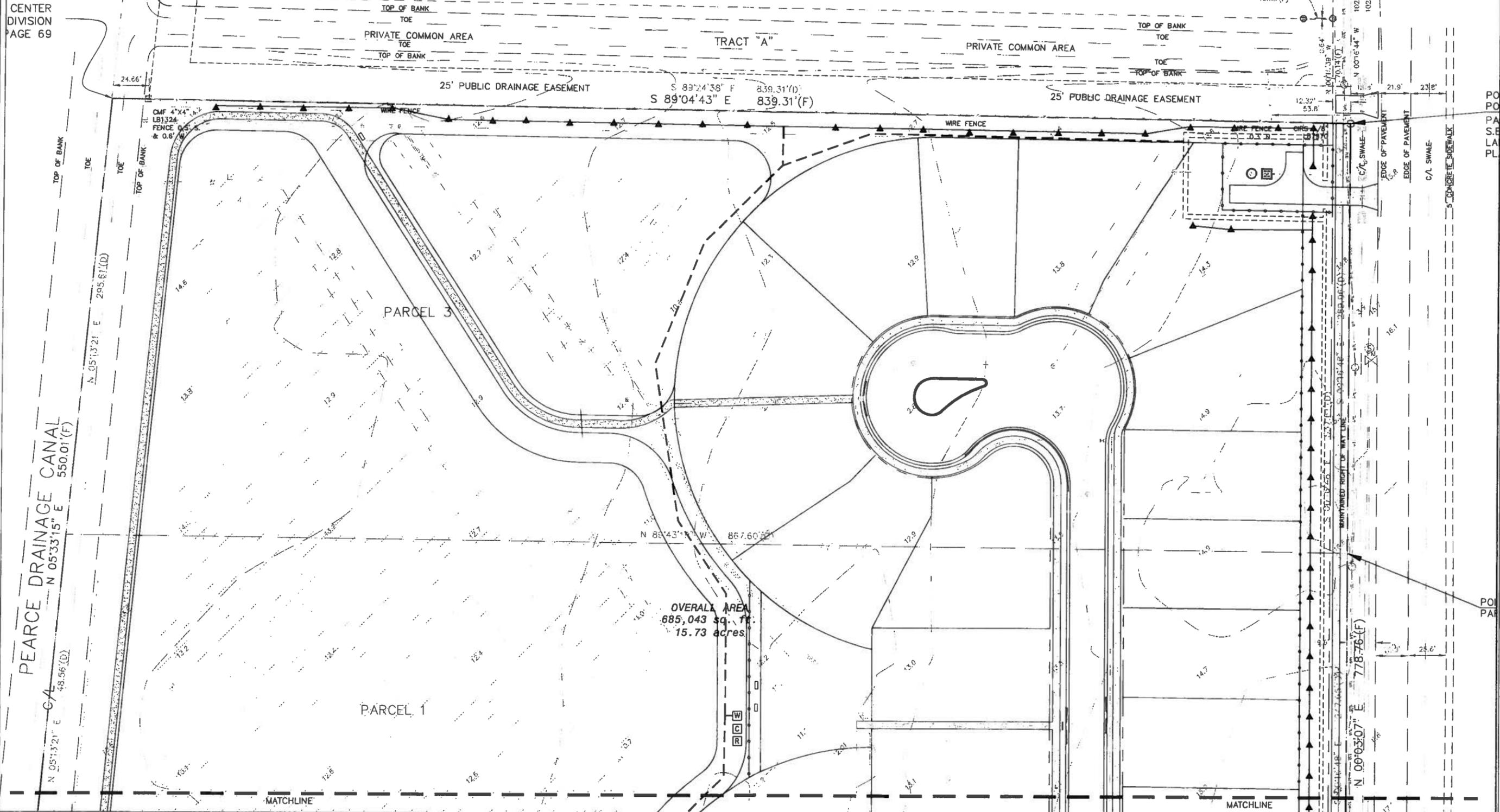
Fiddler's Creek
Proposed Landscape Details

5100 34th Street E., Manatee County, Florida

Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
7026 Gosling Terrace, Bradenton, Florida 34203
Ph: (941) 356-2746 Email: keenanp33@yahoo.com

Date	5/16/13
Project No.	004
Peter F. Keenan, R.L.A. Registration #LA0001755	
Date:	8/16/13
Sheet	L-3

CENTRE LAKE SUBDIVISION
PLAT BOOK 23, PAGE 71



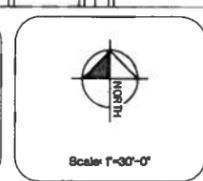
OVERALL AREA
885,043 sq. ft.
15.73 acres

No.	Revisions	Date	By
1	Address Staff Comments Review	8/12/13	PFK

Fiddler's Creek

Proposed Irrigation Plan

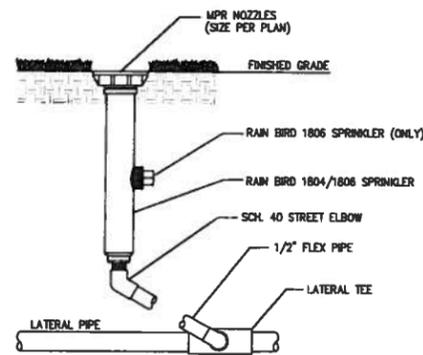
5100 34th Street E., Manatee County, Florida



Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
7026 Gosling Terrace, Bradenton, Florida 34203
Ph: (941) 356-2746 Email: keenanp33@yahoo.com

Date	7/18/13
Project No.	004
Date:	8/16/13
Sheet	IR-1

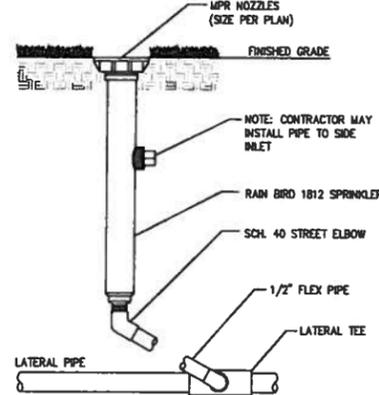
NOTE: RAIN BIRD 1806 SPRINKLERS TO BE INSTALLED UNLESS NOTED OTHERWISE. RAIN BIRD 1804 SPRINKLERS TO BE INSTALLED FOR FOUNDATION AND HEDGE ROW PLANTING ONLY.



RAIN BIRD 1804/1806 SPRINKLER

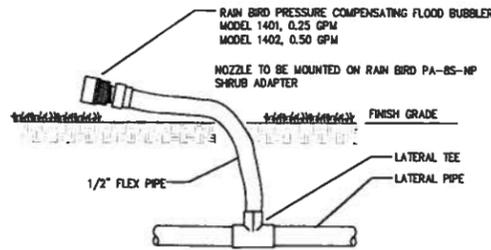
NTS

NOTE: RAIN BIRD 1812 SPRINKLERS TO BE INSTALLED IN PLANTING BED/TURF EDGES.



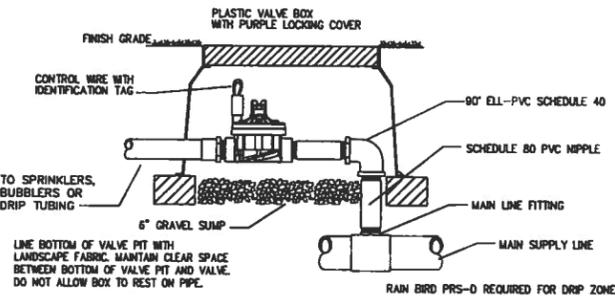
RAIN BIRD 1812 SPRINKLER

NTS



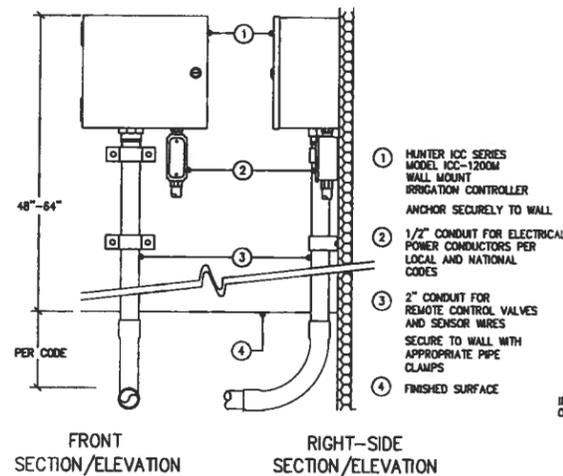
RAIN BIRD 1400 SERIES BUBBLER

NTS



RAIN BIRD PESB-R SERIES CONTROL VALVE

NTS

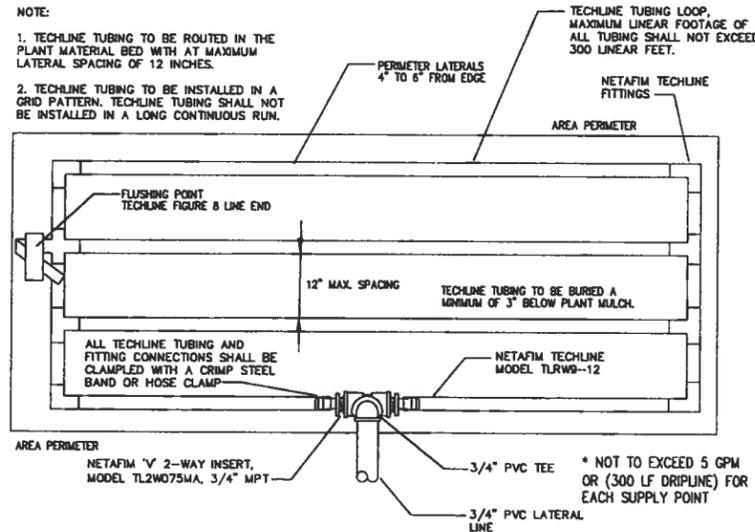


FRONT SECTION/ELEVATION

RIGHT-SIDE SECTION/ELEVATION

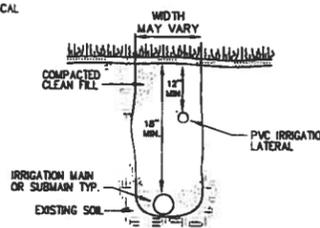
HUNTER ICC METAL SERIES CONTROLLER

NTS



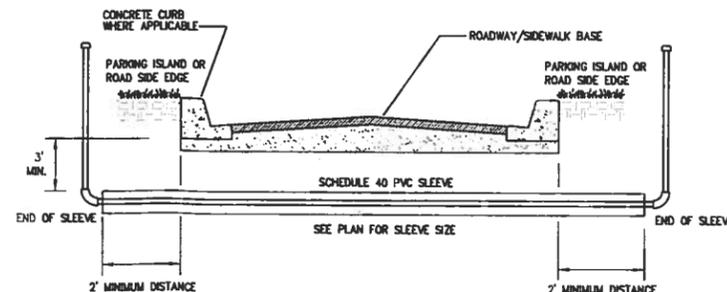
NETAFIM TECHLINE CONNECTION POINT

NTS



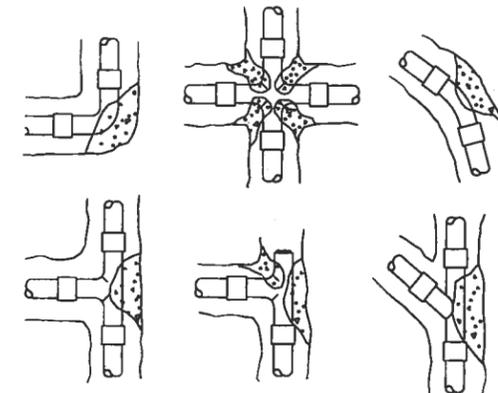
TRENCHING DETAIL

NTS



SLEEVE DETAIL

NTS



INSTALLATION NOTES

- 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
- FOR 45/90 FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
- FOR 22-1/2 FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
- FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.

THRUST BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2" AND LARGER.

THRUST BLOCK REINFORCEMENT

NTS

IRRIGATION NOTES

- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE PROJECT MANAGER AND THE LANDSCAPE ARCHITECT. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL VERIFY THEIR LOCATION.
- ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- MAINLINE AND VALVES ARE SHOWN IN SCHEMATIC FORM. LOCATE AS NOTED ON PLANS.
- LOCATE ALL VALVES A MINIMUM OF 24" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.
- ALL VALVES SHALL BE INSTALLED IN A CARSON PLASTIC VALVE BOX WITH PURPLE LOCKING LID.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
- VERIFY POINT OF CONNECTION AND CONTROLLER LOCATION AT PROJECT SITE WITH OWNER.
- ELECTRIC SERVICE TO THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- ALL 24 VAC WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
CONTROL WIRES - #14-1 RED
COMMON WIRE - #14-1 WHITE
- INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.

No.	Revisions	Date	By

Fiddler's Creek
Proposed Irrigation Details

5100 34th Street E., Manatee County, Florida

Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
7026 Gosling Terrace, Bradenton, Florida 34203
Ph: (941) 356-2746 Email: keenanp33@yahoo.com

Date	5/16/13
Project No.	004
Peter F. Keenan, R.L.A. Registration #LA0001755	
Date:	8/16/13
Sheet	IR-3

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	Ordinance No. 13-43 Amending Manatee County Land Development Code Relating to Code Enforcement Board	TYPE AGENDA ITEM	Public Hearing
DATE REQUESTED	October 10, 2013	DATE SUBMITTED/REVISED	October 4, 2010
BRIEFINGS? Who?	None	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Building and Development Services Department/Code Enforcement Division	AUTHORIZED BY TITLE	Joe Fenton, Code Enforcement Division Manager, Ext. 6854
CONTACT PERSON TELEPHONE/EXTENSION	Joe Fenton, Code Enforcement Division Manager, Ext. 6854	PRESENTER/TITLE TELEPHONE/EXTENSION	Joe Fenton, Code Enforcement Division Manager, Ext. 6854
ADMINISTRATIVE APPROVAL			

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

After reviewing the proposed amendments to the Manatee County Land Development Code set forth in Ordinance No. 13-43 and considering all comments received during the public hearing on this ordinance, including staff comments, the Manatee County Planning Commission recommends to the Board of County Commissioners that the amendments contained in Ordinance No. 13-43 are consistent with the adopted Manatee County comprehensive plan.

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

Chapter 162, Part I, Florida Statutes.

BACKGROUND/DISCUSSION

At the Board of County Commissioners work session held August 20, 2013, the Board discussed revising the code enforcement hearing process to utilize special magistrates in place of the code enforcement board. Such revision would improve the efficiency of the code enforcement process by eliminating duplication of work for code enforcement officers and other County staff and by replacing the current procedure which consists of two hearings (a plea hearing before the special magistrate followed by a full hearing before the code enforcement board) with a single hearing conducted by the special magistrate.

On October 8, 2013, the Board of County Commissioners adopted and enacted Ordinance No. 13-36 giving special magistrates designated by the Board the authority to hold hearings and assess fines for violations of County codes and ordinances, including the Manatee County Land Development Code. Various sections of the Land Development Code referring to the code enforcement board and special masters conflict with or duplicate the provisions of Ordinance No. 13-36. Since the code enforcement board and special masters were established in the Manatee County Land Development Code, a separate ordinance is required to amend and repeal the applicable sections of the Land Development Code.

Attached is a copy of Ordinance No. 13-43 amending the Manatee County Land Development Code relating to the code enforcement board. This ordinance amends and repeals various sections of the Land Development Code referring to the code enforcement board and special masters and abolishes the Manatee County Code Enforcement Board. The ordinance contains the following provisions:

- Definitions of code enforcement officer and repeat violation are repealed from Section 201 providing definitions.
- Reference to code enforcement board is deleted from Sub-subsection 304.3.2 pertaining to hearing officers.
- Section 305 entitled Code Enforcement Board is repealed.
- References to code enforcement board are deleted from provisions in Section 704 pertaining to personal wireless service facilities.
- Section 1203 entitled Notice of Violation is repealed.
- Reference to code enforcement board is deleted from Sub-subsection 1205.2.c providing general penalty for violations.
- References to special master and code enforcement board are deleted from Sub-subsection 1206.8.5 providing additional penalties for junk vehicles.
- The Manatee County Code Enforcement Board is abolished and cases pending before the Code Enforcement Board are transferred to special magistrates designated by the Board of County Commissioners.

The Manatee County Planning Commission is required to review proposed amendments to the Manatee County Land Development Code after holding a public hearing and make recommendations to the Board of County Commissioners regarding the consistency of the amendments with the adopted Manatee County comprehensive plan. The proposed amendments set forth in Ordinance No. 13-43 are consistent with the following objectives and policies of the Manatee County comprehensive plan:

- Policy 2.1.3.4 of the Future Land Use Element, which provides for working with the Manatee Sheriff's Office to reduce criminal activity within the urban area;
- Policy 2.1.3.9 of the Future Land Use Element, which provides for identifying needs and coordinating improvement activities in neighborhoods throughout the urban area;
- Objective 6.1.4 of the Housing Element, entitled Substandard Housing, which provides for reducing the number of substandard housing units;
- Policy 6.1.4.2 of the Housing Element, which provides for identifying and encouraging the rehabilitation of substandard housing;
- Policy 6.1.4.4 of the Housing Element, which provides for increasing code enforcement activities in CDBG eligible areas;
- Objective 2.6.2 of the Monitoring Element, entitled Residential Compatibility/Transition, which provides for compatibility of residential uses with adjacent residential and nonresidential uses;
- Objective 2.6.3 of the Monitoring Element, entitled Industrial Compatibility and Performance Measures, which provides for compatibility of industrial development with adjacent uses;
- Objective 2.9.2 of the Monitoring Element, entitled Adverse Impact on Housing, which provides for mitigating or preventing adverse impacts on residential uses;
- Objective 2.10.2 of the Monitoring Element, entitled Diversity, which provides for size, function, and compatibility of new commercial development; and
- Objective 6.1.4 of the Monitoring Element, entitled Substandard Housing, which provides for reducing the number of substandard housing units.

COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input checked="" type="checkbox"/>	OTHER Ordinance No. 13-43 drafted by CAO (MSS)

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
1. Ordinance No. 13-43 2. Notice of Public Hearing for Ordinance No. 13-43		Return stamped copy of Agenda Memorandum to Code Enforcement Division and County Attorney's Office. Advertise notice of public hearing on Ordinance No. 13-43 for Board of County Commissioners meeting scheduled for October 22, 2013.	
COST:	None	SOURCE (ACCT # & NAME):	N/A
COMMENTS:	None	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

ORDINANCE NO. 13-43

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE RELATING TO CODE ENFORCEMENT BOARD; AMENDING SECTION 201 PROVIDING DEFINITIONS TO REPEAL DEFINITIONS OF CODE ENFORCEMENT OFFICER AND REPEAT VIOLATION; AMENDING SUB-SUBSECTION 304.3.2 PROVIDING LIMITATIONS ON HEARING OFFICER ACTIVITIES WHILE APPOINTED TO DELETE REFERENCE TO CODE ENFORCEMENT BOARD; REPEALING SECTION 305 OF THE LAND DEVELOPMENT CODE ENTITLED CODE ENFORCEMENT BOARD; AMENDING SUB-SUB-SUB-SUBSECTION 704.59.3.13.6 PROVIDING GENERAL STANDARDS FOR APPLICATION REQUIREMENTS FOR PERSONAL WIRELESS SERVICE FACILITIES TO DELETE NOTICE AND FINDING BY CODE ENFORCEMENT BOARD; AMENDING SUB-SUB-SUBSECTION 704.59.3.20 PROVIDING GENERAL STANDARDS FOR ABANDONMENT OF PERSONAL WIRELESS SERVICE FACILITIES TO DELETE REFERRAL TO CODE ENFORCEMENT BOARD; REPEALING SECTION 1203 OF THE LAND DEVELOPMENT CODE ENTITLED NOTICE OF VIOLATION; AMENDING SUB-SUBSECTION 1205.2.c PROVIDING GENERAL PENALTY FOR VIOLATIONS TO DELETE FINDING BY CODE ENFORCEMENT BOARD; AMENDING SUB-SUBSECTION 1206.8.5 PROVIDING ADDITIONAL PENALTIES FOR JUNK VEHICLES TO DELETE AUTHORITY OF SPECIAL MASTER AND CODE ENFORCEMENT BOARD; ABOLISHING THE MANATEE COUNTY CODE ENFORCEMENT BOARD; TRANSFERRING CASES PENDING BEFORE THE CODE ENFORCEMENT BOARD TO SPECIAL MAGISTRATES DESIGNATED BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Subsection 162.03(1), Florida Statutes, authorizes counties and municipalities to create or abolish by ordinance local government code enforcement boards as provided in Chapter 162, Part I, Florida Statutes; and

WHEREAS, Subsection 162.03(2), Florida Statutes, authorizes counties and municipalities, by ordinance, to adopt an alternate code enforcement system that gives code enforcement boards or special magistrates designated by the local governing body, or both, the authority to hold hearings and assess fines against violators of the respective county or municipal codes and ordinances; and

ORDINANCE NO. 13-43

WHEREAS, the Manatee County Land Development Code creates a code enforcement board and special masters, both of which have authority to hold hearings and assess fines for violations of County codes and ordinances; and

WHEREAS, on October 8, 2013, the Board of County Commissioners of Manatee County adopted and enacted Ordinance No. 13-36 giving special magistrates designated by the Board the authority to hold hearings and assess fines for violations of codes and ordinances in force in unincorporated Manatee County, including the Manatee County Land Development Code, pursuant to Subsection 162.03(2), Florida Statutes; and

WHEREAS, Ordinance No. 13-36 establishes procedures for enforcement of violations of County codes and ordinances, including the Manatee County Land Development Code, that are consistent with the provisions specified in Chapter 162, Part I, Florida Statutes; and

WHEREAS, various sections of the Manatee County Land Development Code referring to the code enforcement board and special masters conflict with or duplicate the provisions of Ordinance No. 13-36; and

WHEREAS, to eliminate conflict with and duplication of Ordinance No. 13-36, the Board of County Commissioners of Manatee County desires to amend and repeal various sections of the Manatee County Land Development Code referring to the code enforcement board and special masters; and

WHEREAS, the Board of County Commissioners of Manatee County desires to abolish the Manatee County Code Enforcement Board created by Section 305 of the Manatee County Land Development Code; and

WHEREAS, the Board of County Commissioners of Manatee County has determined that it is in the best interest of the County to amend and repeal various sections of the Manatee County Land Development Code referring to the code enforcement board and special masters and to

abolish the Manatee County Code Enforcement Board as provided in this ordinance; and

WHEREAS, pursuant to Sections 163.3174(4)(c) and 163.3194(2), Florida Statutes, and Sections 302 and 503 of the Manatee County Land Development Code, the Manatee County Planning Commission is required to review proposed amendments to the Manatee County Land Development Code after holding a public hearing and make recommendations to the Board of County Commissioners of Manatee County regarding the consistency of the proposed amendments with the adopted Manatee County comprehensive plan; and

WHEREAS, at a public hearing held October 10, 2013, after due public notice, the Manatee County Planning Commission, sitting as the local planning agency, reviewed the proposed amendments to the Manatee County Land Development Code set forth in this ordinance, considered all comments received during said public hearing, including staff comments and reports, and recommended the proposed amendments as being consistent with the adopted Manatee County comprehensive plan and meeting the requirements of Sections 163.3194(2) and 163.3202(1), Florida Statutes, and Section 503 of the Manatee County Land Development Code; and

WHEREAS, pursuant to Sections 125.66 and 163.3202, Florida Statutes, and Sections 502 and 503 of the Manatee County Land Development Code, the Board of County Commissioners of Manatee County held a public hearing on October 22, 2013, after due public notice, to consider the proposed amendments to the Manatee County Land Development Code set forth in this ordinance; and

WHEREAS, after consideration of all oral and written comments received during said public hearing, including staff comments and reports, together with the recommendations of the Manatee County Planning Commission, the Board of County Commissioners of Manatee County has determined that the proposed amendments to the Manatee County Land Development Code set

forth in this ordinance are consistent with the adopted Manatee County comprehensive plan and should be enacted.

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

Section 1. Section 201 of the Manatee County Land Development Code is hereby amended by repealing the following terms and definitions:

Section 201. Definitions.

~~Code Enforcement Officer shall mean any designated County employee or agent whose duty it is to enforce codes, ordinances and resolutions enacted by Manatee County. Code Enforcement officers shall be immune from prosecution, civil or criminal, for trespass upon real property while in the discharge of said duties.~~

~~Repeat Violation shall mean one of the following:~~

- ~~(A) A violation of a provision of a code or ordinance by a person whom the Code Enforcement Board or Special Master has previously found to have violated the same provision within five (5) years; or~~
- ~~(B) An alleged violation that a citation or notice of violation has been issued for a violation of the same provision within five (5) years.~~

Section 2. Sub-subsection 304.3.2 of the Manatee County Land Development Code is hereby amended to read as follows:

Section 304. Hearing Officers.

304.3. Appointment, Qualifications, Term, Removal and Compensation. The Board shall appoint one or more qualified Hearing Officers. Each Officer shall be appointed for a renewable term of one to four years.

304.3.2. Limitations on Hearing Officer Activities While Appointed. A Hearing Officer shall

not hold other appointive or elective office or position in the County government.

Further, a Hearing Officer shall not present nor assist in the preparation of any land use matter or application before another Hearing Officer, the Board, ~~Code Enforcement Board~~ or Construction Code Board of Appeals during his or her term nor shall the Hearing Officer present or assist in preparation of any land use matter or application requiring Administrative Approval by the Planning Director. The firm with which a Hearing Officer is or was associated with shall not present or assist in the preparation of any land use matter before that Hearing Officer.

All Hearing Officers shall be subject to Chapter 112, Part III, Florida Statutes.

All Hearing Officers shall be subject to Chapter 112, Part III, Florida Statutes.

Section 3. Section 305 of the Manatee County Land Development Code, entitled Code Enforcement Board, is hereby repealed.

Section 4. Sub-sub-sub-subsection 704.59.3.13.6 of the Manatee County Land Development Code is hereby amended to read as follows:

Section 704. Conditional Use Criteria.

704.59. Personal Wireless Service Facilities.

704.59.3. General Standards.

704.59.3.13. Application requirements. In addition to the requirements of Section 508, an application for a telecommunication facility shall contain:

704.59.3.13.6. A written instrument executed by the PWSF owner or operator and, in the case of a leased site, a written instrument executed by the lessor and lessee, binding their successors and assigns, in a form suitable for recording in the official records, granting Manatee County and its agents and employees a license to enter the real property on which the site is located and remove any abandoned

telecommunication tower at the owner or operator's expense following enforcement action, ~~subject to proper notice and a finding by the Code Enforcement Board that the tower has been abandoned.~~

Section 5. Sub-sub-subsection 704.59.3.20 of the Manatee County Land Development Code is hereby amended to read as follows:

Section 704. Conditional Use Criteria.

704.59. Personal Wireless Service Facilities.

704.59.3. General Standards.

704.59.3.20. Abandonment. Any telecommunication tower which has no operational antenna located thereon for a period of six (6) months will be deemed to be abandoned, and therefore shall constitute a violation of this Code. The owner or operator of the abandoned telecommunication facilities shall be given six (6) months after being provided with written notification ~~a notice~~ of said violation to either reactivate or dismantle and remove the telecommunications facilities. In the event of the owner or operator's failure to comply with the County's request for removal, the matter may be subject ~~referred to the Manatee County Code Enforcement Board for enforcement action~~. Nothing herein shall be construed to limit the County's right to pursue any other legal remedy.

Section 6. Section 1203 of the Manatee County Land Development Code, entitled Notice of Violation, is hereby repealed.

Section 7. Sub-subsection 1205.2.c of the Manatee County Land Development Code is hereby amended to read as follows:

Section 1205. General penalty; continuing violations; cessation of building and other land use permits.

1205.2. Except as otherwise provided by law or ordinance, a person convicted of a violation of this

Code shall be punished by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment in the county jail for a term not exceeding sixty (60) days, or by both such fine and imprisonment. With respect to violations of this Code that are continuous with respect to time, each day the violation continues is a separate offense.

- c. The Board may order the County Administrator and applicable County employees to cease, and thereupon the County Administrator and applicable County employees shall cease, issuance of any Building Permits or renewals or extensions thereof, and all review of applications for, and issuance of, land use permits for any location in unincorporated Manatee County to any person, or anyone acting on behalf of, for the benefit of or in concert with such person, who, on or after February 7, 1992, has been found through a code enforcement hearing ~~by the Code Enforcement Board~~ or by a court of competent jurisdiction to have two (2) or more violations of this Code pertaining to the use of land, or one (1) violation of this Code pertaining to the use of land which poses an imminent threat to the public health, safety and welfare, unless such building or land use permit is required in order to cure the violation. Issuance of permits may resume once the violation has been cured or the person has provided a letter of credit to the County in an amount that, in the judgment of the County Administrator, would be sufficient for the County to perform the work necessary to cure the violation in the event that the person fails to cure it.

Section 8. Sub-subsection 1206.8.5 of the Manatee County Land Development Code is hereby amended to read as follows:

Section 1206. Additional Penalties.

1206.8. Junk Vehicles. Manatee County declares that junk vehicles per se are a nuisance due

primarily to safety, aesthetics, and visual impact on surrounding areas and, as such, may be removed when found to be in violation of this Code. Such junk vehicles constitute a breeding ground for mosquitos, snakes, rats, rodents, and other vermin. Further, junk vehicles constitute a fire hazard, a dangerous attraction to children, and a haven for drug dealers. When a junk vehicle is found:

5. The authorization in this Section for the towing of junk vehicles shall not be construed to ~~negate the authority of the County, Special Master or Code Enforcement Board to hear and adjudicate appropriate cases nor shall it~~ preclude the county from pursuing other remedies available under this Code or other county ordinances or State law to enforce this section.

Section 9. The Manatee County Code Enforcement Board created by Section 305 of the Manatee County Land Development Code shall be abolished on the effective date of this ordinance.

Section 10. All cases pending before the Manatee County Code Enforcement Board on the effective date of this ordinance shall be transferred to the special magistrates designated by the Board of County Commissioners pursuant to Ordinance No. 13-36.

Section 11. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 12. This ordinance shall become effective November 1, 2013.

ADOPTED AND ENACTED by the Board of County Commissioners of Manatee County,
Florida, with a quorum present and voting, on the ____ day of _____, 2013.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: _____
Chairman

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

By: _____

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF LAND DEVELOPMENT CODE CHANGES IN UNINCORPORATED MANATEE COUNTY

The Manatee County Planning Commission will hold a public hearing to consider amendments to certain provisions of the Manatee County Land Development Code (Ordinance 90-01, as amended) and make a recommendation to the Board of County Commissioners as to the consistency of the proposed Ordinances with the Comprehensive Plan and as to whether the proposed ordinance should be adopted, adopted with modifications, or denied.

Date: Thursday, October 10, 2013
Time: 9:00 AM or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Avenue West,
1st Floor Chambers

ORDINANCE NO. 13-43

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE RELATING TO CODE ENFORCEMENT BOARD; AMENDING SECTION 201 PROVIDING DEFINITIONS TO REPEAL DEFINITIONS OF CODE ENFORCEMENT OFFICER AND REPEAT VIOLATION; AMENDING SUB-SUBSECTION 304.3.2 PROVIDING LIMITATIONS ON HEARING OFFICER ACTIVITIES WHILE APPOINTED TO DELETE REFERENCE TO CODE ENFORCEMENT BOARD; REPEALING SECTION 305 OF THE LAND DEVELOPMENT CODE ENTITLED CODE ENFORCEMENT BOARD; AMENDING SUB-SUB-SUB-SUBSECTION 704.59.3.13.6 PROVIDING GENERAL STANDARDS FOR APPLICATION REQUIREMENTS FOR PERSONAL WIRELESS SERVICE FACILITIES TO DELETE NOTICE AND FINDING BY CODE ENFORCEMENT BOARD; AMENDING SUB-SUB-SUBSECTION 704.59.3.20 PROVIDING GENERAL STANDARDS FOR ABANDONMENT OF PERSONAL WIRELESS SERVICE FACILITIES TO DELETE REFERRAL TO CODE ENFORCEMENT BOARD; REPEALING SECTION 1203 OF THE LAND DEVELOPMENT CODE ENTITLED NOTICE OF VIOLATION; AMENDING SUB-SUBSECTION 1205.2.c PROVIDING GENERAL PENALTY FOR VIOLATIONS TO DELETE FINDING BY CODE ENFORCEMENT BOARD; AMENDING SUB-SUBSECTION 1206.8.5 PROVIDING ADDITIONAL PENALTIES FOR JUNK VEHICLES TO DELETE AUTHORITY OF SPECIAL MASTER AND CODE ENFORCEMENT BOARD; ABOLISHING THE MANATEE COUNTY CODE ENFORCEMENT BOARD; TRANSFERRING CASES PENDING BEFORE THE CODE ENFORCEMENT BOARD TO SPECIAL MAGISTRATES DESIGNATED BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The public may also provide written comments for the Planning Commission to consider.

Interested parties may examine the proposed Ordinances and related documents and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 EXT. 6878; e-mail to: planning_agenda@mymanatee.org

Rules of procedure for this public hearing are in effect pursuant to Resolution 05-239(PC). A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below).

Please send comments to: Manatee County Building and Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West, 4th Floor
Bradenton, FL 34205

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM.

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, FAX 745-3790.

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/she will need a record of the proceedings, and for such purpose, he/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.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

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

065364_50

Copy of Newspaper Advertising

Bradenton Herald

NOTICE OF LAND DEVELOPMENT CODE CHANGES IN UNINCORPORATED MANATEE COUNTY

The Manatee County Planning Commission will hold a public hearing to consider amendments to certain provisions of the Manatee County Land Development Code (Ordinance 90-01, as amended) and make a recommendation to the Board of County Commissioners as to the consistency of the proposed Ordinances with the Comprehensive Plan and as to whether the proposed ordinance should be adopted, adopted with modifications, or denied.

Date: Thursday, October 10, 2013
Time: 9:00 AM or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Avenue West,
1st Floor Chambers

ORDINANCE NO. 13-43

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE RELATING TO CODE ENFORCEMENT BOARD; AMENDING SECTION 201 PROVIDING DEFINITIONS TO REPEAL DEFINITIONS OF CODE ENFORCEMENT OFFICER AND REPEAT VIOLATION; AMENDING SUB-SUBSECTION 304.3.2 PROVIDING LIMITATIONS ON HEARING OFFICER ACTIVITIES WHILE APPOINTED TO DELETE REFERENCE TO CODE ENFORCEMENT BOARD; REPEALING SECTION 305 OF THE LAND DEVELOPMENT CODE ENTITLED CODE ENFORCEMENT BOARD; AMENDING SUB-SUB-SUBSECTION 704.59.3.13.6 PROVIDING GENERAL STANDARDS FOR APPLICATION REQUIREMENTS FOR PERSONAL WIRELESS SERVICE FACILITIES TO DELETE NOTICE AND FINDING BY CODE ENFORCEMENT BOARD; AMENDING SUB-SUB-SUBSECTION 704.59.3.20 PROVIDING GENERAL STANDARDS FOR ABANDONMENT OF PERSONAL WIRELESS SERVICE FACILITIES TO DELETE REFERRAL TO CODE ENFORCEMENT BOARD; REPEALING SECTION 1203 OF THE LAND DEVELOPMENT CODE ENTITLED NOTICE OF VIOLATION; AMENDING SUB-SUBSECTION 1205.2.c PROVIDING GENERAL PENALTY FOR VIOLATIONS TO DELETE FINDING BY CODE ENFORCEMENT BOARD; AMENDING SUB-SUBSECTION 1206.8.5 PROVIDING ADDITIONAL PENALTIES FOR JUNK VEHICLES TO DELETE AUTHORITY OF SPECIAL MASTER AND CODE ENFORCEMENT BOARD; ABOLISHING THE MANATEE COUNTY CODE ENFORCEMENT BOARD; TRANSFERRING CASES PENDING BEFORE THE CODE ENFORCEMENT BOARD TO SPECIAL MAGISTRATES DESIGNATED BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

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

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	Plan Amendment PA-13-05 (Proposed Ordinance 13-13) – Urban Service Area	TYPE AGENDA ITEM	Regular
DATE REQUESTED	10/10/13 PC	DATE SUBMITTED/REVISED	10/03/13
BRIEFINGS? Who?	No	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Building & Development Services Department/Comprehensive Planning and Public Hearings	AUTHORIZED BY TITLE	Lisa Barrett, Planning Division Manager <i>LB</i>
CONTACT PERSON TELEPHONE/EXTENSION	John Osborne, AICP, 941-748-4501 ext. 6825	PRESENTER/TITLE TELEPHONE/EXTENSION	John Osborne, AICP, Planning and Zoning Official / 941-748-4501 ext. 6825
ADMINISTRATIVE APPROVAL			

ACTION DESIRED INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
I move to recommend adoption of PA-13-05/Ordinance 13-13 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
<ul style="list-style-type: none"> • On May 9, 2013, the Planning Commission recommended transmittal of the Urban Service Area map. • On June 6, 2013, the Board of County Commissioners voted to transmit the Urban Service Area (USA) map to the Florida Department of Economic Opportunity (DEO). • On July 16, 2013, DEO offered "no comment" on the USA map. However DEO did provide "technical assistance" comments. The suggestions have been incorporated into the applicable policies. • In September 2013, staff recommended the Coastal Evacuation Area (CEA) be excluded from the USA boundary. This reduced the original USA from 24,406 acres to 20,744 acres. • Due to the proposed changes, staff is requesting the Planning Commission review and make a recommendation for adoption or denial. • The final hearing for adoption/denial will be presented to the Board of County Commissioners on November 7, 2013. • Staff recommends approval.

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

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

P.C. 10-10-13

PLAN AMENDMENT PA-13-05 (PROPOSED ORDINANCE 13-13)

ADOPTION OF AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING; AMENDING THE MANATEE COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TO DESIGNATE THE GEOGRAPHIC EXTENT OF THE URBAN SERVICE AREA ON APPLICABLE MAPS, EXCLUDING THE COASTAL EVACUATION AREA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A PURPOSE AND INTENT; PROVIDING FINDINGS, AMENDING PROVISIONS OF THE COMPREHENSIVE PLAN TO PRESERVE INTERNAL CONSISTENCY INCLUDING BUT NOT LIMITED TO THE TEXT OF THE CAPITAL IMPROVEMENTS ELEMENT AND THE FUTURE LAND USE ELEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

P.C: 05/09/13
P.C. 10/10/13(2nd hearing)

B.C.: 06/06/13 Transmittal
B.C.: 11/07/13 Adoption

App. Rec. County Initiated

Type of Amendment: Text

UPDATED RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be CONSISTENT with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes, the Strategic Regional Policy Plan and the Manatee County Comprehensive Plan, I move to recommend ADOPTION of Plan Amendment PA-13-05, as recommended by staff.

PLANNING COMMISSION ACTION:

On May 9, 2013, by a vote of 7 – 0, the Planning Commission recommended approval.

BOARD OF COUNTY COMMISSIONERS ACTION:

On June 6, 2013, by a vote of 5 – 2, the Board of County Commissioners transmitted this Plan Amendment.

PUBLIC COMMENT AND CORRESPONDENCE:

Nothing was entered into the record at the May 9, 2013 Planning Commission public hearing.

The following person spoke at the May 9, 2013 Planning Commission public hearing:

Mary Sheppard – has no problems with what is written but in the future please need to think about if there are places within the service area where density and height can be increased and redevelopment should be raised high enough above sea level so it won't be under water in years to come.

The following people spoke at the June 6, 2013 Board of County Commissioners public hearing:

Bill Bergraff, Barbara Hines, Jim Schrader, Matt Bower, Nick Baden, Edward Goff, Lois Congdon, Mary Sheppard, Barbar Angelucci and Stuart Smith expressed concern with the State being deleted from the DRI review process, inclusion of the area surrounding 34th Street West and El Conquistador Parkway, inclusion of undeveloped coastal high hazard areas, health and safety, and inclusion of Long Bar Pointe.

Nothing was entered into the record at the June 6, 2013 Board of County Commissioners public hearing.

**PLAN AMENDMENT
SUMMARY SHEET**

Name: County Initiated Text/Illustrative Map Amendment

File Number: PA-13-05/ Ordinance-13-13

REQUEST: Establish an Urban Service Area

REVISED COMMENTS September 2013

After further review of the area, staff is recommending the Coastal Evacuation Area (CEA) be excluded from the Urban Service Area (USA) boundary. The purpose of an Urban Service Area is to encourage redevelopment and infill development. Development within the Coastal Evacuation Area is discouraged and population is directed away from coastal areas. Removing the Coastal Evacuation Area from the Urban Service Area boundary is also consistent with Southwest Florida Water Management Districts concerns about development within an area of potential storm surge and flooding threats.

The Coastal Evacuation Area is defined as the evacuation Level A for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to Manatee County.

With the exclusion of the Coastal Evacuation Area from the Urban Service Area boundary, the overall area will be reduced by approximately 3662 acres. The final acreage total for the Urban Service Area will be just under 21,000 acres.

Original Proposal (2013)	Less CEA	Remaining Acreage within the USA boundary
24,406 acres	(3,662 acres)	20,744 acres

Other Reviewing Agency Comments

The Tampa Bay Regional Planning Council determined there were no adverse regional impacts with this proposal. The TBRPC Council accepted the determination on August 12, 2013.

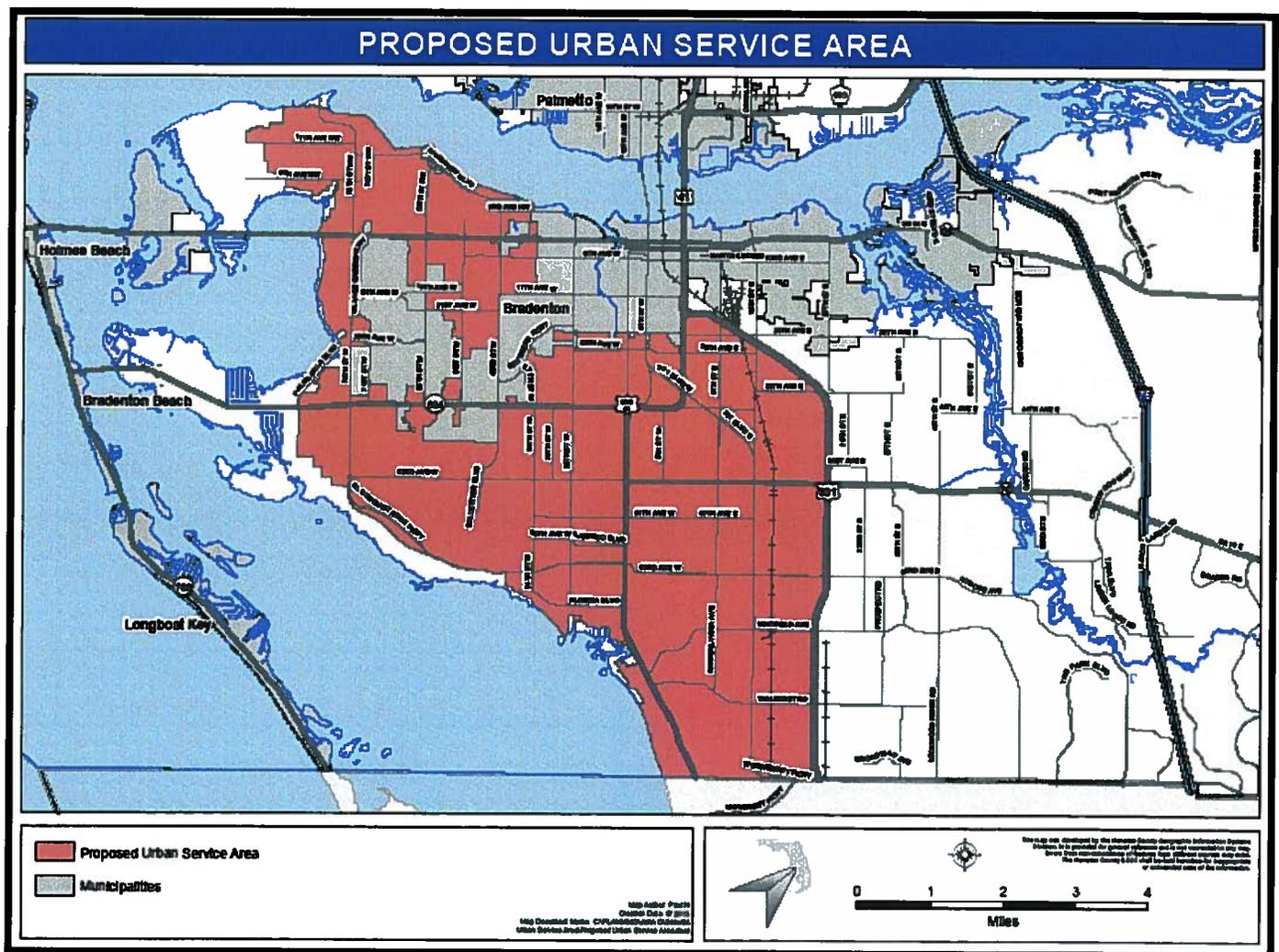
The Florida Department of Agriculture and Consumer Services, by letter dated July 23, 2013, determined there were no potential adverse impacts to important State resources or facilities related to agriculture, aquaculture or forestry resources.

The Florida Department of Environmental Protection, by correspondence dated June 25, 2013, determined there was no adverse impacts to important State resources specifically air and water, pollution, wetlands and other surface waters of the State, Federal and State owned lands and interests in lands including state parks, solid waste and water and wastewater treatment.

The Florida Department of Education, by correspondence dated June 27, 2013, determined the amendment had no adverse impacts on public school facilities.

Sarasota County, by letter dated June 20, 2013, determined the amendment did not impact the unincorporated area of Sarasota County nor the County's goals, objectives and policies of the Sarasota County Comprehensive Plan or its implementation.

The Urban Service Area map, identifying the boundary of the area, will be incorporated into the Future Land Use Element as Map K.



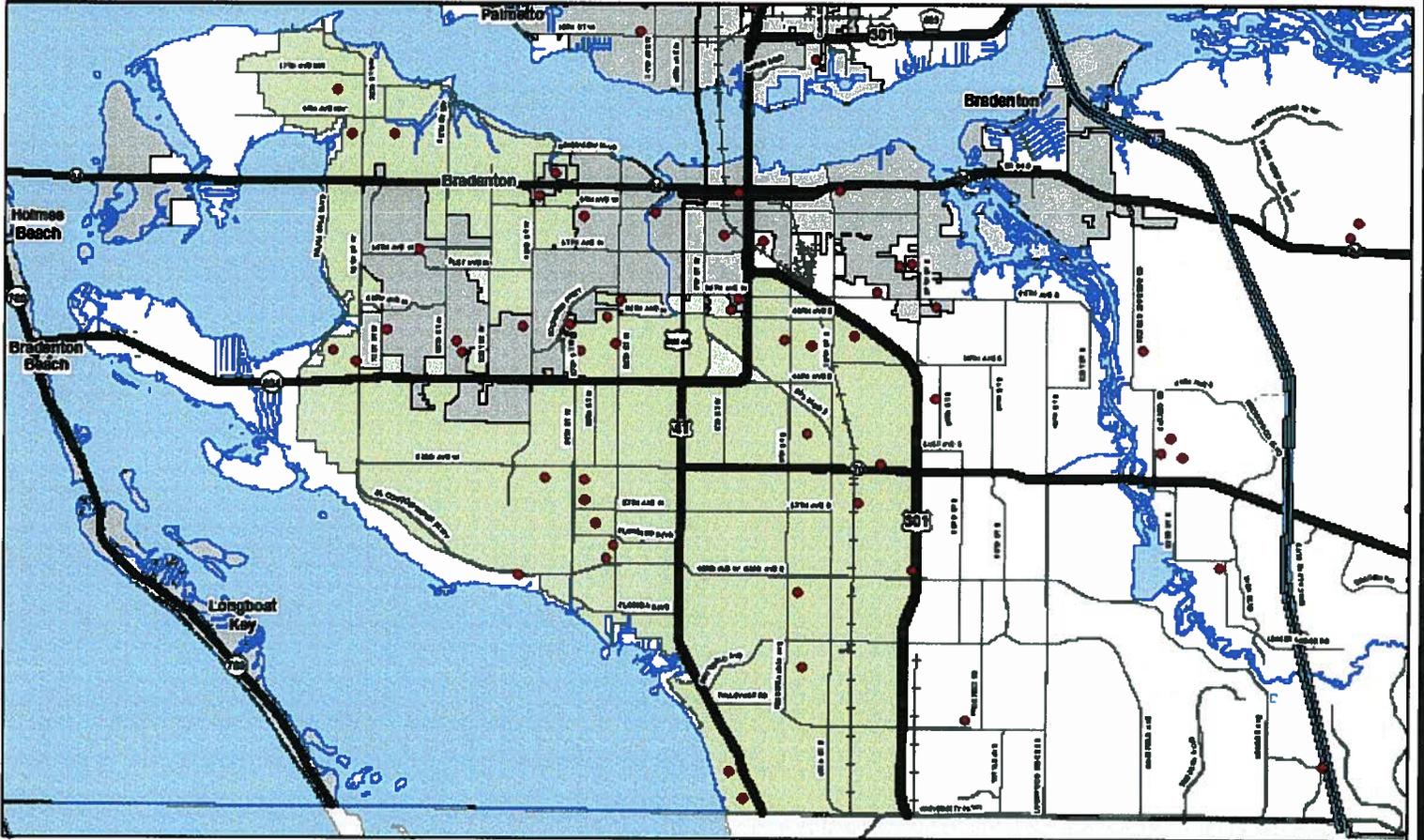
DEPARTMENT OF ECONOMIC OPPORTUNITY July 2013

In a letter dated July 16, 2013, the Department of Economic Opportunity (DEO) offered "no comment" to the proposed Urban Service Area map. However, DEO did provide "Technical Assistance" comments. Implementation of the comments are not mandatory, but are strongly recommended by DEO. Staff has added language to Policy 2.1.1.6 that encourages development within the Urban Service Area. Staff also created a new policy within the Capital Improvement Element that acknowledges the long range thoroughfare plan includes future roadways within the Urban Service Area.

Policy 2.1.1.6 Recognize areas in the County that are designated as an Urban Service Area. Manatee County shall encourage growth, infill and redevelopment to concentrate within the Urban Service Area. Development within the Urban Service Area shall be consistent with other Future Land Use Element Objectives and Policies.

Policy 10.1.4.3 The Traffic Sub-Element of the Comprehensive Plan identifies a long range transportation plan that is intended to provide for traffic circulation within Manatee County over a 20 year planning period. The Traffic Map Series (Maps 5B, 5C and 5D) includes future roadways that are necessary to support a future urbanized areas within the Urban Service Area.

PROPOSED URBAN SERVICE AREA & SCHOOLS



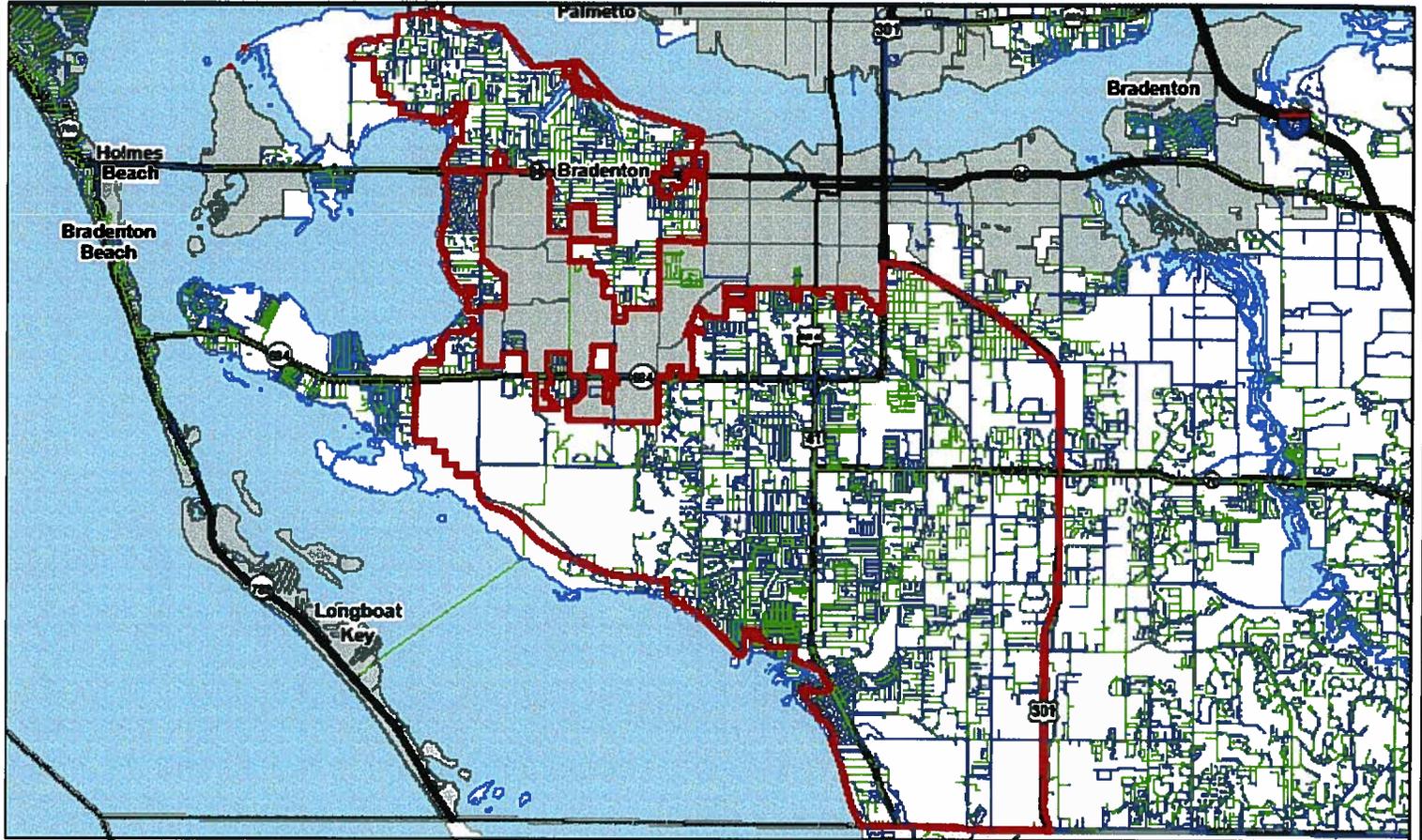
- School
- Urban Service Area
- Municipalities

Map Author: Paul
Chalk-Over, GIS
Map Creation: Mark © PLANNING-USA 2007/2008

This map was developed by the Information Energy Group's Information Systems
Division. It is provided for general reference purposes only and is not
intended for use in any legal proceeding. The Information Energy Group
assumes no liability for the use of the information
on this map.

Miles

URBAN SERVICE AREA - WATER AND SEWER



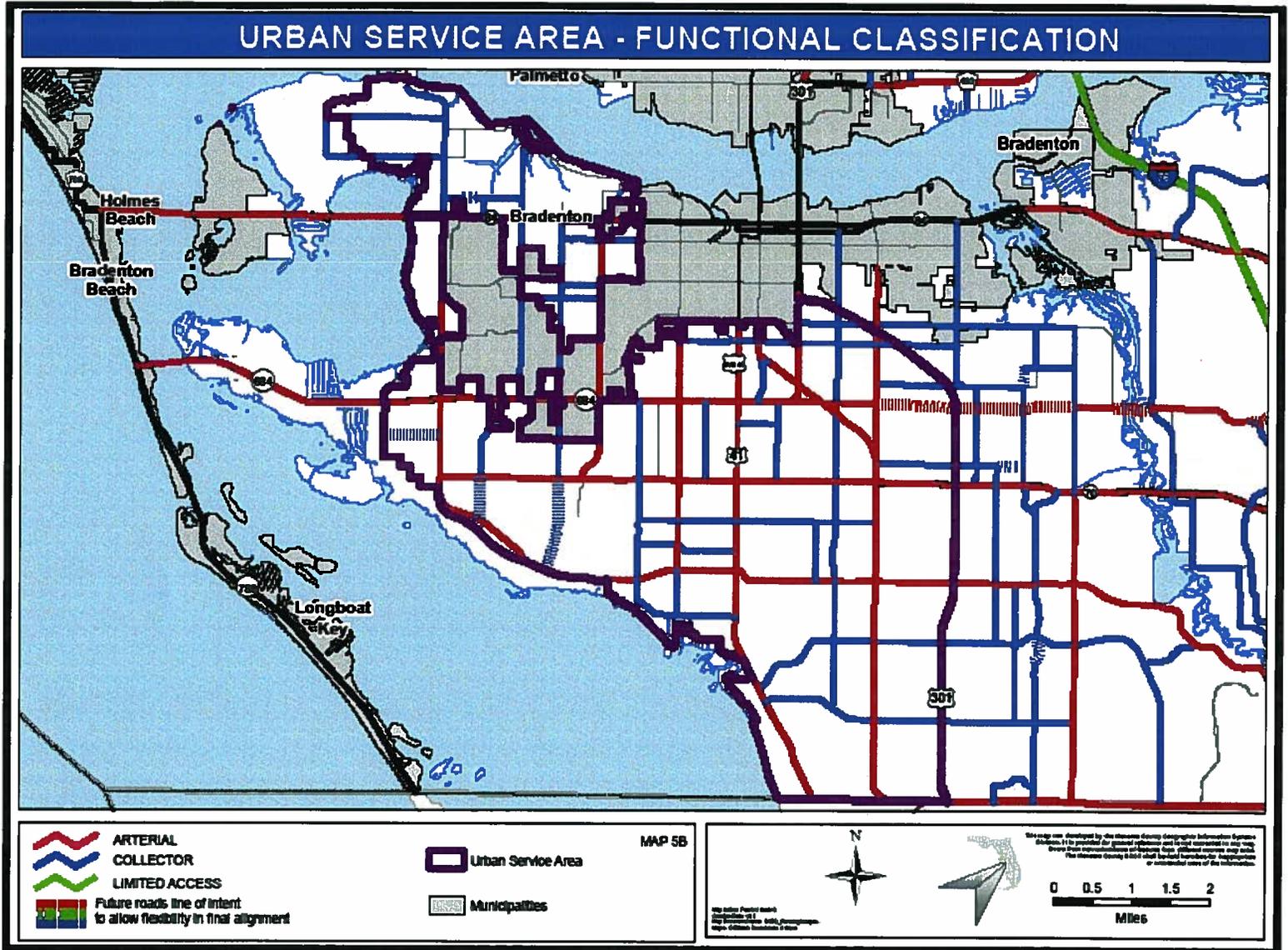
- Sewer Main
- Water Main
- Urban Service Area
- Municipalities

Map Author: Paul H. Frank ©
 Creation Date: 1/15
 Map Download Name: 2100_PlanetImager
 Map © 2014 Earthstar Geographics © 2014



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 Division. It is provided for general reference and is not intended to be used
 for any other purpose. Errors of omission and commission may occur.
 The Manatee County GIS staff is held liable for any inaccuracies
 or omissions of the information.





PLAN AMENDMENT DETAILED REVIEW (May 2013)

The State of Florida, through its Legislature, has adopted several recent changes in laws related to Community Planning, and specifically to projects which are known as Developments of Regional Impact ("DRI's"). DRI's are projects which because of their magnitude or character are determined to have extra-jurisdictional impacts and therefore require a different level of review. This review process is coordinated through the Department of Economic Opportunity and involves local, regional and state governmental agencies.

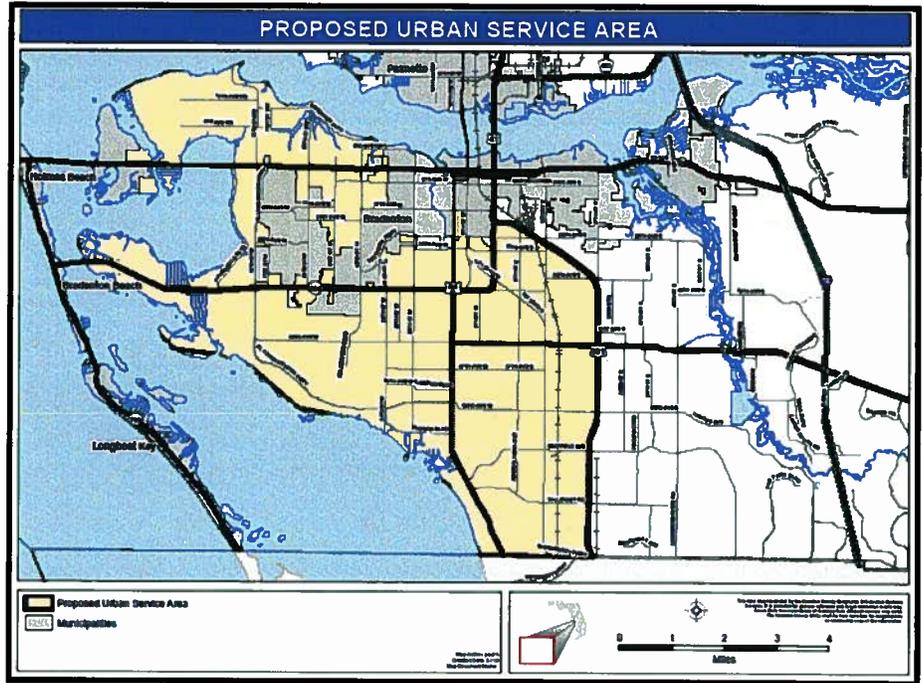
In 2009, the Legislature defined areas known as Dense Urban Land Areas (DULAs), based upon population and the density of such population within a certain geographic area. Such areas were granted an exemption from the DRI process as it was determined that development within such areas was not likely to create extra-jurisdictional impacts. These areas were defined by the State and are annually adjusted based upon changes in population. Since that time, the law has dropped the definition of the "DULA" and simply provides a specific exemption under F.S. 380.06(29)(a) for counties and municipalities which meet certain criteria. Manatee County does not currently meet such criteria; however, certain municipalities within Manatee County do meet them.

In 2011, the Legislature provided a definition within F.S. 163.3164 of an "Urban Service Area". These areas are determined solely by the local government and recognize the location of existing public facilities and services and areas where these services are intended to be provided and are recognized in the capital improvement element of the local government's Comprehensive Plan.

Manatee County, like many other coastal counties, has generally developed initially along its coast and then further inland. There are, however, in Manatee County pockets of undeveloped land within the interior portion of the County where existing services are available. It is these unique land areas where the State has encouraged infill development to occur to take advantage of these facilities. For this reason, the Legislature created a specific exemption from the DRI process for such areas (Urban Service Area) under F.S. 380.06(29)(c). This allows development, notwithstanding that it meets certain threshold criteria to be reviewed and processed as a DRI, to be reviewed and processed through the local government within the parameters of its local land use regulations.

This amendment to the Comprehensive Plan establishes a definition of the "Urban Service Area" and also introduces a map to the Future Land Use Map series to illustrate the area to be identified. In addition, there is created a policy within the Future Land Use Element to clarify that development within the Urban Service Area is to be reviewed against all policies of the Plan for consistency. The establishment of this area does not create any exemptions to any County regulations nor does it establish any future entitlement to development. The purpose for creating the area is for consistency with Florida Statutes to properly establish an area that would qualify under the 380.06 (29) exemption section for DRI's.

Staff is recommending an Urban Service Area (USA) be established in the unincorporated area of Manatee County south of Manatee River and west of US 301. In this area there are several large vacant parcels that have some form of entitlement or development approval. The few remaining vacant parcels are available for new development.



The Urban Service Area text amendments are as follows:

PROPOSED DEFINITION:

Urban Service Area shall mean the area identified in the comprehensive plan within the Future Land Use Map Series, which illustrates areas where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. Such map may be amended from time to time as determined appropriate by Manatee County.

FUTURE LAND USE ELEMENT POLICIES:

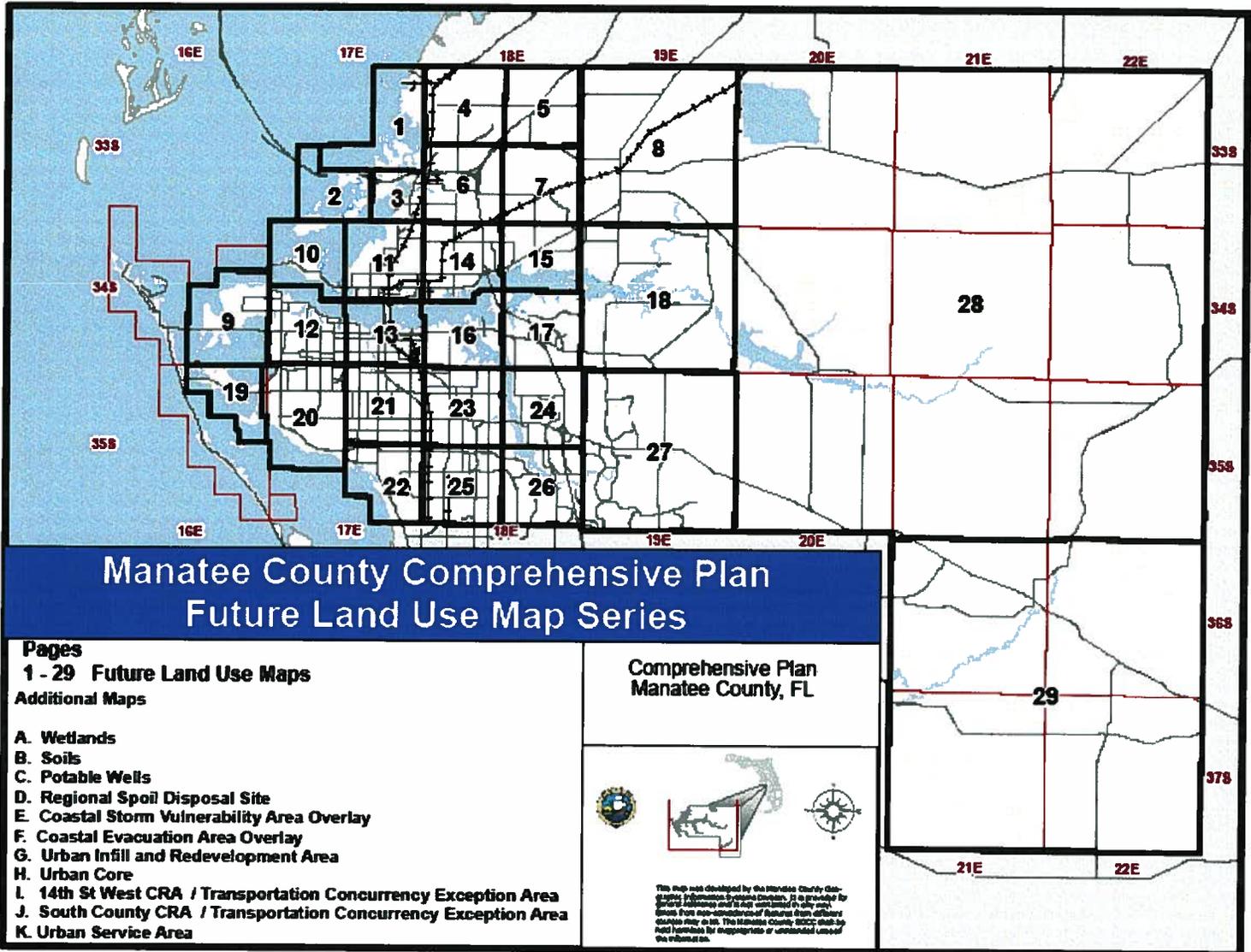
GOAL: 2.1 A distribution of land uses throughout unincorporated Manatee County which limit urban sprawl, providing a predictable and functional urban form, encouraging development and redevelopment in existing urban core area, allowing public facilities and services to be provided in a relatively cost efficient manner.

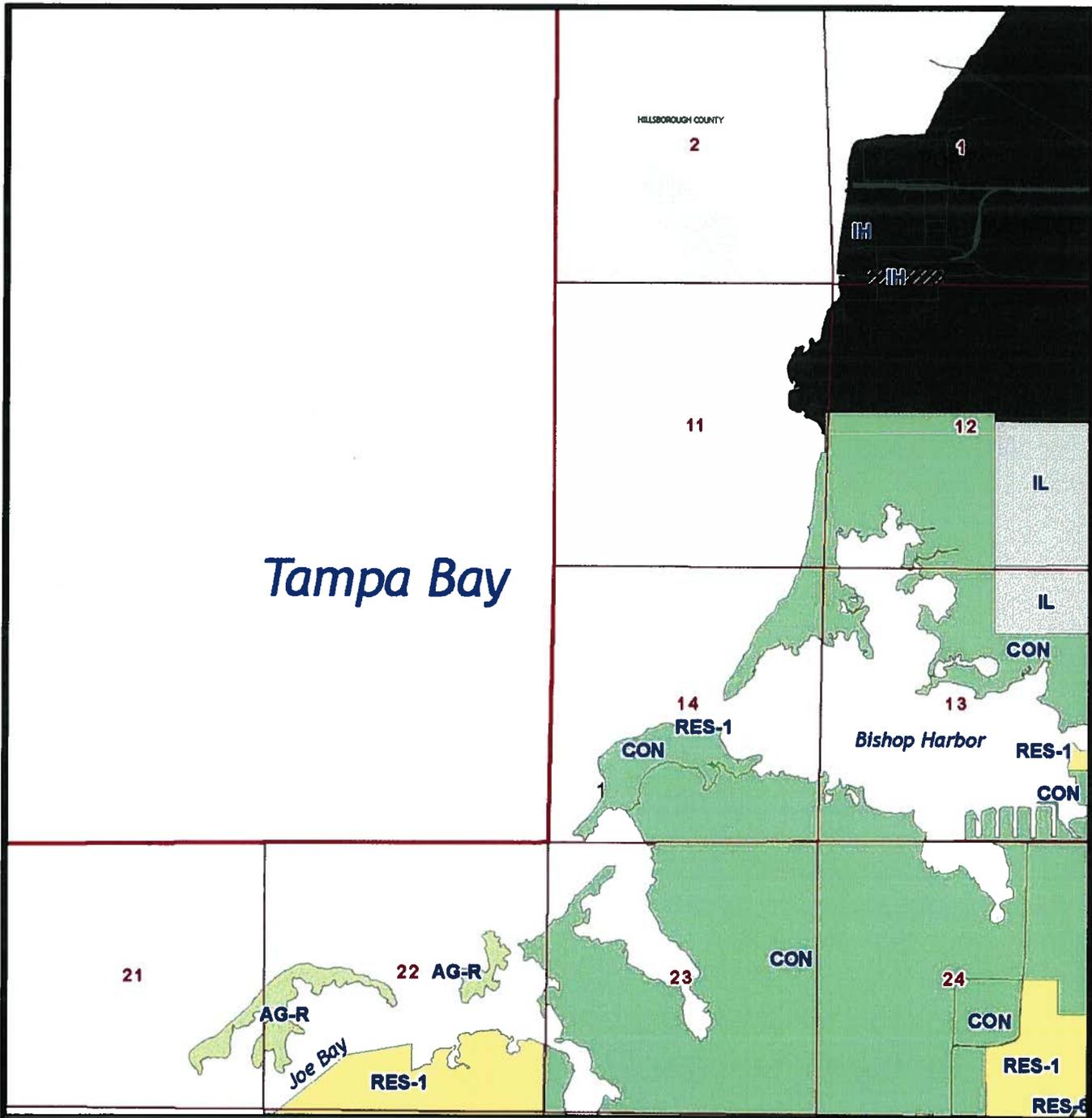
Policy 2.1.1.6 Recognize areas in the County that are designated as an Urban Service Area. Any development applications within the Urban Service Area shall be reviewed to determine consistency with all other Goals, Objectives and Policies of the Comprehensive Plan.

ATTACHMENTS:

- 1. Urban Service Area Map K**
- 2. Future Land Use Map Series**
- 3. DEO-Reviewer Comments**
- 4. State Statute 380.06(29)(c)**
- 5. Consistency with State Statutes and Rules**
- 6. Copy of Newspaper Advertising**

**ATTACHMENT #2
FUTURE LAND USE MAP SERIES (Maps 1 – 29)**





Tampa Bay

HILLSBOROUGH COUNTY

Joe Bay

Bishop Harbor

Manatee County Future Land Use Map Series

Supplement # 8

Map 1 of 29

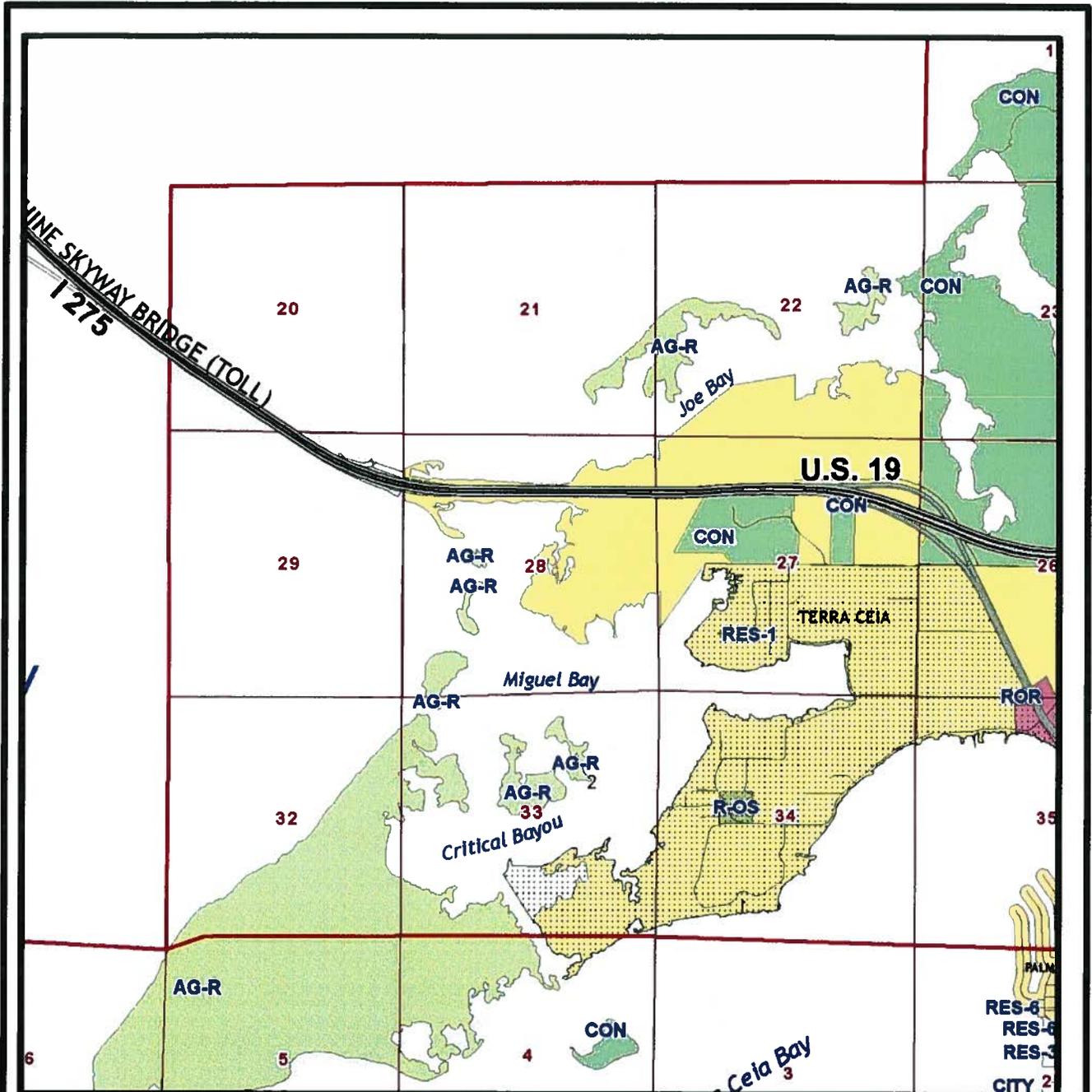
AG-R	RES-6	MU-C	OM	CITY
ER	RES-9	IH	P/SP-1	ICR
CON	RES-16	IL	P/SP-2	
RES-1	UF-3	IU	R-OS	Urban Service Area
RES-3	MU	OL	ROR	

- Section
- Township/Range 35 / 17 NW
- Historical Overlay
- Watershed Overlay
- FIG Overlay
- TCEA BOUNDARIES (Transportation Concurrence Exception Area)



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.



Manatee County Future Land Use Map Series

Supplement # 8

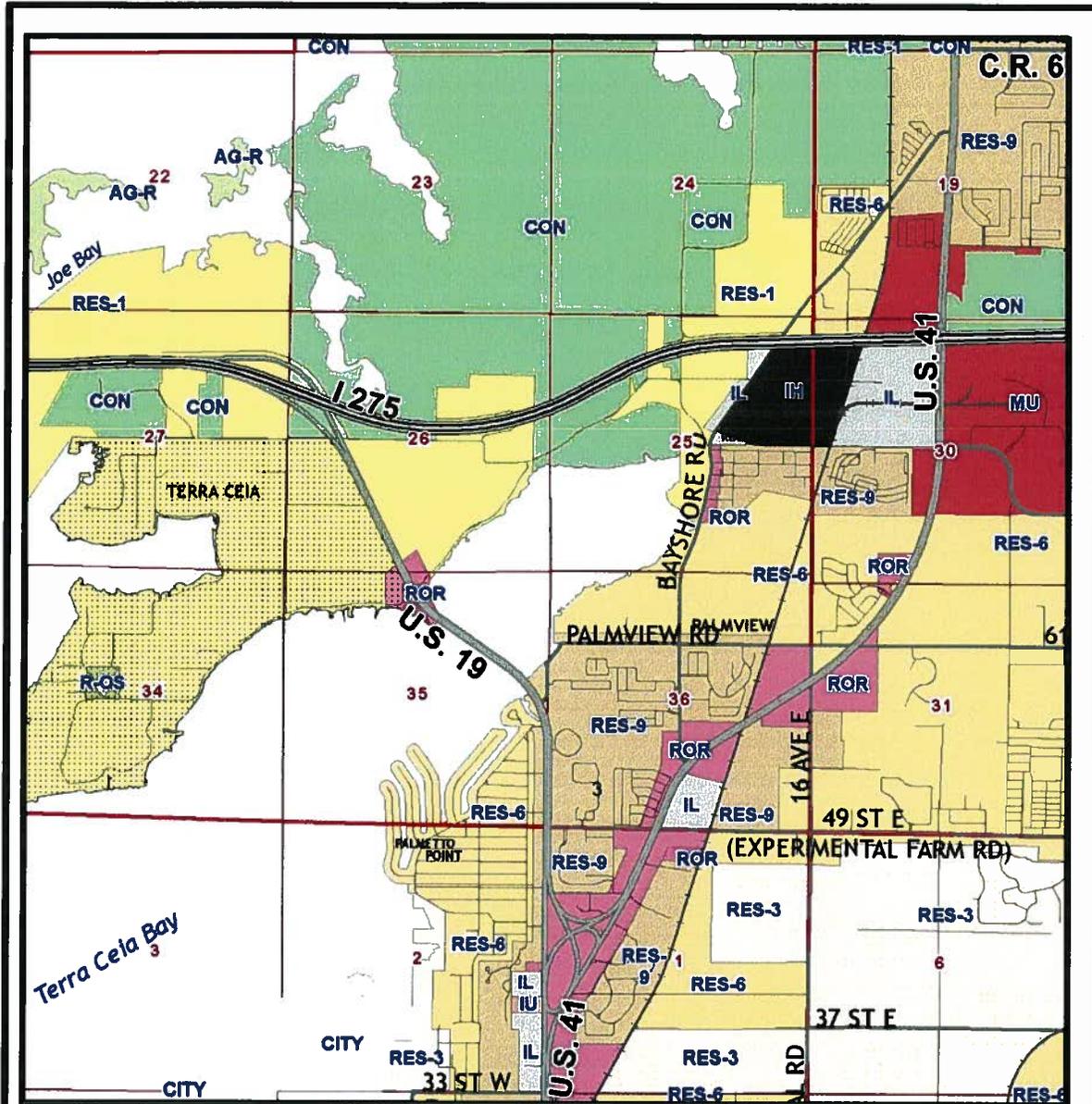
Map 2 of 29

AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCEA BOUNDARIES <small>(Transportation Congestion Exemption Area)</small>
RES-3	MU	OL	ROR	Urban Service Area	

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.



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Manatee County Future Land Use Map Series

Supplement # 8

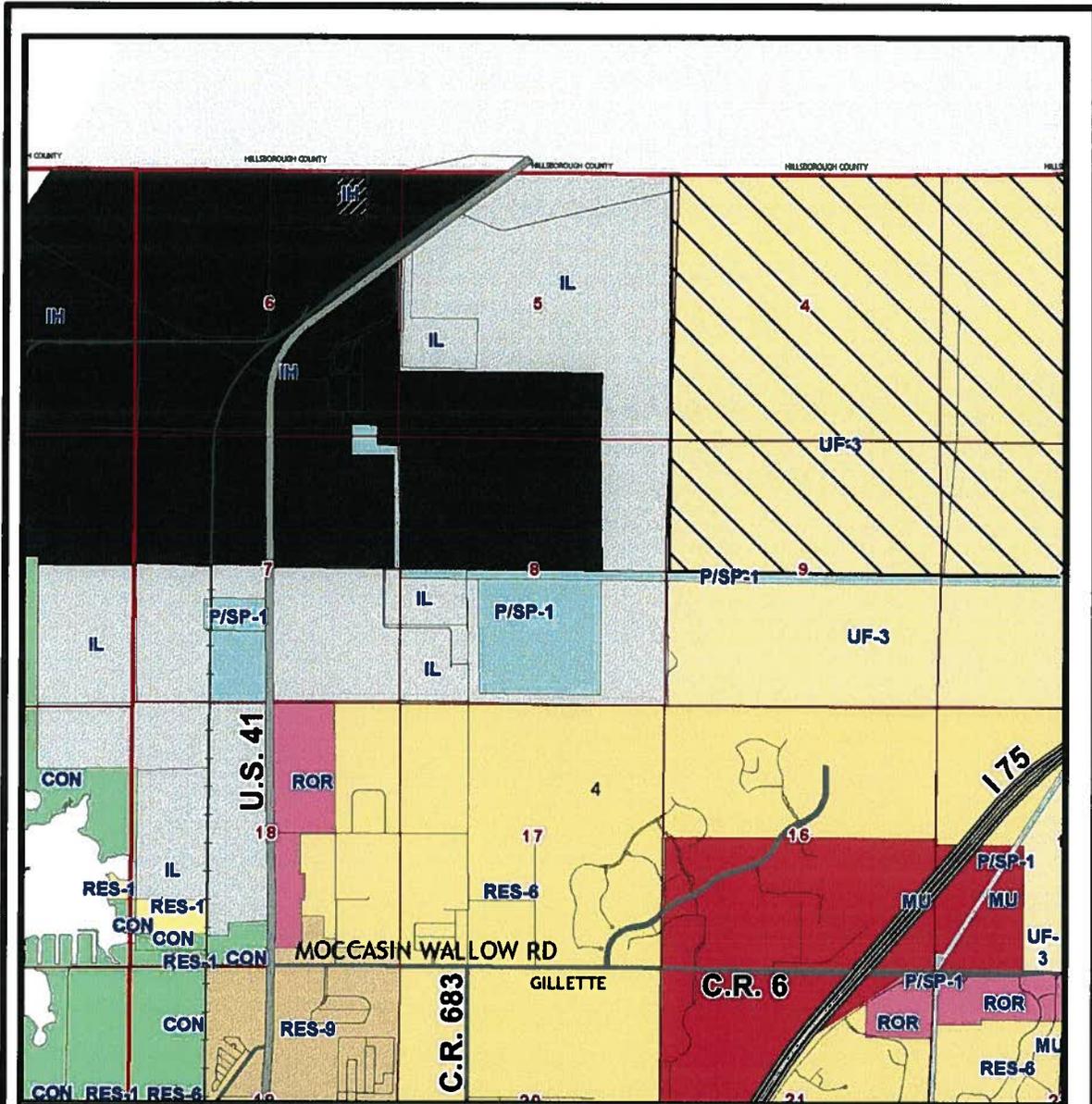
Map 3 of 29

	AG-R		RES-6		MU-C		OM		CITY		36 Section
	ER		RES-9		IH		P/SP-1		ICR		Township/Range 35 /17 NW
	CON		RES-16		IL		P/SP-2		Historical Overlay		Watershed Overlay
	RES-1		UF-3		IU		R-OS		Urban Service Area		FIG Overlay
	RES-3		MU		OL		ROR		TCBA BOUNDARIES <small>(Transportation Consistency Evaluation Area)</small>		

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



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Manatee County Future Land Use Map Series

Supplement # 8

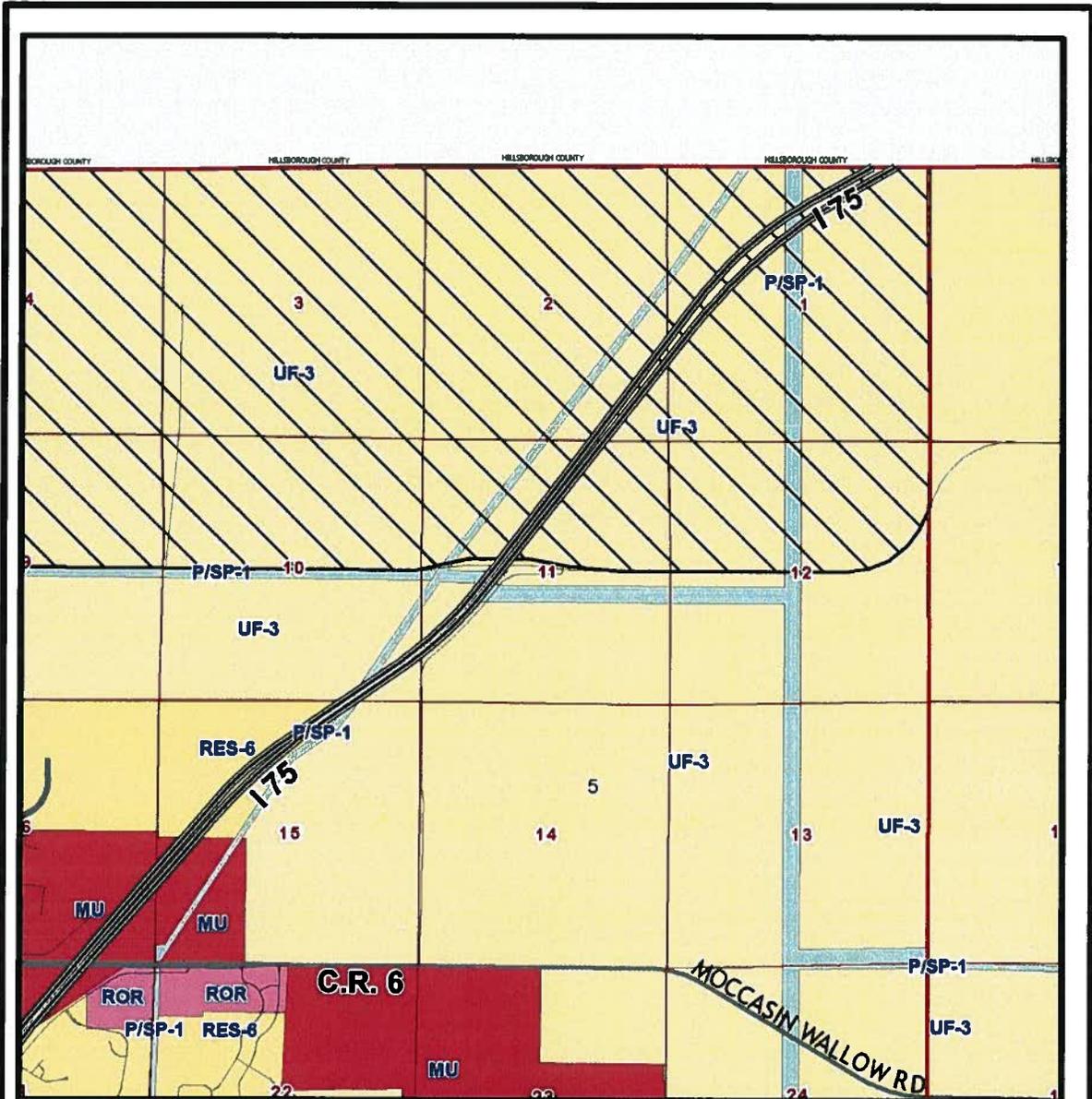
Map 4 of 29

AG-R	RES-6	MU-C	OM	CITY	Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCEA BOUNDARIES (Transit Station, Airport, Exhibition Area)
RES-3	MU	OL	ROR	Urban Service Area	

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.

Site Map

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Manatee County Future Land Use Map Series

Supplement # 8

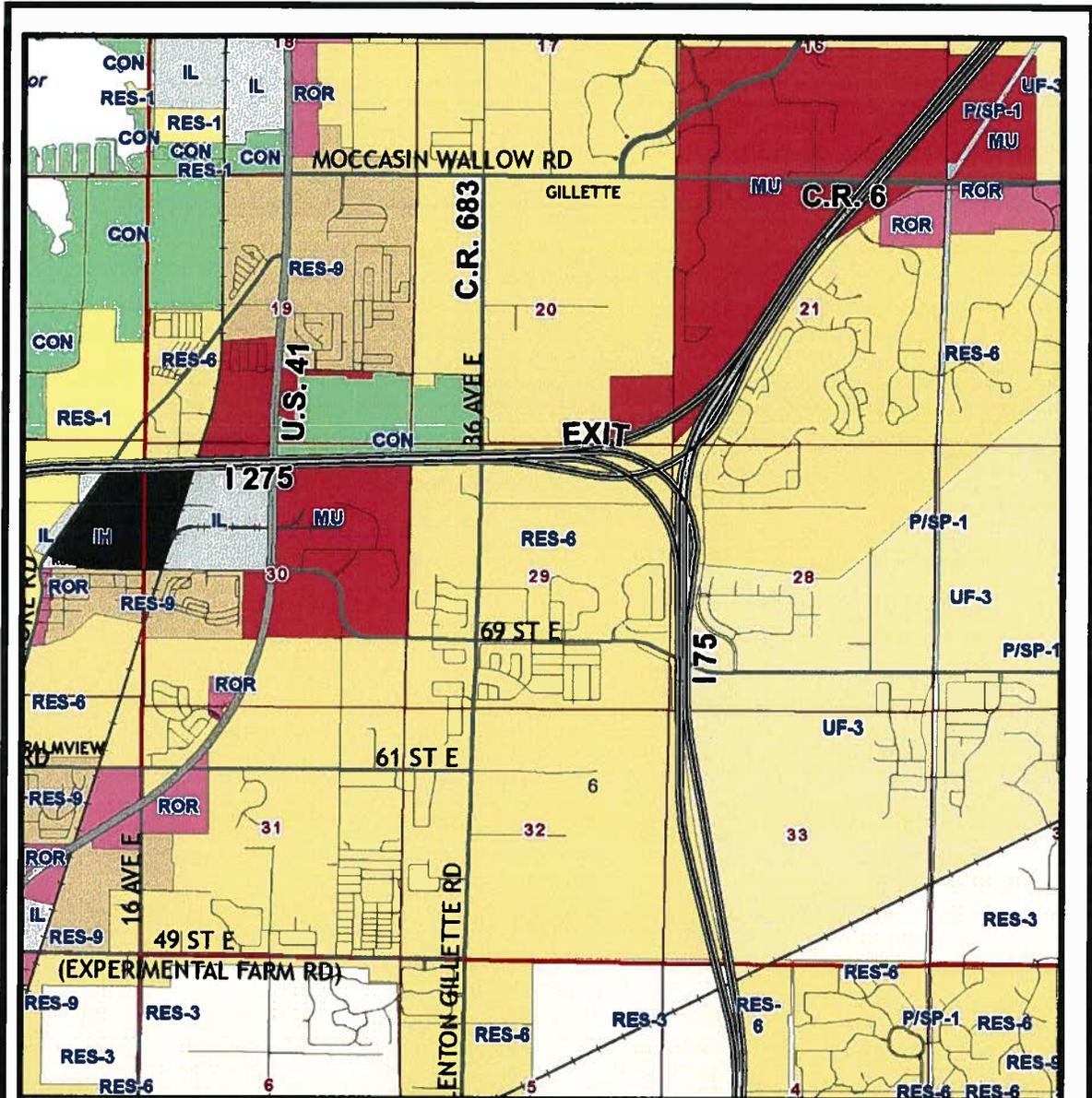
Map 5 of 29

AG-R	RES-6	MU-C	OM	CITY	Section 36
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCEA BOUNDARIES <small>(Transportation & Emergency Evacuation Area)</small>
RES-3	MU	OL	ROR	Urban Service Area	

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.



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Manatee County Future Land Use Map Series

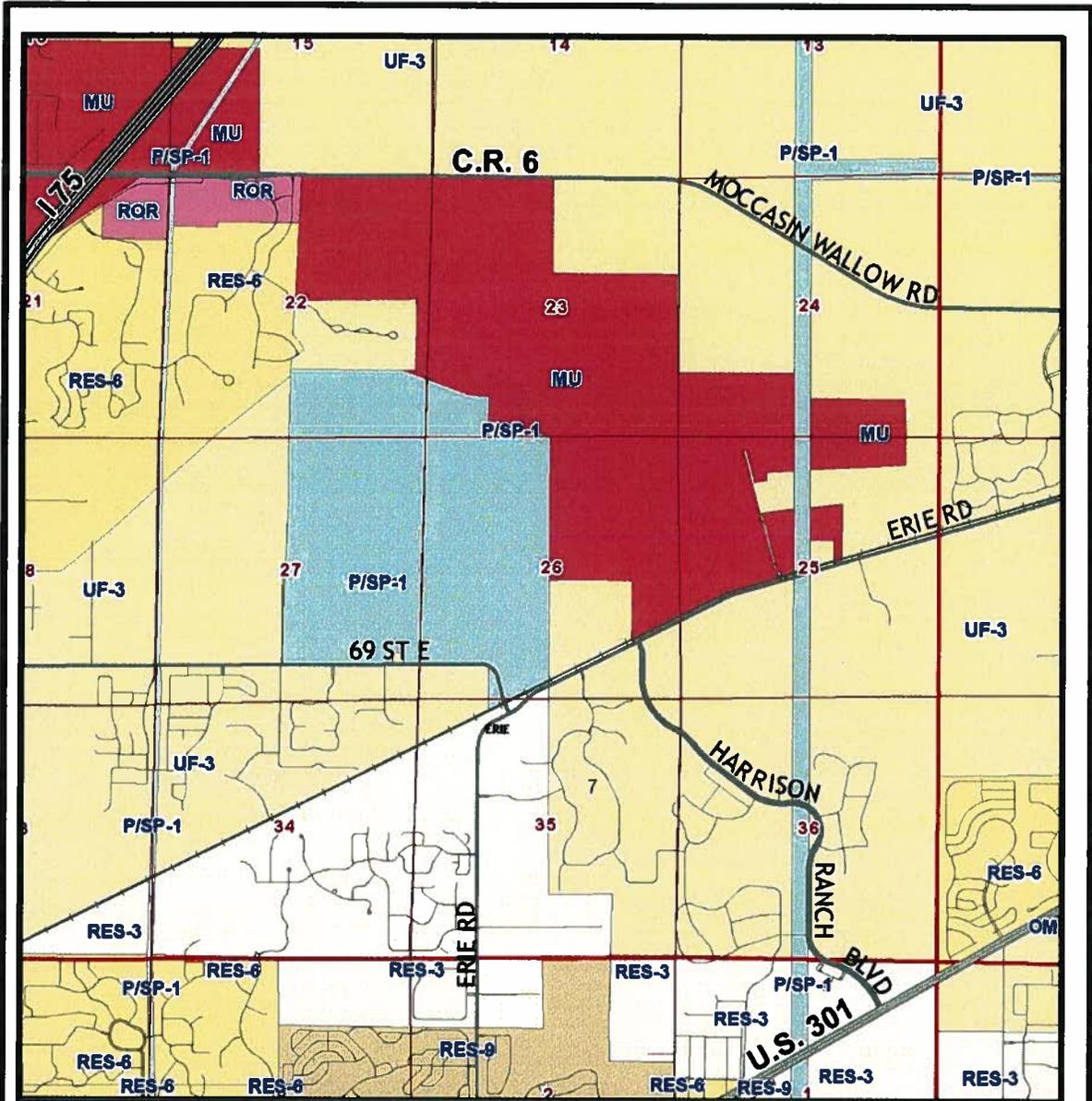
Supplement # 8

Map 6 of 29

AG-R	RES-6	MU-C	OM	CITY	Section 36
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCBA BOUNDARIES
RES-3	MU	OL	ROR	Urban Service Area	

Affordable housing density bonuses consistent with policy 6.1.3.6 may be considered.

This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.



Manatee County Future Land Use Map Series

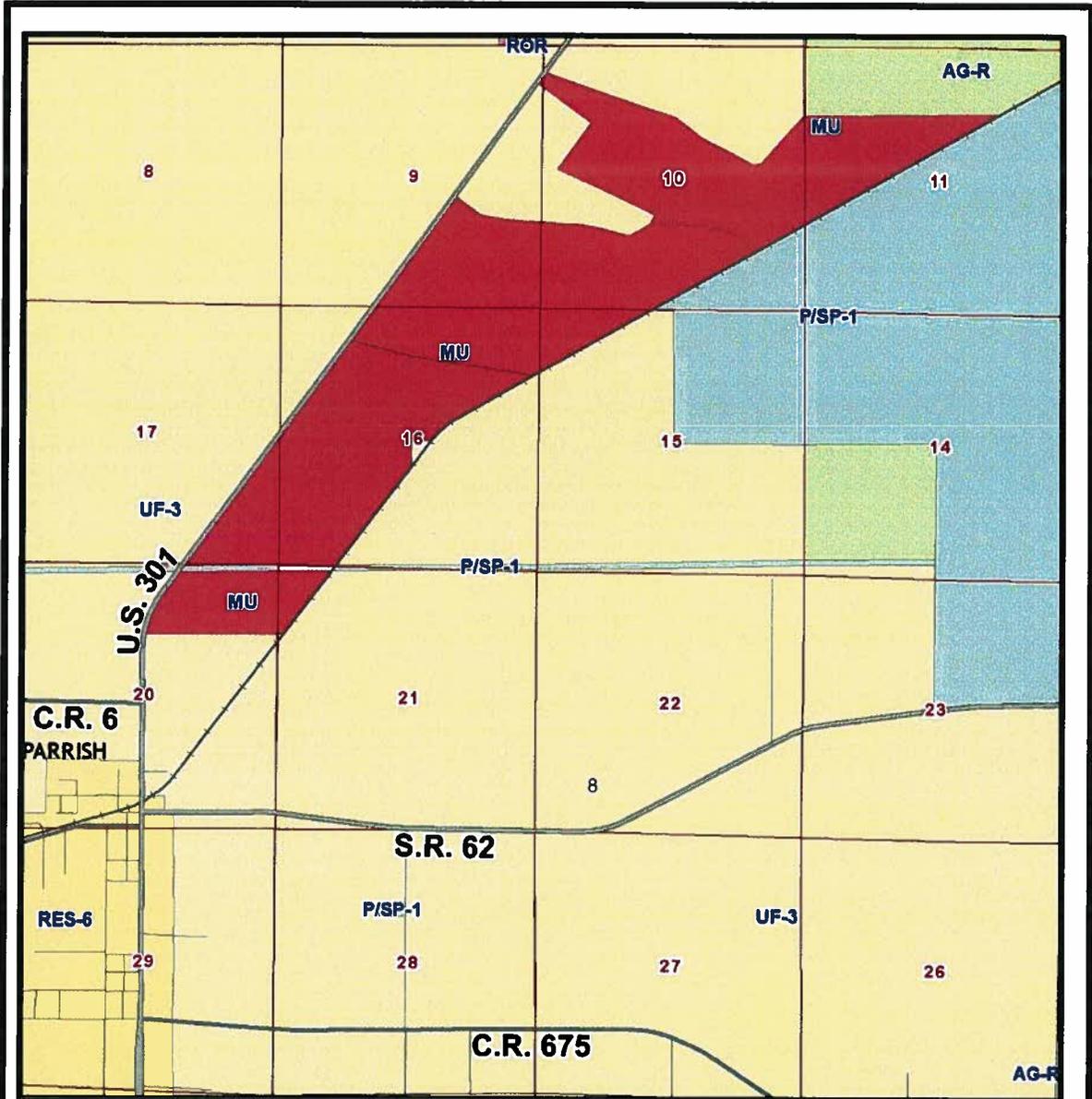
Supplement # 8

Map 7 of 29

AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCEA BOUNDARIES
RES-3	MU	OL	ROR	Urban Service Area	

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.

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Manatee County Future Land Use Map Series

Supplement # 8

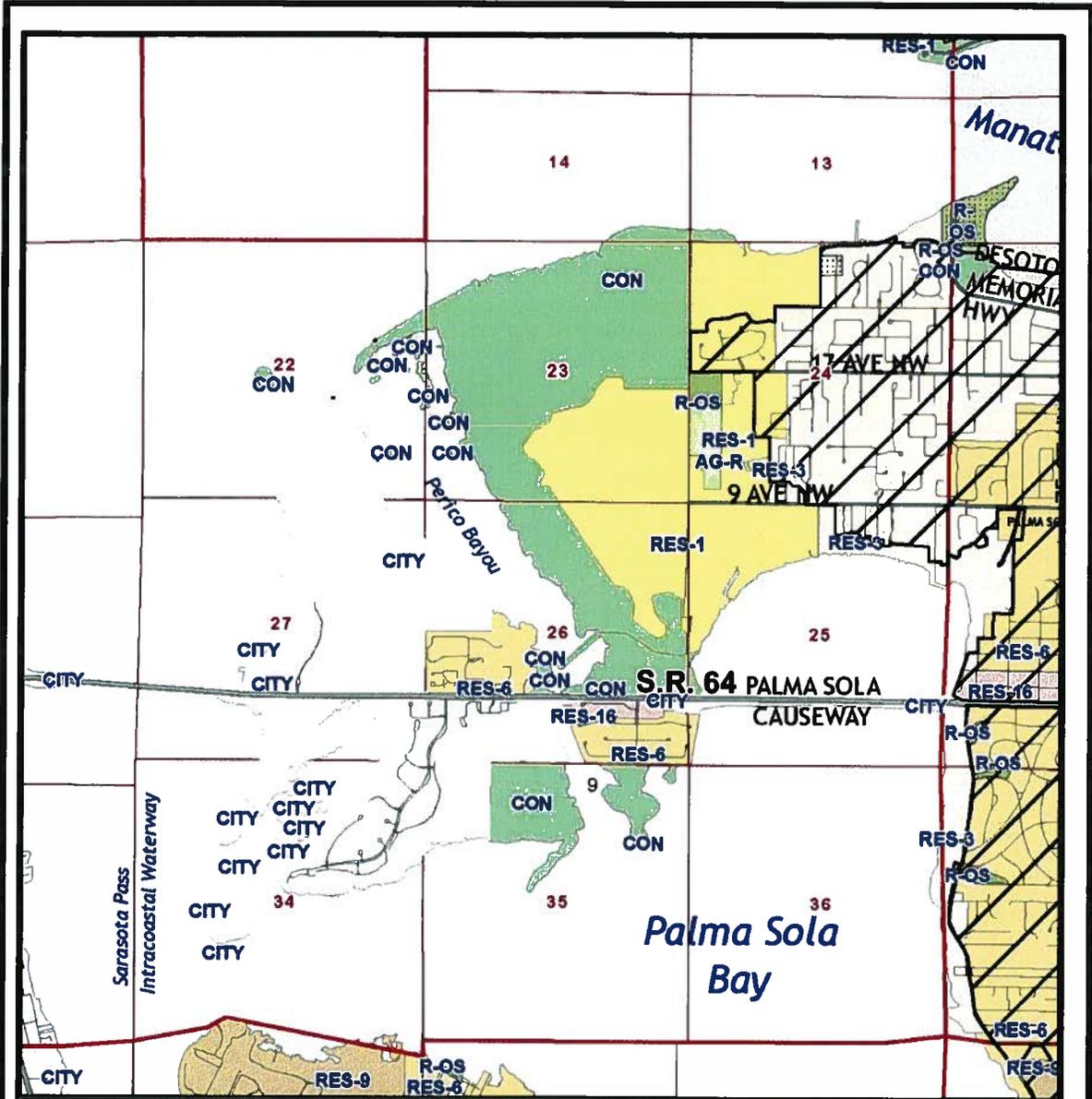
Map 8 of 29

	AG-R		RES-6		MU-C		OM		CITY		Section
	ER		RES-9		IH		P/SP-1		ICR		Township/Range
	CON		RES-16		IL		P/SP-2		Historical Overlay		Watershed Overlay
	RES-1		UF-3		IU		R-OS		FIG Overlay		TCEA BOUNDARIES
	RES-3		MU		OL		ROR		Urban Service Area	(Unincorporated Community Exception Area)	

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.



Manatee County Future Land Use Map Series

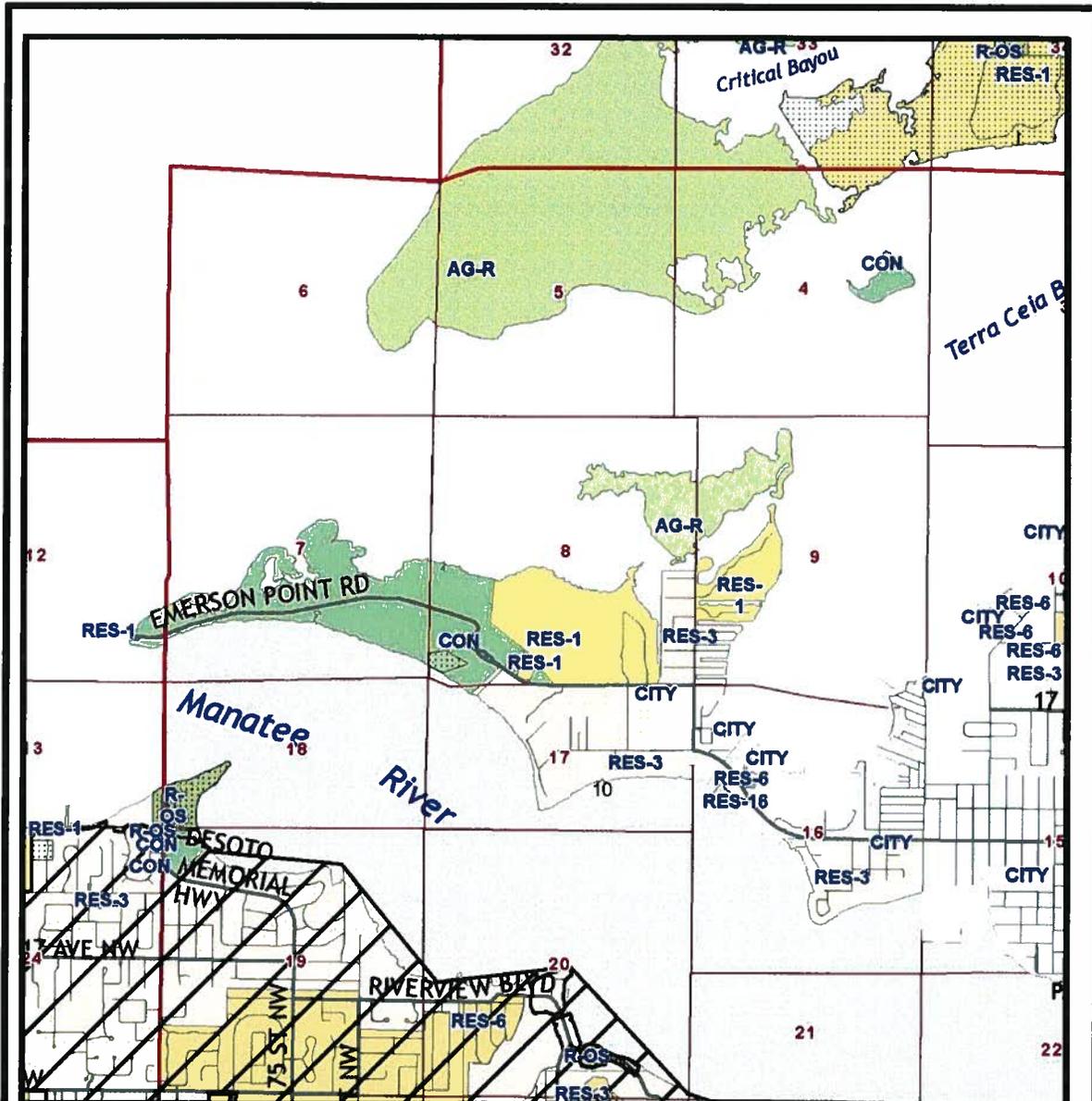
Supplement # 8

Map 9 of 29

AG-R	RES-6	MU-C	OM	CITY	Section 36
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	Urban Service Area	FIG Overlay
RES-3	MU	OL	ROR	Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.	TCBA BOUNDARIES



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Manatee County Future Land Use Map Series

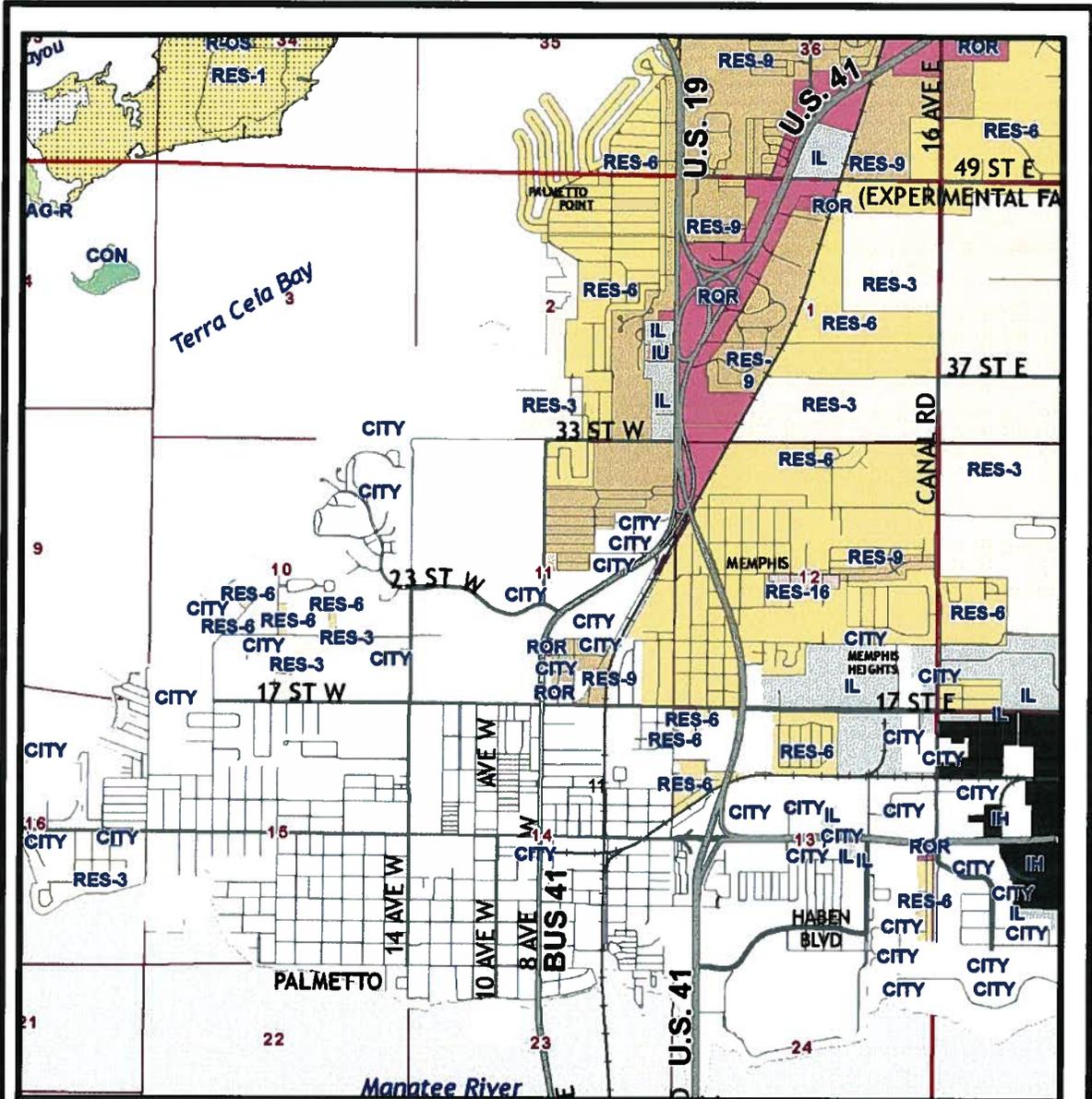
Supplement # 8

Map 10 of 29

AG-R	RES-6	MU-C	OM	CITY	Section
ER	RES-9	IH	P/SP-1	Township/Range	35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCEA BOUNDARIES
RES-3	MU	OL	ROR	Urban Service Area	(Transportation Corridors Exclusion Area)

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.

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Manatee County Future Land Use Map Series

Supplement # 8

AG-R	RES-6	MU-C	OM	CITY
ER	RES-9	IH	P/SP-1	ICR
CON	RES-16	IL	P/SP-2	
RES-1	UF-3	IU	R-OS	Urban Service Area
RES-3	MU	OL	ROR	

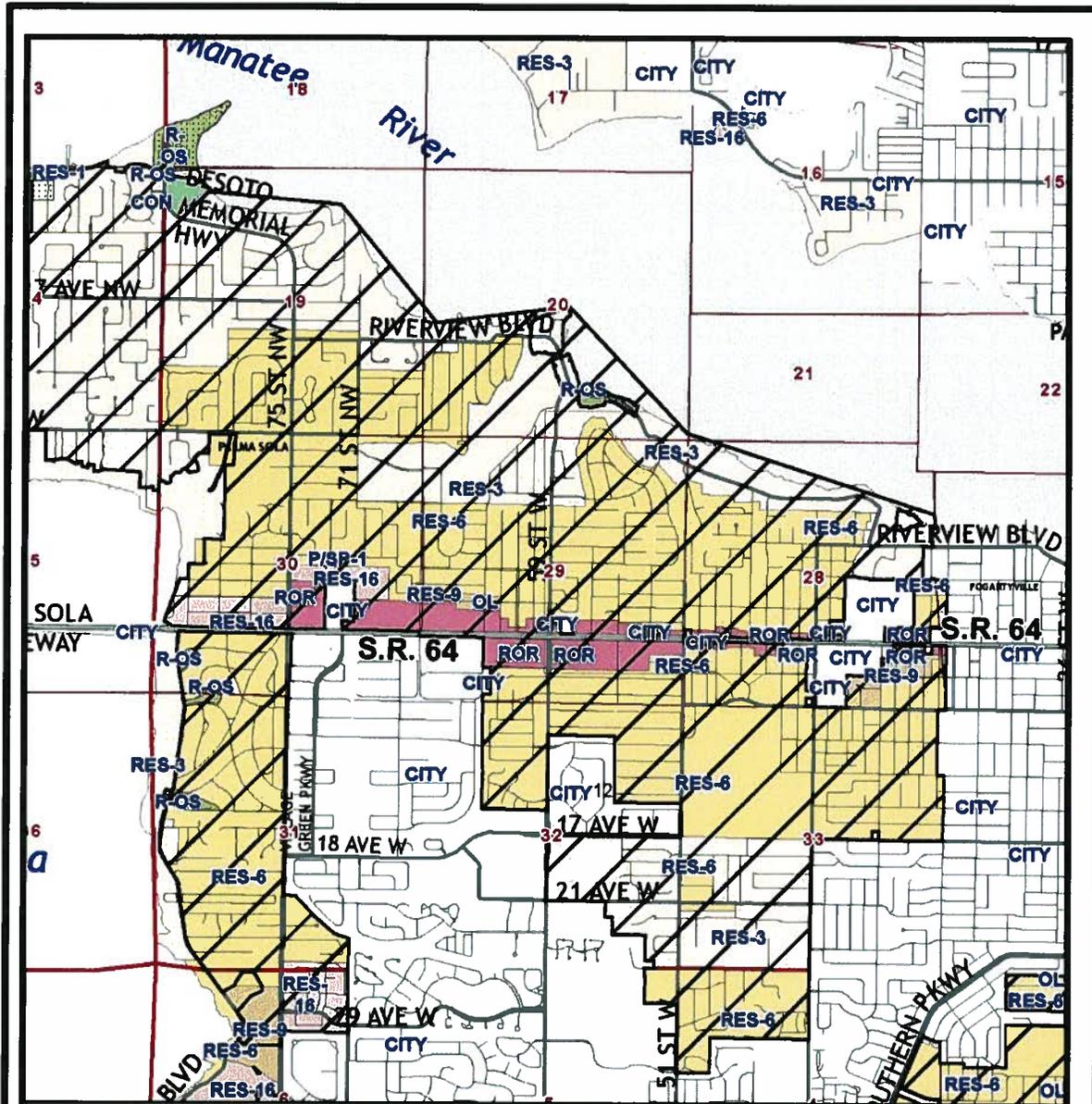
Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.

Section 36
Township/Range 35 / 17 NW
Historical Overlay
Watershed Overlay
FIG Overlay
TCBA BOUNDARIES

Map 11 of 29



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.



Manatee County Future Land Use Map Series

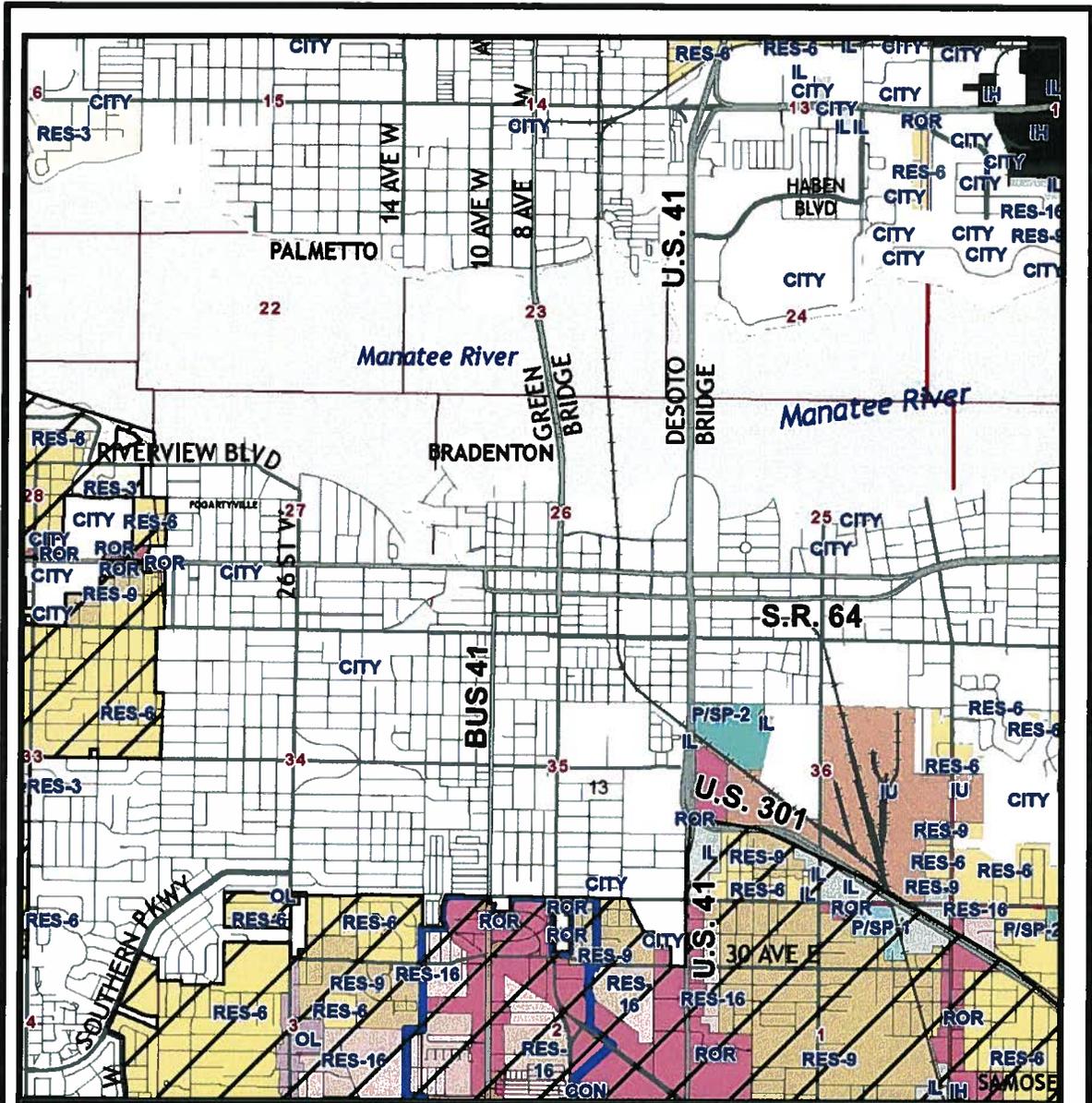
Supplement # 8

Map 12 of 29

AG-R	RES-6	MU-C	OM	CITY	Section 36
ER	RES-9	IH	P/SP-1	Township/Range 35 / 17 NW	Historical Overlay
CON	RES-16	IL	P/SP-2	Watershed Overlay	FIG Overlay
RES-1	UF-3	IU	R-OS	Urban Service Area	TCBA BOUNDARIES
RES-3	MU	OL	ROR	Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.	



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Manatee County Future Land Use Map Series

Supplement # 8

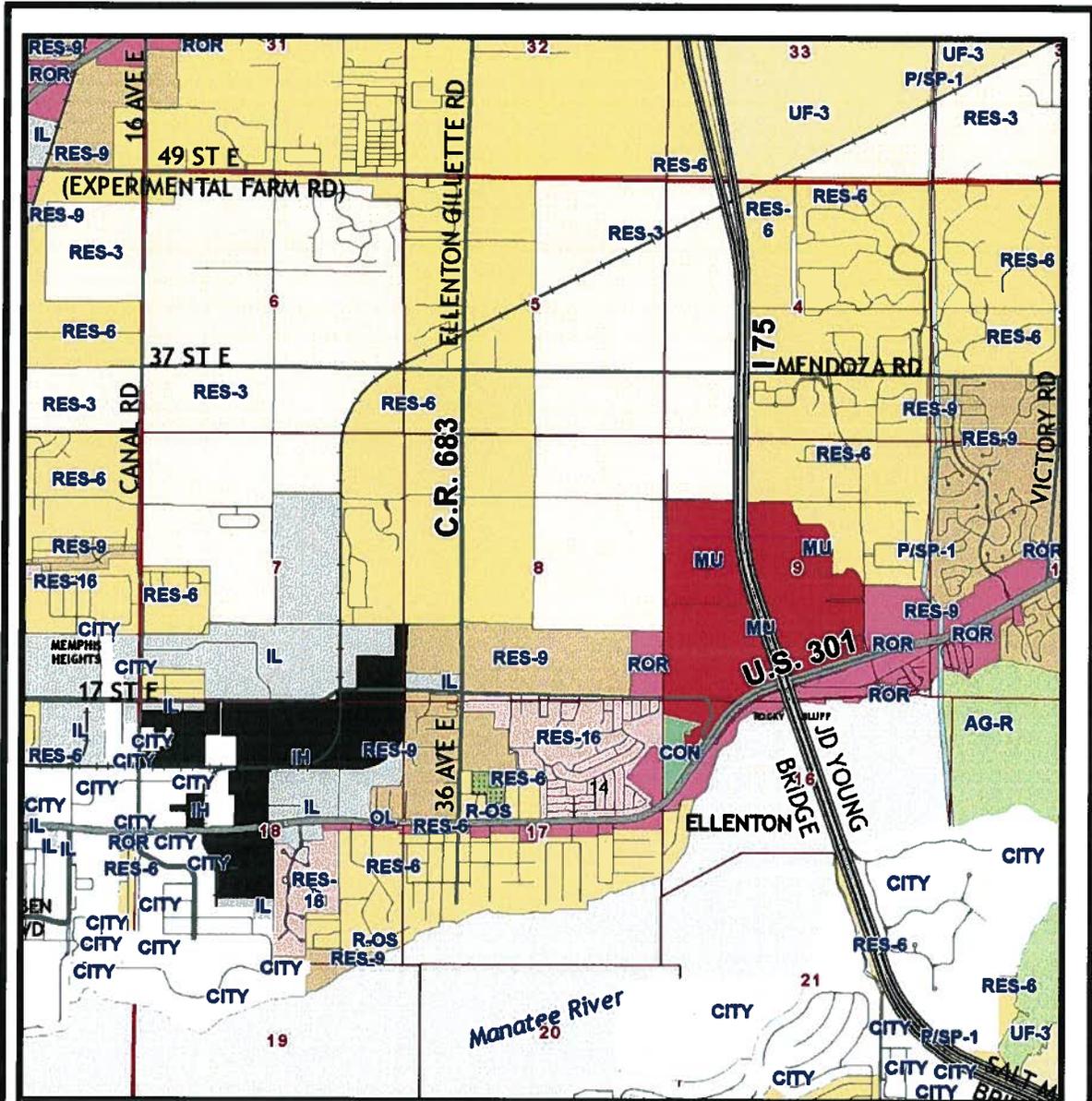
Map 13 of 29

AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCRA BOUNDARIES
RES-3	MU	OL	ROR	Urban Service Area	

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



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Manatee County Future Land Use Map Series

Supplement # 8

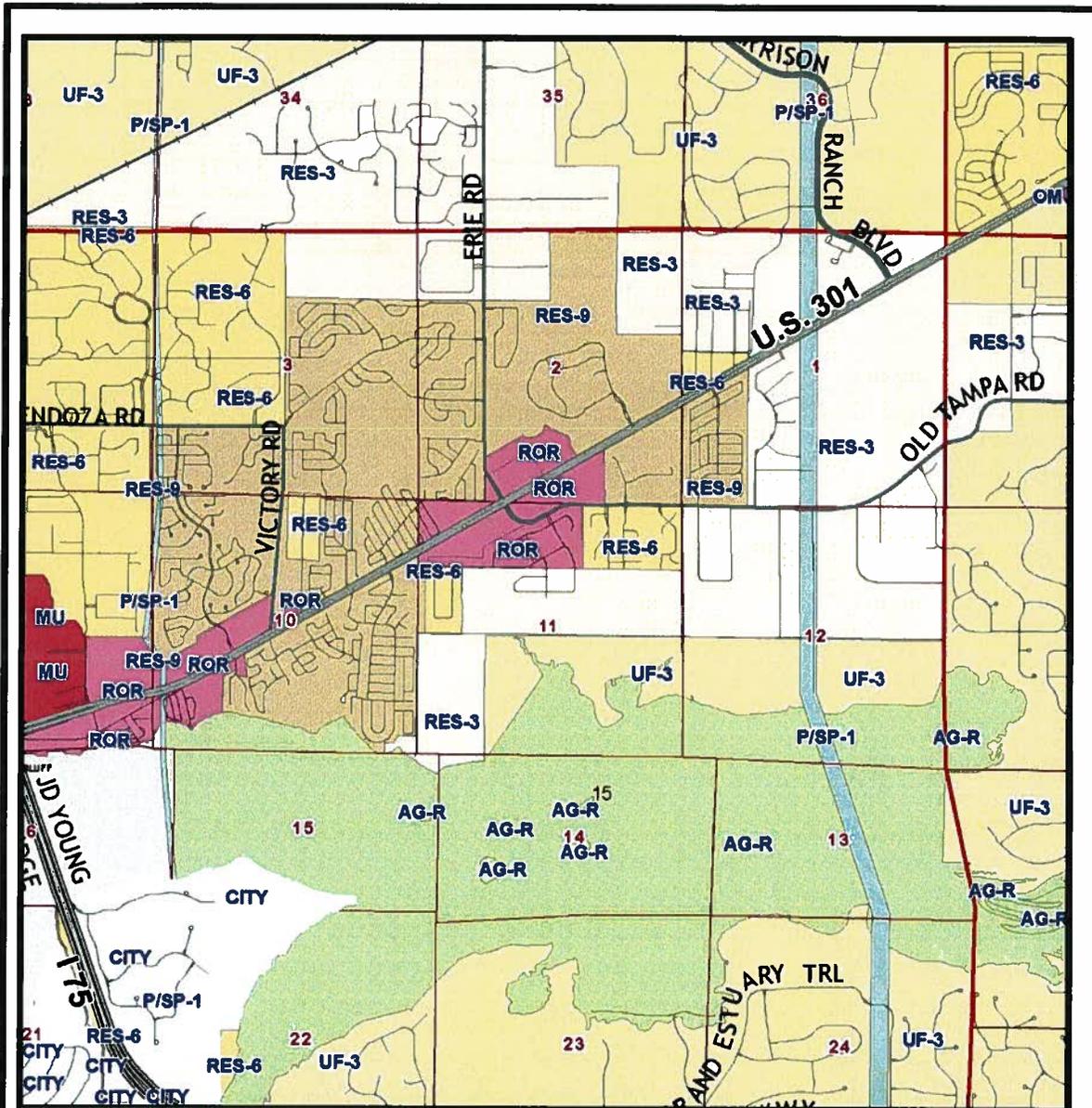
Map 14 of 29

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.

	Section
	Township/Range 35 / 17 NW
	Historical Overlay
	Watershed Overlay
	FIG Overlay
	TCBA BOUNDARIES (Transportation Congestion Evaluation Area)



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Manatee County Future Land Use Map Series

Supplement # 8

Map 15 of 29

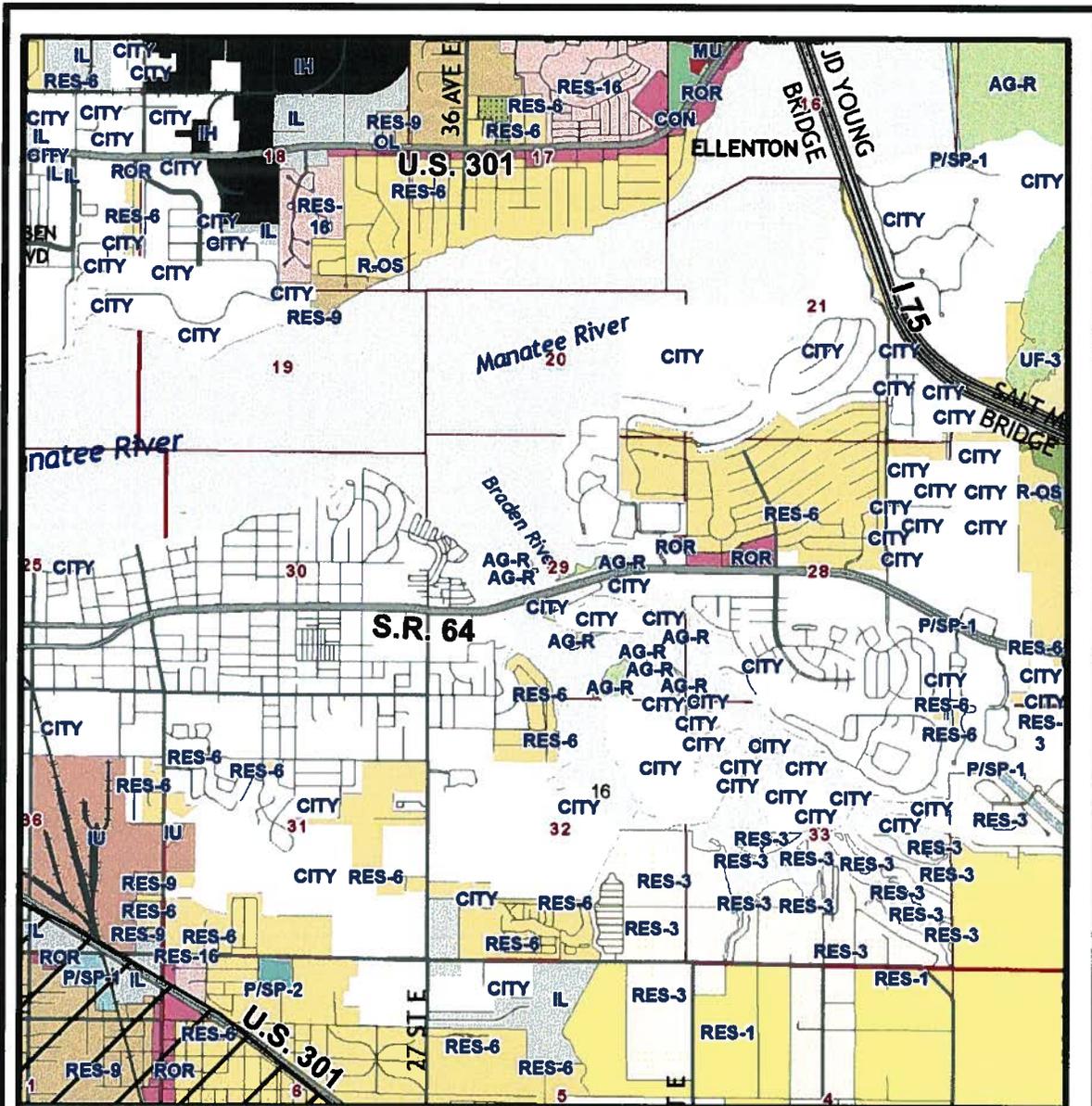
AG-R	RES-6	MU-C	OM	CITY
ER	RES-9	IH	P/SP-1	ICR
CON	RES-16	IL	P/SP-2	
RES-1	UF-3	IU	R-OS	Urban Service Area
RES-3	MU	OL	ROR	

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.

Section
Township/Range 35 / 17 NW
Historical Overlay
Watershed Overlay
FIG Overlay
TCBA BOUNDARIES (Granddation Concurrence Region Area)



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Manatee County Future Land Use Map Series

Supplement # 8

Map 16 of 29

AG-R	RES-6	MU-C	OM	CITY
ER	RES-9	IH	P/SP-1	ICR
CON	RES-16	IL	P/SP-2	Historical Overlay
RES-1	UF-3	IU	R-OS	Watershed Overlay
RES-3	MU	OL	ROR	FIG Overlay

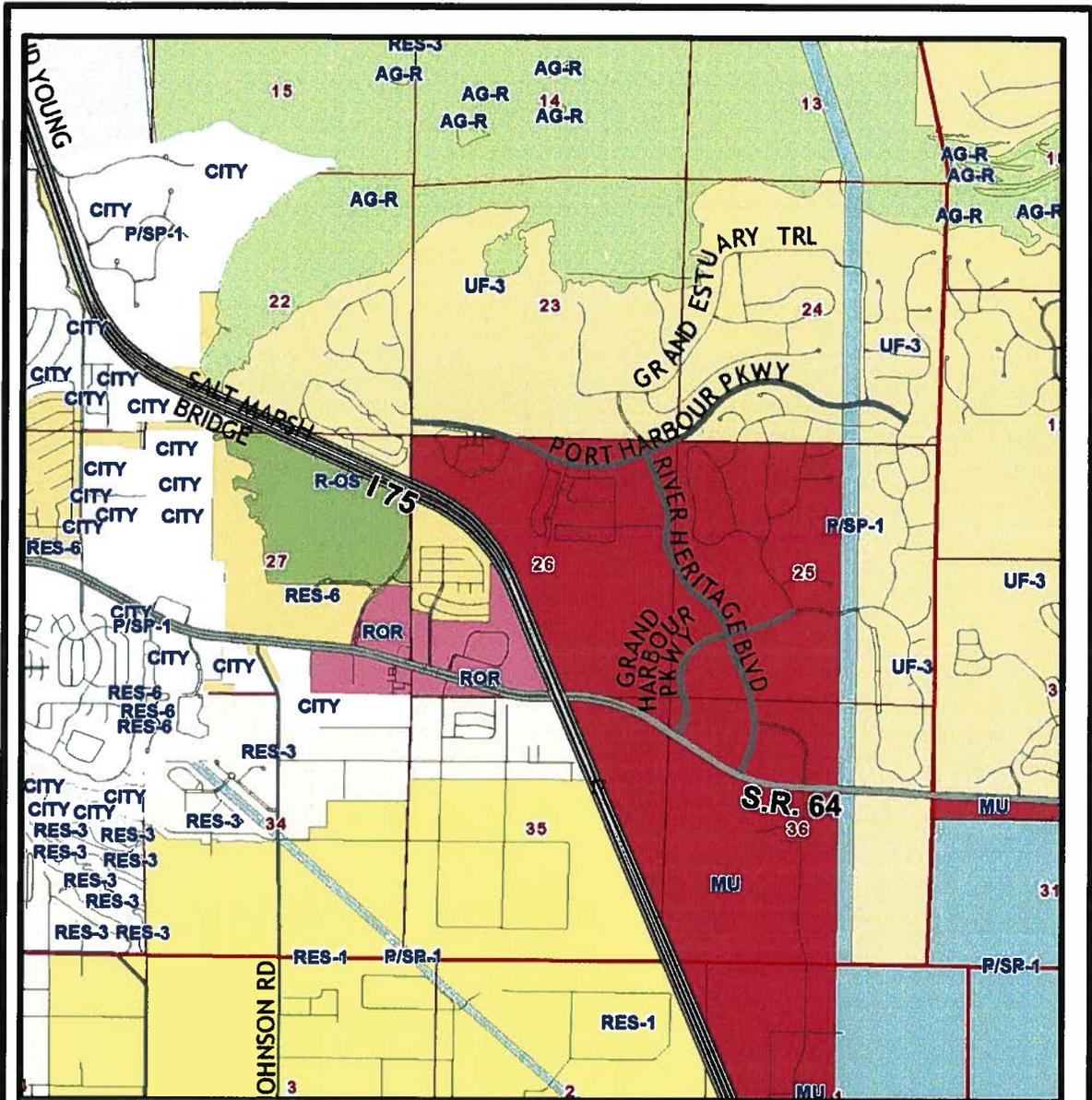
Section 36
Township/Range 35 / 17 NW
Historical Overlay
Watershed Overlay
FIG Overlay
TCBA BOUNDARIES (Transition Compatibility Exception Area)

Urban Service Area

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.



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Manatee County Future Land Use Map Series

Supplement # 8

Map 17 of 29

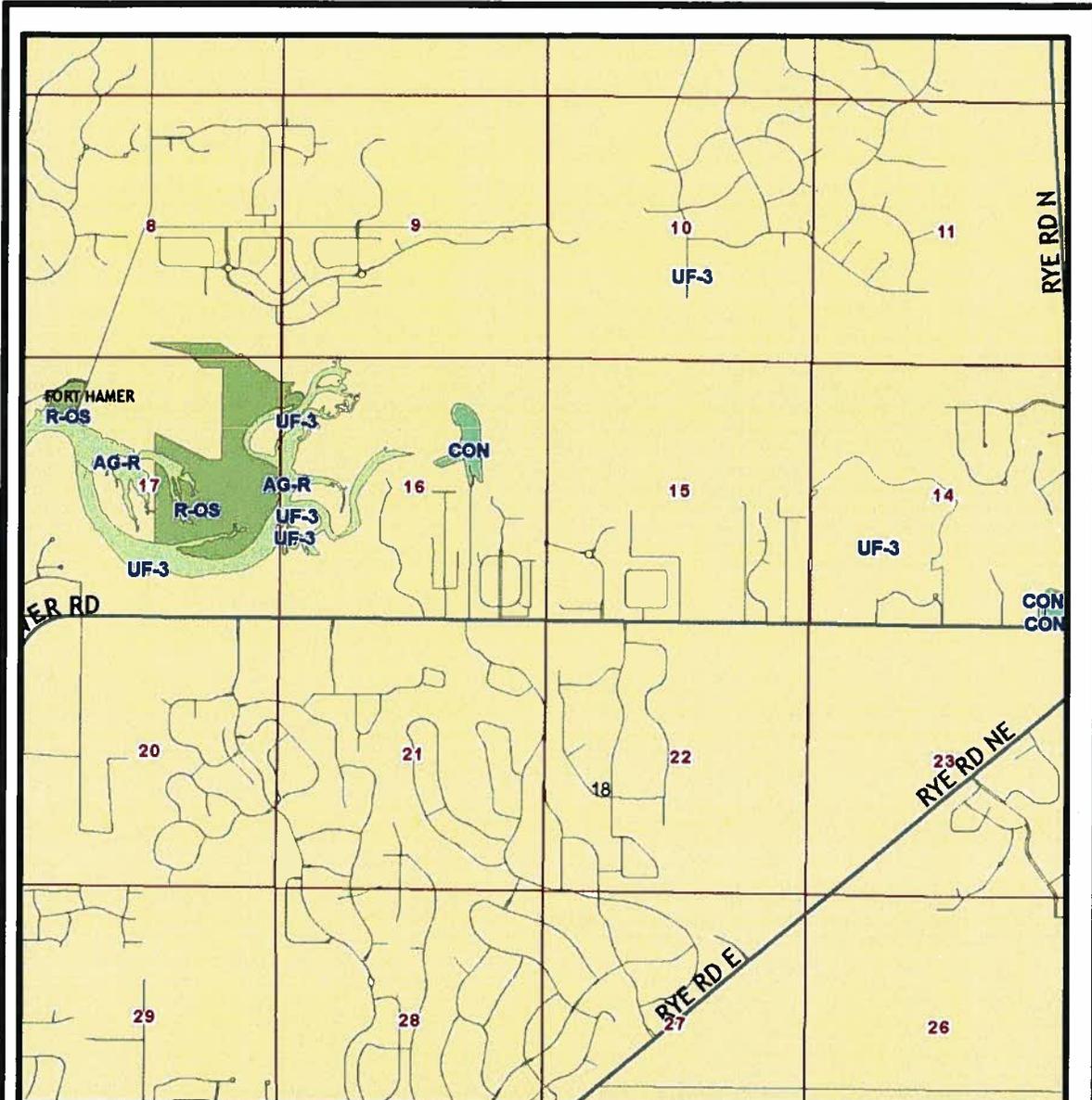
AG-R	RES-6	MU-C	OM	CITY
ER	RES-9	IH	P/SP-1	ICR
CON	RES-16	IL	P/SP-2	Urban Service Area
RES-1	UF-3	IU	R-OS	Urban Service Area
RES-3	MU	OL	ROR	Urban Service Area

Section 36
Township/Range 35 / 17 NW
Historical Overlay
Watershed Overlay
FIG Overlay
TCBA BOUNDARIES (Transportation Concurrence Review Area)



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Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



Manatee County Future Land Use Map Series

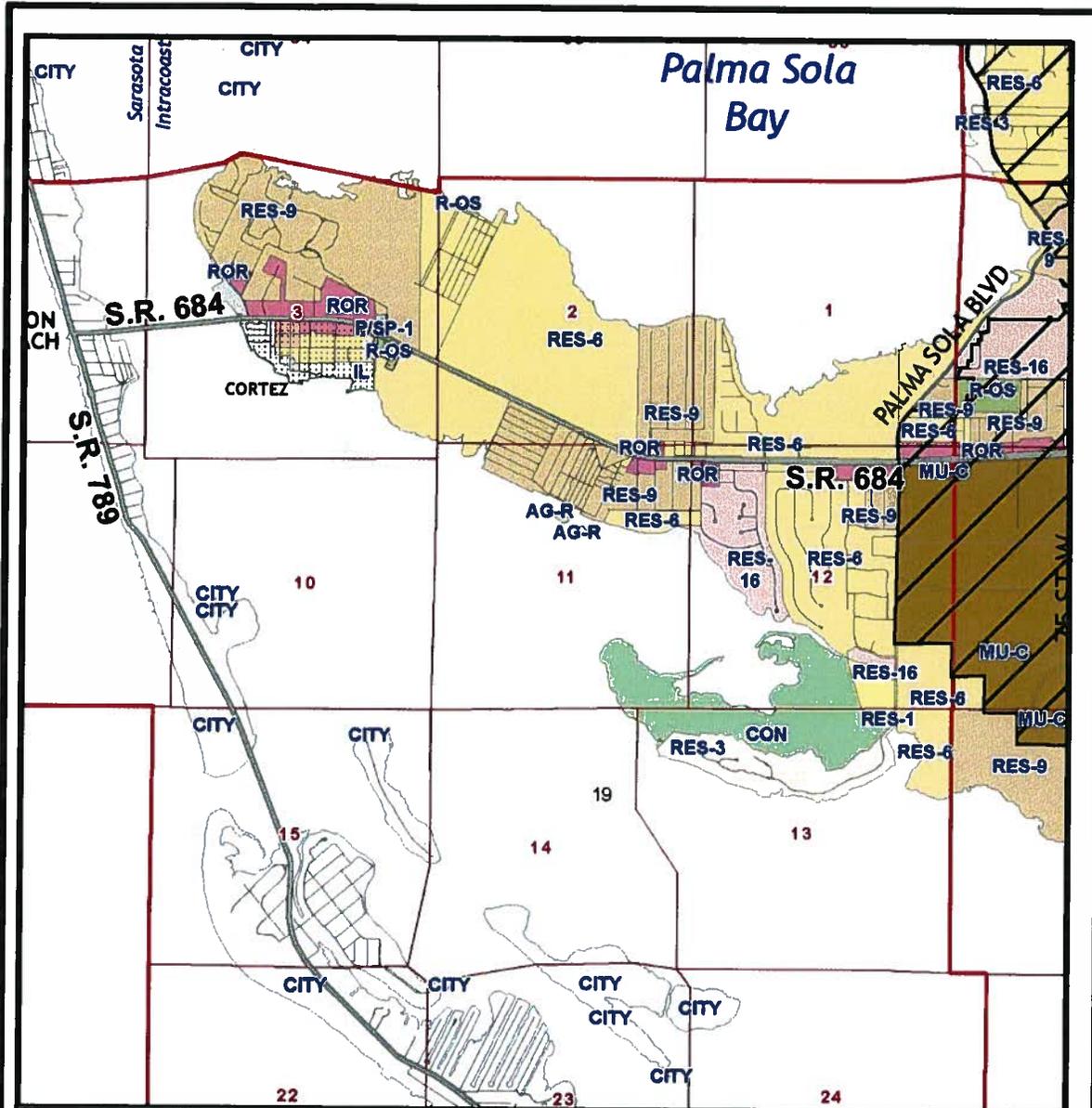
Supplement # 8

Map 18 of 29

AG-R	RES-6	MU-C	OM	CITY	Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range
CON	RES-16	IL	P/SP-2	Historical Overlay	35 / 17 NW
RES-1	UF-3	IU	R-OS	Watershed Overlay	FIG Overlay
RES-3	MU	OL	ROR	TCEA BOUNDARIES	TCEA BOUNDARIES
Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.				Urban Service Area	TCEA BOUNDARIES



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Manatee County Future Land Use Map Series

Supplement # 8

- | | | | | |
|-------|--------|------|--------|--------------------|
| AG-R | RES-6 | MU-C | OM | CITY |
| ER | RES-9 | IH | P/SP-1 | ICR |
| CON | RES-16 | IL | P/SP-2 | |
| RES-1 | UF-3 | IU | R-OS | Urban Service Area |
| RES-3 | MU | OL | ROR | |

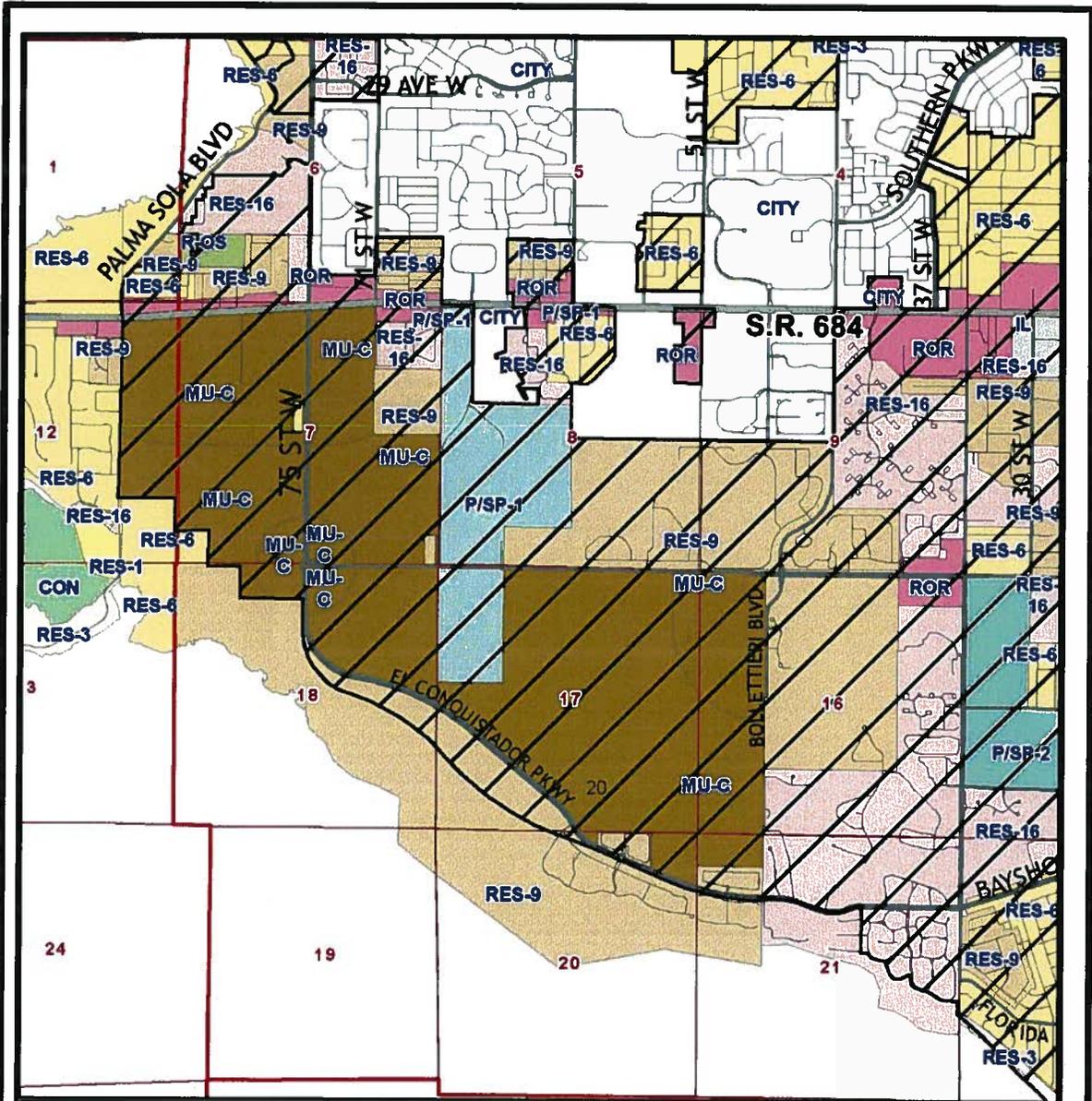
Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.

- | |
|---|
| 36 Section |
| Township/Range 35 / 17 NW |
| Historical Overlay |
| Watershed Overlay |
| FIG Overlay |
| TCBA BOUNDARIES
<small>(Transportation Corridor Study Buffer Area)</small> |

Map 19 of 29



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Manatee County Future Land Use Map Series

Supplement # 8

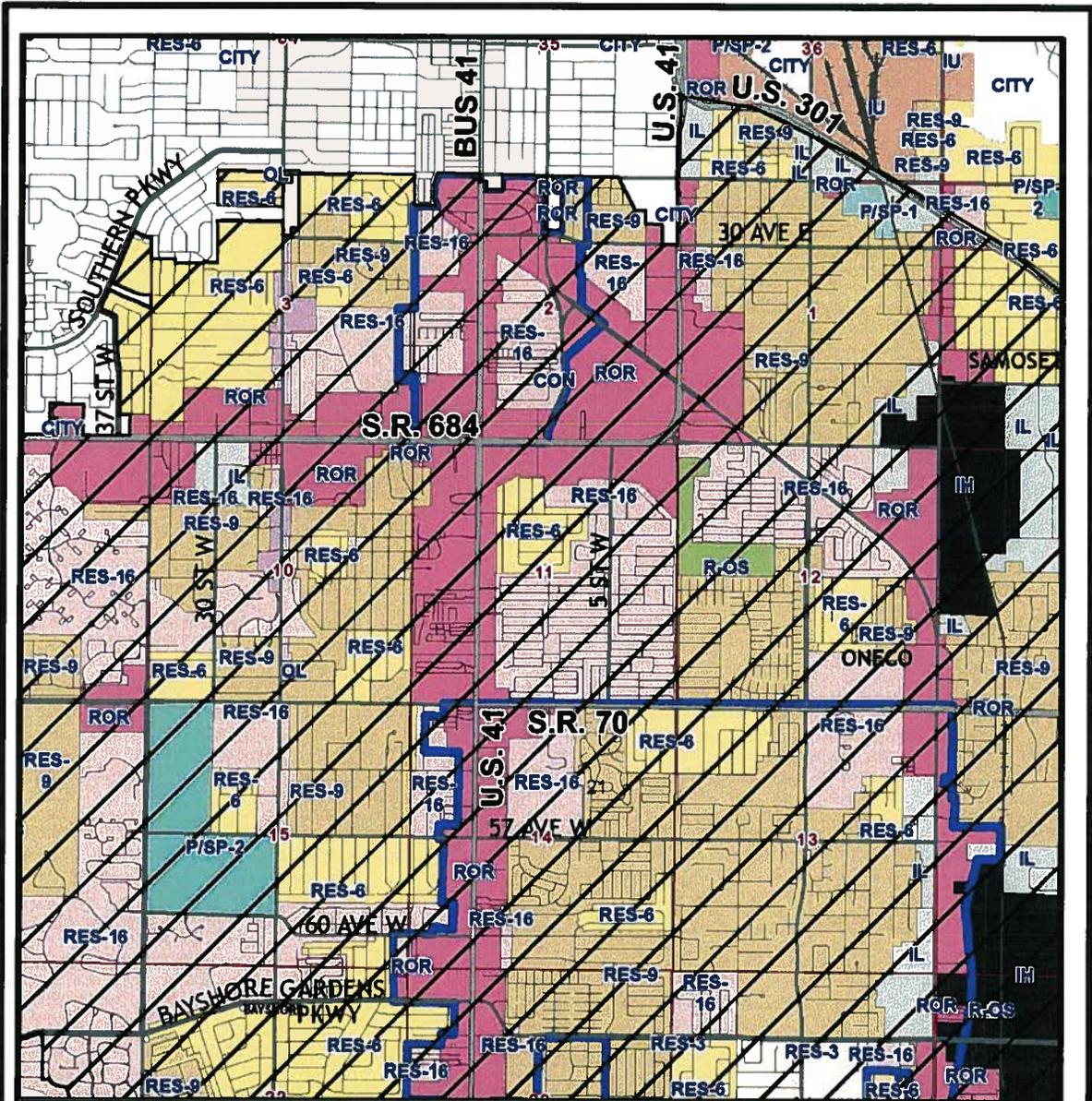
Map 20 of 29

AG-R	RES-6	MU-C	OM	CITY	Section 36
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 /17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	Urban Service Area	FIG Overlay
RES-3	MU	OL	ROR	TCBA BOUNDARIES <small>(Transportation Corridor/Community Revitalization Area)</small>	

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



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Manatee County Future Land Use Map Series

Supplement # 8

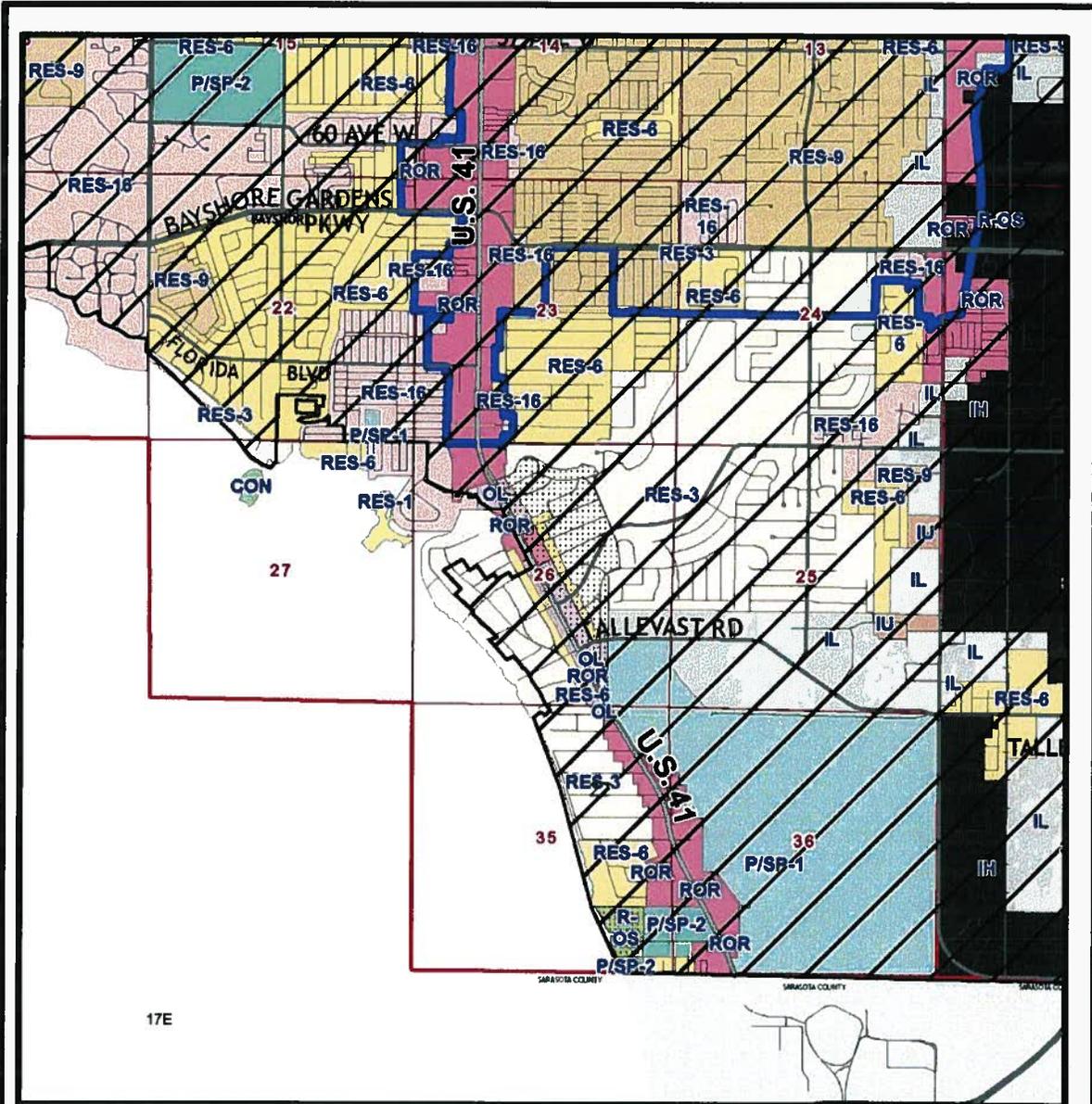
Map 21 of 29

AG-R	RES-6	MU-C	OM	CITY	Section
ER	RES-9	IH	P/SP-1	Township/Range 35 / 17 NW	Historical Overlay
CON	RES-16	IL	P/SP-2	Watershed Overlay	FIG Overlay
RES-1	UF-3	IU	R-OS	Urban Service Area	TCBA BOUNDARIES (Transportation Corridor Capacity Expansion Area)
RES-3	MU	OL	ROR		

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.



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17E

Manatee County Future Land Use Map Series

Supplement # 8

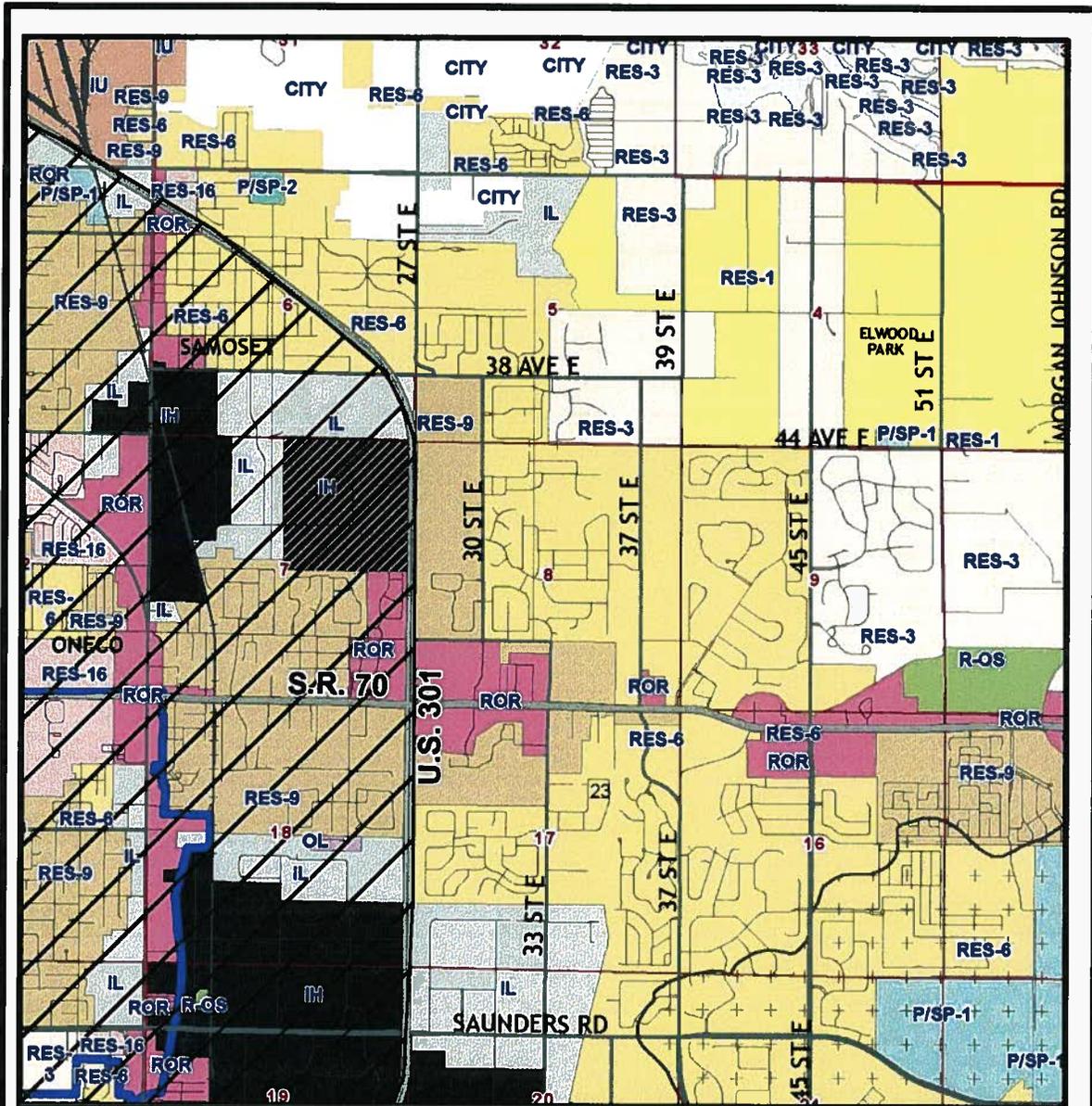
AG-R	RES-6	MU-C	OM	CITY	36 Section
ER	RES-9	IH	P/SP-1	Township/Range 35 / 17 NW	Historical Overlay
CON	RES-16	IL	P/SP-2	Watershed Overlay	FIG Overlay
RES-1	UF-3	IU	R-OS	Urban Service Area	TCBA BOUNDARIES (Temporary Construction Exemption Area)
RES-3	MU	OL	ROR		

Affordable housing density bonuses consistent with policy 8.1.3.6 may be considered.

Map 22 of 29



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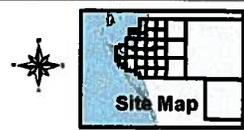
Manatee County Future Land Use Map Series

Supplement # 8

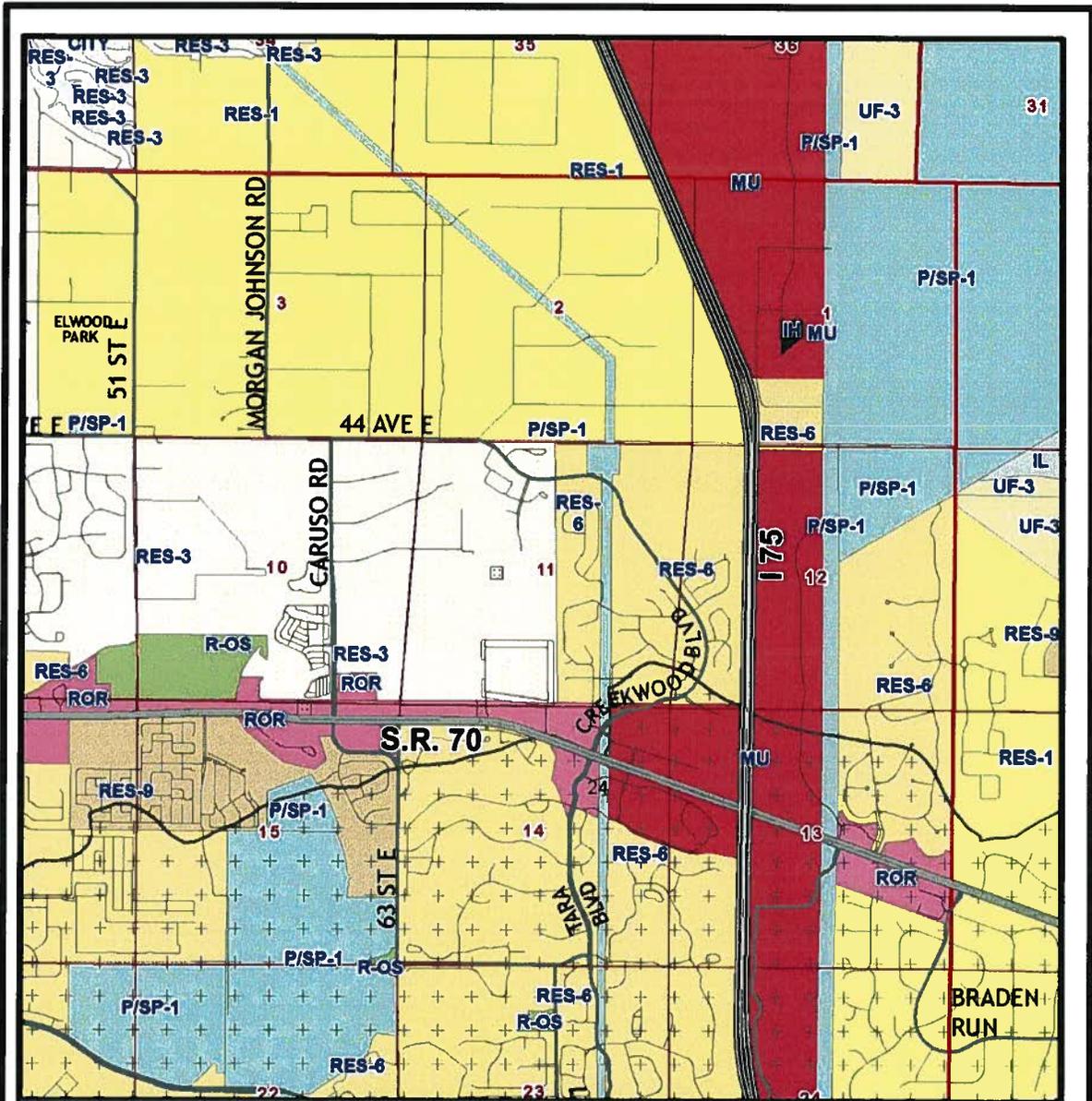
Map 23 of 29

AG-R	RES-6	MU-C	OM	CITY	Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Urban Service Area	Historical Overlay
RES-1	UF-3	IU	R-OS	Watershed Overlay	FIG Overlay
RES-3	MU	OL	ROR	TCBA BOUNDARIES	

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.



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Manatee County Future Land Use Map Series

Supplement # 8

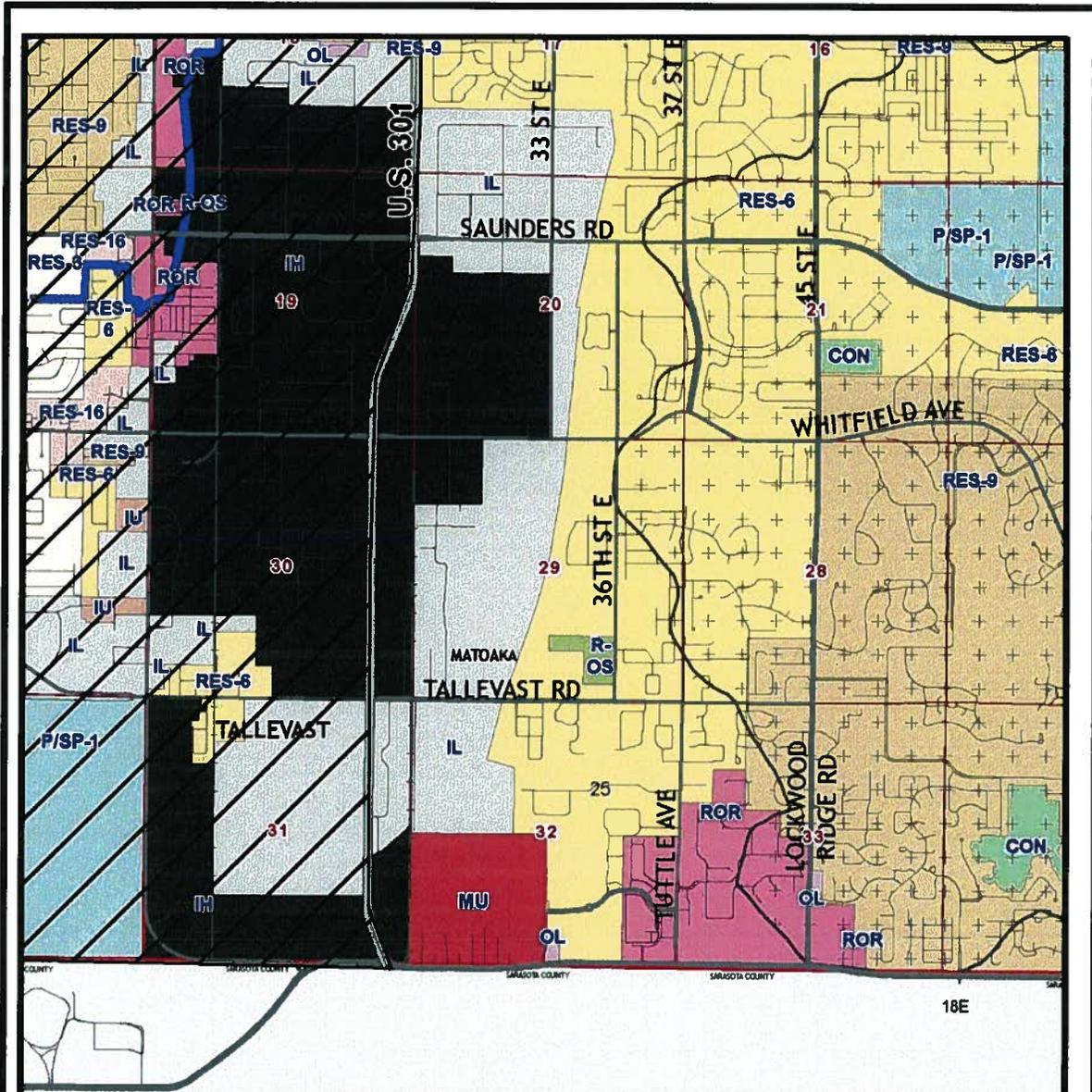
Map 24 of 29

AG-R	RES-6	MU-C	OM	CITY	Section 36
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCBA BOUNDARIES (Transportation Congestion Escalation Area)
RES-3	MU	OL	ROR	Urban Service Area	

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.



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Manatee County Future Land Use Map Series

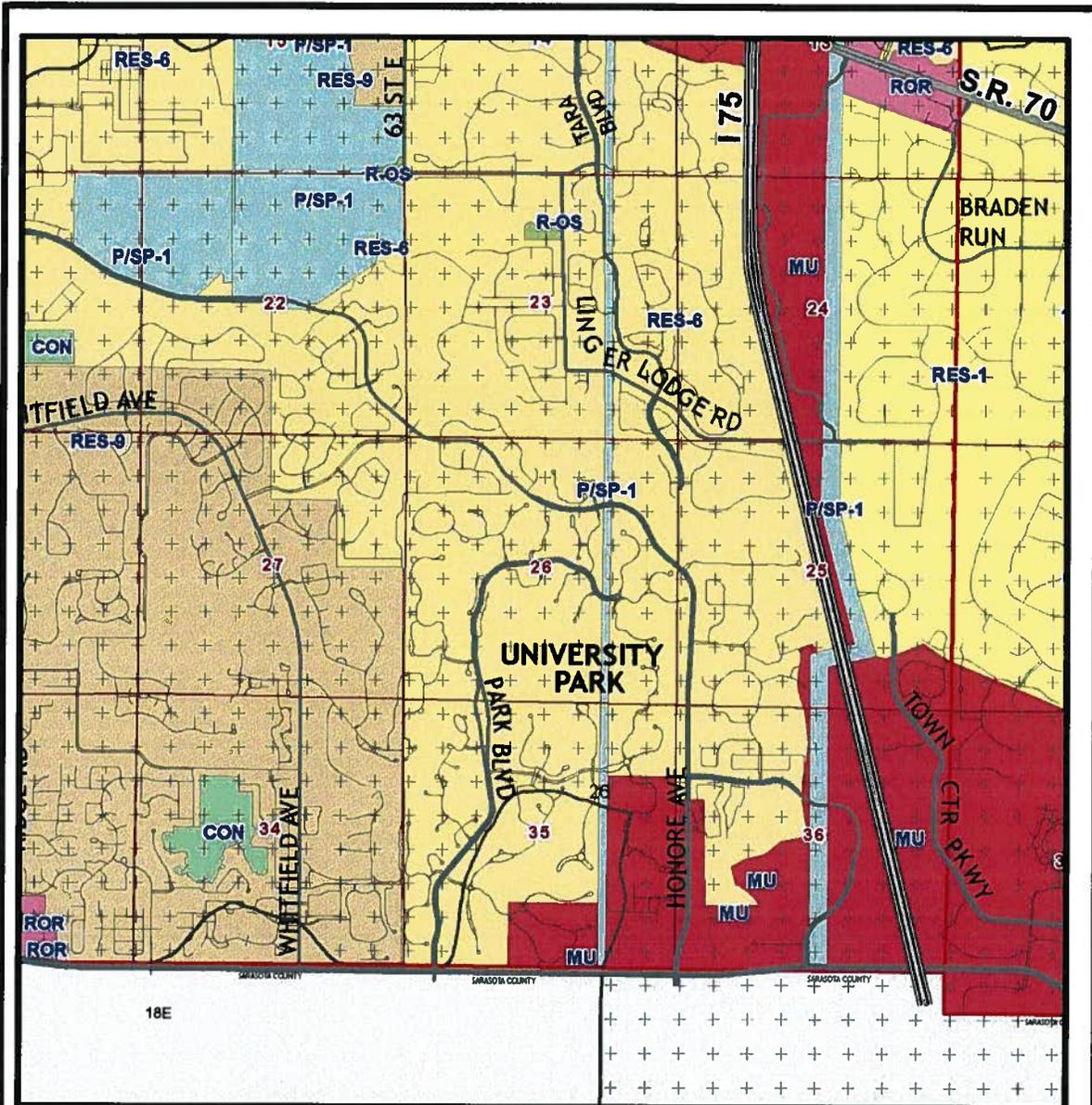
Supplement # 8

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.

Map 25 of 29



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18E

Manatee County Future Land Use Map Series

Supplement # 8

- | | | | | |
|-------|--------|------|--------|--------------------|
| AG-R | RES-6 | MU-C | OM | CITY |
| ER | RES-9 | IH | P/SP-1 | ICR |
| CON | RES-16 | IL | P/SP-2 | Historical Overlay |
| RES-1 | UF-3 | IU | R-OS | Watershed Overlay |
| RES-3 | MU | OL | ROR | FIG Overlay |
- Urban Service Area
- TCEA BOUNDARIES
(Transportation Corridor Right-of-Way)

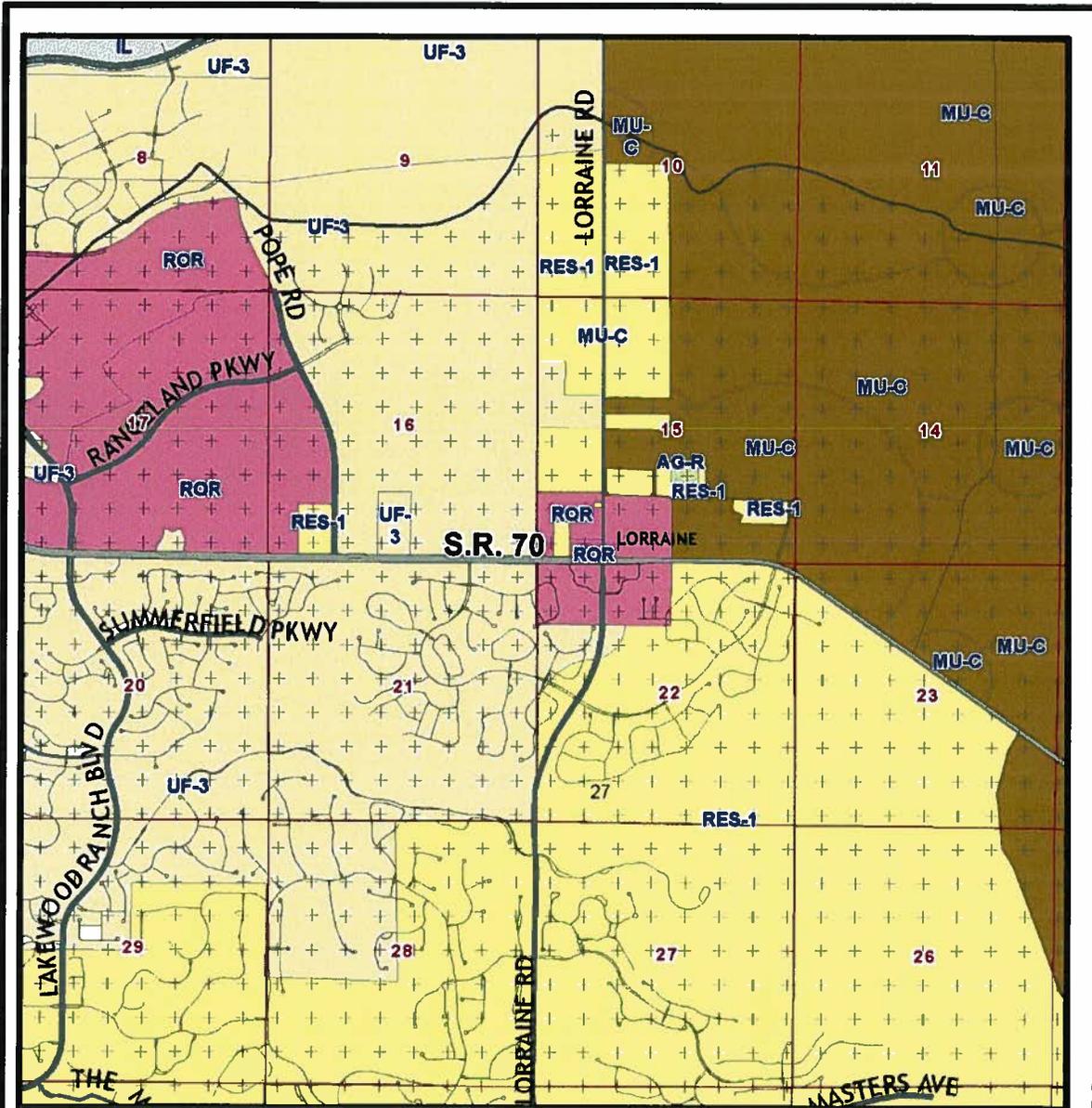
Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.

- | | |
|--------------------|----------------|
| 36 | Section |
| 35 / 17 NW | Township/Range |
| Historical Overlay | |
| Watershed Overlay | |
| FIG Overlay | |
| TCEA BOUNDARIES | |

Map 26 of 29



This map was developed by the Planning Department with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change, and is not warranted in any way.



Manatee County Future Land Use Map Series

Supplement # 8

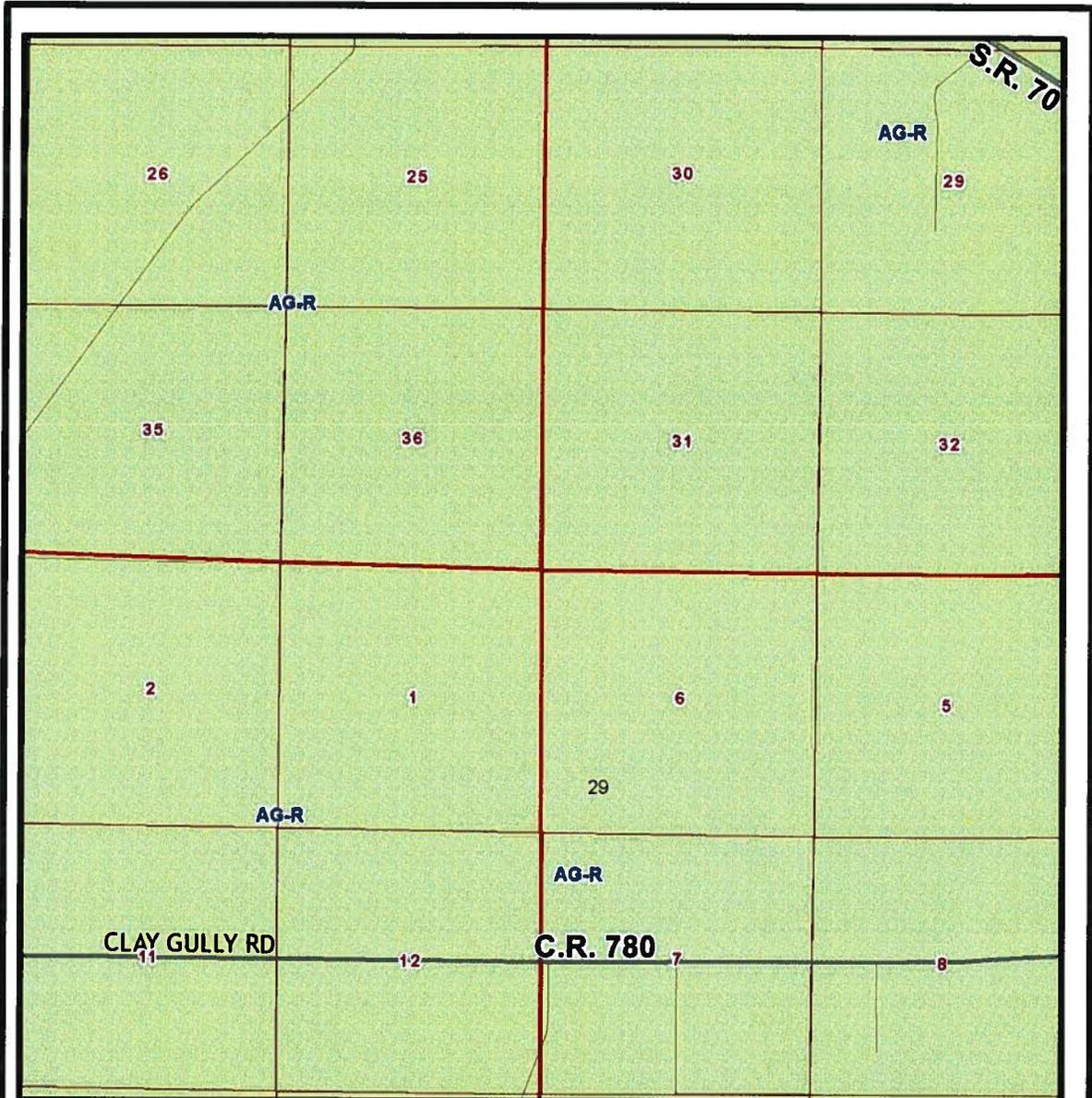
Map 27 of 29

	AG-R		RES-6		MU-C		OM		CITY		Section 36
	ER		RES-9		IH		P/SP-1		ICR		Township/Range 35 / 17 NW
	CON		RES-16		IL		P/SP-2		Historical Overlay		Watershed Overlay
	RES-1		UF-3		IU		R-OS		Urban Service Area		FIG Overlay
	RES-3		MU		OL		ROR		TCBA BOUNDARIES <small>(Transportation Connectivity Encouragement Area)</small>		

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.



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Manatee County Future Land Use Map Series

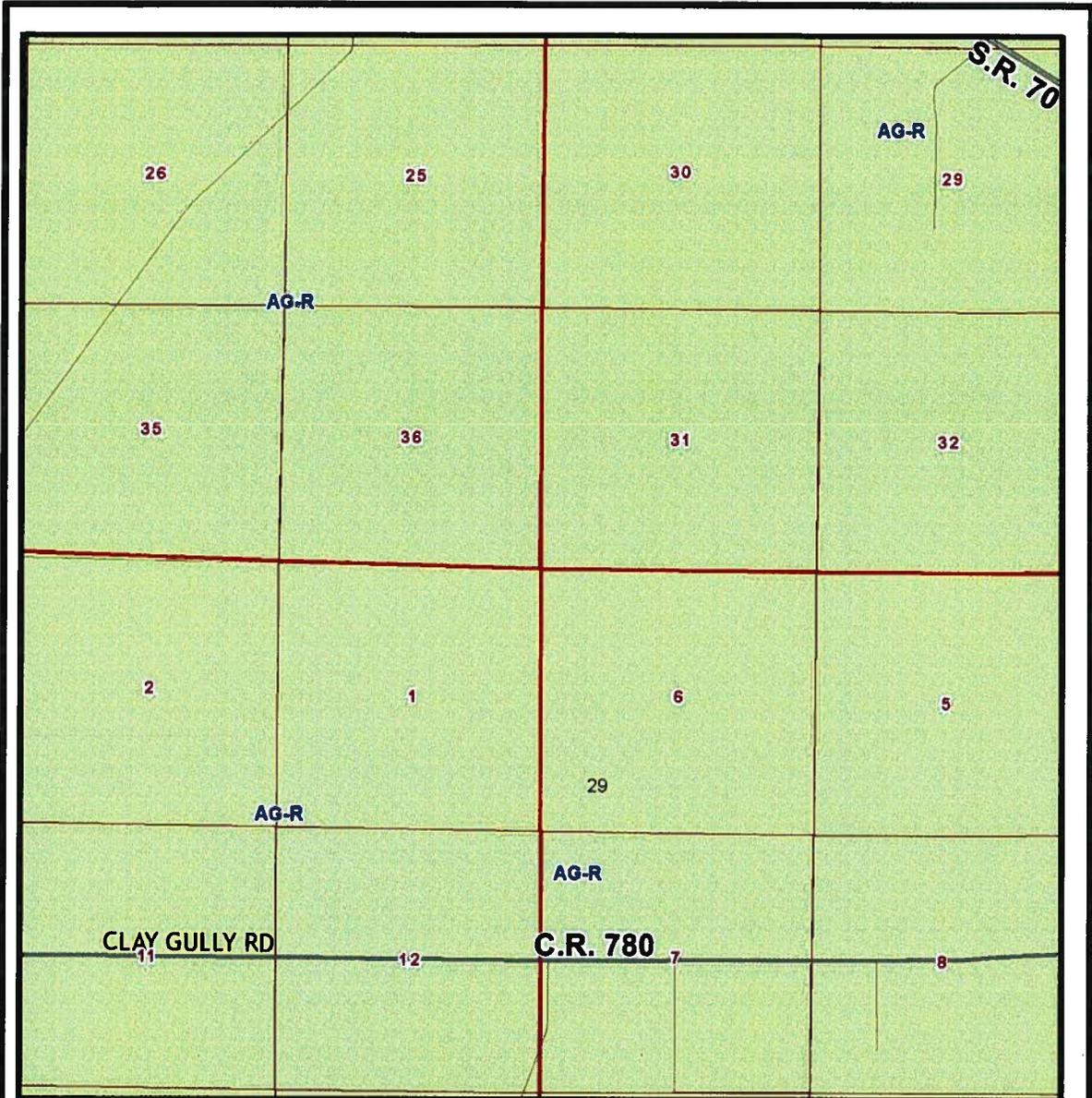
Supplement # 8

Map 29 of 29

AG-R	RES-6	MU-C	OM	CITY	Section
ER	RES-9	IH	P/SP-1	ICR	Township/Range
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCRA BOUNDARIES
RES-3	MU	OL	ROR	Urban Service Area	<small>(Transportation Capacity Exemption Area)</small>

Affordable housing density bonuses consistent with policy 8.1.3.5 may be considered.

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Manatee County Future Land Use Map Series

Supplement # 8

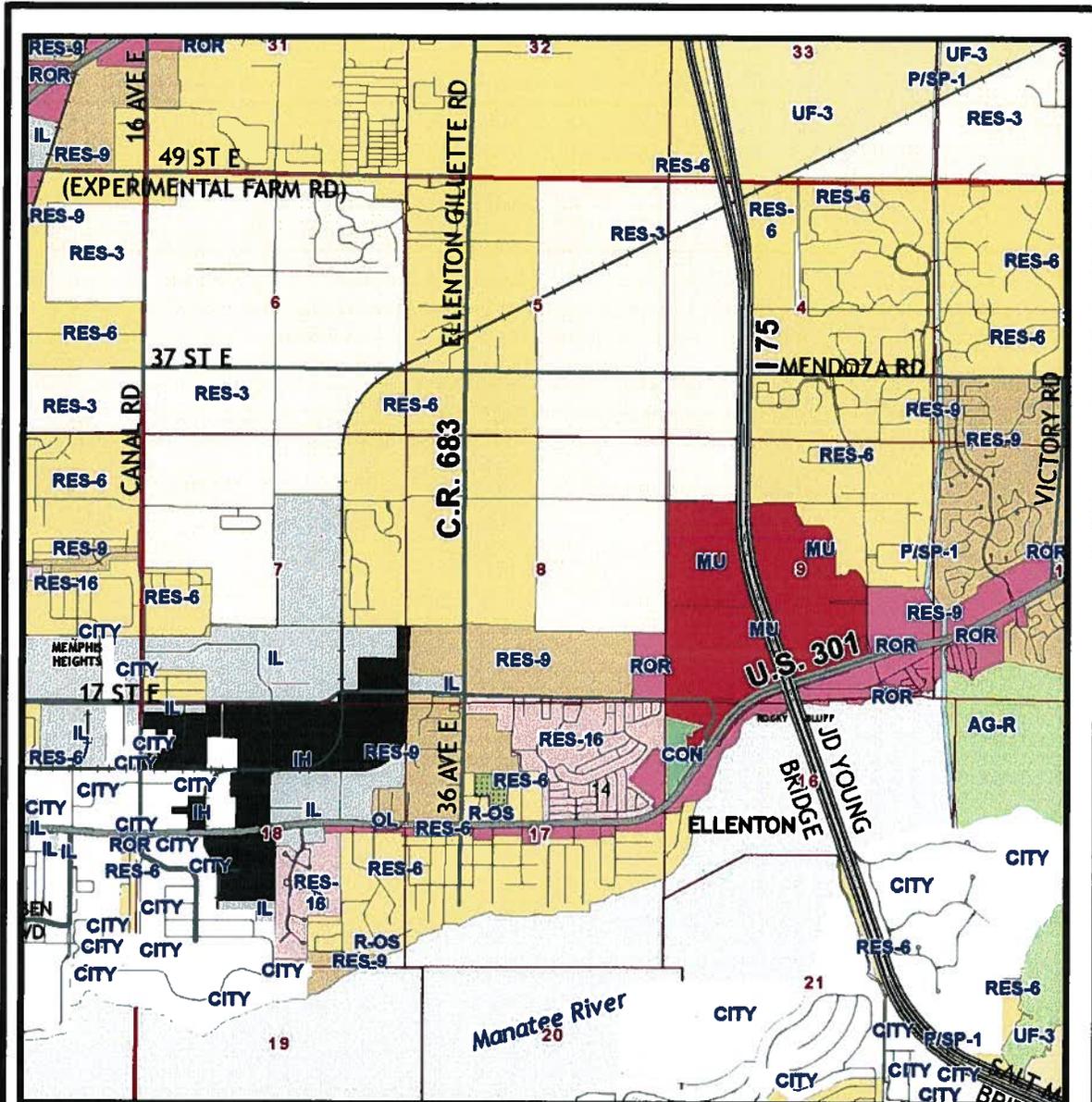
Map 29 of 29

AG-R	RES-6	MU-C	OM	CITY	Section 36
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCRA BOUNDARIES
RES-3	MU	OL	ROR	Urban Service Area	

Affordable housing density bonuses consistent with policy 8.1.3.6 may be considered.



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Manatee County Future Land Use Map Series

Supplement # 8

Map 14 of 29

AG-R	RES-6	MU-C	OM	CITY	Section 36
ER	RES-9	IH	P/SP-1	ICR	Township/Range 35 / 17 NW
CON	RES-16	IL	P/SP-2	Historical Overlay	Watershed Overlay
RES-1	UF-3	IU	R-OS	FIG Overlay	TCRA BOUNDARIES
RES-3	MU	OL	ROR	Urban Service Area	

Affordable housing density bonuses consistent with policy 6.1.3.5 may be considered.



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ATTACHMENT #3
DEO and REVIEWING AGENCY COMMENTS

Rick Scott
GOVERNOR



July 16, 2013

The Honorable Larry Bustle
Chairman, Manatee County
Board of County Commissioners
1112 Manatee Avenue West
Bradenton, Florida 34206

Dear Chairman Bustle:

The Department of Economic Opportunity (Department) has completed its review of the proposed comprehensive plan amendment for Manatee County (Amendment No. 13-4 ESR), which was received on June 18, 2013. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.) and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

As a courtesy to the County, the Department is providing two technical assistance comments on the proposed amendment consistent with Section 163.3168(3), F.S. The technical assistance comments will not form the basis of a challenge, but are intended to provide guidance to ensure consistency with the Community Planning Act. Regarding the proposed Urban Service Area, there are several planned roadways that are depicted on the County's Future Transportation Map within the proposed Urban Service Area, but these roadways are not identified or listed in the County's Capital Improvements Element. The Department recommends that the County identify or list in the Capital Improvements Element those future roadways that will be needed in order to support a future urbanized area within the Urban Service Area, consistent with the definition in Section 163.3164(50), F.S. Also, the Department recommends that the proposed Future Land Use Element Policy 2.1.1.6 be revised to clarify the intent and purpose of the Urban Service Area. For example, the Policy could be revised to include the statement that the County will encourage future infill and redevelopment to occur in the Urban Service Area and that the area is exempt from Development of Regional Impact Review.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption. The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment.

The Honorable Larry Bustle
July 16, 2013
Page 2 of 2

Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Chris A. Wiglesworth, Senior Planner, at (850) 717-8515, or by email at chris.wiglesworth@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive style with a large, stylized "M" and "D".

Mike McDaniel
Comprehensive Planning Manager

MM/caw

Enclosure(s): Procedures for Adoption

cc: Ms. Kathleen Thompson, AICP, Planning Manager, Manatee County
Mr. Manny Pumariega, AICP, Executive Director, Tampa Bay Regional Planning Council



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Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
On the World Wide Web at WaterMatters.org

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(883) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-8711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

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- Blake G. Gullory**
Executive Director

July 18, 2013

Ms. Kathleen Thompson, Planning Manager
Manatee County Building and Development Services Dept
Comprehensive Planning Division
1112 Manatee Avenue West
Bradenton, Florida 34205

Subject: Manatee County Plan Amendment 13-4ESR

Dear Ms.Thompson:

The Southwest Florida Water Management District (District) has reviewed the proposed Urban Service Area amendment as outlined in the amendment package. The following comments are offered for your consideration:

Floodplains and Floodprone Areas

1. The proposed Urban Service Area includes a significant amount of land within the Coastal High Hazard Area (CHHA), an area vulnerable to storm surge and flooding threat. Development of additional lands or increased density in this area would increase the number of persons exposed to natural hazards. The District recommends that a local hazard mitigation plan addressing the emergency management needs of this future population be in place prior to development. Adequate shelter space should be part of the discussion.

Regional Water Supply

No Comment

Wetlands and Other Surface Waters

No Comment

We appreciate this opportunity to participate in the review process. If we may be of assistance, please do not hesitate to contact me at (352) 796-7211, ext. 4422, or melissa.dickens@watermatters.org.

Sincerely,

Melissa Dickens
Staff Planner

cc: Ray Eubanks, DEO
Terri Behling, SWFWMD

Suzanne Ray, FDEP
Tara Poulton, SWFWMD

OFFICE OF THE COMMISSIONER
(850) 617-7700



THE CAPITOL
400 SOUTH MONROE STREET
TALLAHASSEE, FLORIDA 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER ADAM H. PUTNAM

July 23, 2013

VIA EMAIL (Kathleen.thompson@mymanatee.org)

Manatee County Building and
Development Services Department
Attn: Kathleen Thompson
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: DACS Docket # --20130618-250
Manatee County PA-13-05
Submission dated June 11, 2013

Dear Ms. Thompson:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on June 18, 2013 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2291.

Sincerely,

Sergio Alvarez, Ph.D.
Chief Economist
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Manatee County 13-1 ESR)

Manatee County 13-4ESR

Stahl, Chris

to:

kathleen.thompson@mymanatee.org

06/25/2013 01:23 PM

Cc:

"Craig, Kae", "DCPexter@deo.myflorida.com"

Show Details

To: Kathleen Thompson, Planning Department, Manatee County

From: Chris Stahl, Office of Intergovernmental Programs, Florida Department of Environmental Protection

Re: Manatee County 13-4ESR – Expedited Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, *Florida Statutes*. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Should you have any questions or require further assistance, please call me at (850) 245-2169.

Please take a few minutes to share your comments on the service you received from the department by clicking on this link. [DEP Customer Survey](#).

FLORIDA DEPARTMENT OF EDUCATION



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Commissioner of Education



June 27, 2013

Ms. Kathleen L. Thompson, AICP
Comprehensive Planning Manager
Manatee County
1112 Manatee Avenue, West
Bradenton, Florida 32406-1000
Via E-mail: Kathleen.thompson@mymanatee.org

Dear Ms. Thompson:

Re: Manatee County 13-4 ESR

Thank you for the opportunity to review the Manatee County 13-4 ESR amendment package, which the Florida Department of Education received on June 18, 2013. According to the department's responsibilities under Section 163.3184(3), Florida Statutes, I reviewed the amendment considering provisions of Chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have potential to create adverse effects on public school facilities.

The proposal would amend the comprehensive plan to define and map an Urban Service Area. Because the amendment considers school locations and does not appear to have the potential to adversely affect public school facilities, I offer no comment.

Again, thank you for the opportunity to review and comment. If I may be of assistance, please contact me at (850) 245-9312 or Tracy.Suber@fldoe.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Tracy C. Suber".

Tracy C. Suber
Growth Management and Facilities Policy Liaison

TDS/

cc: Mr. Mike Pendley, Manatee County Public Schools
Mr. Chris Wigglesworth and Ms. Brenda Winningham, DEO/State Land Planning Agency

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SARASOTA COUNTY
"Dedicated to Quality Service"

June 20, 2013

Bobbi Roy, Planning Coordinator
Building and Development Services Department
Manatee County Florida
P.O. Box 1000 1112 Manatee Avenue West, 2nd Floor
Bradenton, Florida 34206-1000

RE: Future Land Use Text Amendment PA-13-05/Urban Service Area

Dear Bobbi:

Thank you for the copy of Manatee County's Future Land Use Text Amendment PA-13-05/Urban Service Area as noted above, which the County received on June 19, 2013.

The proposed amendment does not impact the unincorporated area of Sarasota County, nor the County's goals, objectives, and policies of the Sarasota County's Comprehensive Plan or its implementation.

Sarasota County appreciates Manatee County informing it of the proposed amendment to Manatee County's Comprehensive Plan. We value our relationship with Manatee County, and the mutual efforts shared in the planning for and development of quality communities. If you have any questions, please contact our office at 861-5140.

Sincerely,

Allen Parsons, AICP, Long Range Manager
Long Range Planning
Planning and Development Services Department

Manatee County CPA DEO #13-4ESR - TBRPC Review

Brady Smith

to:

kathleen.thompson@mymanatee.org, DCPexternalagencycomments@deo.myflorida.com

07/17/2013 12:18 PM

Show Details

Dear Ms. Thompson:

The Tampa Bay Regional Planning Council has reviewed the above referenced amendment to the Manatee County Comprehensive Plan, and finds no adverse regional impacts.

The attached report will appear on TBRPC's August 12, 2013 Meeting Agenda for information only (Agenda Item 3.H.2.). TBRPC's report will also be available for download by August 2, 2013 via the following link:

http://www.tbrpc.org/council_members/councilagendas/2013/081213/3H2.pdf

Please note that I am the new point-of-contact at TBRPC for matters related to Local Government Comprehensive Plans. My contact information is provided below. Please feel free to call or e-mail me with any questions or comments you may have.

Sincerely,

Brady Smith, AICP
Senior Planner
Tampa Bay Regional Planning Council
727.570.5151 x42



Agenda Item #3.H.2.

8/12/13

**LOCAL GOVERNMENT COMPREHENSIVE PLAN
PROPOSED AMENDMENT REPORT**

MANATEE COUNTY

DEO #13-4 ESR

**For Council Meeting of August 12, 2013
Report prepared July 16, 2013**

**Staff Contact: Brady Smith
brady@tbrpc.org, ext. 42**

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MANATEE COUNTY

PA-13-05 / Proposed Ordinance-13-13

Text Amendment

Future Land Use Element / Future Land Use Map Series

EXPEDITED STATE REVIEW

DEO Amendment Number: **13-4ESR**

Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F.; or commenting on the proposed amendment pursuant to s.163.32465(4)(b), F.S.? _____ YES X NO

Date RPC Received Amendment: 6/17/13 (from Florida Dept. of Economic Opportunity)

Date Amendment Review must be Completed and Transmitted to LG/DEO: 7/17/13

Date the Amendment Review was transmitted to LG/DEO: 7/17/13

DEO Amendment Archive:

<http://dcapapers.eoconline.org/FloridaPAPERS/FlashAug16/Model/documentView.cfm?UserID=6239&AreaID=11&DocumentID=464114>

Summary of the Amendment:

Manatee County proposes to amend the Future Land Use Element of the County's Comprehensive Plan by establishing an Urban Service Area. The Community Planning Act of 2011 (F.S. 163.3134(50)) provides a definition of an "Urban Service Area":

"Urban service area" means areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

By establishing an Urban Service Area, Manatee County defines an area where proposed development that meets the Development of Regional Impact (DRI) threshold(s) will be exempt from the DRI review process. The specific exemption is set forth in F.S. 380.06(29)(c):

If a county that does not qualify as a dense urban land area designates any of the following areas in its comprehensive plan, any proposed development within the designated area is exempt from the development-of-regional-impact process:

3. Urban service areas as defined in s. 163.3164.

This exemption allows proposed development within the Urban Service Area to be reviewed and processed within the parameters of the County's local land use regulations, regardless of whether the proposed development meets the DRI threshold(s). Proposed developments within the Urban Service Area that require an amendment to the comprehensive plan, such as a change to the Future Land Use Map, will be processed and reviewed by local, regional, and state agencies through the process set forth in F.S. 163.3184 (or F.S. 163.3187 for small-scale amendments).

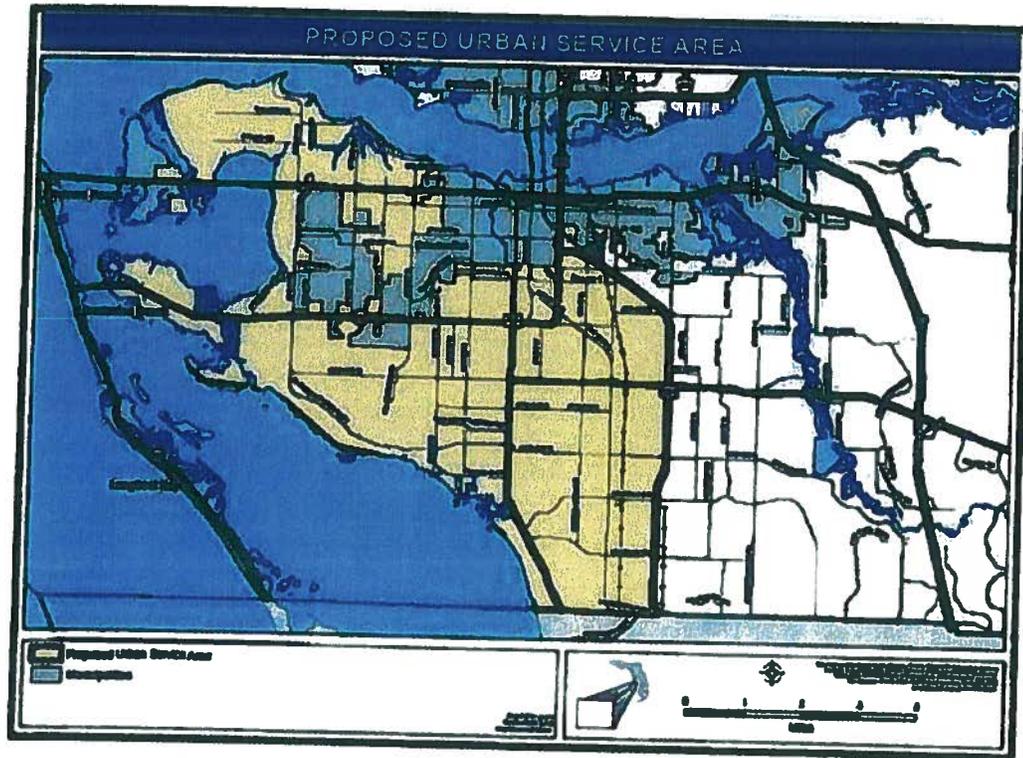
This amendment provides three additions to the Future Land Use Element of the Manatee County Comprehensive Plan:

- 1) Establishes a definition of the "Urban Service Area" (below)

PROPOSED DEFINITION:

Urban Service Area shall mean the area identified in the comprehensive plan within the Future Land Use Map Series, which illustrates areas where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. Such map may be amended from time to time as determined appropriate by Manatee County.

- 2) Adds a map to the Future Land Use Map series to illustrate the area identified as the Urban Services Area. The proposed Urban Service Area includes the unincorporated area of Manatee County south of the Manatee River and west of U.S. Highway 301. Manatee County's map of the proposed Urban Service Area is shown on the following page.



- 3) Adds a policy to the Future Land Use Element that states that development within the Urban Service Area is to be reviewed against all policies of the County's Comprehensive Plan for consistency (below, underlined is addition to the Plan)

FUTURE LAND USE ELEMENT POLICIES:

GOAL: 2.1 A distribution of land uses throughout unincorporated Manatee County which limit urban sprawl, providing a predictable and functional urban form, encouraging development and redevelopment in existing urban core area, allowing public facilities and services to be provided in a relatively cost efficient manner.

Policy 2.1.1.6 Recognize areas in the County that are designated as an Urban Service Area. Any development applications within the Urban Service Area shall be reviewed to determine consistency with all other Goals, Objectives and Policies of the Comprehensive Plan.

Are any inconsistencies with the Strategic Regional Policy Plan noted?

None noted.

Does the amendment potentially have adverse effects on any Natural Resources of Regional Significance (NRRS), or Regional Resources or Facilities identified in the Strategic Regional Policy Plan including, but not limited to, protection of spring and groundwater resources, and recharge potential:

It appears that the most significant habitat types within the proposed Urban Service Area are coastal wetlands (mangrove and marsh) and seagrasses. The official designation of the Urban Service Area would not likely affect the state or federal permissibility of impacts to those resources, however.

Likewise, the Council does not have a different standard of review for proposed development which would affect Natural Resources of Regional Significance or Regional Resources or Facilities when that development is proposed within an Urban Service Area. The review will occur pursuant to the process set forth in F.S. 163.3184 or F.S. 164.3187 once a comprehensive plan amendment is initiated for a particular location.

Extra-Jurisdictional Impacts that would be Inconsistent with the Comprehensive Plan of the Affected Local Government:

It is not possible to pre-determine which activities within the proposed Urban Service Area would have extra-jurisdictional impacts that would be inconsistent with the comprehensive plans of affected local governments. Potential extra-jurisdictional impacts will be reviewed through the comprehensive plan amendment process set forth in F.S. 163.3184 or F.S. 163.3187.

Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment and/or compatibility among local plans including, but not limited to, land use and compatibility with military bases

None identified.

Located in the Coastal High Hazard Area (CHHA)? (YES or NO) If yes, adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation:

Portions of the Urban Service Area fall within the CHHA. However, the Council does not have a different standard of review for proposed development which would affect availability of hurricane shelters, maintenance of county hurricane clearance times, and/or hazard mitigation when that development is proposed within an Urban Service Area. Those impacts will be reviewed once a comprehensive plan amendment is initiated for an area that falls within the CHHA.

ATTACHMENT #4

380.06 Developments of regional impact.—

(29) EXEMPTIONS FOR DENSE URBAN LAND AREAS.—

(c) If a county that does not qualify as a dense urban land area designates any of the following areas in its comprehensive plan, any proposed development within the designated area is exempt from the development-of-regional-impact process:

1. Urban infill as defined in s. 163.3164;
2. Urban infill and redevelopment under s. 163.2517; or
3. Urban service areas as defined in s. 163.3164.

(d) A development that is located partially outside an area that is exempt from the development-of-regional-impact program must undergo development-of-regional-impact review pursuant to this section. However, if the total acreage that is included within the area exempt from development-of-regional-impact review exceeds 85 percent of the total acreage and square footage of the approved development of regional impact, the development-of-regional-impact development order may be rescinded in both local governments pursuant to s. 380.115(1), unless the portion of the development outside the exempt area meets the threshold criteria of a development-of-regional-impact.

(e) In an area that is exempt under paragraphs (a)-(c), any previously approved development-of-regional-impact development orders shall continue to be effective, but the developer has the option to be governed by s. 380.115(1). A pending application for development approval shall be governed by s. 380.115(2).

(f) Local governments must submit by mail a development order to the state land planning agency for projects that would be larger than 120 percent of any applicable development-of-regional-impact threshold and would require development-of-regional-impact review but for the exemption from the program under paragraphs (a)-(c). For such development orders, the state land planning agency may appeal the development order pursuant to s. 380.07 for inconsistency with the comprehensive plan adopted under chapter 163.

(g) If a local government that qualifies as a dense urban land area under this subsection is subsequently found to be ineligible for designation as a dense urban land area, any development located within that area which has a complete, pending application for authorization to commence development may maintain the exemption if the developer is continuing the application process in good faith or the development is approved.

(h) This subsection does not limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to this chapter.

(i) This subsection does not apply to areas:

1. Within the boundary of any area of critical state concern designated pursuant to s. 380.05;
2. Within the boundary of the Wekiva Study Area as described in s. 369.316; or
3. Within 2 miles of the boundary of the Everglades Protection Area as described in s. 373.4592

ATTACHMENT #5

CONSISTENCY OF THE LOCAL COMPREHENSIVE PLAN AMENDMENT WITH FLORIDA STATUTES AND RULES

PA-13-05 / Ordinance13-13)

The proposed amendment is consistent with
Florida Statutes 163 Part II

163.3184 Process for adoption of comprehensive plan or plan amendment states "in compliance" means consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191 and 163.3245.

163.3177 Required and optional elements of comprehensive plan; studies and surveys
**This plan amendment request maintains the structure of the
Comprehensive Plan.**

163.3178 Coastal Management
**This plan amendment request maintains the structure of the
Comprehensive Plan.**

163.3180 Concurrency
**This plan amendment request maintains the structure of the
Comprehensive Plan.**

163.3191 Evaluation and appraisal of comprehensive plan
**Manatee County has completed the required EAR and the EAR
based plan amendments.**

163.3245 Optional sector plans
There are no sector plans established at this time.

All State goals and policies taken from Chapter 187.201, Florida Statutes.

The proposed amendment is consistent with the following goals and policies
of the State Comprehensive Plan:

Section 187.201 (15) (b)(3)

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Sarasota Herald Tribune

NOTICE OF LAND USE CHANGE

**OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNINCORPORATED
MANATEE COUNTY – NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC**

The Manatee County Planning Commission will hold a public hearing to consider amendments to the Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

Date: Thursday, October 10, 2013
Time: 9:00 A.M. or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

PLAN AMENDMENT 13-05 / ORDINANCE 13-13 / URBAN SERVICE AREA

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending the Manatee County Comprehensive Plan, Future Land Use Element to designate the geographic extent of the Urban Service Area on applicable maps, excluding the Coastal Evacuation Area; providing for definitions; providing for a purpose and intent; providing findings; amending provisions of the Comprehensive Plan to preserve internal consistency including but not limited to the text of the Capital Improvements Element and the Future Land Use Element; providing for severability; and providing for an effective date.

The map depicting the proposed Urban Service Area has been revised between transmittal and adoption public hearings to delete the Coastal Evacuation Area.

Public is invited to speak at this hearing, subject to proper rules of conduct. The hearing may be continued from time to time to a date and time certain. The Public may also provide written comments for the Planning Commission to consider.

Rules of Procedure for this public hearing are in effect pursuant to Resolution 10-195. Copies of this Resolution may be obtained from the Planning Department (See address below).

Please Send Comments To: Manatee County Building and Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West, 4th Floor
Bradenton, FL 34206
planning.agenda@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 748-4501, Ext. 6878, between 8:00 AM and 5:00 PM.

Americans with Disabilities: The Manatee County Planning Commission does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission'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 second; FAX 745-3790.

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/she will need a record of the proceedings, and for such purpose, he/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.

Copy of Newspaper Advertising

Bradenton Herald

NOTICE OF LAND USE CHANGE

**OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNINCORPORATED
MANATEE COUNTY – NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC**

The Manatee County Planning Commission will hold a public hearing to consider amendments to the Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee County with the intent to make a finding of consistency of Plan Amendment PA-13-05 with the Comprehensive Plan and to make a recommendation on whether to adopt PA-13-05, as amended to exclude the Coastal Evacuation Area, to the Board of County Commissioners:

Date: Thursday, October 10, 2013
Time: 9:00 A.M. or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

PLAN AMENDMENT 13-05 / ORDINANCE 13-13 / URBAN SERVICE AREA

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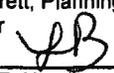
Americans with Disabilities: The Manatee County Planning Commission does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission's functions including one's access to and participation in public hearings. Anyone requiring 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 second; FAX 745-3790.

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/she will need a record of the proceedings, and for such purpose, he/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 appeals to be based.

065359 50

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	10/10/2013	DATE SUBMITTED/REVISED	9/12/2013
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 Division Manager 
CONTACT PERSON TELEPHONE/EXTENSION	Shelley E. Hamilton, Principal Planner/941-748-4501, ext. 6863	PRESENTER/TITLE TELEPHONE/EXTENSION	Shelley E. Hamilton, Principal 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.

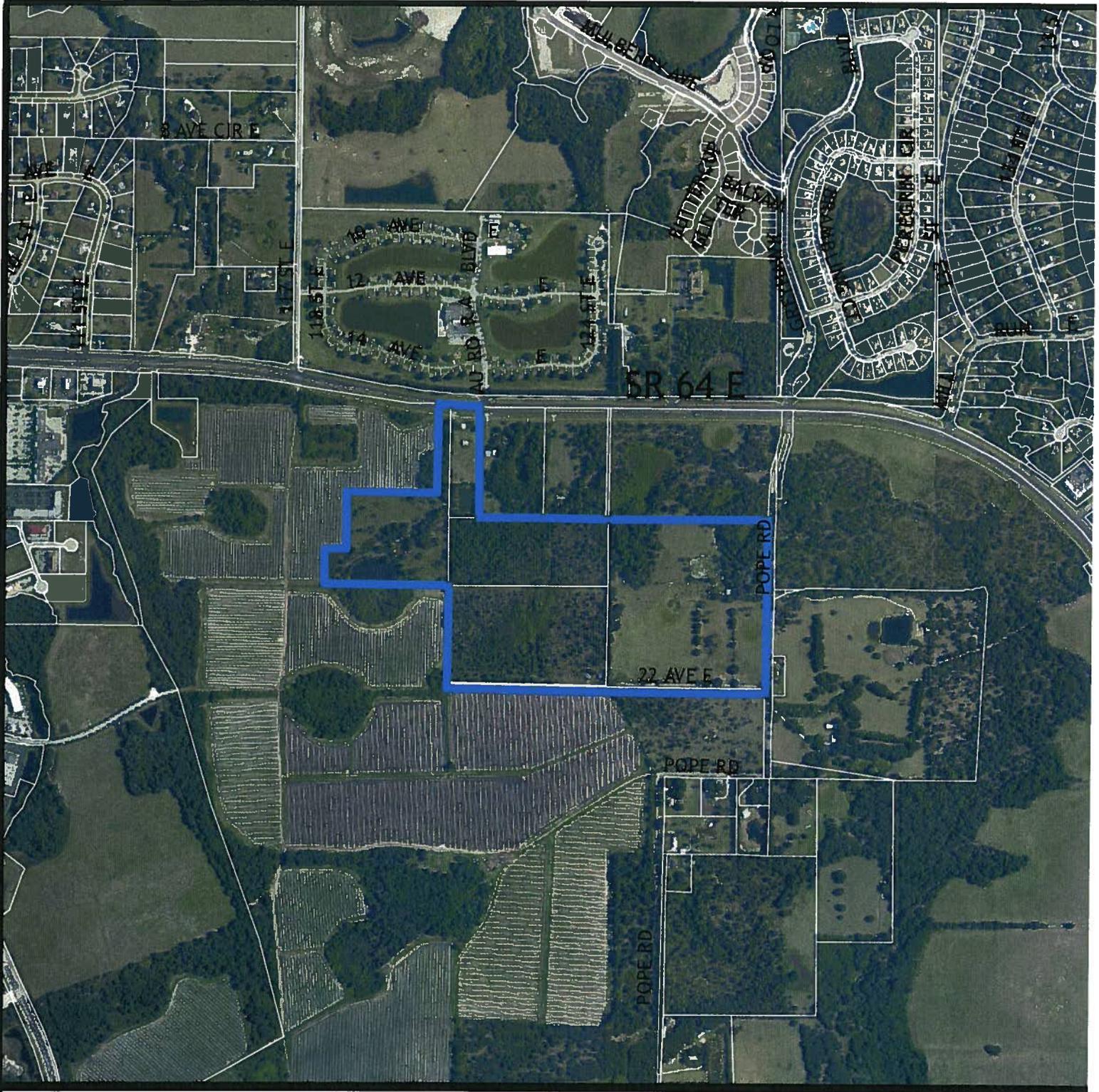
BACKGROUND/DISCUSSION

- This item was continued from the July 2, 2013 PC meeting at the request of the applicant. The purpose of the continuance was to revise the acreage to correct the conveyance of a stormwater pond to Manatee County, to add acreage adjacent to the entrance at S.R. 64, and to revise the development totals as a result of the changes;
- The property is located on the south side of S.R. 64 and west of 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 revise the Preliminary Site Plan to add an additional 43.53 ± acres (Eagle Trace, Phase III) and an additional 95 dwelling units, for a total of 278 units (164 single family detached residences and 114 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 (278) is lower than the maximum number of dwelling units potentially permitted in the Urban Fringe FLU category (324 dwelling units);
- 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	
<input checked="" type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Available from Attorney (Attorney's initials: SAS)
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

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

AERIAL



Parcel ID #(s) 567400007, 567700000, 567900259, 568200519, 568500003, 567350004

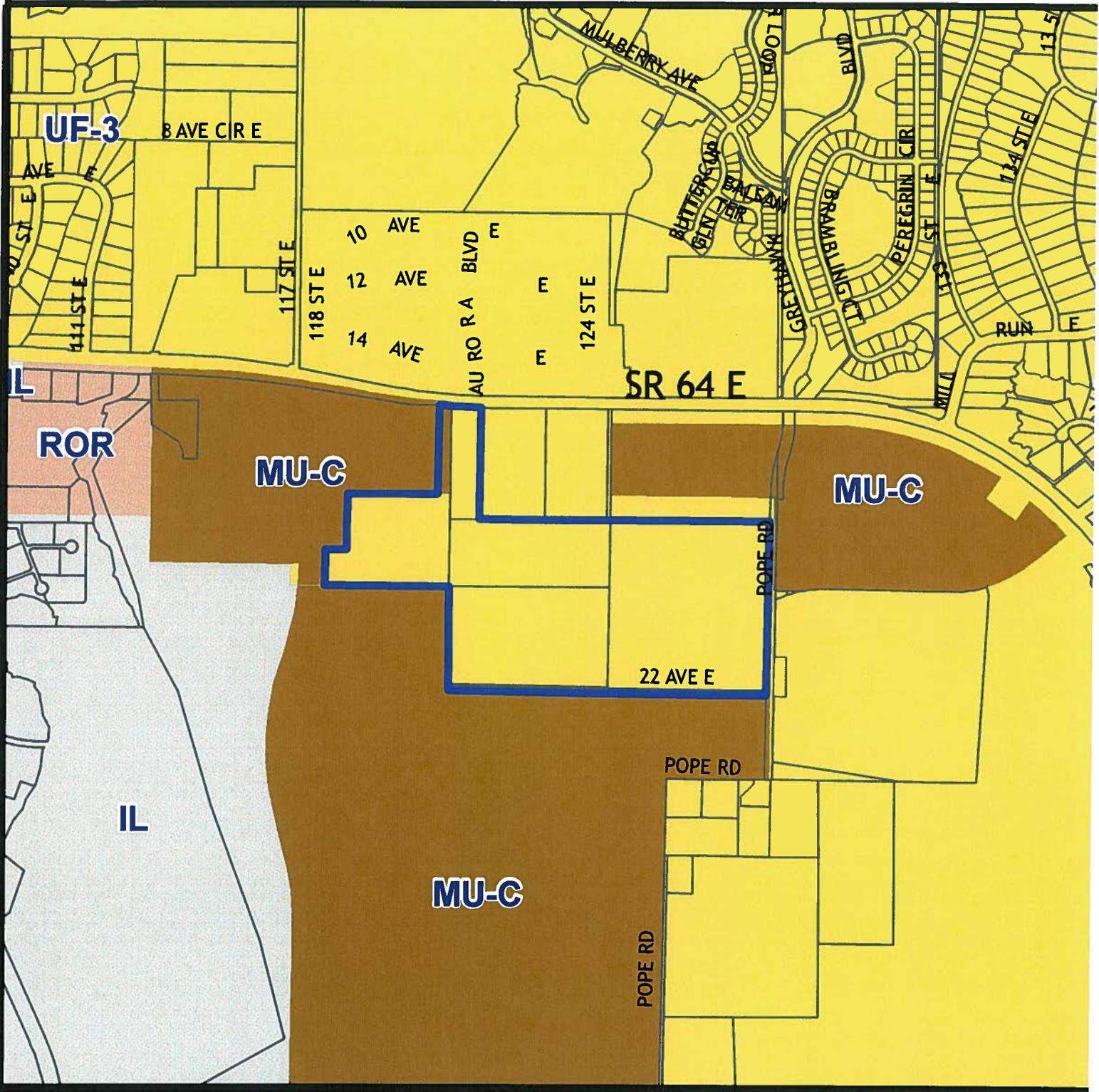
Manatee County
Staff Report Map
Map Prepared 2/1/2013
1 inch = 1,129 feet

Project Name: Eagle Trace
Project #: PDR-07-06 (Z)(P)(R2)
DTS#: 20130039
Proposed Use: Residential

S/T/R: Sec 33,32 Twn 34 Rng 19
Acreage: ± 104.66
Existing Zoning: PD-R, A
Existing FLU: UF-3, MU-C
Overlays: NONE

CHH: NONE
Watershed: NONE
Drainage Basin: GATES CREEK, MILL CREEK

FUTURE LAND USE



Parcel ID #(s) 567400007, 567700000, 567900259, 568200519, 568500003, 567350004



Manatee County
Staff Report Map
 Map Prepared 2/1/2013
 1 inch = 1,129 feet

Project Name: Eagle Trace
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 Overlays: NONE

CHH: NONE
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 Drainage Basin: GATES CREEK, MILL CREEK



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

September 5, 2013
File: 215611293

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

Attn: **Ms. Shelley Hamilton**

Reference: **Eagle Trace Specific Approval Request
PDR-07-06(Z)(P)(R2)**

Dear Shelley:

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

1. **LDC Section 714.8.7 which requires when trees are removed they are replaced with appropriately sized replacement trees.**

The LDC requires replacement trees be sized 3" / 5" / 7". However, County staff requests the applicant replace trees at smaller sizes of 3" / 4" / 4". The applicant concurs with staff's recommendation due to the fact that planting smaller trees will allow better performance for the new trees and will increase their survival rate.

Thank you for your consideration in this matter. Please contact our office with any questions you may have regarding this submittal.

Sincerely,
Stantec

A handwritten signature in blue ink that reads "Catherine McCloy".

Catherine McCloy, AICP
Senior Planner
E-Mail: catherine.mccloy@stantec.com

Enclosures

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

P.C. 10/10/2013

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, KATHLEEN M. METZ, 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 43.53 ACRES ON THE SOUTH SIDE OF STATE ROAD 64, AND WEST OF 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 95 UNITS TO THE OVERALL DEVELOPMENT TOTAL, RESULTING IN AN INCREASE TO THE NUMBER OF SINGLE FAMILY DETACHED RESIDENCES TO 164 UNITS AND AN INCREASE IN THE NUMBER OF SINGLE FAMILY SEMI-DETACHED RESIDENCES TO 114 UNITS FOR A TOTAL OF 278 UNITS OVERALL; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE (43.53 ± ACRE REZONE; 104.66 ± TOTAL ACREAGE).

P.C.: 10/10/2013

B.C.C.: 11/7/2013

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.4, 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; 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, and for a project that has been granted Specific Approval for alternative to Land Development Code Section 714.8.7, 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	278 lots – 164 for single-family detached residences and 114 lots for single-family semi-detached units Option to change number of SFD lots to SFSD lots not to exceed total of 278 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	104.66 ± acres	61.13± acres																								
Lot Size(s)	164 lots = 45' x 130' = 5,850 sq. ft. 114 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	2.66 dwelling units per acre	2.99 dwelling units per acre																								
Net Density	3.62 dwelling units per acre	3.67 dwelling units per acre																								
Setbacks	<table border="1"> <thead> <tr> <th>Use/Type</th> <th>Front</th> <th>Side</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>SFD</td> <td>23'/20'*</td> <td>6'</td> <td>15'</td> </tr> <tr> <td>SFSD</td> <td>23'/20'*</td> <td>0'/6''</td> <td>15'</td> </tr> </tbody> </table>	Use/Type	Front	Side	Rear	SFD	23'/20'*	6'	15'	SFSD	23'/20'*	0'/6''	15'	<table border="1"> <thead> <tr> <th>Use/Type</th> <th>Front</th> <th>Side</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>SFD</td> <td>23'/20'*</td> <td>6'</td> <td>15'</td> </tr> <tr> <td>SFSD</td> <td>23'/20'*</td> <td>0'/6''</td> <td>15'</td> </tr> </tbody> </table>	Use/Type	Front	Side	Rear	SFD	23'/20'*	6'	15'	SFSD	23'/20'*	0'/6''	15'
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Agricultural buffer	35'	Agricultural buffer	35'																							
Wetland buffer	15'	Wetland buffer	15'																							
Waterfront	30'	Waterfront	30'																							
Height	35 feet	35 feet																								
Open Space	35% 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	<ul style="list-style-type: none"> • Right-In/out entrance on SR 64 • Entrance on new Pope Road right-of-way. 	<ul style="list-style-type: none"> • Right-In/out entrance on SR 64 • Emergency access to the east and future connection to 22nd Ave. E. (local road).
Special Approval	<ul style="list-style-type: none"> • Already granted for project exceeding one dwelling unit per acre in UF-3 FLUC. 	<ul style="list-style-type: none"> • Already granted for project exceeding one dwelling unit per acre in UF-3 FLUC.
Specific Approvals	<ol style="list-style-type: none"> 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 (already granted). 6. LDC Sec. 714.8.7 – replacement of trees (under consideration with this application). 	<ol style="list-style-type: none"> 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	9.03 ± acres	0.20± acres
Wetland Impact	1.29 ± 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, Kathleen M. Metz, 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:	104.66 ± 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 an additional 43.53 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 95 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. Specific approval was requested to LDC Section 712.2.8 and a stipulation was added that required an emergency

access. That emergency access extended from the southeastern portion of the subdivision to existing Pope Road.

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 second means of access. Through the meetings held, a new alignment of the emergency/construction access will be provided 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). After several meetings with the applicants and developer to discuss the requirement for a second means of access for all residential developments containing more than 100 (one hundred) residential units, they elected for the second means of access to tie into the future alignment of Pope Road. This alignment is designated on the Thoroughfare Plan. The future alignment will serve not only this development, but all future developments along that corridor. This development will only access a small segment of the future alignment and will proceed north along the existing Pope Road alignment to S.R. 64. A second development, Serenity Creek, approved earlier this year, was required to mill and replace asphalt from the termination of the existing Pope Road. In this case, the developer shall only be responsible for two lanes of the new roadway to connect with the existing Pope Road alignment to the project entrance.

The second full access point to existing Pope Road is not a requirement because of concurrency or traffic requirements. It is rather a requirement of the Land Development Code Section 712.2.8 in order to provide a safe, second access for all residences built over the 100 allowed with only one access point. This section of the Land Development Code states that “all residential development or parts of phases thereof, containing more than 100 (one hundred) residential dwelling units...shall have a second separate means of access which shall afford an alternative means of safe entry to and egress from the development.” As stated above, the applicant/developer elected for the second means of access to tie into the future alignment of Pope Road, pursuant to the Thoroughfare Plan. This second means of access will be provided through the construction of 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 then provide a permanent, second means of access for Eagle Trace once the realignment is fully 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:	9.033 ± acres of wetlands					
Proposed Impact Acreage:	1.29 ± acres					
Wetland I.D.	Acres Impacts	Type	Quality (UMAN Score)	Reason for Impact	EPD Objection	Explanation
B	0.12	Mixed Hardwoods	Low	Lots	No	Road necessary
E (Addition)	0.503	Herbaceous	Low (0.3)	Lots	No	Isolated, low quality, non-viable wetland; would be surrounded by project
F	0.67	Herbaceous	Low (0.3)	Road and Lake	No	Both road and lake are required by County
<p>The applicant was approved for a 0.18 acre impact to the original property in Phases I and II. Wetland “B” (former Wetland “A”) now has a 0.12 acre impact proposed. With the addition of Phase III, there is an additional 8.83 acres of wetlands with an additional 1.17 acres of wetland impacts to Wetland “E” and “F.” 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.</p> <p>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</p>						

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 830 trees on-site (exclusive of trees in wetland buffers), including 746 canopy trees and 84 palms. Total trees to be removed on single-family lots is 131 canopy trees and 20 palm trees. Total trees to be preserved are 269 canopy trees, and 35 palm trees. Trees replacement quantities are proposed with this plan to be 448 (per 346 canopy and 29 palms removed), with 255 @ 3” caliper and 193 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.

Landscaping/Buffers

The PSP shows a 20’ buffer width for all required landscape buffers, including the roadway buffers and the perimeter greenbelt buffers. Landscaping proposed within these buffers meets or exceeds the LDC requirements. Also, the applicant is proposing an “optional” fence or wall along the majority of the perimeter of the currently approved project area, with a requirement to install a wall or fence extending from Lot 1, eastward to the lake along the northeast perimeter of the currently approved PSP.

The PSP shows street trees in accordance with the LDC at one (1) per 50 linear feet, with live oak as the species, however, staff has advised that only one tree per lot per frontage be provided to alleviate crowding of street trees on narrower lots and that a smaller maturing species be used. The applicant has chosen to keep with the LDC required quantities of

street trees and live oak species.

Additional landscaping shown with the PSP includes that proposed in the median of the entrance off S.R. 64, with the amenity center facility, around the perimeter of the open space areas as well as around the lift station facility. Staff will review in more detail at the Final Site Plan stage and give general feedback on landscaping.

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 35% 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 <u>1-33, 108-144, and 185-278</u> (45'x130')
Single-family semi-detached	23'/20**	6'/0'	15'	42-111 & 144-183 <u>34-107 & 145-184</u> (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.

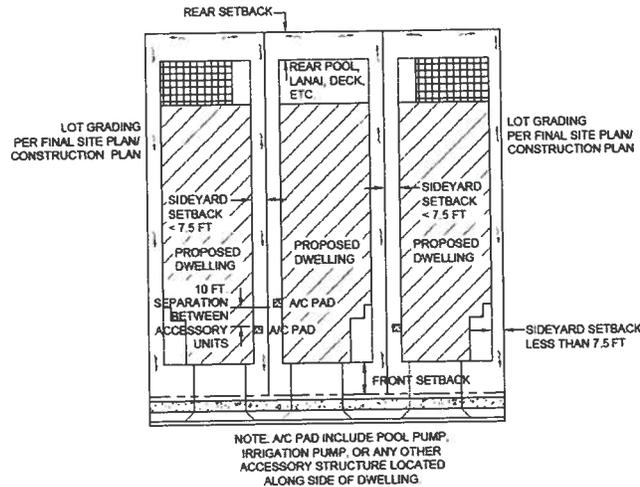
B. TRANSPORTATION CONDITIONS:

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. ~~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.)~~
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.
4. Prior to Final Plat approval of the 100th lot, right-of-way shall be dedicated to accommodate the project access at the new unnamed roadway (FKA new Pope Road).

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 99th 100th lot and which will be removed once a second means of access is provided to 22nd Avenue East, and that the new unnamed roadway (FKA new Pope Road) to ultimately connect to existing Pope Road.~~ The 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' RW 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)			
<p>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 9.033 ± acres of wetlands. Approximately .8 ± 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.</p> <p>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.</p> <p>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 requirement will satisfy the requirement of LDC Section 712.2.8 to provide a second separate means of access to provide safe entry to and egress from the development. It is reiterated here that this requirement was satisfying a LDC requirement and a public safety issue, not a concurrency related or traffic study requirement. It is, therefore, stipulated that the applicant will construct</p>			

a second full access to the east, connecting to Pope Road. The applicant/developer has 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. In the recent past, Manatee County amended the Future Land Use designations for the surrounding area to recognize this transition to more urban/suburban land uses. Single family attached and detached residences will provide the needed transition from the existing agricultural uses to the future mix of 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 278 lots, 95 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:

For the most part, adjacent agricultural properties contain large groupings of trees along the property lines which act as natural buffers. Additionally, there are multiple locations where the property is adjacent to a wetland or what appear to be service roads on the perimeter of

agricultural fields, creating yet another natural buffer. The natural buffers, in addition to the 20-foot wide greenbelt buffer, and proposed setbacks, will provide ample separation to ensure an appropriate separation between the project and 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, and will connect a sub-standard road (22nd Avenue East) that currently leads 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 9.033 ± acres of wetlands on the total site, and approximately 1.29 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 SWFWMD. 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 2.65 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.

Detailed landscaping plans will be provided with the Final Site Plans for each construction phase. All landscaping will meet or exceed the standards in the LDC Section 715. The design and maintenance of the roadway and perimeter buffers will be based on a unified landscape plan.

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 35% open space to be provided. Twenty-five (25)% (26.17 ± 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 95 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 access 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.

SPECIFIC/SPECIAL APPROVALS

Previous Specific Approvals

The following Specific Approvals were previously granted as a part of Eagle Trace Phases I and II:

- LDC Section 603.7.4.5 granting approval to reduce greenbelt buffer width to 8' at entrance;
- LDC Section 712.2.8 granting approval of one means of access, until Phase III begins;

- LDC Section 722.1.4.3 granting approval to allow sidewalks on one side of entrance road;
- LDC Section 702.6.7 granting approval to reduce the agricultural buffer width; and
- LDC Section 902.9.2.4 granting approval to reduce the pavement width.

Previous Special Approval

The following Special Approval was previously granted as a part of Eagle Trace Phases I and II:

- Approval granted to allow a project to exceed one dwelling unit per acre in UF-3 FLUC.

New 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

Staff is in support of the request for Specific Approval for an alternative to LDC Section 714.8.7 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 amendments to Section 714 – Tree Protection.

Finding for Specific Approval

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

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Copy of Newspaper Advertising
3. New Specific Approval request
4. Previous approvals for Phase I and Phase II [PDR-07-06(Z)(P) and PDR-07-06(P)(R)]
5. Traffic Impact Analysis (TIA)

**ATTACHMENT #1
APPLICABLE COMP PLAN POLICIES**

Policy:	2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy:	2.1.2.4	Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.
Policy:	2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"> - 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	<p>Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)</p>
Policy	2.2.1.11.2	<p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).</p>
Policy	2.2.1.11.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 3 dwelling units per acre</p> <p>Maximum Net Residential Density: 9 dwelling units per acre (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)</p>

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)



Stantec

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July 17, 2013

File: 215611293

Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East
Bradenton, Florida 34208

Attn: **Jason Utley, AICP**

**Reference: Eagle Trace
Request to Modify Approved Preliminary Site Plan
PDR-07-06 / DTS 20130108
Transportation Impact Statement**

Dear Mr. Utley:

The Property Owner requests to modify the approved Eagle Trace residential development located south of SR 64 between Lakewood Ranch Boulevard and Rye Road. In June 2013, Manatee County approved the Eagle Trace Phase III Traffic Impact Analysis (TIA). Eagle Trace Phases I – III have concurrency approval for 184 single-family dwelling units and 108 multi-family dwelling units. The proposed request to modify the approved preliminary site plan will add an additional 13 single family dwelling units near the main entrance off of SR 64. The modification will bring the total dwelling units to 197 single-family dwelling units and 108 multi-family dwelling units.

The Eagle Trace Phase III TIA evaluated the cumulative impacts of Eagle Trace Phases I – III. Because Eagle Trace Phase I & II already had concurrency approval prior to the Eagle Trace Phase III analysis, the trip generation from Phase I & II was calculated separately from Phase III. The trip generation was then added together to obtain a total trip generation for all three phases. The trip generation estimate from the Eagle Trace Phase III TIA (for all three phases) was 258 PM peak-hour two-way trip ends. The trip generation calculation is shown in Table 1.

Table 1: Eagle Trace Phase I – III Trip Generation (As Calculated in the Eagle Trace Phase III TIA)
 Phases I and II

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	74	$\ln(T) = 0.90\ln(x) + 0.51$	63%	37%	80	50	30
Condominium/Townhouse - 230	Per Unit	108	$\ln(T) = 0.82\ln(x) + 0.32$	67%	33%	64	43	21
TOTAL						144	93	51

Phase III

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	$\ln(T) = 0.90\ln(x) + 0.51$	63%	37%	114	72	42
NET INCREASE						258	165	93

Given the non-linear nature of the trip generation equation, when the trip generation is calculated for the total single-family dwelling units (instead of parsing them out by phase) the total trip generation decreases. The trip generation from the Eagle Trace development was again calculated as one homogeneous development with the addition of the 13 additional dwelling units. As Table 2 shows, the trip generation from the Eagle Trace development, with the addition of the 13 additional dwelling units, is one PM peak-hour trip less than the projected traffic volumes from the approved Eagle Trace Phase III TIA.

Table 2: Modified Eagle Trace 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	197	$\ln(T) = 0.90\ln(x) + 0.51$	63%	37%	193	122	71
Condominium/Townhouse - 230	Per Unit	108	$\ln(T) = 0.82\ln(x) + 0.32$	67%	33%	64	43	21
TOTAL						257	165	92

As demonstrated above, the trip generation impacts from the modified Eagle Trace development plan have already been accounted for by the Eagle Trace Phase III TIA, approved in June 2013. The approved Eagle Trace Phase III TIA indicated that project traffic will not create any deficiencies. The only transportation stipulation was for the developer to construct an eastbound deceleration lane at the project entrance. This modification will not change this requirement or necessitate further improvements at the site access point. Therefore, it is recommended that no further transportation analysis be required for the proposed modification. If you have any questions feel free to contact me at 832-523-9111.

Sincerely,

Stantec Consulting Ltd.



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
Pat Neal, Neal Communities, Inc.
Frank Domingo, P.E., Stantec Consulting Services Inc.
Diane Chadwick, AICP, Stantec Consulting Services Inc.
Andrew Eiland, P.E., Stantec Consulting Services Inc.



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**

MAY 2013

**EAGLE TRACE PHASE III
TRANSPORTATION IMPACT ANALYSIS**

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PROFESSIONAL ENGINEER'S CERTIFICATION

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 Spllt	PM Exit Spllt	PM Peak Total Trips		
						Total	Enter	Exit
Single Family Housing - 210	Per Unit	110	$\ln(T) = 0.90\ln(x) + 0.51$	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)*.

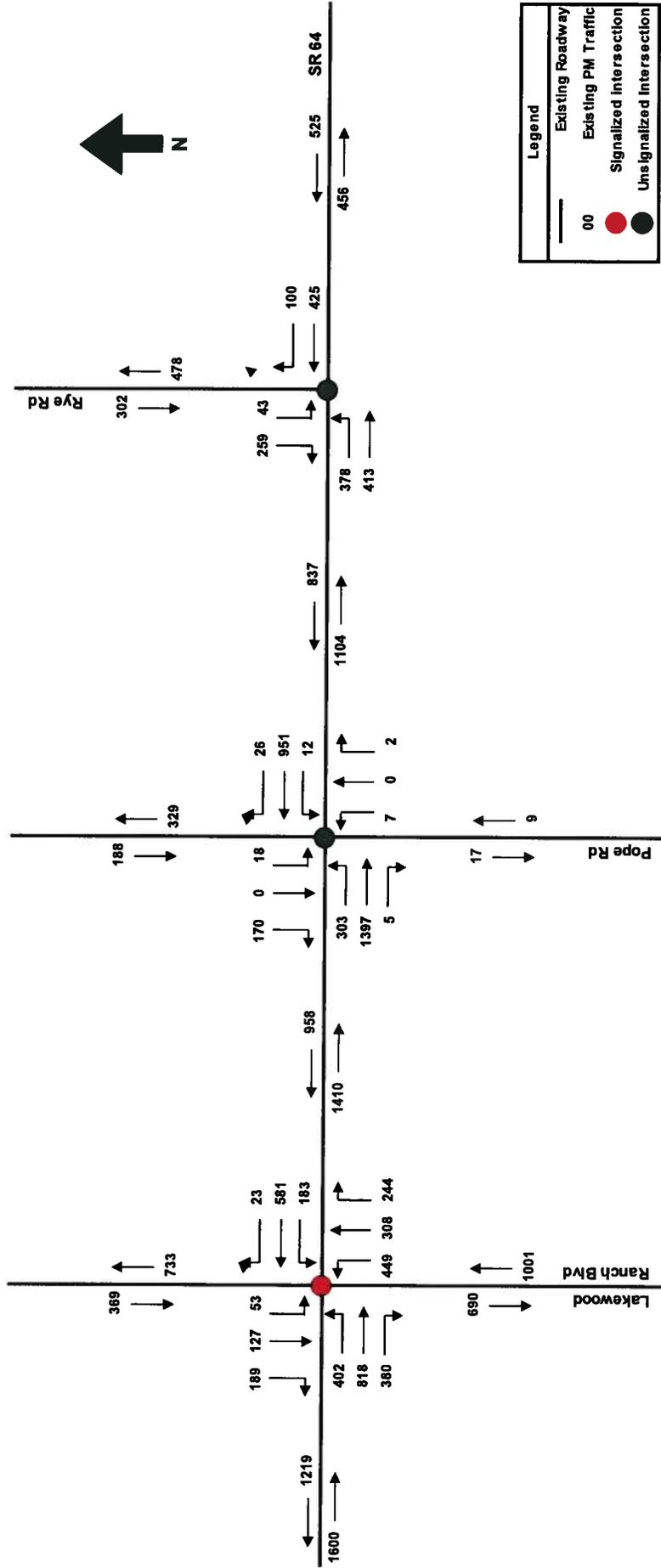


Figure 2: Existing PM Peak-Hour Peak-Season Traffic

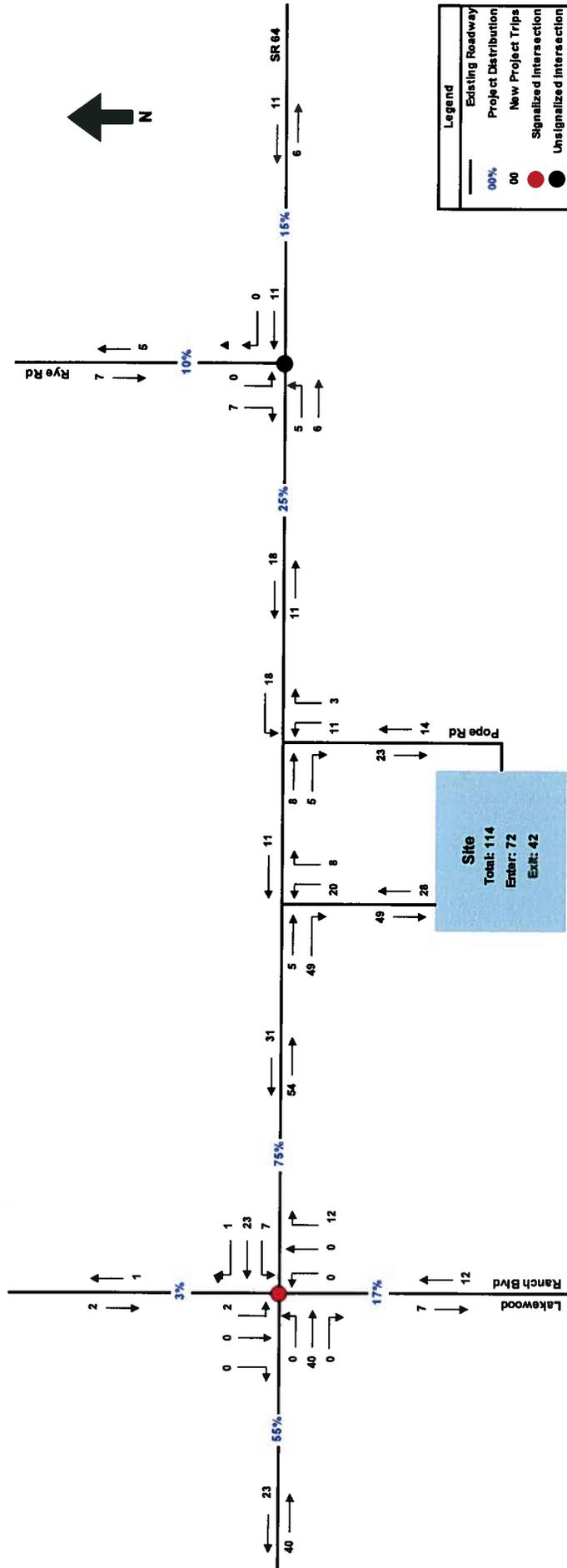


Figure 3: Project Traffic Distribution and Assignment

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, SR 64/Pope Road 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 Pope Rd	D	4	3,110	23%	60	1.9%	No	Yes
Pope Rd 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 September 20, 2012 and 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 factors. 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 Traffic 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	2,368	No
Site to Pope Rd	D	4	3,110	2,368	No
Pope Rd to Rye Rd	D	4	3,110	1,941	No

Intersection Analysis

The intersection analysis was performed using the Highway Capacity Software (HCS) program. 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 the SR 64/Lakewood Ranch Boulevard and SR 64/Rye Road intersections currently meet Manatee County’s adopted level-of-service standards. The main street traffic volumes at the SR 64/Pope Road intersection create significant delay for the minor street volumes, so much so that the HCS program could not calculate a delay or v/c ratio for the southbound left/through movement.

Table 4: 2013 Existing Traffic 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 ⁴
SR 64 & Lakewood Ranch Blvd	Signalized	D	D	35.4	0.779	C	D	D	D
SR 64 & Pope Road	Unsignalized	D	n/a	457.2 ³	0.54 ³	B	B	F	B ⁴
SR 64 & Rye Road	Unsignalized	D	n/a	21.2	0.60	B	A	–	C

1. Delay for the unsignalized intersections is shown for the worst approach/movement.
2. For the unsignalized intersections, the EB and WB approach level-of-service reported represents the left turn movement.
3. The southbound left/through movement delay or v/c ratio could not be calculated by the HCS program, the northbound left turn movement delay and v/c ratio is shown instead.
4. Only represents the southbound right turn movement.

The intersection volume tables are provided in Appendix C. The 2013 existing traffic HCS intersection worksheets are provided in Appendix D and electronic versions of the files are attached on the accompanying CD.

2016 BACKGROUND TRAFFIC CONDITIONS

The background traffic conditions were analyzed for the build-out year of 2016. The background 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, and reserved traffic volumes from the Serenity Creek Development.

- 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.

The 2016 PM peak-hour background traffic volumes are shown in Figure 4 as well as in Appendix C.

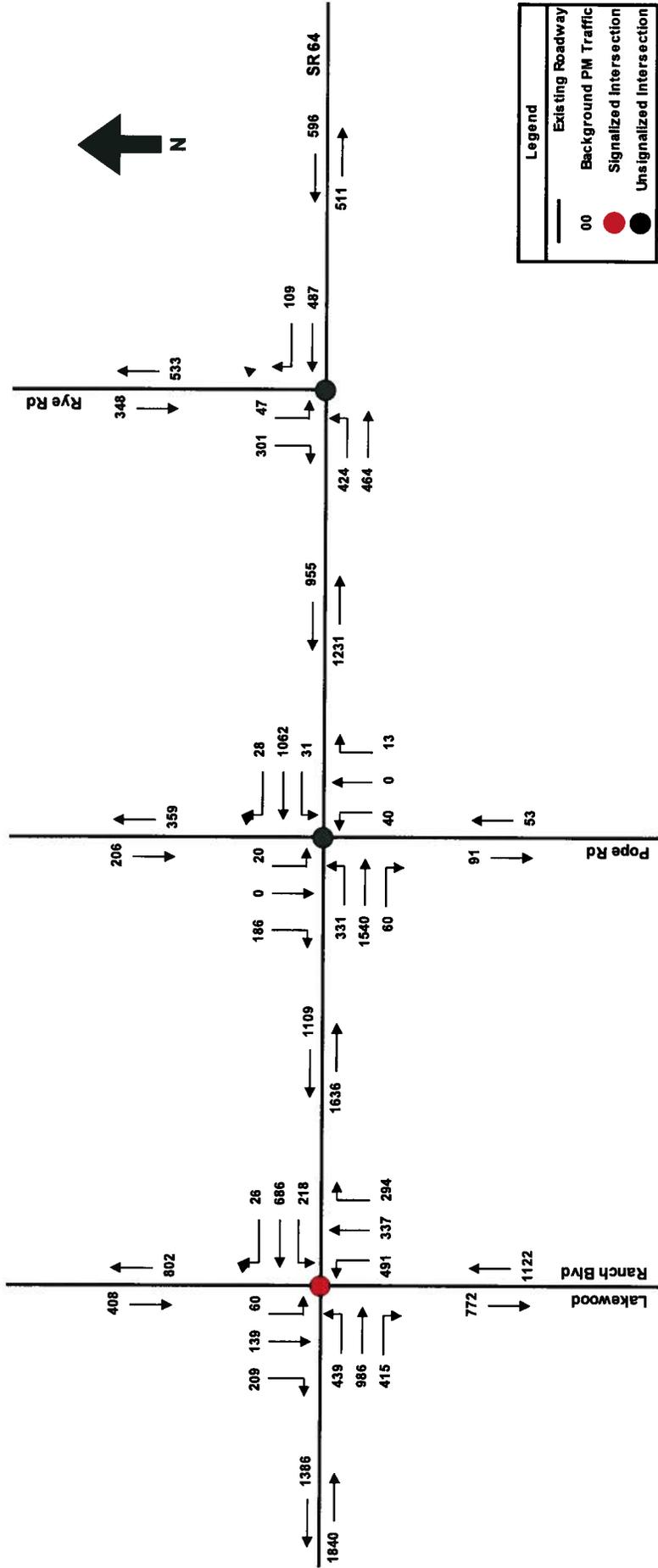


Figure 4: 2016 PM Peak-Hour Background Traffic

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)*. 2016 background traffic segment volumes consist of the existing PM peak-hour peak-season traffic volumes, annual background growth, reserved Eagle Trace Phase I and Phase II traffic, and reserved Serenity Creek traffic. The results of the 2016 background traffic 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.

Table 5: 2016 Background Traffic Segment Conditions

Road Name and Segment	Adopted LOS			Peak Hour Base	3% Annual Bkgd Growth	Eagle Trace Phase I & II Traffic	Serenity Creek Traffic	Bkgd Traffic	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume						
SR 64									
Lakewood Ranch Blvd to Site	D	4	3,110	2,368	220	108	87	2,783	No
Site to Pope Rd	D	4	3,110	2,368	220	36	87	2,711	No
Pope Rd to Rye Rd	D	4	3,110	1,941	180	36	29	2,186	No

Intersection Analysis

The intersection analysis was performed using the HCS program. The 2016 background traffic 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 SR 64/Lakewood Ranch Boulevard and SR 64/Rye Road intersections are anticipated to continue to operate within Manatee County's adopted level-of-service standards. The main street traffic volumes at the SR 64/Pope Road intersection create significant delay for the minor street volumes, so much so that the HCS program could not calculate a delay or v/c ratio for the southbound left/through movement or the northbound left turn movement.

Table 6: 2016 Background Traffic 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	37.6	0.801	D	D	D	D
SR 64 & Pope Road	Unsignalized	D	n/a	-³	-³	C	C	F	C ⁴
SR 64 & Rye Road	Unsignalized	D	n/a	42.7	0.84	B	A	-	E

1. Delay for the unsignalized intersections is shown for the worst approach/movement.
2. For the unsignalized intersections, the EB and WB approach level-of-service reported represents the left turn movement.
3. The minor street left turn movement delay or v/c ratio could not be calculated by the HCS.
4. Only represents the southbound right turn movement.

Given that the minor street left turn movements experience delay that cannot be quantified by the HCS program, the SR 64/Pope Road intersection may need to be signalized in the future to accommodate the background traffic conditions. The proposed construction of New Pope Road may mitigate this future need. New Pope Road will create a southern leg at the three-leg SR 64/Rye Road unsignalized intersection. In mitigating the signalization need at the SR 64/Pope Road unsignalized intersection, New Pope Road may create the need to signalize the SR 64/Rye Road unsignalized intersection. A signal should not be installed at either intersection until volumes are present to satisfy the guidelines set forth in the Federal Highway Administration's *Manual of Uniform Traffic Control Devices (MUTCD)*. Coordination between Manatee County and the FDOT should be completed to determine future signalization needs for the SR 64/Pope Road unsignalized intersection.

As demonstrated by this analysis, the failure at the SR 64/Pope Road unsignalized intersection is a preexisting condition and not caused by the addition of this project's traffic. Chapter 2011-139, Laws of Florida; and Chapter 163.3180 of the Florida Statutes exempt developers from contributing proportionate share monies to correct preexisting transportation deficiencies. Because the failure at the SR 64/Pope Road unsignalized intersection is a preexisting condition and not caused by the addition of this project's traffic, improvements to correct the deficiencies can be considered in place. Table 7 shows the background traffic conditions at the improved SR 64/Pope Road intersection and demonstrates that signalization will correct the deficiency.

Table 7: Signalized SR 64/Pope Road Intersection Analysis

Intersection	Type	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Total			EB	WB	NB	SB
SR 64 & Pope Road	Signalized	D	B	17.9	0.798	B	B	D	D

The intersection volume tables are provided in Appendix C. The 2016 background traffic HCS intersection worksheets are provided in Appendix E and electronic versions of the files are attached on the accompanying CD.

2016 TOTAL TRAFFIC CONDITIONS

The total traffic conditions were analyzed for the build-out year of 2016. The total 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. The 2016 PM peak-hour total traffic volumes are shown in Figure 5 as well as in Appendix C.

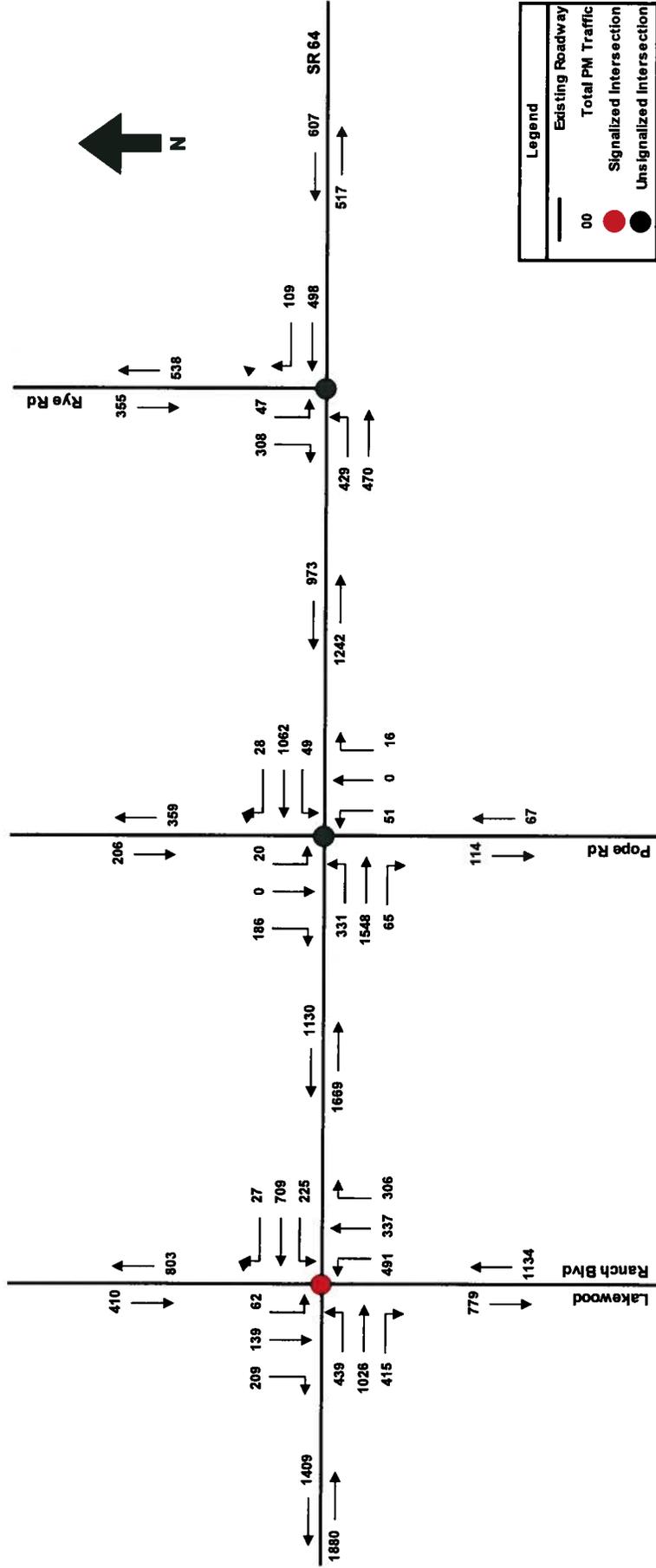


Figure 5: 2016 PM Peak-Hour Total Traffic

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 total traffic segment volumes consist of the existing PM peak-hour peak-season traffic volumes, annual background growth, reserved Eagle Trace Phase I and Phase II traffic, reserved Serenity Creek traffic, and project traffic. The results of the 2016 total traffic level-of-service analysis are summarized in Table 8 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 8: 2016 Total Traffic Segment Conditions

Road Name and Segment	Adopted LOS			Bkgd 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	2,783	85	2,868	No
Site to Pope Rd	D	4	3,110	2,711	24	2,735	No
Pope Rd to Rye Rd	D	4	3,110	2,186	29	2,215	No

Intersection Analysis

Again, the intersection analysis was performed using the HCS program. The 2016 total traffic analysis used the same geometry as the existing analysis. For the total traffic conditions, the signalization improvement of the SR 64/Pope Road intersection was assumed. The results of the HCS intersection analysis are summarized in Table 9 and all intersections are anticipated to continue to operate within Manatee County's adopted level-of-service standards. No additional intersection improvements are required in conjunction with this project.

Table 9: 2016 Total Traffic 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 & Pope Road	Signalized	D	B	19.0	0.828	B	B	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.

2. For the unsignalized intersection, the EB and WB approach level-of-service reported represents the left turn movement.

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 stipulates 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.

In addition to the main entrance, a secondary access point will be constructed onto Pope Road. The 23 entering vehicles will not require any improvements to Pope Road. In addition, the five eastbound to southbound right turning vehicles at the SR 64/Pope Road intersection will not require the construction of an exclusive right turn lane. The SR 64/Pope Road intersection has a 550 foot westbound to southbound left turn lane. Based on FDOT Standard Index 301, a deceleration distance of 350 feet is required for a design speed of 55 mph (5 mph over the posted speed on SR 64). This leaves 200 feet for queue storage. The HCS signalized analysis produces a 95th percentile queue length of 25 feet. Even under unsignalized conditions, the left turn lane will have adequate queue storage. The required unsignalized queue length for the left turn lane was calculated using procedures outlined in the AASHTO *Green Book*. The 49 left turning vehicles require 50 feet of queue storage. The queue length calculation for the left turn lane is shown below:

SR 64/Pope Road Left Turn Lane:

$$49 \frac{\text{veh}}{\text{hr}} \left(\frac{1 \text{ hr}}{60 \text{ min}} \right) \left(\frac{2 \text{ min}}{\text{veh}} \right) \left(\frac{25 \text{ ft}}{\text{veh}} \right) = 40.8 \text{ ft} \approx 50 \text{ ft}$$

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 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. The SR 64/Lakewood Ranch Boulevard and SR 64/Rye Road 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.

The minor street left turn movements at the SR 64/Pope Road intersection experience delay that cannot be quantified by the HCS program. This indicates that the SR 64/Pope Road intersection may need to be signalized in the future to accommodate the background traffic conditions. The proposed construction of New Pope Road may mitigate this future need. A signal should not be installed at the intersection until volumes are present to satisfy the guidelines set forth in the Federal Highway Administration's *Manual of Uniform Traffic Control Devices (MUTCD)*.

Chapter 2011-139, Laws of Florida; and Chapter 163.3180 of the Florida Statutes exempt developers from contributing proportionate-share monies to correct preexisting transportation deficiencies. Because the failure at the SR 64/Pope Road unsignalized intersection is a preexisting condition and not caused by the addition of this project's traffic, improvements to correct the deficiencies can be considered in place. The improvements to correct the preexisting deficiencies at the SR 64/Pope Road intersection are sufficient to handle the addition of project traffic. The project traffic will not create any further deficiencies that would require additional improvements. 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



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 Spllt	PM Exit Spllt	PM Peak Total Trips		
						Total	Enter	Exit
Single Family Housing - 210	Per Unit	110	$\ln(T) = 0.90\ln(x) + 0.51$	63%	37%	114	72	42

December 18, 2012
 Steve Kollar
 Manatee County Transportation Planning Division
 Page 2 of 4

**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.

December 18, 2012
 Steve Kollar
 Manatee County Transportation Planning Division
 Page 3 of 4

**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%



December 18, 2012
Steve Kollar
Manatee County Transportation Planning Division
Page 4 of 4

**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

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

14-FEB-2012 14:41:39

830UPD [1,0,0,1]

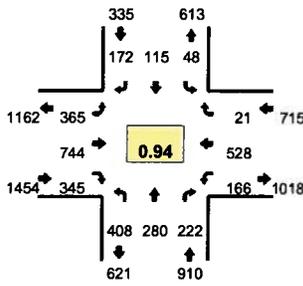
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Type of peak hour being reported: Intersection Peak

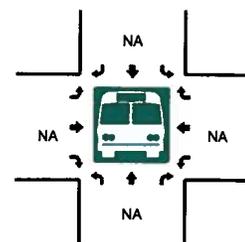
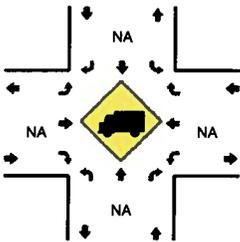
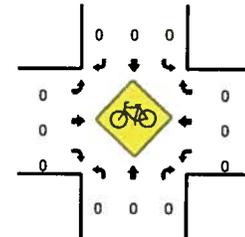
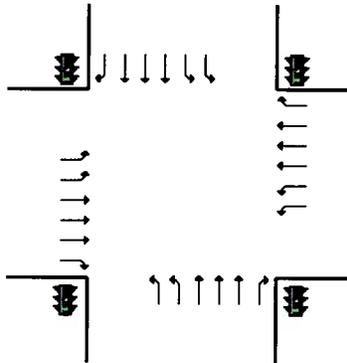
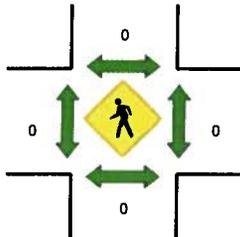
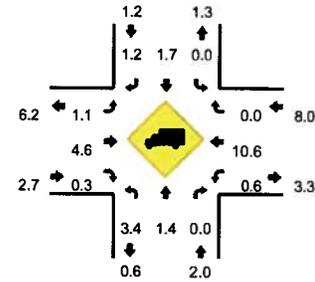
Method for determining peak hour: Total Entering Volume

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	0			0	0	0			0	0	0			0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Railroad																					0
Stopped Buses																					0

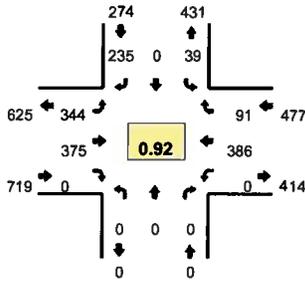
Comments:

Type of peak hour being reported: Intersection Peak

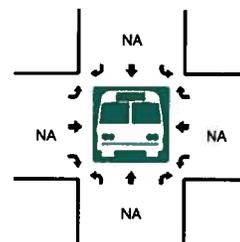
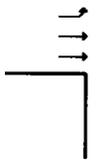
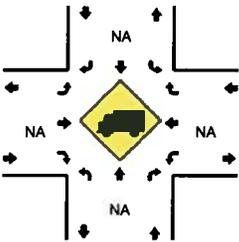
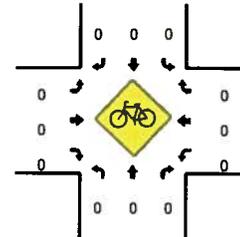
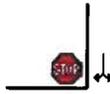
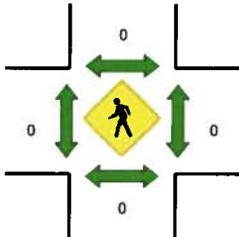
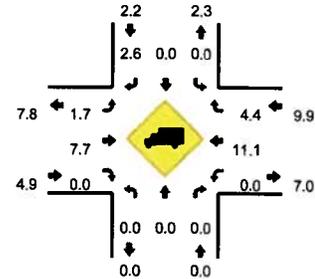
Method for determining peak hour: Total Entering Volume

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	89	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	0	12	0	4	32	0	0	0	52	4	0	104
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Comments:

SR 64 at
 Greyhawk Blvd/Pope Rd
 County: Manatee
 Weather: Clear

File Name : SR 64_PopeRd_pm_12
 Site Code : 00000000
 Start Date : 9/20/2012
 Page No : 1

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Start Time	Groups Printed - Vehicles - Heavy Vehicles												Int. Total				
	POPE RD From South				GREYHAWK BLVD From North				SR 64 From West					SR 64 From East			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		U-Turn	Left	Thru	Right
Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	
04:00 PM	0	0	0	0	0	5	0	25	0	44	210	2	1	150	9	161	
04:15 PM	0	0	0	0	0	6	0	40	0	46	221	2	0	143	6	149	
04:30 PM	0	1	0	0	0	4	0	27	0	30	241	0	1	173	5	180	
04:45 PM	0	2	0	0	0	2	0	43	0	48	250	7	0	172	4	177	
Total	0	3	0	0	0	17	0	135	0	188	922	11	2	3	638	24	
05:00 PM	0	2	0	0	0	2	0	28	0	63	277	2	4	2	198	4	
05:15 PM	0	1	0	1	0	7	0	23	0	60	294	0	1	0	179	1	
05:30 PM	0	1	0	1	0	2	0	41	0	52	294	2	0	0	211	11	
05:45 PM	0	2	0	0	0	4	0	46	0	71	271	0	0	0	165	5	
Total	0	6	0	2	0	15	0	138	0	246	1136	4	8	2	773	21	
Grand Total	0	9	0	2	0	32	0	273	0	414	2058	15	10	5	1411	45	
Approach %	0.0	81.8	0.0	18.2	0.0	10.5	0.0	89.5	0.0	16.6	82.8	0.6	0.7	0.3	95.9	3.1	
Total %	0.0	0.2	0.0	0.0	0.3	0.7	0.0	6.4	7.1	0.0	48.2	0.4	0.2	0.1	33.0	1.1	

Start Time	Groups Printed - Vehicles - Heavy Vehicles												Int. Total				
	POPE RD From South				GREYHAWK BLVD From North				SR 64 From West					SR 64 From East			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		U-Turn	Left	Thru	Right
Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	
05:00 PM	0	6	0	2	0	15	0	138	0	153	153	4	8	2	1386	4	
05:15 PM	0	9	0	2	0	32	0	273	0	305	305	15	10	5	1411	45	
05:30 PM	0	81.8	0.0	18.2	0.0	10.5	0.0	89.5	0.0	16.6	82.8	0.6	0.7	0.3	95.9	3.1	
05:45 PM	0	0.2	0.0	0.0	0.3	0.7	0.0	6.4	7.1	0.0	48.2	0.4	0.2	0.1	33.0	1.1	
Total	0	9	0	2	0	32	0	273	0	414	2058	15	10	5	1411	45	
Approach %	0.0	81.8	0.0	18.2	0.0	10.5	0.0	89.5	0.0	16.6	82.8	0.6	0.7	0.3	95.9	3.1	
Total %	0.0	0.2	0.0	0.0	0.3	0.7	0.0	6.4	7.1	0.0	48.2	0.4	0.2	0.1	33.0	1.1	

Start Time	Groups Printed - Vehicles - Heavy Vehicles												Int. Total				
	POPE RD From South				GREYHAWK BLVD From North				SR 64 From West					SR 64 From East			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		U-Turn	Left	Thru	Right
Factor	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	
05:00 PM	0	2	0	0	0	4	0	46	0	50	294	0	05:30 PM	2	0	224	
05:15 PM	0	4	0	0	0	4	0	46	0	50	294	0	05:30 PM	2	0	224	
05:30 PM	0	6	0	2	0	15	0	138	0	153	153	4	05:30 PM	2	0	224	
05:45 PM	0	9.8	0.0	90.2	0.0	9.8	0.0	80.2	0.0	17.7	82.0	0.3	05:30 PM	2	0	224	
Total	0	15	0	41	0	43	0	41	0	43	43	2	05:30 PM	2	0	224	
Approach %	0.0	75.0	0.0	25.0	0.0	9.8	0.0	80.2	0.0	17.7	82.0	0.3	05:30 PM	2	0	224	
Total %	0.0	75.0	0.0	25.0	0.0	9.8	0.0	80.2	0.0	17.7	82.0	0.3	05:30 PM	2	0	224	
Peak Factor	0	1	0	1	0	2	0	41	0	43	43	2	05:30 PM	2	0	224	
High Int. Volume	0	2	0	0	0	4	0	46	0	50	294	0	05:30 PM	2	0	224	
Peak Factor	0	2	0	0	0	4	0	46	0	50	294	0	05:30 PM	2	0	224	
Peak Factor	0	1.000	0	0	0	1.000	0	0.765	0	0.765	0.979	0	05:30 PM	2	0	0.897	

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File Name : SR 64_PopeRd_pm_12
 Site Code : 00000000
 Start Date : 9/20/2012
 Page No : 1

SR 64 at
 Greyhawk Blvd/Pope Rd
 County: Manatee
 Weather: Clear

Start Time	POPE RD From South				GREYHAWK BLVD From North				SR 64 From West				SR 64 From East				Int. Total	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		App. Total
	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23		
04:00 PM	0	0	0	0	0	0	0	2	0	5	10	0	0	0	15	0	15	
04:15 PM	0	0	0	0	0	0	4	4	0	0	9	0	0	0	10	0	10	
04:30 PM	0	1	0	0	0	0	1	1	0	0	15	0	0	0	14	1	15	
04:45 PM	0	1	0	0	0	0	1	1	0	0	9	1	0	0	1	0	1	
Total	0	2	0	0	0	0	8	8	0	5	43	1	0	0	40	1	41	
05:00 PM	0	0	0	0	0	0	2	3	0	0	11	0	0	0	11	0	11	
05:15 PM	0	0	0	1	0	0	0	0	0	0	6	0	0	0	7	0	7	
05:30 PM	0	0	0	1	0	0	0	0	0	0	5	0	0	0	7	0	7	
05:45 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	12	0	12	
Total	0	0	0	2	0	1	2	3	0	0	26	0	0	0	37	0	37	
Grand Total	0	2	0	2	0	1	10	11	0	5	69	1	0	0	77	1	78	
Approch %	0.0	60.0	0.0	50.0	0.0	9.1	0.0	90.9	0.0	6.7	92.0	1.3	0.0	0.0	98.7	1.3	100.0	
Total %	0.0	1.2	0.0	1.2	0.0	0.6	6.0	6.5	0.0	3.0	41.1	0.6	0.0	0.0	45.8	0.6	46.4	

Start Time	POPE RD From South				GREYHAWK BLVD From North				SR 64 From West				SR 64 From East				Int. Total	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		App. Total
	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23		
04:00 PM	0	0	0	0	0	0	0	8	0	5	43	1	0	0	49	0	49	
04:15 PM	0	0	0	0	0	0	0	0	0	0	9	0	0	0	9	0	9	
04:30 PM	0	1	0	0	0	0	1	1	0	0	15	0	0	0	15	0	15	
04:45 PM	0	1	0	0	0	0	1	1	0	0	9	1	0	0	10	0	10	
Total	0	2	0	0	0	0	8	8	0	5	43	1	0	0	49	0	49	
05:00 PM	0	0	0	0	0	0	2	3	0	0	11	0	0	0	11	0	11	
05:15 PM	0	0	0	1	0	0	0	0	0	0	6	0	0	0	7	0	7	
05:30 PM	0	0	0	1	0	0	0	0	0	0	5	0	0	0	7	0	7	
05:45 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	12	0	12	
Total	0	0	0	2	0	1	2	3	0	0	26	0	0	0	37	0	37	
Grand Total	0	2	0	2	0	1	10	11	0	5	69	1	0	0	77	1	78	
Approch %	0.0	60.0	0.0	50.0	0.0	9.1	0.0	90.9	0.0	6.7	92.0	1.3	0.0	0.0	98.7	1.3	100.0	
Total %	0.0	1.2	0.0	1.2	0.0	0.6	6.0	6.5	0.0	3.0	41.1	0.6	0.0	0.0	45.8	0.6	46.4	

Start Time	POPE RD From South				GREYHAWK BLVD From North				SR 64 From West				SR 64 From East				Int. Total	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		App. Total
	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23		
04:00 PM	0	0	0	0	0	0	0	8	0	5	43	1	0	0	49	0	49	
04:15 PM	0	0	0	0	0	0	0	0	0	0	9	0	0	0	9	0	9	
04:30 PM	0	1	0	0	0	0	1	1	0	0	15	0	0	0	15	0	15	
04:45 PM	0	1	0	0	0	0	1	1	0	0	9	1	0	0	10	0	10	
Total	0	2	0	0	0	0	8	8	0	5	43	1	0	0	49	0	49	
05:00 PM	0	0	0	0	0	0	2	3	0	0	11	0	0	0	11	0	11	
05:15 PM	0	0	0	1	0	0	0	0	0	0	6	0	0	0	7	0	7	
05:30 PM	0	0	0	1	0	0	0	0	0	0	5	0	0	0	7	0	7	
05:45 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	12	0	12	
Total	0	0	0	2	0	1	2	3	0	0	26	0	0	0	37	0	37	
Grand Total	0	2	0	2	0	1	10	11	0	5	69	1	0	0	77	1	78	
Approch %	0.0	60.0	0.0	50.0	0.0	9.1	0.0	90.9	0.0	6.7	92.0	1.3	0.0	0.0	98.7	1.3	100.0	
Total %	0.0	1.2	0.0	1.2	0.0	0.6	6.0	6.5	0.0	3.0	41.1	0.6	0.0	0.0	45.8	0.6	46.4	

Start Time	POPE RD From South				GREYHAWK BLVD From North				SR 64 From West				SR 64 From East				Int. Total	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		App. Total
	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23		
04:00 PM	0	0	0	0	0	0	0	8	0	5	43	1	0	0	49	0	49	
04:15 PM	0	0	0	0	0	0	0	0	0	0	9	0	0	0	9	0	9	
04:30 PM	0	1	0	0	0	0	1	1	0	0	15	0	0	0	15	0	15	
04:45 PM	0	1	0	0	0	0	1	1	0	0	9	1	0	0	10	0	10	
Total	0	2	0	0	0	0	8	8	0	5	43	1	0	0	49	0	49	
05:00 PM	0	0	0	0	0	0	2	3	0	0	11	0	0	0	11	0	11	
05:15 PM	0	0	0	1	0	0	0	0	0	0	6	0	0	0	7	0	7	
05:30 PM	0	0	0	1	0	0	0	0	0	0	5	0	0	0	7	0	7	
05:45 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	12	0	12	
Total	0	0	0	2	0	1	2	3	0	0	26	0	0	0	37	0	37	
Grand Total	0	2	0	2	0	1	10	11	0	5	69	1	0	0	77	1	78	
Approch %	0.0	60.0	0.0	50.0	0.0	9.1	0.0	90.9	0.0	6.7	92.0	1.3	0.0	0.0	98.7	1.3	100.0	
Total %	0.0	1.2	0.0	1.2	0.0	0.6	6.0	6.5	0.0	3.0	41.1	0.6	0.0	0.0	45.8	0.6	46.4	

3																						
4																						
5																						
6																						
7																						
8																						

3																						
4																						
5																						
6																						
7																						
8																						

Prepared By

Date Implemented

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	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
3001			OFF					232

Port Parameters [6.2]

Comm	Mode	Baud	Msg Time	Duplex	Enable	Dial Time	Modem	Modem Time	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	Modifier 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]

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

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																

Manatee County Timing Sheet 12/17/2012 7:47:15 AM
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																

Manatee County Timing Sheet 12/17/2012 7:47:15 AM
Station : 3001 - SR 64 @ Lakewood Ranch Rd (Permanent File)

APPENDIX C

EXISTING AND FUTURE INTERSECTION VOLUMES

TRAFFIC VOLUME AT STUDY INTERSECTIONS

Intersection: SR 64 & Pope Road
 Count Date: 09/20/12
 P.M. Peak Time Period: 5:00 - 6:00 PM
 Peak Hour Factor: 0.95

	SR 64				SR 64				Pope Rd				Greyhawk Blvd			
	EBL	EBT	EBR	EBL	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SBL	SBT	SBR
Existing Traffic	246	1136	4	10	773	21	6	0	2	15	0	138	15	0	138	
Raw Turning Movement Counts	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	
2013 Existing Conditions	303	1397	5	12	951	26	7	0	2	18	0	170	18	0	170	

	SR 64				SR 64				Pope Rd				Greyhawk Blvd			
	EBL	EBT	EBR	EBL	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SBL	SBT	SBR
Future Traffic	303	1397	5	12	951	26	7	0	2	18	0	170	18	0	170	
Existing Conditions	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Years to Build-out	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
Annual Growth Rate	28	130	0	1	88	2	1	0	0	2	0	16	2	0	16	
Background Traffic Growth	0	13	0	0	23	0	0	0	0	0	0	0	0	0	0	
Eagle Trace Phase I & II Traffic	0	0	55	18	0	0	32	0	11	0	0	0	0	0	0	
Serenity Creek Reserved Traffic	331	1540	60	31	1062	28	40	0	13	20	0	186	20	0	186	
2016 Future Conditions																

	SR 64				SR 64				Pope Rd				Greyhawk Blvd			
	EBL	EBT	EBR	EBL	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SBL	SBT	SBR
Project Traffic	0	8	5	18	0	0	11	0	3	0	0	0	0	0	0	
Project Trips	0	8	5	18	0	0	11	0	3	0	0	0	0	0	0	
Total Project Traffic	0	8	5	18	0	0	11	0	3	0	0	0	0	0	0	

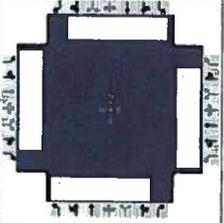
	SR 64				SR 64				Pope Rd				Greyhawk Blvd			
	EBL	EBT	EBR	EBL	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SBL	SBT	SBR
Total Traffic	331	1540	60	31	1062	28	40	0	13	20	0	186	20	0	186	
Future Traffic	0	8	5	18	0	0	11	0	3	0	0	0	0	0	0	
Project Traffic	331	1540	60	31	1062	28	40	0	13	20	0	186	20	0	186	
Total Conditions	331	1548	65	49	1062	28	51	0	16	20	0	186	20	0	186	

APPENDIX D

**2013 EXISTING TRAFFIC HCS
SUMMARY WORKSHEETS**

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		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
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	Green	7.8	6.9	20.0	5.5	1.9	10.0			
Force Mode	Fixed	Simult. Gap N/S	Off	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 _q), 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		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
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	

HCS+: Unsignalized Intersections Release 5.6

Phone:
E-Mail:

Fax:

TWO-WAY STOP CONTROL (TWSC) ANALYSIS

Analyst: MRC
 Agency/Co.: Stantec
 Date Performed: 5/6/2013
 Analysis Time Period: PM Peak-Hour
 Intersection: SR 64/Pope Road
 Jurisdiction:
 Units: U. S. Customary
 Analysis Year: 2013 Existing
 Project ID: Eagle Trace Phase III
 East/West Street: SR 64
 North/South Street: Pope Road
 Intersection Orientation: EW

Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street Movements	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	303	1397	5	12	951	26
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Peak-15 Minute Volume	80	368	1	3	250	7
Hourly Flow Rate, HFR	318	1470	5	12	1001	27
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type/Storage	Raised curb			/ 1		
RT Channelized?						
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal?	Yes			No		
Minor Street Movements	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	7	0	2	18	0	170
Peak Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Peak-15 Minute Volume	2	0	1	5	0	45
Hourly Flow Rate, HFR	7	0	2	18	0	178
Percent Heavy Vehicles	0	0	100	6	0	1
Percent Grade (%)	0					
Flared Approach: Exists?/Storage			No	/		
RT Channelized?						No
Lanes	1	1	0	0	1	1
Configuration	L		TR	LT		R

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	53	1700	3	6	97	50	6800
Through	818	1700	3	27	97	50	6800
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	6.5	6.2	7.5	6.5	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	0	100	6	0	1
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	0.00	0.00	0.00	0.00	0.00	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	7.5	6.5	8.2	7.6	6.5	6.2
2-stage	4.1	4.1	6.5	5.5	8.2	6.6	5.5	6.2

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	4.00	3.30	3.50	4.00	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	0	100	6	0	1
t(f)	2.2	2.2	3.5	4.0	4.3	3.6	4.0	3.3

Worksheet 5-Effect of Upstream Signals

Computation 1-Queue Clearance Time at Upstream Signal

V prog	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)
	818	53		

Total Saturation Flow Rate, s (vph)	3400	3400
Arrival Type	3	3
Effective Green, g (sec)	27	6
Cycle Length, C (sec)	97	97
Rp (from Exhibit 16-11)	1.000	1.000
Proportion vehicles arriving on green P	0.278	0.062
g(q1)	16.8	1.4
g(q2)	5.3	0.0
g(q)	22.2	1.4

	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)
alpha	0.400			
beta	0.714			
Travel time, t(a) (sec)	92.517			
Smoothing Factor, F	0.036			
Proportion of conflicting flow, f	1.000	1.000		
Max platooned flow, V(c,max)	1908	177		
Min platooned flow, V(c,min)	2000	2000		
Duration of blocked period, t(p)	0.0	0.0		
Proportion time blocked, p	0.000		0.000	

Computation 3-Platoon Event Periods Result

p(2)	0.000
p(5)	0.000
p(dom)	0.000
p(subo)	0.000
Constrained or unconstrained?	U

Proportion unblocked for minor movements, p(x)	(1)	(2)	(3)
	Single-stage Process	Two-Stage Process Stage I	Process Stage II
p(1)	1.000		
p(4)	1.000		
p(7)	1.000	1.000	1.000
p(8)	1.000	1.000	1.000
p(9)	1.000		
p(10)	1.000	1.000	1.000
p(11)	1.000	1.000	1.000
p(12)	1.000		

Computation 4 and 5 Single-Stage Process

Movement	1	4	7	8	9	10	11	12
	L	L	L	T	R	L	T	R
V c,x	1028	1475	2632	3160	738	2409	3149	514
s	3000	3000	3000	3000	3000	3000	3000	3000
Px	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
V c,u,x	1028	1475	2632	3160	738	2409	3149	514
C r,x	671	463	12	11	235	16	11	562
C plat,x	671	463	12	11	235	16	11	562

Two-Stage Process

7	8	10	11
---	---	----	----

	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2
V(c,x)	2108	524	2108	1052	1038	1371	1038	2111
s	3000	3000	3000	3000	3000	3000	3000	3000
P(x)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
V(c,u,x)	2108	524	2108	1052	1038	1371	1038	2111
C(r,x)	54	510	93	306	240	148	311	93
C(plat,x)	54	510	93	306	240	148	311	93

Worksheet 6-Impedance and Capacity Equations

Step 1: RT from Minor St.					9		12	
Conflicting Flows					738		514	
Potential Capacity					235		562	
Pedestrian Impedance Factor					1.00		1.00	
Movement Capacity					235		562	
Probability of Queue free St.					0.99		0.68	
Step 2: LT from Major St.					4		1	
Conflicting Flows					1475		1028	
Potential Capacity					463		671	
Pedestrian Impedance Factor					1.00		1.00	
Movement Capacity					463		671	
Probability of Queue free St.					0.97		0.53	
Maj L-Shared Prob Q free St.								
Step 3: TH from Minor St.					8		11	
Conflicting Flows					3160		3149	
Potential Capacity					11		11	
Pedestrian Impedance Factor					1.00		1.00	
Cap. Adj. factor due to Impeding mvmnt					0.51		0.51	
Movement Capacity					6		6	
Probability of Queue free St.							1.00	
Step 4: LT from Minor St.					7		10	
Conflicting Flows					2632		2409	
Potential Capacity					12		16	
Pedestrian Impedance Factor					1.00		1.00	
Maj. L, Min T Impedance factor					0.51			
Maj. L, Min T Adj. Imp Factor.					0.62			
Cap. Adj. factor due to Impeding mvmnt					0.42			
Movement Capacity					5			

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					2108		1038	
Potential Capacity					93		311	
Pedestrian Impedance Factor					1.00		1.00	
Cap. Adj. factor due to Impeding mvmnt					0.53		0.97	
Movement Capacity					49		303	
Probability of Queue free St.					1.00		1.00	

Part 2 - Second Stage		
Conflicting Flows	1052	2111
Potential Capacity	306	93
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.97	0.53
Movement Capacity	298	49

Part 3 - Single Stage		
Conflicting Flows	3160	3149
Potential Capacity	11	11
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.51	0.51
Movement Capacity	6	6

Result for 2 stage process:		
a	0.91	0.91
Y	-1.65	9.58
C t	0	31
Probability of Queue free St.		1.00

Step 4: LT from Minor St.	7	10
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Part 1 - First Stage		
Conflicting Flows	2108	1038
Potential Capacity	54	240
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.53	0.97
Movement Capacity	28	234

Part 2 - Second Stage		
Conflicting Flows	524	1371
Potential Capacity	510	148
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.67	0.52
Movement Capacity	339	77

Part 3 - Single Stage		
Conflicting Flows	2632	2409
Potential Capacity	12	16
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.51	
Maj. L, Min T Adj. Imp Factor.	0.62	
Cap. Adj. factor due to Impeding mvmnt	0.42	
Movement Capacity	5	

Results for Two-stage process:		
a	0.91	0.91
Y	1.44	
C t	13	

Worksheet 8-Shared Lane Calculations

Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (vph)	7	0	2	18	0	178
Movement Capacity (vph)	13	0	235		31	562
Shared Lane Capacity (vph)			0			

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	13	0	235		31	562
Volume	7	0	2	18	0	178
Delay						
Q sep						
Q sep +1 round (Qsep +1)						
n max						
C sh			0			
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	L		TR	LT		R
v (vph)	318	12	7		2	18		178
C(m) (vph)	671	463	13		0			562
v/c	0.47	0.03	0.54					0.32
95% queue length	2.55	0.08	1.29					1.35
Control Delay	15.1	13.0	457.2					14.3
LOS	C	B	F		F			B
Approach Delay								
Approach LOS								

Worksheet 11-Shared Major LT Impedance and Delay

	Movement 2	Movement 5
p(oj)	0.53	0.97
v(i1), Volume for stream 2 or 5		
v(i2), Volume for stream 3 or 6		
s(i1), 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	15.1	13.0
N, Number of major street through lanes		
d(rank,1) Delay for stream 2 or 5		

HCS+: Unsignalized Intersections Release 5.6

Phone:
E-Mail:

Fax:

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	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
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						
Minor Street Movements	7	8	9	10	11	12
	L	T	R	L	T	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 prog	V(t)	V(l,prot)	V(t)	V(l,prot)

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 Stage I	(3) Two-Stage Process 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
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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
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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	8	9	10	11	12
	L	T	R	L	T	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	8	9	10	11	12
	L	T	R	L	T	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	

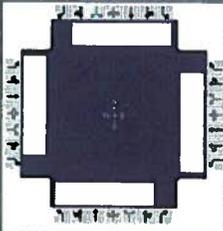
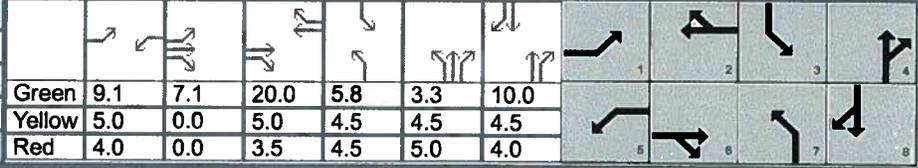
Worksheet 11-Shared Major LT Impedance and Delay

	Movement 2	Movement 5
p(oj)	0.59	1.00
v(i1), Volume for stream 2 or 5		
v(i2), Volume for stream 3 or 6		
s(i1), 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 BACKGROUND TRAFFIC HCS
SUMMARY WORKSHEETS**

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 Background			Analysis Period	1> 5:00								
File Name	SR64_Lakewood_Background.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	986	415	218	686	26	491	337	294	60	139	209
Signal Information															
Cycle, s	99.8	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	9.1	7.1	20.0	5.8	3.3	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				25.2	35.6	18.1	28.5	27.6	31.3	14.8	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				14.8	21.4	8.4	16.6	16.6	7.8	3.7	4.8				
Green Extension Time (g _e), s				1.4	5.4	0.7	3.1	1.5	1.7	0.2	0.7				
Phase Call Probability				1.00	1.00	1.00	1.00	1.00	1.00	0.83	1.00				
Max Out Probability				0.05	0.03	0.00	0.00	0.16	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	1049	163	232	730	5	522	359	114	64	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				12.8	19.4	8.1	6.4	14.6	0.3	14.6	5.7	5.8	1.7	2.7	2.8
Cycle Queue Clearance Time (g _c), s				12.8	19.4	8.1	6.4	14.6	0.3	14.6	5.7	5.8	1.7	2.7	2.8
Capacity (c), veh/h				600	1387	453	354	981	339	652	1220	383	240	559	176
Volume-to-Capacity Ratio (X)				0.778	0.756	0.359	0.655	0.744	0.016	0.801	0.294	0.297	0.266	0.264	0.279
Available Capacity (c _a), veh/h				906	2272	742	906	2149	742	889	1335	419	915	1322	415
Back of Queue (Q), veh/ln (95th percentile)				9.2	11.7	5.4	4.9	9.1	0.2	10.2	4.1	4.0	1.3	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	0.65	0.00	0.14	0.05	0.00	0.08
Uniform Delay (d ₁), s/veh				39.5	33.2	28.7	43.1	37.3	31.2	38.6	31.5	31.2	44.1	41.1	40.8
Incremental Delay (d ₂), s/veh				2.5	0.9	0.5	2.1	1.1	0.0	3.8	0.1	0.4	0.6	0.2	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				41.9	34.0	29.2	45.2	38.5	31.2	42.3	31.7	31.6	44.7	41.4	41.6
Level of Service (LOS)				D	C	C	D	D	C	D	C	C	D	D	D
Approach Delay, s/veh / LOS				35.8	D		40.0	D		37.3	D		42.2	D	
Intersection Delay, s/veh / LOS				37.6						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	

HCS+: Unsignalized Intersections Release 5.6

Phone:
E-Mail:

Fax:

TWO-WAY STOP CONTROL(TWSC) ANALYSIS

Analyst: MRC
 Agency/Co.: Stantec
 Date Performed: 5/6/2013
 Analysis Time Period: PM Peak-Hour
 Intersection: SR 64/Pope Road
 Jurisdiction:
 Units: U. S. Customary
 Analysis Year: 2016 Background
 Project ID: Eagle Trace Phase III
 East/West Street: SR 64
 North/South Street: Pope Rd
 Intersection Orientation: EW

Study period (hrs): 0.25

Vehicle Volumes and Adjustments						
Major Street Movements	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	331	1540	60	31	1062	28
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Peak-15 Minute Volume	87	405	16	8	279	7
Hourly Flow Rate, HFR	348	1621	63	32	1117	29
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type/Storage	Raised curb			/ 1		
RT Channelized?						
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal?	Yes			No		
Minor Street Movements	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	40	0	13	20	0	186
Peak Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Peak-15 Minute Volume	11	0	3	5	0	49
Hourly Flow Rate, HFR	42	0	13	21	0	195
Percent Heavy Vehicles	0	0	100	6	0	1
Percent Grade (%)	0				0	
Flared Approach: Exists?/Storage			No	/		
RT Channelized?						No
Lanes	1	1	0	0	1	1
Configuration	L		TR	LT		R

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	60	1700	3	6	100	50	6800
Through	986	1700	3	27	100	50	6800
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	6.5	6.2	7.5	6.5	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	0	100	6	0	1
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	0.00	0.00	0.00	0.00	0.00	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	7.5	6.5	8.2	7.6	6.5	6.2
2-stage	4.1	4.1	6.5	5.5	8.2	6.6	5.5	6.2

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	4.00	3.30	3.50	4.00	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	0	100	6	0	1
t(f)	2.2	2.2	3.5	4.0	4.3	3.6	4.0	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	986	60		

Total Saturation Flow Rate, s (vph)	3400	3400
Arrival Type	3	3
Effective Green, g (sec)	27	6
Cycle Length, C (sec)	100	100
Rp (from Exhibit 16-11)	1.000	1.000
Proportion vehicles arriving on green P	0.270	0.060
g(q1)	21.2	1.7
g(q2)	8.6	0.0
g(q)	29.8	1.7

Computation 2-Proportion of TWSC Intersection Time blocked			
	Movement 2		Movement 5
	V(t)	V(l,prot)	V(t) V(l,prot)
alpha	0.400		
beta	0.714		
Travel time, t(a) (sec)	92.517		
Smoothing Factor, F	0.036		
Proportion of conflicting flow, f	1.000	1.000	
Max platooned flow, V(c,max)	2276	207	
Min platooned flow, V(c,min)	2000	2000	
Duration of blocked period, t(p)	3.1	0.0	
Proportion time blocked, p	0.031		0.000

Computation 3-Platoon Event Periods	Result
p(2)	0.031
p(5)	0.000
p(dom)	0.031
p(subo)	0.000
Constrained or unconstrained?	U

Proportion unblocked for minor movements, p(x)	(1) Single-stage Process	(2) Two-Stage Process Stage I	(3) Two-Stage Process Stage II
p(1)	1.000		
p(4)	0.969		
p(7)	0.969	0.969	1.000
p(8)	0.969	0.969	1.000
p(9)	0.969		
p(10)	0.969	1.000	0.969
p(11)	0.969	1.000	0.969
p(12)	1.000		

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	1146	1684	2970	3558	842	2702	3576	573
s	3000	3000	3000	3000	3000	3000	3000	3000
Px	1.000	0.969	0.969	0.969	0.969	0.969	0.969	1.000
V c, u, x	1146	1642	2969	3576	773	2692	3594	573
C r, x	605	400	6	6	220	10	6	520
C plat, x	605	388	6	6	213	10	6	520

Two-Stage Process	7	8	10	11
-------------------	---	---	----	----

	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2
V(c,x)	2348	622	2348	1210	1196	1506	1196	2380
s	3000	3000	3000	3000	3000	3000	3000	3000
P(x)	0.969	1.000	0.969	1.000	1.000	0.969	1.000	0.969
V(c,u,x)	2327	622	2327	1210	1196	1458	1196	2360
C(r,x)	39	446	72	258	191	131	262	69
C(plat,x)	38	446	70	258	191	127	262	67

Worksheet 6-Impedance and Capacity Equations

Step 1: RT from Minor St.					9		12	
Conflicting Flows					842		573	
Potential Capacity					213		520	
Pedestrian Impedance Factor					1.00		1.00	
Movement Capacity					213		520	
Probability of Queue free St.					0.94		0.63	
Step 2: LT from Major St.					4		1	
Conflicting Flows					1684		1146	
Potential Capacity					388		605	
Pedestrian Impedance Factor					1.00		1.00	
Movement Capacity					388		605	
Probability of Queue free St.					0.92		0.42	
Maj L-Shared Prob Q free St.								
Step 3: TH from Minor St.					8		11	
Conflicting Flows					3558		3576	
Potential Capacity					6		6	
Pedestrian Impedance Factor					1.00		1.00	
Cap. Adj. factor due to Impeding mvmnt					0.39		0.39	
Movement Capacity					2		2	
Probability of Queue free St.								
Step 4: LT from Minor St.					7		10	
Conflicting Flows					2970		2702	
Potential Capacity					6		10	
Pedestrian Impedance Factor					1.00		1.00	
Maj. L, Min T Impedance factor								
Maj. L, Min T Adj. Imp Factor.								
Cap. Adj. factor due to Impeding mvmnt								
Movement Capacity								

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					2348		1196	
Potential Capacity					70		262	
Pedestrian Impedance Factor					1.00		1.00	
Cap. Adj. factor due to Impeding mvmnt					0.42		0.92	
Movement Capacity					30		240	
Probability of Queue free St.					1.00		1.00	

Part 2 - Second Stage		
Conflicting Flows	1210	2380
Potential Capacity	258	67
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.92	0.42
Movement Capacity	237	28

Part 3 - Single Stage		
Conflicting Flows	3558	3576
Potential Capacity	6	6
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.39	0.39
Movement Capacity	2	2

Result for 2 stage process:		
a	0.91	0.91
y	-0.25	-39.67
C t	0	0
Probability of Queue free St.		

Step 4: LT from Minor St.	7	10
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Part 1 - First Stage		
Conflicting Flows	2348	1196
Potential Capacity	38	191
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.42	0.92
Movement Capacity	16	175

Part 2 - Second Stage		
Conflicting Flows	622	1506
Potential Capacity	446	127
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.57	0.40
Movement Capacity	256	51

Part 3 - Single Stage		
Conflicting Flows	2970	2702
Potential Capacity	6	10
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor		
Maj. L, Min T Adj. Imp Factor.		
Cap. Adj. factor due to Impeding mvmnt		
Movement Capacity		

Results for Two-stage process:		
a	0.91	0.91
y		
C t		

Worksheet 8-Shared Lane Calculations

Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (vph)	42	0	13	21	0	195
Movement Capacity (vph)		0	213		0	520
Shared Lane Capacity (vph)			0			

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		0	213		0	520
Volume	42	0	13	21	0	195
Delay						
Q sep						
Q sep +1 round (Qsep +1)						
n max						
C sh			0			
SUM C sep						
n						
C act						

Worksheet 10-Delay, Queue Length, and Level of Service

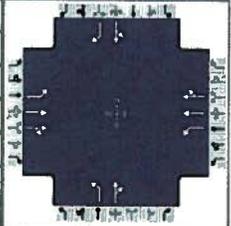
Movement	1	4	7	8	9	10	11	12
Lane Config	L	L	L		TR	LT		R
v (vph)	348	32	42		13	21		195
C(m) (vph)	605	388			0			520
v/c	0.58	0.08						0.38
95% queue length	3.65	0.27						1.73
Control Delay	18.7	15.1						16.0
LOS	C	C			F			C
Approach Delay								
Approach LOS								

Worksheet 11-Shared Major LT Impedance and Delay

	Movement 2	Movement 5
p(oj)	0.42	0.92
v(i1), Volume for stream 2 or 5		
v(i2), Volume for stream 3 or 6		
s(i1), 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	18.7	15.1
N, Number of major street through lanes		
d(rank,1) Delay for stream 2 or 5		

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	0.95	
Intersection	SR 64/Pope Rd	Analysis Year	2016 Background		Analysis Period	1> 5:00	
File Name	SR64_Pope_Background.xus						
Project Description	Eagle Trace Phase III						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	331	1540	60	31	1062	28	40	0	13	20	0	186

Signal Information											
Cycle, s	94.9	Reference Phase	6								
Offset, s	0	Reference Point	End	Green	5.8	4.3	50.0	9.9	0.0	0.0	
Uncoordinated	Yes	Simult. Gap E/W	Off	Yellow	4.5	0.0	4.5	4.5	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	Off	Red	4.0	0.0	3.5	4.0	0.0	0.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		6.0		7.0
Phase Duration, s	18.5	62.3	14.3	58.0		18.4		18.4
Change Period, (Y+R _c), s	8.5	8.0	8.5	8.0		8.5		8.5
Max Allow Headway (MAH), s	4.0	3.9	4.0	3.9		4.3		4.3
Queue Clearance Time (g _s), s	9.0	36.4	2.7	22.5		6.5		7.1
Green Extension Time (g _e), s	1.1	8.9	0.1	4.6		0.1		0.3
Phase Call Probability	1.00	1.00	0.58	1.00		0.99		0.99
Max Out Probability	0.00	0.03	0.00	0.00		0.00		0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	348	843	838	33	575	570	42	6			21	91
Adjusted Saturation Flow Rate (s), veh/h/ln	1774	1827	1804	1810	1810	1794	1327	1400			1304	1594
Queue Service Time (g _s), s	7.0	34.0	34.4	0.7	20.4	20.5	2.8	0.4			1.3	5.1
Cycle Queue Clearance Time (g _c), s	7.0	34.0	34.4	0.7	20.4	20.5	4.5	0.4			1.7	5.1
Capacity (c), veh/h	440	1064	1051	271	973	964	204	160			225	182
Volume-to-Capacity Ratio (X)	0.792	0.792	0.798	0.121	0.591	0.591	0.206	0.039			0.094	0.496
Available Capacity (c _a), veh/h	719	1559	1540	637	1544	1531	416	384			441	437
Back of Queue (Q), veh/ln (95th percentile)	7.5	17.5	17.5	0.4	11.7	11.6	1.7	0.2			0.8	3.7
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
Queue Storage Ratio (RQ) (95th percentile)	0.25	0.00	0.00	0.02	0.00	0.00	0.28	0.00			0.00	0.00
Uniform Delay (d ₁), s/veh	14.6	15.7	15.5	12.8	15.2	14.9	40.0	37.4			38.1	39.5
Incremental Delay (d ₂), s/veh	3.3	1.8	1.9	0.2	0.6	0.6	0.5	0.1			0.2	2.1
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
Control Delay (d), s/veh	17.8	17.5	17.3	13.0	15.7	15.5	40.5	37.5			38.3	41.5
Level of Service (LOS)	B	B	B	B	B	B	D	D			D	D
Approach Delay, s/veh / LOS	17.5		B	15.5		B	40.1		D	40.9		D
Intersection Delay, s/veh / LOS	17.9						B					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.3		B	2.4		B	2.9		C	2.9		C
Bicycle LOS Score / LOS	2.2		B	1.5		A	0.6		A	0.7		A

HCS+: Unsignalized Intersections Release 5.6

Phone:
E-Mail:

Fax:

TWO-WAY STOP CONTROL (TWSC) ANALYSIS

Analyst: MRC
 Agency/Co.: Stantec
 Date Performed: 5/6/2013
 Analysis Time Period: PM Peak-Hour
 Intersection: SR 64/Rye Road
 Jurisdiction:
 Units: U. S. Customary
 Analysis Year: 2016 Background
 Project ID: Eagle Trace Phase III
 East/West Street: SR 64
 North/South Street: Rye Road
 Intersection Orientation: EW

Study period (hrs): 0.25

Major Street Movements	Vehicle Volumes and Adjustments					
	1 L	2 T	3 R	4 L	5 T	6 R
Volume	424	464		0	487	109
Peak-Hour Factor, PHF	0.92	0.92		0.92	0.92	0.92
Peak-15 Minute Volume	115	126		0	132	30
Hourly Flow Rate, HFR	460	504		0	529	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	8	9	10	11	12
	L	T	R	L	T	R
Volume				47		301
Peak Hour Factor, PHF				0.92		0.92
Peak-15 Minute Volume				13		82
Hourly Flow Rate, HFR				51		327
Percent Heavy Vehicles				0		3
Percent Grade (%)		0			0	
Flared Approach: Exists?/Storage				/		No /
RT Channelized?						
Lanes				0		0
Configuration					LR	

Movements	Pedestrian Volumes and Adjustments			
	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 prog	V(t)	V(l,prot)	V(t)	V(l,prot)

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)	(2)	(3)
	Single-stage Process	Two-Stage Process Stage I	Two-Stage Process 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	4	7	8	9	10	11	12
	L	L	L	T	R	L	T	R
V c, x	647	504				1701		264
s								
Px								
V c, u, x								

C r, x
 C plat, x

Two-Stage Process	7	8	10	11
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Stage1 Stage2 Stage1 Stage2 Stage1 Stage2 Stage1 Stage2

V(c,x)	529	1172
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		264
Potential Capacity		770
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity		770
Probability of Queue free St.	1.00	0.58
Step 2: LT from Major St.	4	1
Conflicting Flows	504	647
Potential Capacity	1071	934
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity	1071	934
Probability of Queue free St.	1.00	0.51
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	0.51	0.51
Movement Capacity		
Probability of Queue free St.	1.00	1.00
Step 4: LT from Minor St.	7	10
Conflicting Flows		1701
Potential Capacity		85
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.51	
Maj. L, Min T Adj. Imp Factor.	0.61	
Cap. Adj. factor due to Impeding mvmnt	0.35	0.51
Movement Capacity		43

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	204	530
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.51	1.00
Movement Capacity	104	530
Probability of Queue free St.	1.00	1.00

Part 2 - Second Stage		
Conflicting Flows		
Potential Capacity	470	204
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	1.00	0.51
Movement Capacity	470	104

Part 3 - Single Stage		
Conflicting Flows		
Potential Capacity		
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.51	0.51
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		529
Potential Capacity	192	561
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.51	1.00
Movement Capacity	97	561

Part 2 - Second Stage		
Conflicting Flows		1172
Potential Capacity	762	261
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.58	0.51
Movement Capacity	438	132

Part 3 - Single Stage		
Conflicting Flows		1701
Potential Capacity		85
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.51	
Maj. L, Min T Adj. Imp Factor.	0.61	
Cap. Adj. factor due to Impeding mvmnt	0.35	0.51
Movement Capacity		43

Results for Two-stage process:		
a	0.95	0.95
y		5.82
C t		123

Worksheet 8-Shared Lane Calculations

Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (vph)				51		327
Movement Capacity (vph)				123		770
Shared Lane Capacity (vph)					450	

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				123		770
Volume				51		327
Delay						
Q sep						
Q sep +1 round (Qsep +1)						
n max						
C sh					450	
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)	460	0					378	
C(m) (vph)	934	1071					450	
v/c	0.49	0.00					0.84	
95% queue length	2.78	0.00					8.23	
Control Delay	12.5	8.4					42.7	
LOS	B	A					E	
Approach Delay							42.7	
Approach LOS							E	

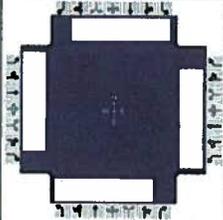
Worksheet 11-Shared Major LT Impedance and Delay

	Movement 2	Movement 5
p(oj)	0.51	1.00
v(i1), Volume for stream 2 or 5		
v(i2), Volume for stream 3 or 6		
s(i1), 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	12.5	8.4
N, Number of major street through lanes		
d(rank,1) Delay for stream 2 or 5		

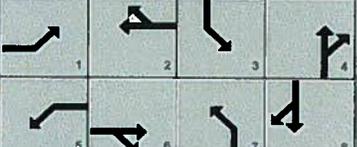
APPENDIX F

2016 TOTAL TRAFFIC HCS SUMMARY WORKSHEETS

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

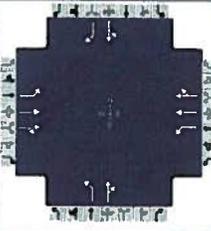
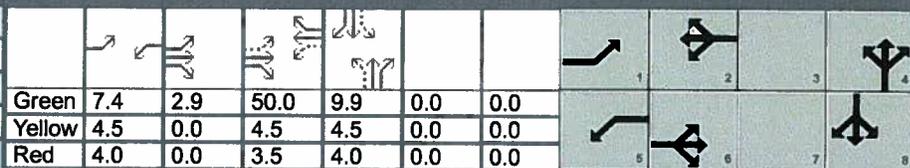
Signal Information												
Cycle, s	101.5	Reference Phase	6									
Offset, s	0	Reference Point	End									
Uncoordinated	Yes	Simult. Gap E/W	Off	Green	9.5	6.9	21.2	5.9	3.4	10.0		
Force Mode	Fixed	Simult. Gap N/S	Off	Yellow	5.0	0.0	5.0	4.5	4.5	4.5		
				Red	4.0	0.0	3.5	4.5	5.0	4.0		

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

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	0.95										
Intersection	SR 64/Pope Rd	Analysis Year	2016 Total	Analysis Period	1> 5:00										
File Name	SR64_Pope_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				331	1548	65	49	1062	28	51	0	16	20	0	186
Signal Information															
Cycle, s	95.3	Reference Phase	6												
Offset, s	0	Reference Point	End												
Uncoordinated	Yes	Simult. Gap E/W	Off												
Force Mode	Fixed	Simult. Gap N/S	Off												
Timer Results				EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT				
Assigned Phase				1	6	5	2		4		8				
Case Number				1.1	4.0	1.1	4.0		6.0		7.0				
Phase Duration, s				18.9	60.9	15.9	58.0		18.4		18.4				
Change Period, (Y+R _c), s				8.5	8.0	8.5	8.0		8.5		8.5				
Max Allow Headway (MAH), s				4.0	3.9	4.0	3.9		4.3		4.3				
Queue Clearance Time (g _s), s				9.3	38.5	3.1	22.6		7.4		7.1				
Green Extension Time (g _e), s				1.0	9.1	0.1	4.6		0.1		0.3				
Phase Call Probability				1.00	1.00	0.74	1.00		0.99		0.99				
Max Out Probability				0.00	0.04	0.00	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				348	850	845	52	575	570	54	8		21	91	
Adjusted Saturation Flow Rate (s), veh/h/ln				1774	1827	1802	1810	1810	1794	1327	1400		1286	1594	
Queue Service Time (g _s), s				7.3	36.0	36.5	1.1	20.6	20.6	3.6	0.5		1.3	5.1	
Cycle Queue Clearance Time (g _c), s				7.3	36.0	36.5	1.1	20.6	20.6	5.4	0.5		1.9	5.1	
Capacity (c), veh/h				443	1034	1020	290	969	960	202	160		223	182	
Volume-to-Capacity Ratio (X)				0.786	0.822	0.828	0.178	0.594	0.594	0.266	0.053		0.095	0.496	
Available Capacity (c _a), veh/h				716	1553	1532	623	1538	1525	412	382		436	435	
Back of Queue (Q), veh/ln (95th percentile)				6.7	18.8	18.9	0.7	11.8	11.7	2.2	0.3		0.8	3.7	
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	
Queue Storage Ratio (RQ) (95th percentile)				0.23	0.00	0.00	0.03	0.00	0.00	0.36	0.00		0.00	0.00	
Uniform Delay (d ₁), s/veh				14.3	17.1	16.9	14.1	15.4	15.1	40.6	37.6		38.4	39.6	
Incremental Delay (d ₂), s/veh				3.1	2.3	2.4	0.3	0.6	0.6	0.7	0.1		0.2	2.1	
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	
Control Delay (d), s/veh				17.5	19.4	19.3	14.4	15.9	15.7	41.3	37.7		38.6	41.7	
Level of Service (LOS)				B	B	B	B	B	B	D	D		D	D	
Approach Delay, s/veh / LOS				19.0	B	15.7	B	40.8	D	41.1	D				
Intersection Delay, s/veh / LOS				19.0						B					
Multimodal Results				EB			WB			NB			SB		
Pedestrian LOS Score / LOS				2.3	B	2.4	B	2.9	C	2.9	C				
Bicycle LOS Score / LOS				2.2	B	1.5	A	0.6	A	0.7	A				

HCS+: Unsignalized Intersections Release 5.6

Phone:
E-Mail:

Fax:

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

Major Street Movements	Vehicle Volumes and Adjustments					
	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	

Movements	Pedestrian Volumes and Adjustments			
	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) Two-Stage Process 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
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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	8	9	10	11	12
	L	T	R	L	T	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	8	9	10	11	12
	L	T	R	L	T	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(i1), Volume for stream 2 or 5		
v(i2), Volume for stream 3 or 6		
s(i1), 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		

FILED FOR RECORD
R. B. SHORE

2011 FEB 17 PM 3:17 PDR-07-06(Z) (P) - INSIGNIA BANK, LLC / EAGLE TRACE
MANATEE COUNTY ZONING ORDINANCE
SUBDIVISION (DTS # 20070106)

CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

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.

FILED
2011 FEB - 7 PM 9:56
TALLAHASSEE
CLERK OF STATE
MANATEE COUNTY
FLORIDA

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**



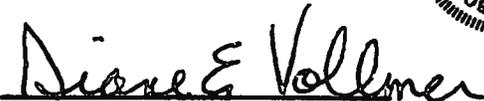
BY: 
Deputy Clerk

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

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 18 E.; THENCE S00°42'00" W ALONG THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 6.60 FT. FOR A POINT OF BEGINNING THENCE CONTINUE S00°42'00" W ALONG SAID EASTERLY LINE, A DISTANCE OF 44.00 FT.; THENCE N89°25'01" W, A DISTANCE OF 332.00 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N39°19'10" W, A DISTANCE OF 940.00 FT.; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°40'12" A DISTANCE OF 66.81 FT.; THENCE S89°25'01" W, A DISTANCE OF 82.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

FILED FOR RECORD
R. B. SHORE

2011 FEB 17 PM 3: 17

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

RICK SCOTT
Governor



FLORIDA DEPARTMENT of STATE

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,

A handwritten signature in cursive script that reads "Liz Cloud".

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.

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

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DEPARTMENT OF
PLANNING
TALLAHASSEE
FILED

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:

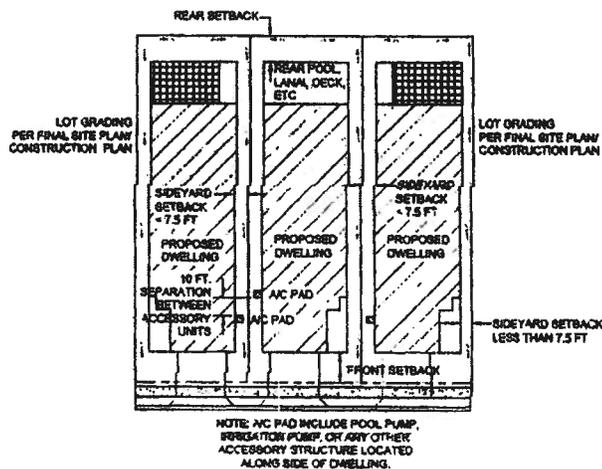
- 1. After platting of the 99th unit, a single gated emergency access drive shall be constructed at the southeast corner within Eagle Trace Subdivision to 22nd Avenue East and continue east to Pope Road. The emergency access drive shall remain in place until a second means of access to the subdivision 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 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



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 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.



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true
correct copy of the documents on file in my office.

Witness my hand and official seal this 13th day of August, 2012.

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,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/elr

Enclosure

RECEIVED

SEP 25 2012

BOARD RECORDS

DEVELOPMENT DATA

EXISTING SITE CONDITIONS

- TOTAL SITE AREA IS 104.66± AC (INCLUDING 2.39 AC OF RIGHT-OF-WAY DEDICATION).
- THE SITE IS CURRENTLY ZONED PDR AND A. THE SITE IS PROPOSED TO BE REZONED PDR IN ITS ENTIRETY.
- THE KNOWN EASEMENT, RIGHT-OF-WAY DEDICATION, VACANT BUILDINGS AND DRIVEWAYS ARE SHOWN ON THE PLANS. THERE ARE NO KNOWN HISTORIC SITES ON SITE.
- THE KNOWN LOCATION OF EXISTING RIGHTS-OF-WAY, DRAINAGEWAYS AND UTILITIES ON CONTIGUOUS PROPERTIES ARE SHOWN ON THE PLANS.
- THE EXISTING TOPOGRAPHIC CONTOURS ARE BASED ON THE KING ENGINEERING, INC. SURVEY DATED JULY 24 2012, AND JANUARY 2013.
- THIS SITE IS LOCATED WITHIN FLOOD ZONES "X" PER MANATEE COUNTY, COMMUNITY PANEL 120153 0360 (1992)
- THE SITE IS NOT LOCATED WITHIN A FEMA FLOODPLAIN.
- THE SITE AREA EXCEEDS 100 ACRES.
- WETLANDS DATA PROVIDED BY ENVIRONMENTAL AFFAIRS CONSULTANTS, INC. (AUGUST 2006 & JANUARY 2013).
- EXISTING TREE GROUPINGS ARE SHOWN ON LANDSCAPE PLANS AND AERIAL.

DEVELOPMENT DESCRIPTIONS

- PROPOSED SITE COVERAGE:
THE PROPOSED PROJECT INCLUDES:
SINGLE-FAMILY DETACHED RESIDENTIAL UNITS
SINGLE-FAMILY SEMI-DETACHED RESIDENTIAL UNITS
COMMUNITY AMENITY CENTER WITH POOL
GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE
GROSS RESIDENTIAL ACREAGE = 104.66± AC
PROPOSED NUMBER OF RESIDENTIAL UNITS = 278
GROSS DENSITY = 2.66 DU/ACRE
278/104.66± 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 = 3.82 DU/AC
278/(104.66 AC-27.99 AC = 76.70)
REQUIRED OPEN SPACE (25% OF 104.66 AC DEVELOPED SITE AREA) = 26.17± AC
AREA OF MAINTAINED WETLAND & BUFFER = 10.31± AC
RECREATIONAL FACILITIES ACREAGE = 1.00± AC
TOTAL LAKES = 6.35± AC
LANDSCAPE BUFFER = 4.85± AC
OTHER OPEN SPACE = 11.83± AC
TOTAL OPEN SPACE AREA = 36.34± AC
TOTAL OPEN SPACE PROVIDED 35% (36.34± AC/104.66± AC)

PROPOSED SITE DESIGN

- THE PROJECT WILL BE CONSTRUCTED IN PHASES. PHASING SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- RESIDENTIAL LOT REQUIREMENTS:
-- LOTS 1-33, 108-144 & 185-278 (MINIMUM AREA 5,850 SF 45'x130')
SETBACKS:
FRONT - 23'
SIDE - 8'
REAR - 15'
-- LOTS 34-107 & 145-184 (MINIMUM AREA 4,825 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 HEREIN.
- PARKING REQUIREMENTS:
RECREATION AREA (1 SPACE PER 250 SF CLUBHOUSE) 635 SF/250 = 2.54
(1 SPACE PER 200 SF POOL) 1,280 SF/200 = 6.4
TOTAL SPACES REQUIRED = 9 SPACES
TOTAL SPACES PROVIDED = 14 SPACES (1 HANDICAP)
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 722, "INSTALLATION OF REQUIRED IMPROVEMENTS," OF THE MANATEE COUNTY LDC.
- A STATEMENT OF SCHOOL NEEDS LETTER HAS BEEN SUBMITTED TO MANATEE COUNTY.
- THE STORMWATER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND CHAPTER 40-D F.A.C. REQUIREMENTS. THE SHARED POND SERVING BOTH THIS SUBDIVISION AND THE FUTURE POPE ROAD ALIGNMENT WILL BE DEDICATED TO THE EAGLE TRACE HOMEOWNER'S ASSOCIATION WITH THE FINAL PLAT FOR THE ADJACENT PHASE OF THE SUBDIVISION.
- WATER QUALITY TREATMENT WILL BE PROVIDED BY THE PROPOSED WET DETENTION LAKES (INCLUDES LITTORAL ZONES)
- NO STREET LIGHTING IS PROPOSED AT THIS TIME.
- ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
- THERE ARE NO KNOWN EXISTING DEED RESTRICTIONS OR COVENANTS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
- ALL COMMON IMPROVEMENTS, 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.
- DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPMENT SHALL ADHERE TO SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC). LANDSCAPE AND BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY LDC.
- ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE.
- 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.
- 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.
- FIRE HYDRANTS SHALL BE INSTALLED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. A MINIMUM OF 1,000 GPM OF FIRE FLOW WILL BE PROVIDED AT EACH HYDRANT. DETAILED PLANS OF FIRE HYDRANT SPACING AND WATER DISTRIBUTION MAINS WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
- IRRIGATION SOURCE TO BE AN EXISTING 30" RECLAIMED WATER MAIN ALONG STATE ROAD 84 PROVIDED THERE IS ADEQUATE PRESSURE WITHIN THE MAIN TO SERVE THE COMMUNITY AT THE TIME OF PSP/CONSTRUCTION PERMITTING. OTHERWISE, THE DEVELOPER RESERVES THE RIGHT TO USE A WELL FOR IRRIGATION DISTRIBUTION.
- REUSE, SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE. 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.
- 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**

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
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NO.	DATE	DESCRIPTION	BY
09/18/13		REVISED COVER NOTE #1, REVISED ENTRANCE AT POPE ROAD	SRJ/89370
07/28/13		ADD PROPERTY EAST OF SR 84 ENTRY	RTD/89450
08/20/13		ADDED EMER. ACCESS PLAN, REVISED NOTE 20 (THIS SHIT), & SE LAKE NOTE	SRJ/89370
06/08/13		REVISED PER COUNTY COMMENT - NOTE 25	RTD/89450
05/28/13		REVISED PER COUNTY COMMENT - ADD NOTE 29	DKL/89396
05/07/13		REVISED PER COUNTY COMMENTS	DKL/89396

STATUS : REVISIONS

PROJECT MANAGER	PROJECT ENGINEER	PROJECT DESIGNER
DIANE CHADWICK, A.I.C.P.	ANDREW D. ELAND, P.E. FLA. CERT. NO. 69810	EDUARDO BRAVO

DATE _____ CHECKED BY _____

REVISED (#2) GENERAL DEVELOPMENT PLAN/PRELIMINARY SITE PLAN
PROJECT NAME: EAGLE TRACE

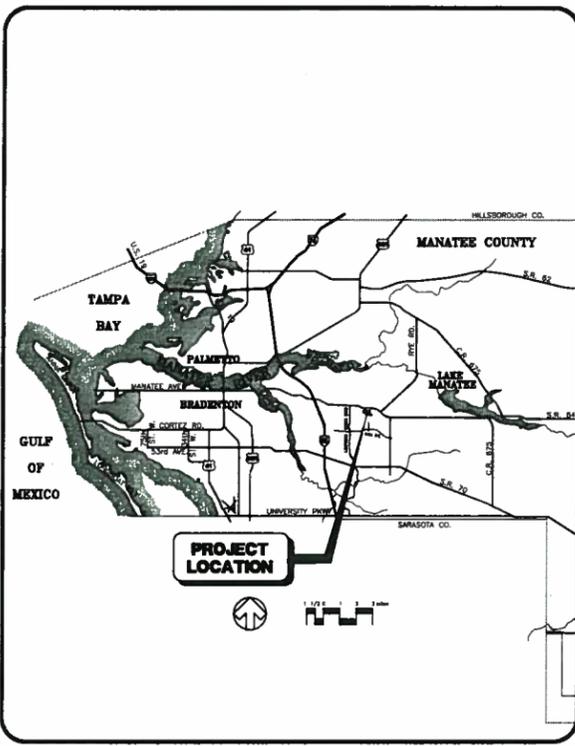
APPROVED _____ Date _____ File Number _____

Project Planner (PI)	_____	Attention: The combination of this signed plan and accompanying approved letter constitutes the complete approved document. Both documents should be provided to interested parties and submitted with any building permit application.
Project Engineer (PE)	_____	
Concurrency (PI)	_____	
Natural Resources Dept.	_____	
Environmental Health	_____	
Fire District	_____	
Owner/Agent	_____	

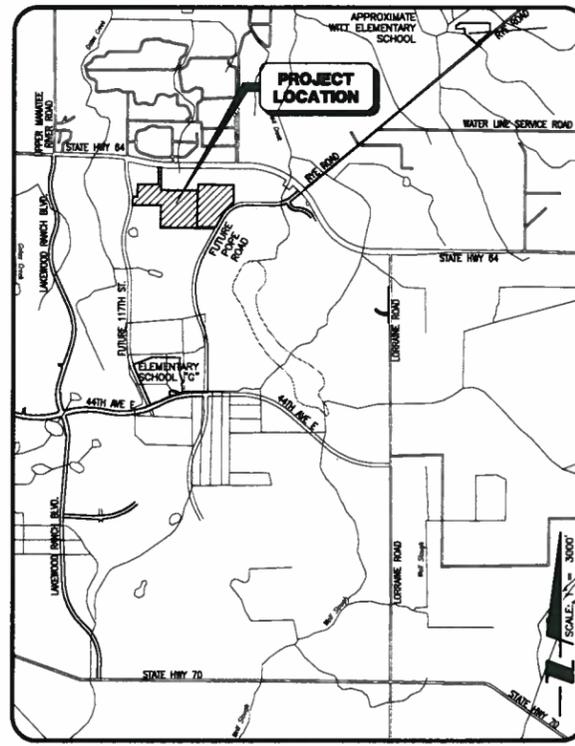
PROJECT NUMBER
215611293

DATE
JANUARY 2013

INDEX NUMBER
D-215611293-01-01



LOCATION MAP



SITE MAP



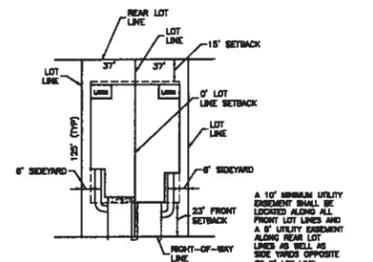
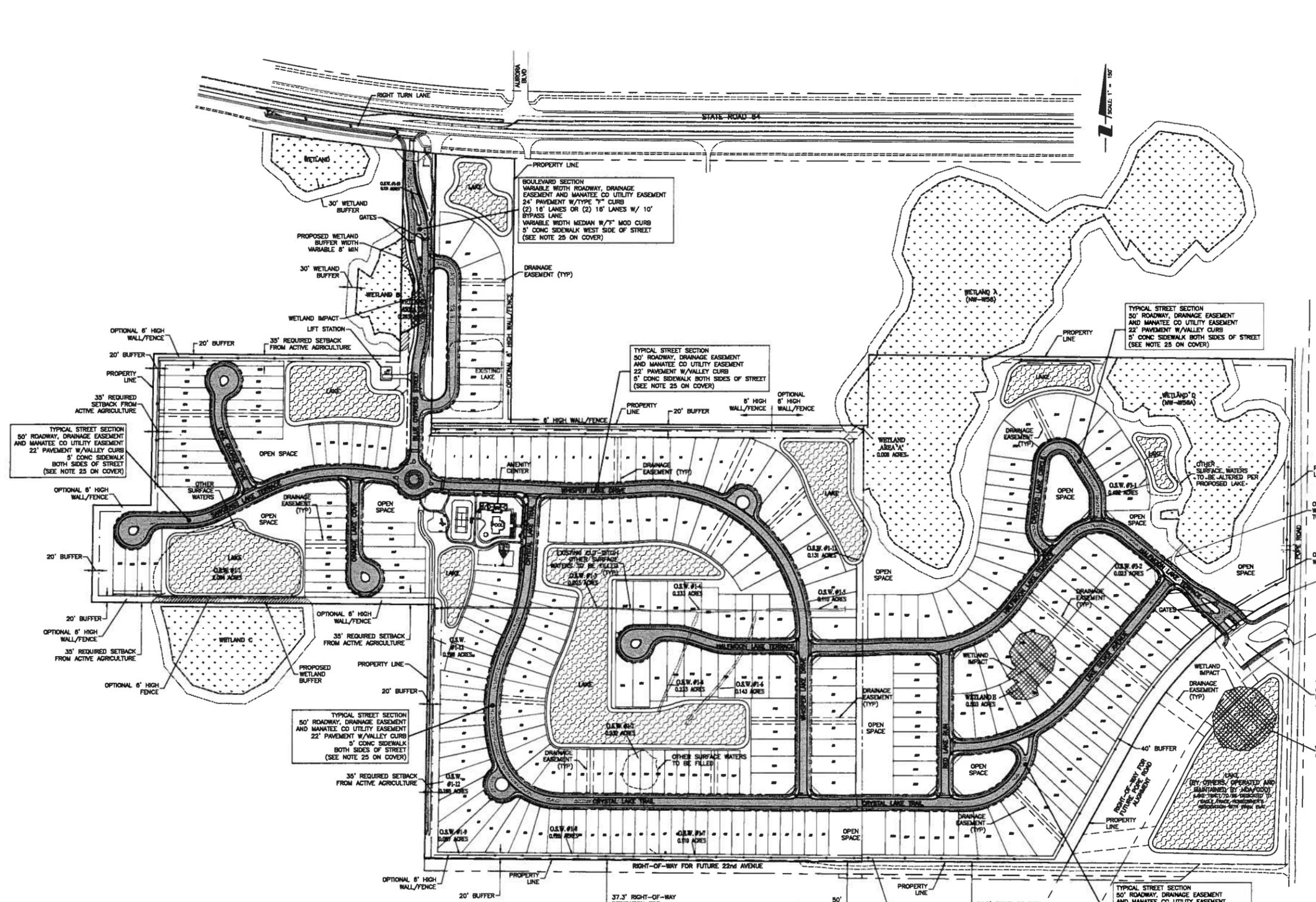
SEP 19 2013

Stantec

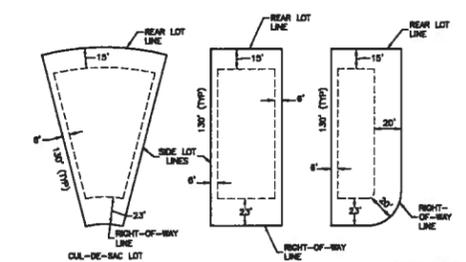
6900 Professional Parkway East, Sarasota, FL 34240

Phone 941-907-6900 • Fax 941-907-6910

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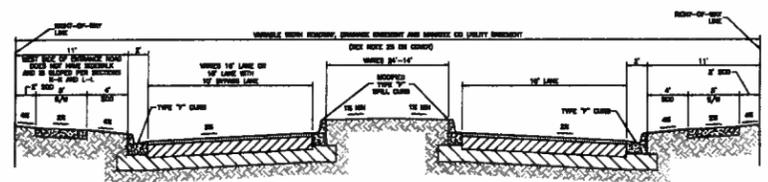
TYPICAL LOT DETAIL
PAIRED VILLAS
 LOT NO. 34-107, 165-184
 114 UNITS



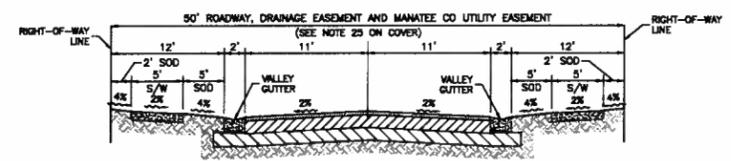
TYPICAL LOT DETAIL
CONVENTIONAL SINGLE FAMILY DETACHED
 LOT NO. 1-33, 108-144, 185-287
 153 UNITS

*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.

F	REVISED HALEMOON LAKE TERRACE ENTRANCE AT POPE RD	09/15/13	SRJ/89370	ACTIVITY	INITIALS/EMP. NO.	DATE		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: EAGLE TRACE	DATE: 01/13 HORIZONTAL SCALE: 1" = 150' VERTICAL SCALE: AS SHOWN SHEET NO.: 32 OF 19E CROSS REFERENCE FILE NO.: PROJECT NUMBER: 215611293	TITLE: MASTER SITE PLAN ANDREW D. BLAND, P.E. FLORIDA LICENSE NO. 68810 INDEX NUMBER: d-215611293-01-03 SHEET NUMBER: 3 OF 9
E	ADD PROPERTY EAST OF SR 64 ENTRY (LOTS 168 - 179)	07/26/13	RTD/89450	DESIGNED BY:						
D	REVISED SOUTH EASTERN LAKE NOTE	05/21/13	SRJ/89370	DRAWN BY:	DKL/28636	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:						
Δ/REV. NO.	REVISION	DATE	DRWN BY / EMP. NO.	DESIGNED BY / EMP. NO.	WM APPROVED BY:					



TYPICAL BOULEVARD SECTION
N.T.S.



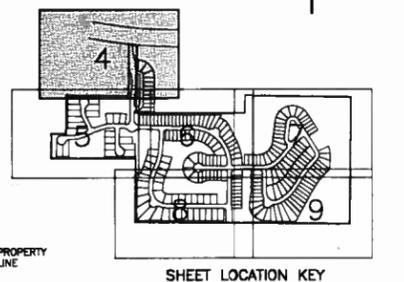
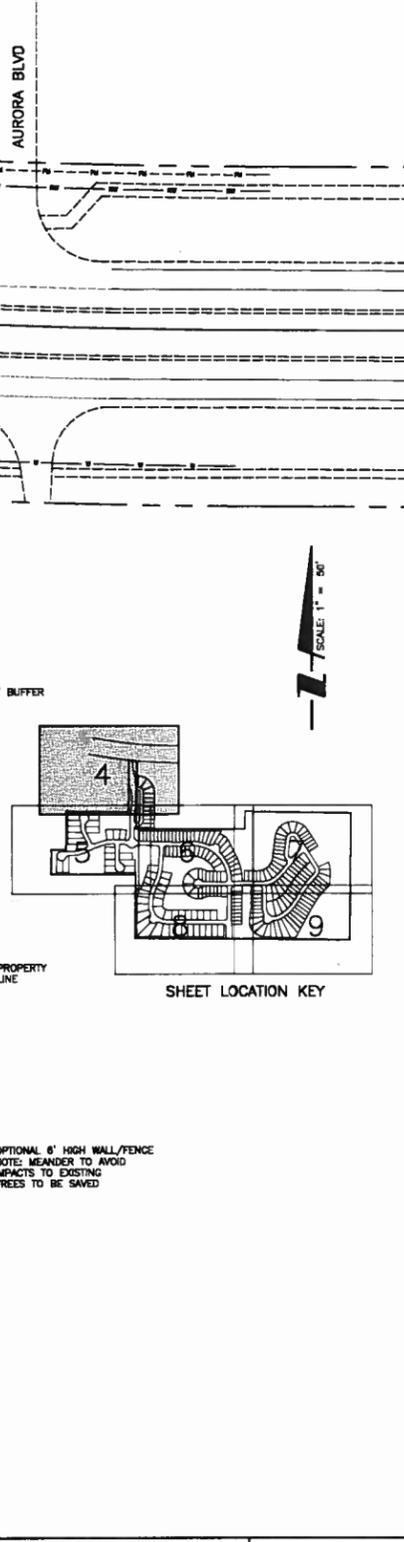
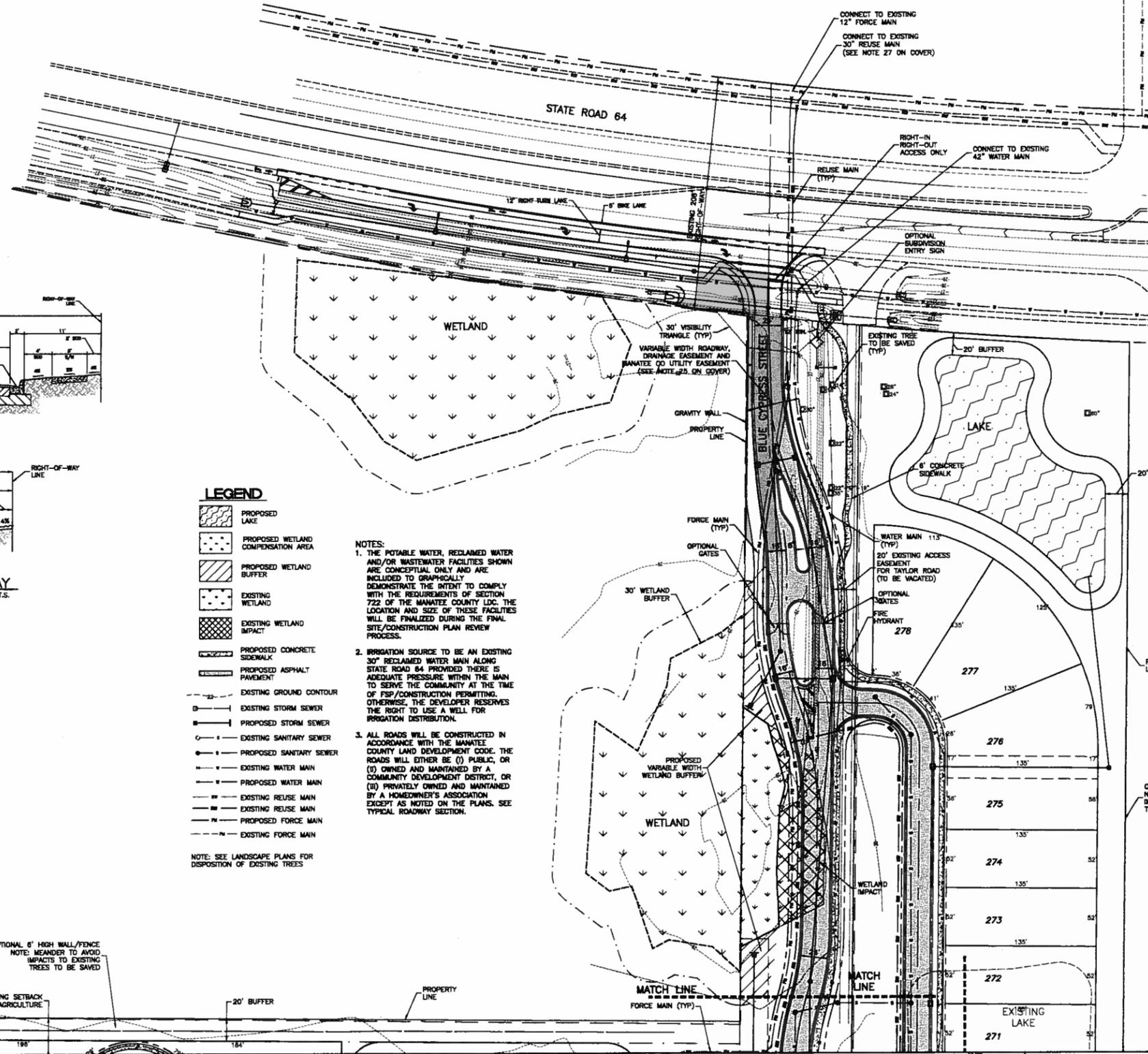
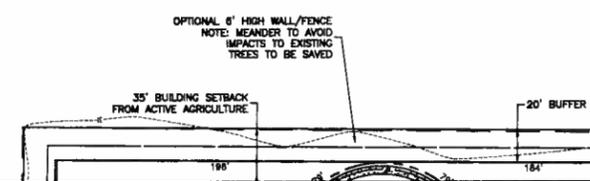
TYPICAL ROAD SECTION 50' WIDE RIGHT OF WAY
N.T.S.

LEGEND

- PROPOSED LAKE
- PROPOSED WETLAND COMPENSATION AREA
- PROPOSED WETLAND BUFFER
- EXISTING WETLAND
- EXISTING WETLAND IMPACT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING GROUND CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING REUSE MAIN
- PROPOSED REUSE MAIN
- EXISTING FORCE MAIN
- PROPOSED FORCE MAIN

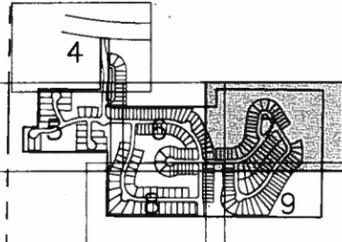
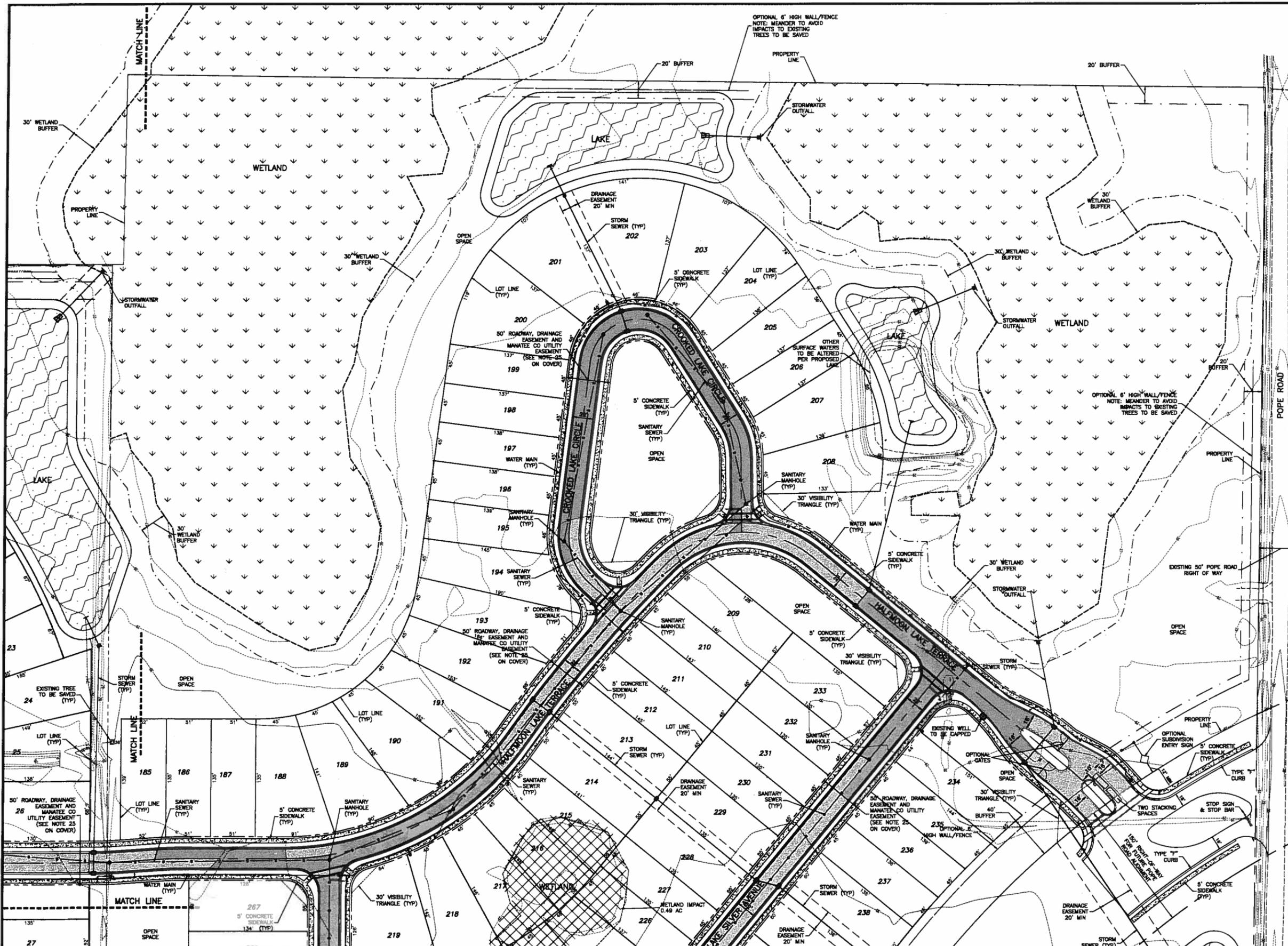
NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES

- 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 PSP/CONSTRUCTION PERMITTING. OTHERWISE, THE DEVELOPER RESERVES THE RIGHT TO USE A WELL FOR IRRIGATION DISTRIBUTION.
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SHEET LOCATION KEY

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: EAGLE TRACE		DATE: 01/13 PROJECT NUMBER: 215611293		TITLE: PRELIMINARY SITE PLAN SHEET NUMBER: 4 OF 9	
REVISION: B ADD PROPERTY EAST OF SR 64 ENTRY (LOTS 168 - 179) DATE: 07/25/13 DRAWN BY: DKL/BS/396 CHECKED BY: DKL/BS/396 CONTRACT ADMIN. BY:	REVISION: A REVISED PER COUNTY COMMENTS - REALIGN ENTRANCE ROAD - WETLAND IMPACT AREAS DATE: 05/07/13 DRAWN BY / D.P. NO.: DKL/BS/396 CHECKED BY / I.P. NO.:	ACTIVITY: DESIGNED BY: DKL/BS/396 DATE: 01/13 DRAWN BY: DKL/BS/396 CHECKED BY: DKL/BS/396 CONTRACT ADMIN. BY:	INITIALS/EMP. NO. DATE: DKL/BS/396 01/13	WILSON MILLER STANTEC 6900 Professional Parkway East, Sarasota, FL 34240 Phone 941-407-0900 • Fax 941-807-8910 Certificate of Authorization #02 • FL Lic. #LC-0000175 • www.stantec.com	



SHEET LOCATION KEY

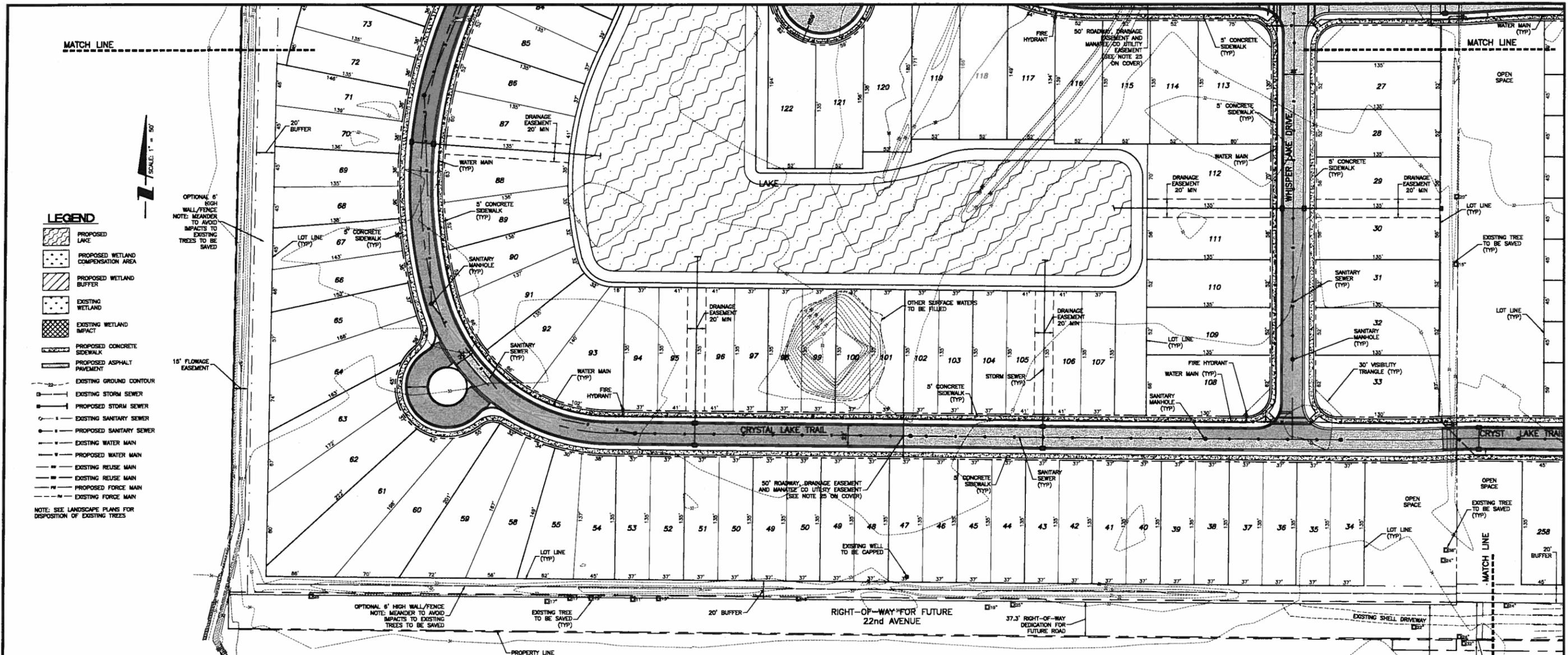
- LEGEND**
- PROPOSED LAKE
 - PROPOSED WETLAND COMPENSATION AREA
 - PROPOSED WETLAND BUFFER
 - EXISTING WETLAND
 - EXISTING WETLAND IMPACT
 - PROPOSED CONCRETE SIDEWALK
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 - EXISTING GROUND CONTOUR
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - EXISTING REUSE MAIN
 - PROPOSED REUSE MAIN
 - EXISTING FORCE MAIN
 - PROPOSED FORCE MAIN



NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES

- NOTES:**
- 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 222 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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Wilson Miller & Stantec 6800 Professional Parkway East, Bartonsville, FL 32940 Phone: 888-402-6802 • Fax: 888-402-6815 Certificate of Authorization #0000000000 • FL Lic. # LC-0000170 • www.stantec.com		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: EAGLE TRACE	DATE: 01/13 HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: SHEET: 32 OF 34 CROSS REFERENCE TO: 215611293	TITLE: PRELIMINARY SITE PLAN SHEET NUMBER: 7 OF 9
F REVISED HALFMOON LAKE TERRACE ENTRANCE AT POPE RD. A REVISED PER COUNTY COMMENTS - SECOND MEANS OF ACCESS - LOT LAYOUT	DATE: 09/16/13 05/07/13	ACTIVITY: DESIGNED BY: DRAWN BY: CHECKED BY: CONTRACT ADMIN. BY: WM APPROVED BY: INITIALS/EMP. NO.: DKL/89396 DATE: 01/13		



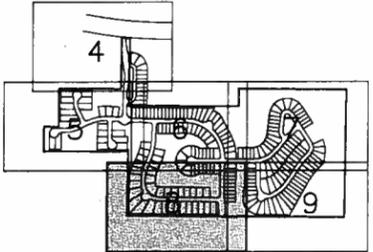
- LEGEND**
- PROPOSED LAKE
 - PROPOSED WETLAND COMPENSATION AREA
 - PROPOSED WETLAND BUFFER
 - EXISTING WETLAND
 - EXISTING WETLAND IMPACT
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 - PROPOSED WATER MAIN
 - EXISTING REUSE MAIN
 - PROPOSED REUSE MAIN
 - EXISTING FORCE MAIN
 - PROPOSED FORCE MAIN
- NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES

SCALE: 1" = 50'

OPTIONAL 6' HIGH WALL/FENCE
NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED

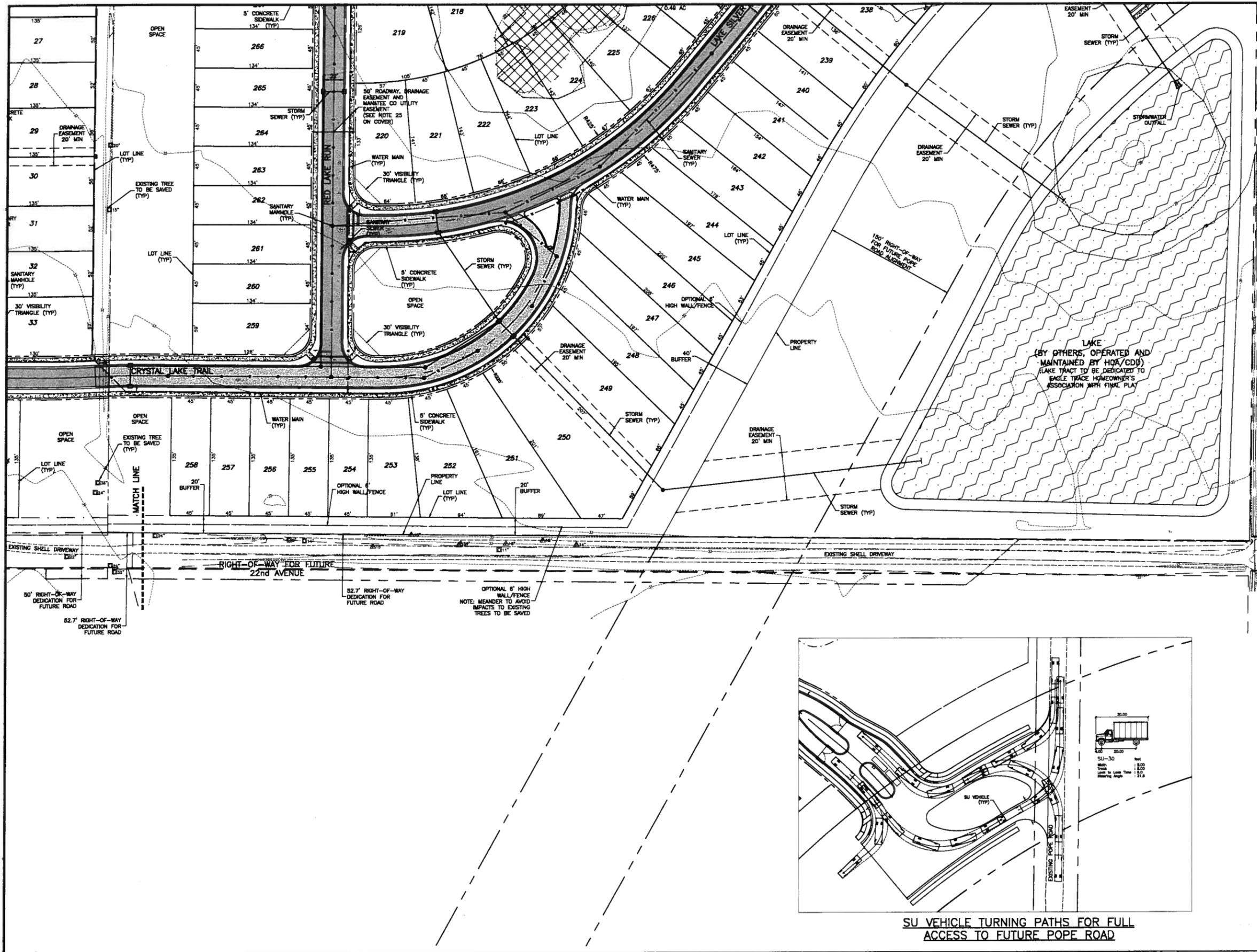
15' FLOWAGE EASEMENT

- NOTES:**
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SHEET LOCATION KEY

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: EAGLE TRACE		DATE: 01/13 HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: AS SHOWN SHEET NUMBER: 32 OF 34	TITLE: PRELIMINARY SITE PLAN PROJECT NUMBER: 215611293 SHEET NUMBER: 8 OF 9
DESIGNER: WILSON MILLER & STANTEC DRAWN BY: DKL/89396 CHECKED BY: [blank] CONTRACT ADMIN. BY: [blank] WM APPROVED BY: [blank]	ACTIVITY: [blank] INITIALS/EMP. NO.: [blank] DATE: 01/13 DATE: 05/07/13 DRAWN BY: DKL/89396 CHECKED BY: [blank] CONTRACT ADMIN. BY: [blank] WM APPROVED BY: [blank]	REVISION: [blank]	ANDREW D. CLARK, P.E. FLORIDA LICENSE NO. 89810 D-215611293-01-08

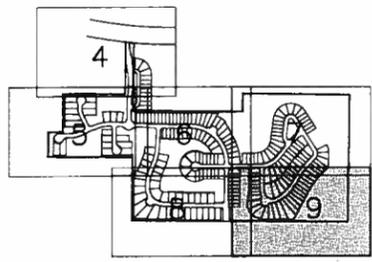
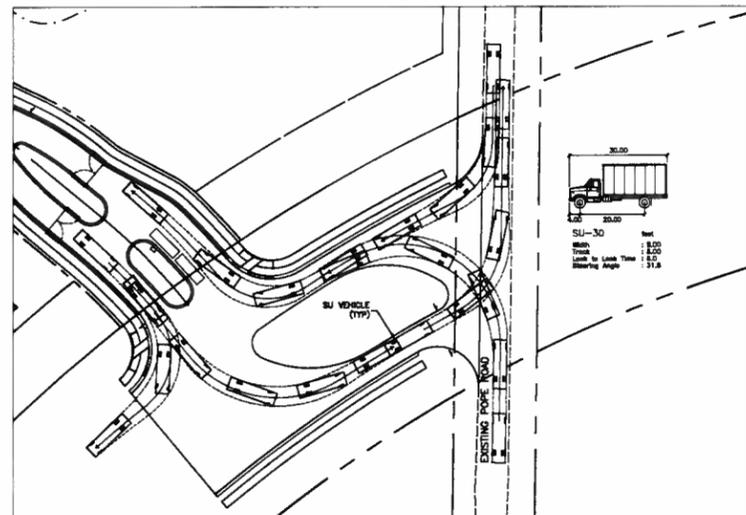


LEGEND

- PROPOSED LAKE
- PROPOSED WETLAND COMPENSATION AREA
- PROPOSED WETLAND BUFFER
- EXISTING WETLAND
- EXISTING WETLAND IMPACT
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NOTE: SEE LANDSCAPE PLANS FOR DISPOSITION OF EXISTING TREES

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SHEET LOCATION KEY

SU VEHICLE TURNING PATHS FOR FULL ACCESS TO FUTURE POPE ROAD

Wilson Miller & Stantec <small>8800 Professional Parkway East, Sarasota, FL 34240 Phone 941-607-4800 • Fax 941-607-6910 Certificate of Authorization #0000000000 • FL Lic. #150000000 • www.wilsonmillers.com</small>		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: EAGLE TRACE	DATE: 01/13 PERCENTAGE SCALE: 1" = 80' VERTICAL SCALE: SU-30 Unit: feet Min: 0.00 Max: 0.00 Limit to Locus Time: 0.0 Minimum Angle: 1.0	TITLE: PRELIMINARY SITE PLAN CROSS REFERENCE FILE NO.: PROJECT NUMBER: 215611293 SHEET NUMBER: 9 of 9	ANDREW D. ELAND, P.E. FLORIDA LICENSE NO. 68810 INDEX NUMBER: D-215611293-01-09
D REVISED SOUTH EASTERN LAKE NOTE A REVISED PER COUNTY COMMENTS - SECOND MEANS OF ACCESS - LOT LAYOUT - ALTOTURN PATHS	DATE: 06/21/13 DRAWN BY: SRJ/89370 DATE: 05/07/13 DKL/89396	ACTIVITY: DESIGNED BY: DKL/89396 CHECKED BY: DKL/89396 CONTRACT ADMIN. BY:	INITIALS/EXP. NO. DATE: DKL/89396 01/13		

TREE REMOVAL SCHEDULE					
EXISTING TREE TYPE	SYM.	SIZE			TOTAL (TO BE REMOVED)
		4'-15" D.B.H.	16'-30"	OVER 30"	
OAK	⊠	82	48	10	140
PINE	⊞	134	21	-	175
OTHER	⊙	19	11	1	31
TOTAL		235	80	11	346
PALM	△	*27	*2	-	*29

* - EXISTING HEALTHY SABAL PALMS ARE TO BE RELOCATED ON THE SUBJECT SITE.

⊞ 10' Existing Tree to be Removed (R as Indicated in Plan)

TREE REMOVAL AND REPLACEMENT NOTES:

- TREE REMOVAL INFORMATION IDENTIFIED IN THE SCHEDULE IS BASED ON A GENERAL IDENTIFICATION OF EXISTING TREES IN THE VICINITY OF THE PROPOSED DRIVE, BUILDING, UTILITIES, AND STORMWATER FACILITIES.
- TREES 1" OR LESS DBH SHALL BE REPLACED WITH 3" CAL. TREES BETWEEN 1" AND 30" SHALL BE REPLACED WITH 4" CAL. (2:1), OVER 30" WITH 4" CAL. (2:1), AS PER COUNTY RECOMMENDATION.
- ALL EXISTING HEALTHY SABAL PALMS WILL BE RELOCATED ON THE SUBJECT SITE.
- TREE REPLACEMENT QUANTITIES:
 235 (4'-15" DBH) TREES @ 1:1 = 235 3" CAL. CANOPY TREES
 80 (16'-30" DBH) TREES @ 2:1 = 160, 4" CAL. CANOPY TREES
 11 (31"+ DBH) TREES @ 1:1 = 11, 4" CAL. CANOPY TREES
346 TREES REMOVED = 448 CANOPY TREES TO BE REPLACED

EXISTING TREES WITHIN PROPOSED LOTS					
EXISTING TREE TYPE	SYM.	SIZE			TOTAL
		4'-15" D.B.H.	16'-30"	OVER 30"	
OAK	⊠	33	19	3	55
PINE	⊞	32	6	-	38
OTHER	⊙	13	3	-	16
TOTAL		88	30	3	121
PALM	△	19	1	-	20

TREE CONSERVATION SCHEDULE					
EXISTING TREE TYPE	SYM.	SIZE			TOTAL (TO BE SAVED)
		4'-15" D.B.H.	16'-30"	OVER 30"	
OAK	⊠	78	32	6	116
PINE	⊞	138	15	-	153
BANYAN	⊠	-	-	-	-
MAPLE	⊙	-	-	-	-
OTHER	⊙	-	-	-	-
TOTAL		216	47	6	269
PALM	△	29	6	-	35

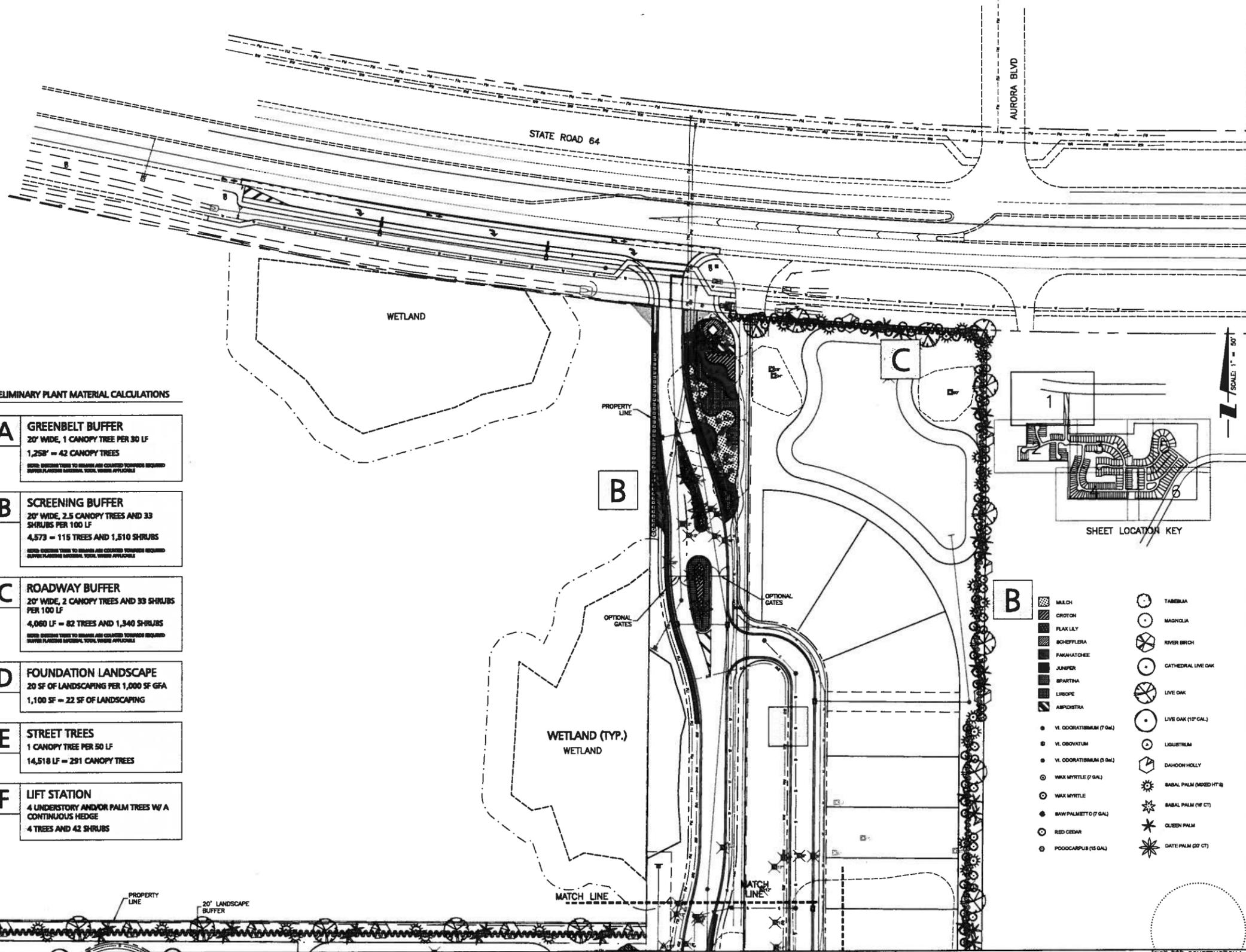
TREE CONSERVATION NOTES:

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



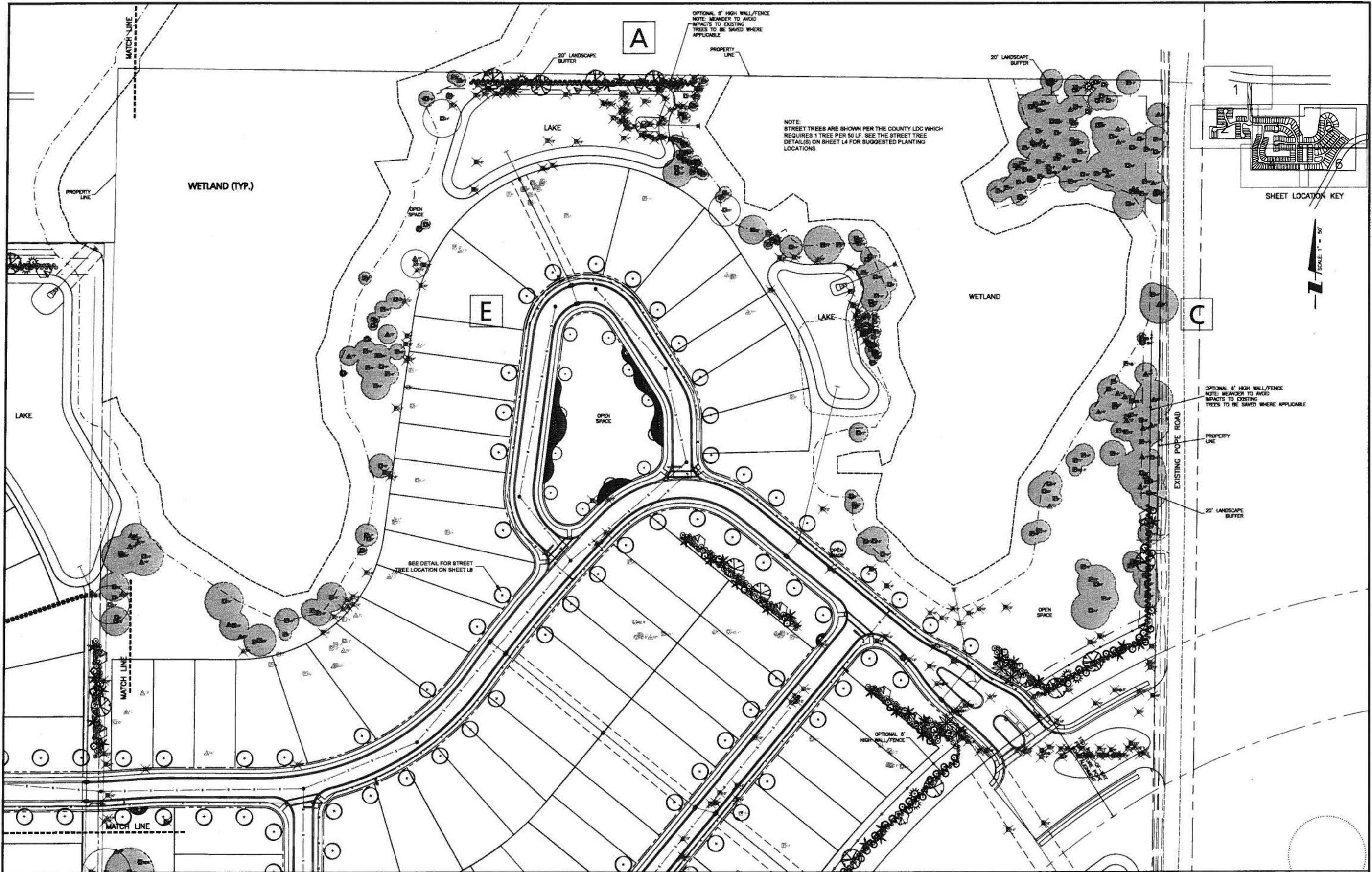
PRELIMINARY PLANT MATERIAL CALCULATIONS

- A GREENBELT BUFFER**
20' WIDE, 1 CANOPY TREE PER 30 LF
1,258' = 42 CANOPY TREES
NOTE: EXISTING TREES TO REMAIN AND CALIBER TOLERANCE REQUIRED BEFORE PLANTING MATERIAL. TOTAL TREES APPLICABLE
- B SCREENING BUFFER**
20' WIDE, 2.5 CANOPY TREES AND 33 SHRUBS PER 100 LF
4,573 = 115 TREES AND 1,510 SHRUBS
NOTE: EXISTING TREES TO REMAIN AND CALIBER TOLERANCE REQUIRED BEFORE PLANTING MATERIAL. TOTAL TREES APPLICABLE
- C ROADWAY BUFFER**
20' WIDE, 2 CANOPY TREES AND 33 SHRUBS PER 100 LF
4,060 LF = 82 TREES AND 1,340 SHRUBS
NOTE: EXISTING TREES TO REMAIN AND CALIBER TOLERANCE REQUIRED BEFORE PLANTING MATERIAL. TOTAL TREES APPLICABLE
- 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

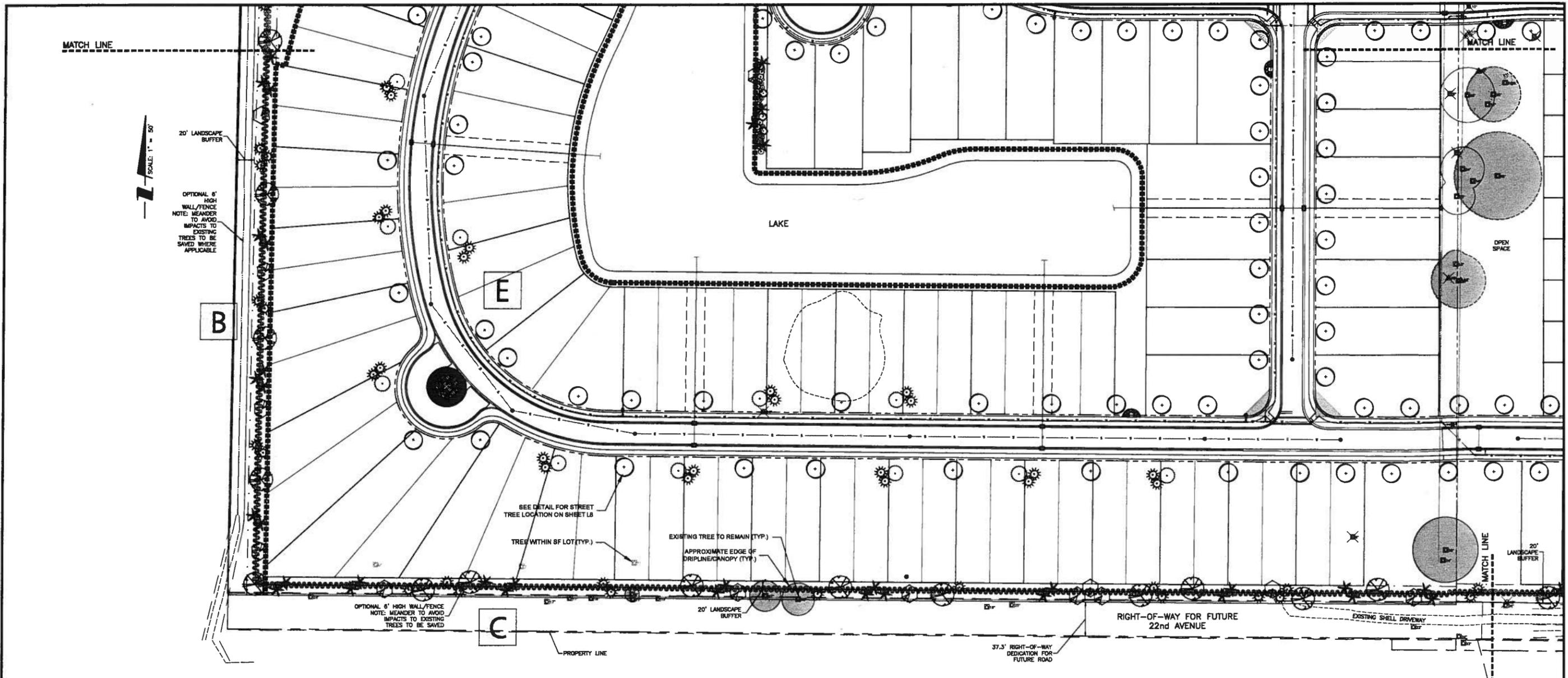


B			
⊞	MULCH	⊙	TABERNA
⊞	CROTON	⊙	MAGNOLIA
⊞	FLAX LILY	⊙	RIVER BIRCH
⊞	BOEPPFLERA	⊙	CATHEDRAL LIVE OAK
⊞	PAVANIATOCHEE	⊙	LIVE OAK
⊞	JUNPER	⊙	LIVE OAK (10" CAL.)
⊞	SPARTINA	⊙	LIQUISTRIUM
⊞	LINDOPE	⊙	DAHOOH HOLLY
⊞	ASPIDOSTRA	⊙	SABAL PALM (6" CAL.)
⊙	VI. OBOVATUM (7 GA.)	⊙	SABAL PALM (8" CT)
⊙	VI. OBOVATUM	⊙	QUEEN PALM
⊙	VI. OBOVATUM (5 GA.)	⊙	DATE PALM (20" CT)
⊙	WAX MYRTLE (7 GA.)		
⊙	WAX MYRTLE		
⊙	BAY PALMETTO (7 GA.)		
⊙	RED CEDAR		
⊙	PODOCARPUS (5 GA.)		

ACTIVITY: DESIGNED BY: DRAWN BY: CHECKED BY: CONTRACT ADMIN. BY:	INITIALS/IMP. NO. DATE DKL/283386 01/13	Wilson Miller Stantec <small>9920 Professional Parkway East, Bethesda, MD 20814 Phone 301-402-4000 • Fax 301-407-4010 Office of Architecture 410 • P.O. Box 1112 • DC 20007 • www.stantec.com</small>	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	PROJECT: EAGLE TRACE	DATE: 01/13 HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: 3/2" = 1'	TITLE: LANDSCAPE PLAN	PROJECT NUMBER: 215611293	SHEET NUMBER: L1 of 8	NOT FOR CONSTRUCTION. <small>ADAM B. HARRIS, L.A. FLORIDA LICENSE NO. 1807809 CORP. LIC. NO. 140-2000-75 D-215611293-01-L1 SHEET NUMBER: L1 of 8</small>
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ACTIVITY: DESIGNED BY: DRAWN BY: CHECKED BY: CONTRACT ADMIN. BY: WM APPROVED BY:		INITIALS/EMP. NO. DATE DKL/88396 01/13		Wilson Miller & Stantec <small>8800 Professional Parkway East, Sarasota, FL 34241 Phone 941-557-0900 • Fax 941-557-0910 Certificate of Authorization #01-16-14-0000070 • www.wilsonmillersstantec.com</small>		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC PROJECT: EAGLE TRACE		DATE: 01/13 HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: SHEET NUMBER: 32 OF 196 DRESS REFERENCE FILE NO.: PROJECT NUMBER: 215611293		TITLE: LANDSCAPE PLAN NOT FOR CONSTRUCTION: HOME # 249996, L.A. FLORIDA LICENSE NO. 1807906 CORP. LIC.# 14-0000070 INDEX NUMBER: D-215611293-01-L4 SHEET NUMBER: L4 OF 8	
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SCALE: 1" = 50'

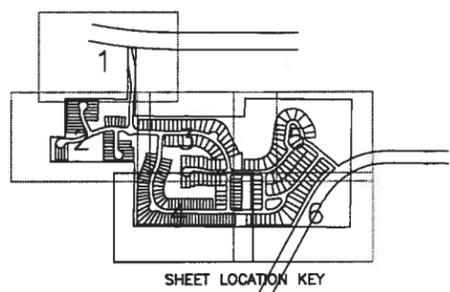
20' LANDSCAPE BUFFER

OPTIONAL 6' HIGH WALL/FENCE
NOTE: MEANDER TO AVOID IMPACTS TO EXISTING TREES TO BE SAVED WHERE APPLICABLE

- | | |
|-----------------------------|---------------------------|
| ■ MULCH | ○ TABERNA |
| ■ CROTON | ○ MAGNOLIA |
| ■ FLAX LILY | ○ RIVER BIRCH |
| ■ BICHEPLERA | ○ CATHEDRAL LIVE OAK |
| ■ FAKANATCHEE | ○ LIVE OAK |
| ■ JUNIPER | ○ LIVE OAK (10" GAL) |
| ■ SPARTINA | ○ LIQUISTRUM |
| ■ LIRIOPE | ○ DAHOON HOLLY |
| ■ ASPENSTRA | ○ BABAL PALM (MEDIUM HTS) |
| ● VI. ODORATISSIMUM (7 GAL) | ○ BABAL PALM (18 CT) |
| ● VI. OBovatUM | ○ SAW PALMETTO (7 GAL) |
| ● VI. ODORATISSIMUM (5 GAL) | ○ RED CEDAR |
| ○ WAX MYRTLE (7 GAL) | ○ PODOCARPUS (15 GAL) |
| ○ WAX MYRTLE | |
| ○ SAW PALMETTO (7 GAL) | |
| ○ RED CEDAR | |
| ○ PODOCARPUS (15 GAL) | |

- | |
|---------------------------|
| ○ TABERNA |
| ○ MAGNOLIA |
| ○ RIVER BIRCH |
| ○ CATHEDRAL LIVE OAK |
| ○ LIVE OAK |
| ○ LIVE OAK (10" GAL) |
| ○ LIQUISTRUM |
| ○ DAHOON HOLLY |
| ○ BABAL PALM (MEDIUM HTS) |
| ○ BABAL PALM (18 CT) |
| ○ 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.



REV. NO.	REVISION	DATE	DRAWN BY / D.P. NO.	CHECKED BY / D.P. NO.	WM APPROVED BY:

ACTIVITY: _____ INITIALS/EMP. NO. DATE: _____

DESIGNED BY: _____

DRAWN BY: **DKL/260396** 01/13

CHECKED BY: _____

CONTRACT ADMIN. BY: _____

WM APPROVED BY: _____



CLIENT: NEAL COMMUNITIES OF
SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13
PORTFOLIO SCALE: 1" = 50'
VERTICAL SCALE: 3/2 3/4 5 10E

TITLE: LANDSCAPE PLAN

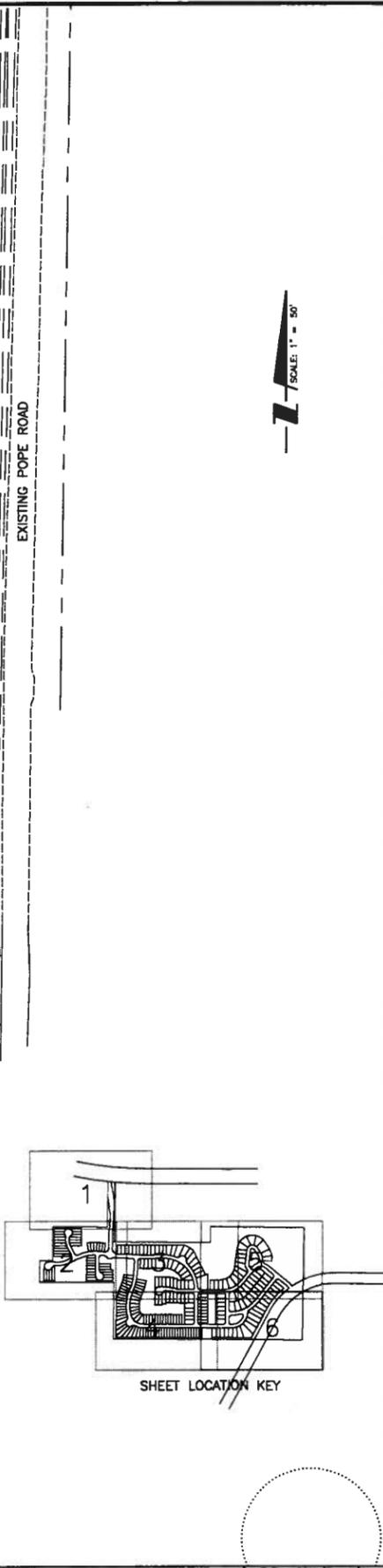
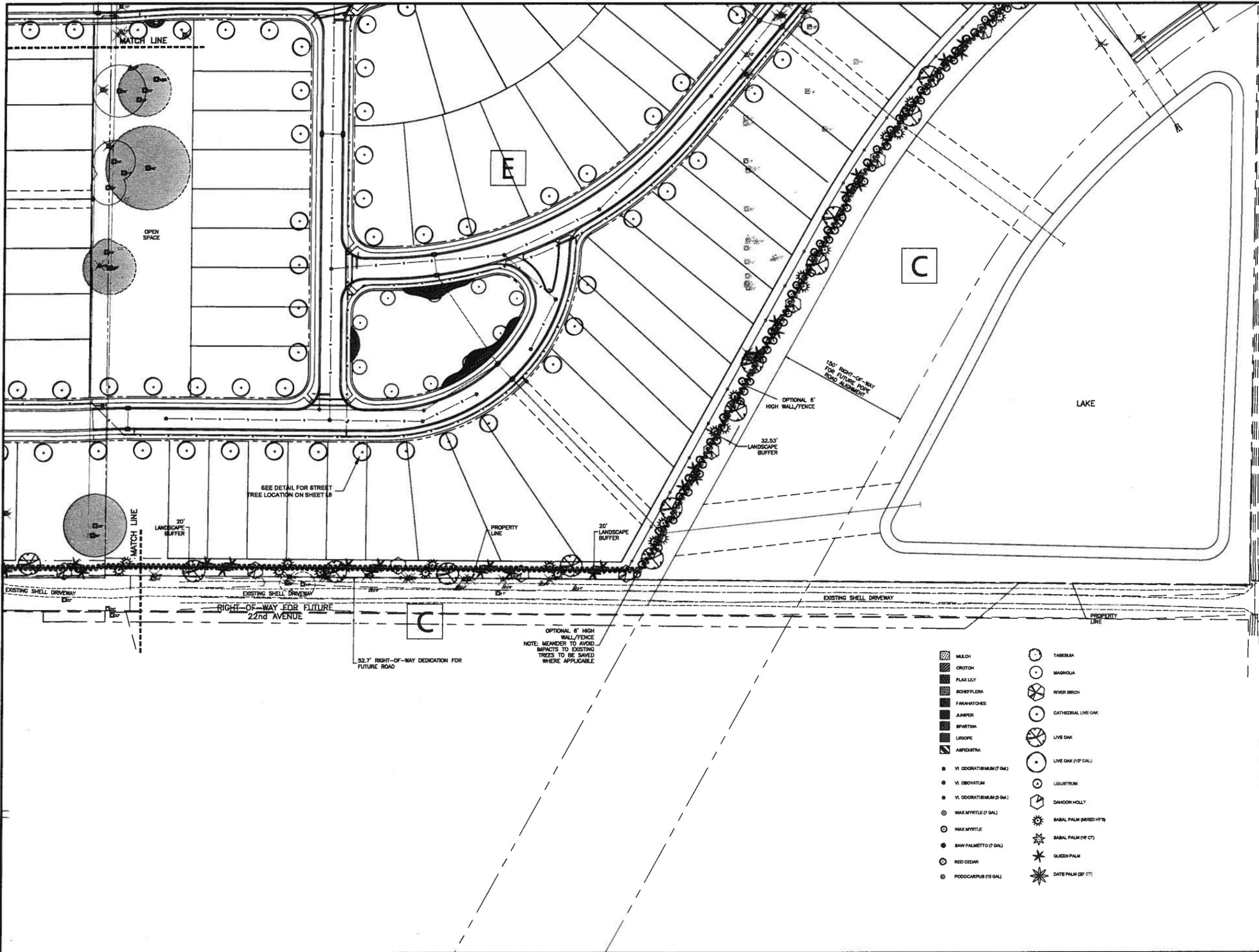
PROJECT NUMBER: 215611293

NOT FOR CONSTRUCTION

ADAM B. MARBLE, L.A.
FLORIDA LICENSE NO. 088708
CORP. LICENSE NO. 0000070

PROJECT NUMBER: D-215611293-01-L5

SHEET NUMBER: L5 OF 8



- MULCH
- CROTON
- FLAX LILY
- SCHRIFLERA
- FAKAMATOREE
- JUNIPER
- SPARTINA
- LIRIOPE
- AMPHISTRA
- VI. COORATIBSIMUM (7 GAL)
- VI. OBOVATUM
- VI. COORATIBSIMUM (3 GAL)
- WAX MYRTLE (7 GAL)
- WAX MYRTLE
- SAW PALMETTO (7 GAL)
- RED CEDAR
- PODOCARPUS (15 GAL)
- TABERNA
- MAGNOLIA
- RIVER BIRCH
- CATHEDRAL LIVE OAK
- LIVE OAK
- LIVE OAK (10" CAL)
- LIGUSTRUM
- DANHOON HOLLY
- BABAL PALM (SHED HTS)
- BABAL PALM (8' CT)
- QUEEN PALM
- DATE PALM (8' CT)

REV NO.	REVISION	DATE	DRAWN BY / DEP. NO.	CHECKED BY / DEP. NO.	ACTIVITY	INITIALS/EMP. NO.	DATE
D	REVISED 52.7' R/W DEDICATION NOTE	06/24/13	SRJ/89370		DESIGNED BY:		
					DRAWN BY:	DKL/89396	01/13
					CHECKED BY:		
					CONTRACT ADMIN. BY:		
					WM APPROVED BY:		

WilsonMiller Stantec

6500 Professional Parkway East, Dunwoody, FL 32610
Phone 941 407-0800 • Fax 941 407-0810
Certificate of Authorization #00000000 • FL Lic. # LC-00000000 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: EAGLE TRACE

DATE: 01/13

HORIZONTAL SCALE: 1" = 50'

VERTICAL SCALE:

FEET: 1/4" = 1'

INCHES: 1/8" = 1"

TITLE: LANDSCAPE PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611293

SHEET NUMBER: L6 of 8



LANDSCAPE NOTES

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

NOTE: PLANT MATERIAL QUANTITIES IN EXCESS OF THOSE IDENTIFIED IN THE PRELIMINARY PLANT MATERIAL CALCULATIONS ARE THE DEVELOPER'S OPTION

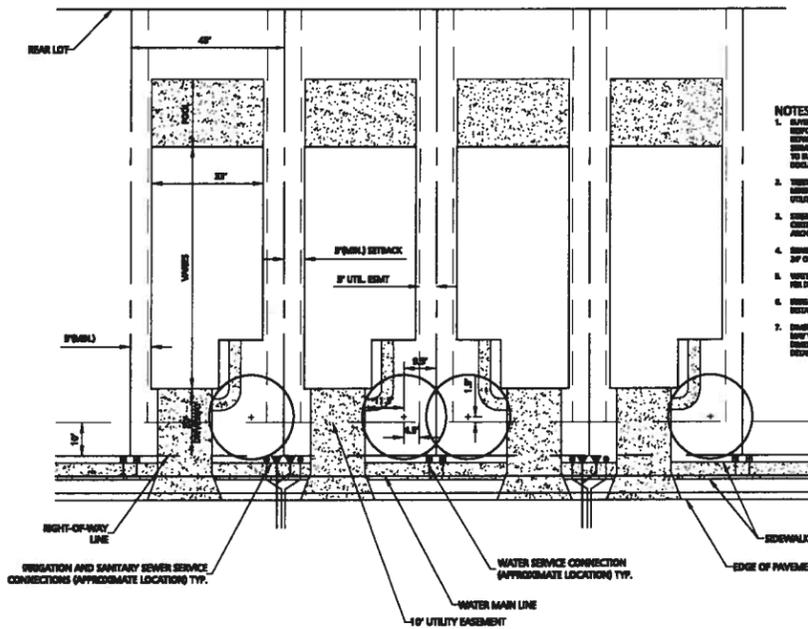
Symbol	Scientific Name	Common Name	Specification	Quantity Phase I and II	Quantity Phase III
CANOPY TREES					
BN	Betula nigra 'SWIFT' Dura-Hest	Dura-Hest River Birch	14' - 18' Ht. x 8" Sp. Tripe	4	-
IE	Ilex x cuneata	Dahoon Holly	10' - 14' Ht. x 4" Sp. 3" Cal.	72	14
MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	10' Ht. x 3" Sp. 2" Cal. 3" CT	21	22
OV	Quercus virginiana	Live Oak	14' - 18' Ht. x 8" Sp. 4" Cal.	78	19
OVS	Quercus virginiana 'SOLJ' pp12015 Cathedral	Cathedral Live Oak	12' - 18' Ht. x 4" Sp. 3" Cal. 6" CT	182	80
TC	Tabebuia caribae	Silver Trumpet Tree	12' - 18' Ht. x 4" Sp. 4" Cal.	4	-
UNDERSTORY TREES					
JS	Juniperus sibirica	Southern Red Cedar	7' - 8' Ht. Full	114	55
LT	Ligustrum japonicum	Ligustrum Tree	8' Ht. x 6" Spd., Multi-Trunk	27	-
MC	Myrica caribae	Wax Myrtle	8' Ht. x 6" Spd., Multi-Trunk	118	36
PALEMS					
SPX	Sabal palmetto	Cabbage Palm	12', 14', 16" CT Ht., Mtr, Botted, HC	197	20
SPQ	Sabal palmetto	Cabbage Palm	18" CT Ht., Matched, Bldk, HC	10	-
POK	Phoenix dactyloides 'Medjool'	Medjool Date Palm	20" CT., Matched	6	4
BYR	Bygones ramosissimus	Queen Palm	12', 14', 16" CT Ht., Mtr	198	38
SHRUBS & GROUNDCOVERS					
ASE	Aspidistra elatior	Cast Iron Plant	3 Gal., 18" OA., Full, 36" OC	33	-
CVP	Cordium variegatum 'Pieris'	Pieris Creon	3 Gal., 18" OA., Full, 36" OC	116	-
DTV	Dianella tasmanica	Variegated Palm Lily	3 Gal., 18" OA., Full, 36" OC	591	283
JUP	Juniperus chinensis 'Parsoni'	'Parsoni' Juniper	3 Gal., 12" OA., Full, 36" OC	1,023	395
LPM	Liriodendron 'Evergreen Giant'	'Evergreen Giant' Liriodendron	1 Gal., 12" OA., Full, 24" OC	1,085	-
MYC	Myrica caribae	Wax Myrtle	7 Gal., 36" OA., Full, Space as shown in plan	178	72
POD	Podocarpus macrophyllus	Podocarpus	5-6" Ht., Full, Space as shown in plan	41	-
BAT	Schefflera arborescens 'Tribstar'	Tribstar Schefflera	3 Gal., 18" OA., Full, 36" OC	230	-
SPB	Spartina bakeri	Band Palmist	1 Gal., 12" OA., Full, 24" OC	1,454	-
BRX	Berberis repens	Bear Palmetto	7 Gal., 36" OA., Full, Space as shown in plan	47	-
TRD	Tripelasma dactyloides	Falcatifolius Grass	3 Gal., 18" OA., Full, 36" OC	647	-
VB	Viburnum odoratissimum	Sweet Viburnum	36" Ht. x 30" Spd., 48" OC (or space as shown in plan)	541	73
VO	Viburnum obtusum 'Mrs. Schiller'	Mrs. Schiller's Delight Viburnum	24" OA., 36" OC (or space as shown in plan)	214	83
VIB	Viburnum odoratissimum	Sweet Viburnum	3 Gal., 24" x 18", 48" OC (or space as shown in plan)	2,234	478
OTHER					
Boo W	'Empire' Zoysia	'Empire' Zoysia	80lb Bdg, Band Green, Laid, Rolled, Free of Weeds and Pests	8F	8F
Boo W	Paspalum notatum	Bahagrass	80lb Bdg, Band Green, Laid, Rolled, Free of Weeds and Pests	8F	8F
Muh	Pharbitis hugginsii	Pharbitis Muggins	3" Depth, All Planting Areas/Tree Rings unless specified otherwise	CY	CY

TREE PROTECTION NOTES

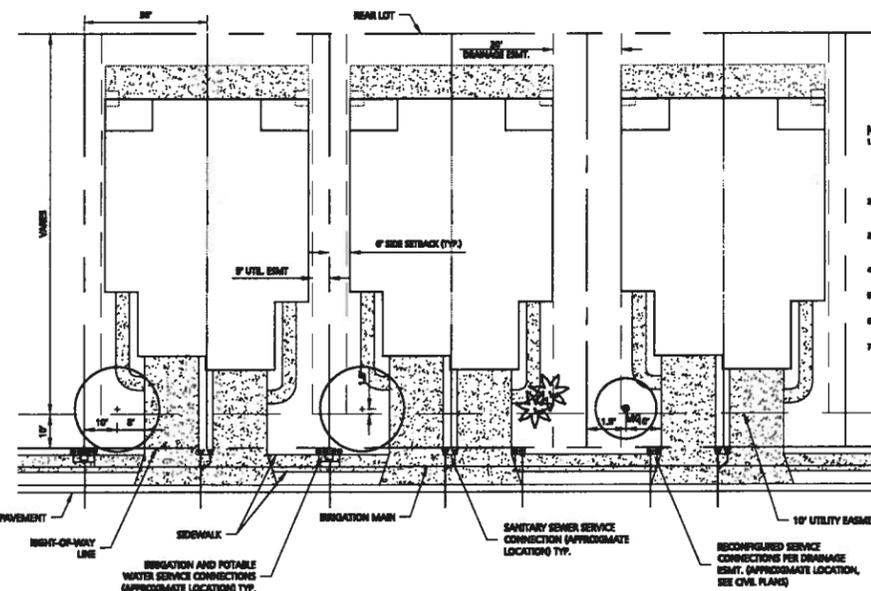
- PRUNING OF A GRAND OAK WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF 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 ON-SITE 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.
- 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.
- PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. HAY BALES, BAFFLES, SODDING AND SAND/BAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
- 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.
- 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.
- 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.
- 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

- ALL PROPOSED LANDSCAPING TO IRRIGATED BY A 100% AUTOMATIC SYSTEM.
- IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
- IRRIGATION SPRINKLER ZONES TO BE SEPERATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
- IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO MINIMIZED.
- A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.
- IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SODE AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.
- ALL TREE, SHRUB, AND 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.
- A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.
- NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
- WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE COMPLETE DESIGN AND CONSTRUCTION OF AN IRRIGATION SYSTEM FOR THE PROJECT, INCLUDING ALL PIPING, VALVES, SLEEVES, AND WRING. 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.

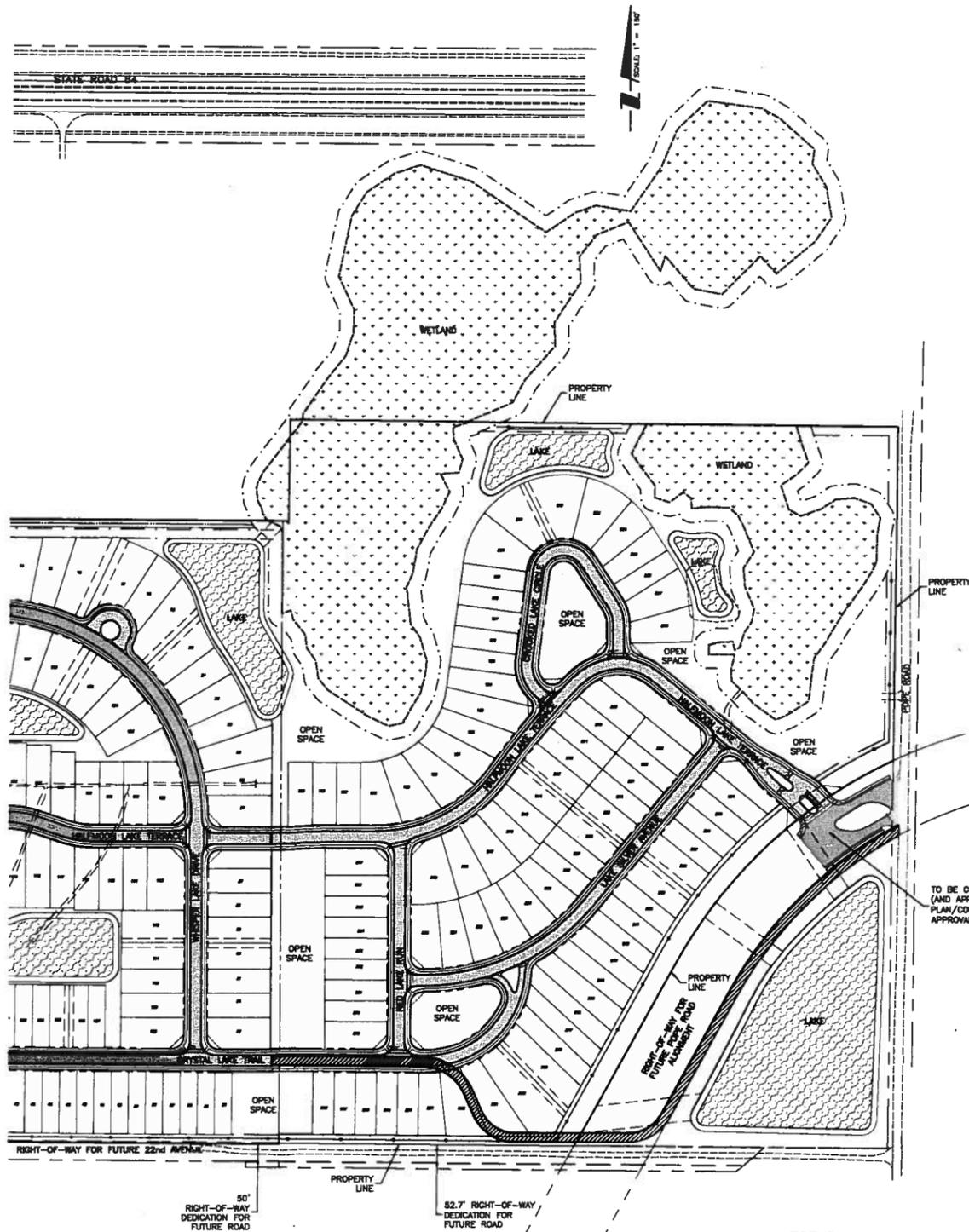


Street Tree Location Plan - Patio Home



Street Tree Location Plan - Patio Home

<p>ACTIVITY: DESIGNED BY: DRAWN BY: CHECKED BY: CONTRACT ADMIN. BY: APPROVED BY:</p> <p>INITIALS/EMP. NO.: DKL/28336 D1/13</p> <p>DATE: 01/13</p>	<p>CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC</p> <p>PROJECT: EAGLE TRACE</p>	<p>DATE: 01/13</p> <p>HORIZONTAL SCALE: 1" = 50'</p> <p>VERTICAL SCALE: AS SHOWN</p> <p>SEC. TYP. 102: 32 345 10E</p> <p>CROSS REFERENCE FILE NO. 215611293</p>	<p>TITLE: LANDSCAPE NOTES</p> <p>PROJECT NUMBER: 215611293</p> <p>SHEET NUMBER: L8 OF 8</p>	<p>NOT FOR CONSTRUCTION</p> <p>ADAM S. HARRIS, L.A.</p> <p>FLORIDA LICENSE NO. 0880708</p> <p>CORP. LIC# 140-20000-70</p> <p>INDEX NUMBER: D-215611293-01-L8</p>
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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.

TO BE CONSTRUCTED AS SHOWN (AND APPROVED AT FINAL SITE PLAN/CONSTRUCTION PLAN APPROVAL) BY DEVELOPER

LEGEND

EMERGENCY ACCESS

REV. NO.	REVISION	DATE	DRWN BY / DWP. NO.	CHECKED BY / DWP. NO.	WM APPROVED BY:
F	REVISED HALFMOON LAKE TERRACE ENTRANCE AT POPE RD.	09/16/13	SRJ/89370		
D	ADDED SHEET, REVISED PER CD COMMENT	06/21/13	SRJ/89370		

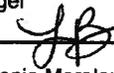
Wilson Miller Stantec
 8803 Professional Parkway East, Sarasota, FL 9840
 Phone: 941-402-8800 • Fax: 941-402-8810
 Certificate of Authorization #03 • FL Lic. #LC-0009170 • www.stantec.com

CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT:	EAGLE TRACE

DATE:	01/13	TITLE:	EMERGENCY ACCESS PLAN
HORIZONTAL SCALE:	1" = 150'	INDEX NUMBER:	d-215611293-01-03
VERTICAL SCALE:		SHEET NUMBER:	1 of 1
SEC. TWP. RGE:	32 34S 19E	CROSS REFERENCE FILE NO.:	215611293

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	PDR-13-33(Z)(P) – Wilson Byrne, Dollar General Parrish (DTS – 20130231, Buzzsaw 00000219)	TYPE AGENDA ITEM	Advertised Public Hearing – Presentation
DATE REQUESTED	10/10/13 PC	DATE SUBMITTED/REVISED	10/02/13
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	Stephanie Moreland, Principal Planner 941-748-4501, ext. 3880	PRESENTER/TITLE TELEPHONE/EXTENSION	Stephanie Moreland, Principal 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 PDR-13-33(Z)(P) per the recommended motion in the staff report attached to this memo.

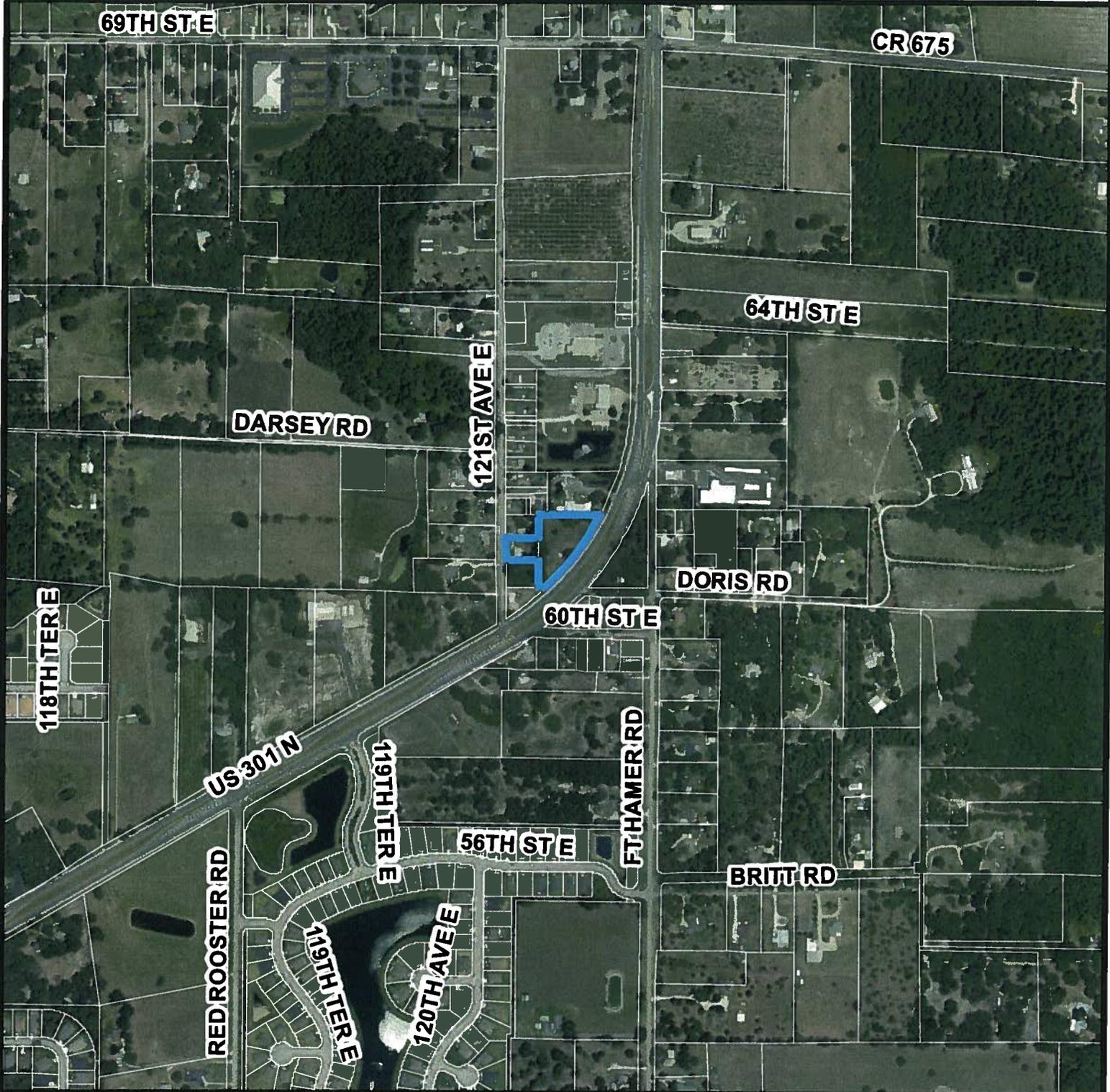
ENABLING/REGULATING AUTHORITY Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy
Manatee County Comprehensive Plan and Manatee County Land Development Code.

BACKGROUND/DISCUSSION
<ul style="list-style-type: none"> • The site is in the RES-6 Future Land Use Category (FLUC). RES-6 FLUC lists neighborhood retail uses in the range of potential uses for consideration. • The site is in the VIL (Village) zoning district, within the boundaries of the North Central Overlay (NCO) and Parrish Commercial Village (PCV) Overlay districts. Properties within the Village of Parrish are exempt from requirements of the North Central Overlay District per LDC Section 604.10.3.2. Special Approval is also required for a project exceeding 5,000 square feet in the PCV Overlay District. • Additionally, to be considered for commercial development, Comprehensive Plan Land Use Operative Provision, E, requires any site in RES-6 to be a maximum of 1,500 feet from an intersection of two functional-classified roadways. Additionally, LDC Section 704.74.4 requires the use to be on street designated as Collector or higher on the Functional classification Map. The site is within 1,500 feet of the planned Fort Hamer Road Extension and has frontage on U.S. 301 (Arterial) and 121st Avenue East, a local roadway. • According to the Manatee County Comprehensive Plan, entitlement for commercial node designation at the Fort Hamer Road Extension and U.S. 301 requires Special Approval by the Board of County Commissioners. • LDC Section 704.74.4 further states that no access may be allowed from a local street to a retail use. According to LDC Section 741, U.S. 301 is listed as a limited access facility. The design shows one right-in only access connecting U.S. 301. Full access is proposed from 121st Avenue East (local roadway). Specific Approval is required to allow access from a local road. • The design also shows a stub out for cross access to the vacant parcels to the south which are within close proximity to the intersection at U.S. 301 and 121st Avenue East. • According to LDC Figure 6-1, General Retail Sales is a Special Permit use in the Village zoning district. Based on the above information, the planned development process is necessary to acquire Special and Specific approvals. Therefore, the applicant is requesting a rezone to PDC (Planned Development Commercial). • The project is in the X Flood Zone Category. There are no known historic or archaeological resources on the site. There are no wetlands on the site. • The applicant hosted a neighborhood meeting on August 15, 2013. Concerns raised included lighting, tree removal, outdoor storage, and traffic on 121st Avenue East. • A stipulation is included in the staff report prohibiting outdoor storage of goods or equipment during non-business hours. Hours of operation will be from 8 a.m. to 10 p.m. Delivery times will be during business hours. Construction hours will be from 7 a.m. to 5 p.m. • The applicant requests Specific Approval for smaller replacement tree sizes per staff's recommendation and to allow access onto a local street. • Staff recommends approval.

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

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

AERIAL



Parcel ID #(s) 481300002, 482000007

Project Name: Dollar General Parrish
Project #: PDC-13-33 (Z)(P)
DTS#: 20130231
Proposed Use: Commercial

S/T/R: Sec 32 Twn 33 Rng 19
Acreage: 1.89
Existing Zoning: VIL
Existing FLU: RES-6
Overlays: NONE
Special Areas: NONE

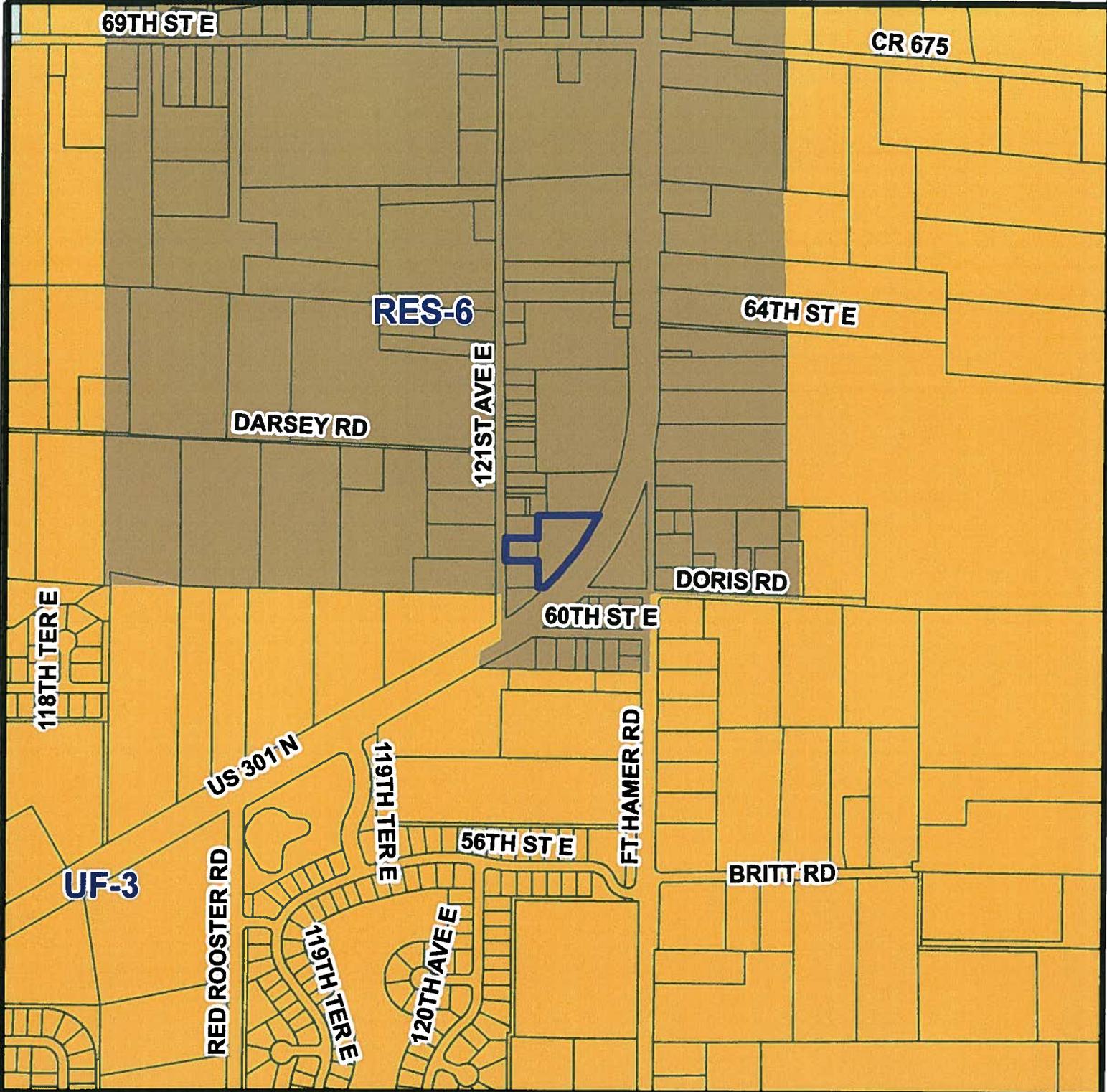
CHH: NONE
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Larry Bustle



Manatee County
Staff Report Map

Map Prepared 8/22/2013
1 inch = 667 feet

FUTURE LAND USE



Parcel ID #(s) 481300002,482000007

Project Name: Dollar General Parrish
 Project #: PDC-13-33 (Z)(P)
 DTS#: 20130231
 Proposed Use: Commercial

S/T/R: Sec 32 Twn 33 Rng 19
 Acreage: 1.89
 Existing Zoning: VIL
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

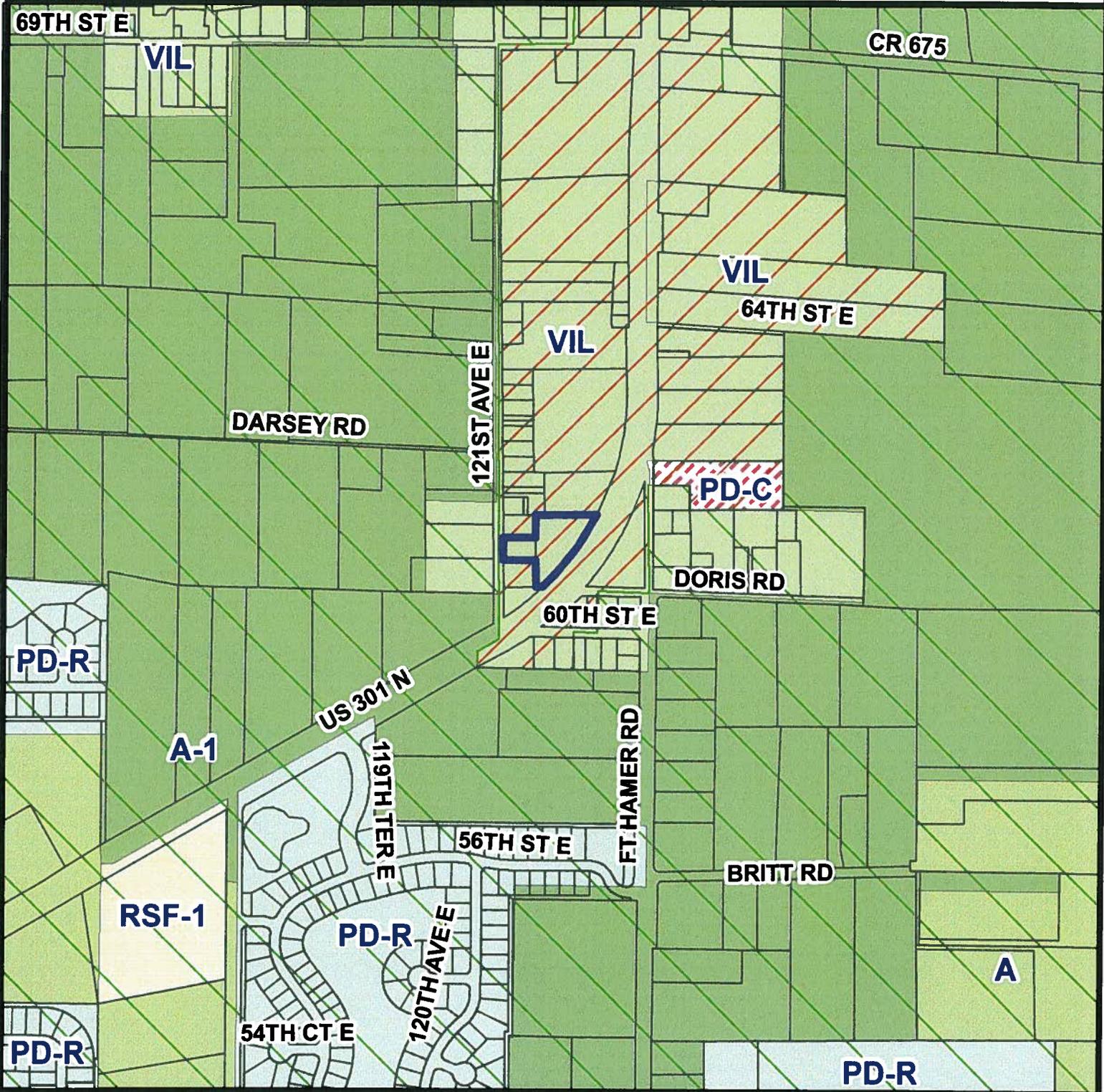
CHH: NONE
 Watershed: NONE
 Drainage Basin: BUFFALO CREEK
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map

Map Prepared 8/22/2013
 1 inch = 667 feet

ZONING



Parcel ID #(s) 481300002,482000007

Project Name: Dollar General Parrish
 Project #: PDC-13-33 (Z)(P)
 DTS#: 20130231
 Proposed Use: Commercial

S/T/R: Sec 32 Twn 33 Rng 19
 Acreage: 1.89
 Existing Zoning: VIL
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: BUFFALO CREEK
 Commissioner: Larry Bustle

Manatee County
 Staff Report Map
 Map Prepared 8/22/2013
 1 inch = 667 feet

 Parrish Commercial Village Overlay

P.C. 10/10/13

**PDC-13-33(Z)(P) – WILSON-BYRNE REZONE/DOLLAR GENERAL DTS 20130231,
Buzzsaw 0000219**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.89 acres on the north side of U.S. 301 and east side of 121st Avenue East, at 12110 U.S. 301 North from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 9,100 square feet of Retail Sales and Neighborhood Convenience Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 10/10/13

B.O.C.C.: 11/07/13

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-13-33(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1–A.10, B.1–B.3 and C.1; GRANTING Special approval for a project: 1) in Parrish requiring Commercial Node Designation; 2) exceeding 5,000 square feet in the Parrish Commercial Village (PCV) Overlay District; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for alternatives to LDC Sections 704.74.4 and 714.8.7, as recommended by staff.

PROJECT SUMMARY

CASE#	PDC-13-33(Z)(P), DTS#2013023, Buzzsaw #00000219
PROJECT NAME	Dollar General Parrish
APPLICANT(S):	Wilson-Byrne
EXISTING ZONING:	VIL (Village)
PROPOSED USE(S):	Retail Sales, Neighborhood Convenience Establishment – Dollar General.
CASE MANAGER:	Stephanie Moreland
STAFF RECOMMENDATION:	Approval with stipulations

DETAILED DISCUSSION

Two parcels make up the 1.89± acre site. The site is in the RES-6 Future Land Use Category (FLUC). RES-6 FLUC lists neighborhood retail uses in the range of potential uses for consideration.

Additionally, to be considered for commercial development, Comprehensive Plan Land Use Operative Provision, E, requires any site in RES-6 to be a maximum of 1,500 feet from an intersection of two functional-classified roadways. The site is within 1,500 feet of the planned Fort Hamer Road Extension and has frontage on U.S. 301 (Arterial) and 121st Avenue East, a local roadway.

According to the Manatee County Comprehensive Plan, entitlement for commercial node designation at the Fort Hamer Road Extension and U.S. 301 requires Special Approval by the Board of County Commissioners. If approval is granted, the site will meet commercial locational criteria.

The site is in the VIL (Village) zoning district, within the boundaries of the North Central Overlay and Parrish Commercial Village Overlay districts. Properties within the Village of Parrish are exempt from requirements of the North Central Overlay District per LDC Section 604.10.3.2. Special Approval is required for a project exceeding 5,000 square feet in the PCV Overlay District.

Based on the Conditional Use Criteria in LDC Section 704.74.4, the use is required to be on a street designated as Collector or higher on the Functional Classification Map. The site has frontage on U.S. 301 and 121st Avenue East, and meets this requirement.

LDC Section 704.74.4(Retail sales, Neighborhood Convenience, Retail Sales, Neighborhood General and Retail Sales, General in the VIL District) further states that no access may be allowed from a local street to a retail use in the VIL District. According to LDC Section 741, U.S. 301 is listed as a limited access facility. The design shows one right-in only access connecting U.S. 301. This access is being reviewed by the FDOT. Full access is proposed from 121st Avenue East (local roadway). Specific Approval is required to allow access from a local road.

The design also shows a stub out for cross access to the vacant parcels to the south which are within close proximity to the intersection at U.S. 301 and 121st Avenue East.

According to LDC Figure 6-1, Retail Sales, Neighborhood Convenience, is an Administrative Permit (AP) use in the Village zoning district. Based on the above information, the planned development process is necessary to acquire Special and Specific approvals. Therefore, the applicant is requesting a rezone to PDC (Planned Development Commercial).

There will be perimeter and interior landscaping around vehicle use areas, as well as landscaping in perimeter and roadway buffers.

The project is in the X Flood Zone Category. There are no known historic or archaeological resources on the site. There are no wetlands on the site.

The applicant hosted a neighborhood meeting on August 15, 2013. Concerns raised included lighting, tree removal, outdoor storage, and traffic on 121st Avenue East.

A stipulation is included in the staff report prohibiting outdoor storage of goods or equipment during non-business hours. Hours of operation are from 8 a.m. to 10 p.m. Delivery times will be during business hours. Construction hours will be from 7 a.m. to 5 p.m.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS:	12110 U.S. 301 North
GENERAL LOCATION:	North side of U.S. 301 and east side of 121st Avenue East.
ACREAGE:	1.89± acres
EXISTING USE(S):	Vacant land and single-family residence

FUTURE LAND USE CATEGORY(S):	RES-6 (Residential, six dwelling units per acre)
FLOOR AREA RATIO (FAR):	0.11
OVERLAY:	1. Parrish Commercial Village 2. North Central Overlay
SPECIAL APPROVAL(S):	1. Commercial Node Designation; 2. Exceeding 5,000 square feet in the PCV Overlay District
SPECIFIC APPROVAL(S):	1. To allow access on to a local street 2. Reduction of tree replacement sizes
SURROUNDING USES & ZONING	
NORTH	Single-family residences, a stormwater pond, Parrish Fire Station, and United States Post Office zoned VIL (Village).
SOUTH	Vacant land zoned VIL. Across U.S. 301 are single family residences zoned VIL.
EAST	Agricultural building (Crop Production Services) zoned VIL. Across U.S. 301, eating establishment (C& K Barbecue) and Parrish Storage zoned VIL.
WEST	Across 121st Avenue East are single-family residences zoned VIL and A-1 (Suburban Agriculture, one dwelling unit per acre).

SITE DESIGN DETAILS		
BUILDING SQUARE FOOTAGE:	9,100 square foot building.	
MINIMUM SETBACKS FOR PDC ZONING DISTRICT:	Front	30'/35' (adjacent to local road)
	Side	15'
PROPOSED SETBACKS:	Front - 52' East side – 52' West side – 56' Rear- 26.5'	
OPEN SPACE:	20% or 0.37± acres required; 54% or 1.02± acres provided	
ACCESS:	U.S. 301 and 121st Avenue East	
FLOOD ZONE(S)	X (Panel 120153 0210 C, revised 7/15/92)	

AREA OF KNOWN FLOODING	No
UTILITY CONNECTIONS	County water and sewer
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	None
Proposed Impact Acreage:	None
<p><u>Wetlands:</u></p> <p>According to the environmental narrative provided by Thomson Environmental Consulting dated June 4, 2013, there are no wetlands on-site.</p> <p><u>Uplands:</u></p> <p>According to the environmental narrative there is no native upland habitat on-site.</p> <p><u>Endangered Species:</u></p> <p>According to the above referenced environmental narrative, there were no listed or endangered species identified on-site, or likely to utilize the site.</p> <p><u>Trees</u></p> <p>It appears there is a total of 25 trees on-site. The applicant is proposing to remove 17 trees. Replacement will be in accordance with LDC Section 714.8.7 and will be accomplished on-site.</p> <p><u>Landscaping Buffers</u></p> <p>The applicant is showing a 10' roadway buffer along U.S. 301. Landscape materials are shown to be FP&L approved, as there are overhead power lines along this frontage. There is also a small segment of roadway buffer of 10' along the frontage on 121st Avenue East. Perimeter buffers are being provided at 15' with the required landscape materials to be provided in accordance with LDC requirements. Final details, including species, will be reviewed and approved by staff with the Final Site Plan.</p>	

NEARBY DEVELOPMENT				
PROJECT	LOTS/UNITS	DENSITY	FLUC	YEAR APPROVED
Cross Creek	1,282	1.95	UF-3	2012
Canoe Creek	896	2.94	UF-3	2011
Gamble Creek	165	1.01	UF-3	2004
Chelsea Oaks	215	1.97	UF-3	2001
Wildcat Preserve	242	2.93	UF-3	2005/2013
Forest Creek	367	2.72	UF-3	2004
Forest Creek East	105	2.52		2006
Lakeside Preserve (f.k.a. Selby Groves)	174	1.96	UF-3	2004
Parrish Plantation	488	2.36	UF-3 & RES-6	2013

NON-RESIDENTIAL				
PROJECT	SQ. FT.	F.A.R.	FLUC	APPROVED
C & K Barbecue & Parrish Storage	2,000 sf 50,000 sf	0.21	RES-6	2010
Parrish Fire Station	7,680 sf	0.04	RES-6	1997
Parrish Church	14,748sq ft)	0.04	RES-6	1995 (original) 2004 (addition)
Cone Ranch	81,939 sq. ft.	1.7	UF-3, Ag/R	2009
Parrish Plantation	116,100 sq. ft. commercial 83,000 sq. ft. office	0.11	UF-3 & RES-6	2013
Parrish Rural Health	15,075 sq. ft.	0.086	RES-6 & UF-3	2004

POSITIVE ASPECTS

- Commercial retail sales and services will provide convenience for nearby residents, motorists, and visitors to the area.
- The site has frontage along an arterial roadway, U.S.301.

NEGATIVE ASPECTS

- Full access is via a local roadway.
- Residences on the west side of 121st Avenue East may experience some potential adverse impacts relative to traffic noise and glare.

MITIGATING FACTOR

- U.S. 301 is a limited access facility. FDOT will allow a right-turn in only. The only alternative for ingress and egress is from 121st Avenue East.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. All dumpster screening shall consist of building materials and colors matching the principal building on site.
2. Prior to the Certificate of Occupancy, a minimum six-foot high decorative opaque wall or fence shall be installed adjacent to single-family residences. The wall or fence shall extend along the north property line to the stormwater pond.
3. In accordance with LDC Section 1304.1 (Affordable Housing Stock Loss to Development), and Administrative Procedures for Section II, Affordable Housing Stock Loss Mitigation Strategy, payment in the amount of \$9,170.15 for the removal of affordable housing stock shall be required and payable to Manatee County prior to issuance of a building permit for the commercial structure.
4. A five-foot wide sidewalk shall be shown on the Construction Drawing and Final Site Plan. The sidewalk shall extend the length of the property along 121st Avenue East and shall be installed prior to Certificate of Occupancy.
5. Pole signs are prohibited in the PCV Overlay District. The permitted ground sign shall be limited to a monument sign, six feet in height and no more than 32 square feet. The design of the ground sign and its support structures shall be consistent with the style of the building and shall use natural elements such as wood, stone, or similar materials. The sign design and detail shall be reviewed with the future building permit.

6. The design of the buildings shall be in substantial conformance with the elevations presented at the Planning Commission and Board of County Commission meetings. Building elevations shall be submitted with the Final Site Plan for review and approval.
7. There shall be no on-site outdoor storage of goods or equipment, including pallets during non-business hours.
8. Hours of operation shall be from 8 a.m. to 10 p.m. each day. Deliveries shall be during the hours from 7 a.m. to 10 p.m. Construction hours shall be from 7 a.m. to 5 p.m.
9. There shall be no loading, or unloading of tractor trailer or semi-trucks involved in deliveries between the hours of 10:00 p.m. and 7:00 a.m. During this time, there shall be no use of forklifts or other loading or unloading devices; and running of truck or trailer motors, or other refrigeration devices installed thereon.
10. The area designated for cross access shall be paved to the southern property line prior to Certificate of Occupancy. A cross access agreement shall be established with the adjacent parcel to the south when it is developed.

B. ENVIRONMENTAL CONDITIONS:

1. The applicant shall work with staff at the Final Site Plan stage to attempt preservation of the three trees shown to be preserved at the south side of the westernmost storm water pond, which shall include evaluation of health of the trees as well as the possibility of reconfiguring or resizing that pond, if necessary, to preserve healthy trees. Should the trees not be able to be preserved, landscaping materials will be provided in their place in accordance with LDC Section 715, details to be shown with the Final Site Plan.
2. 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.
3. 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.

C. Stormwater Engineering

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 Gamble Creek/Buffalo Canal. Modeling shall be used to determine pre-and post-development flows.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
10' wide along U.S. 301	10'	Y		
15' wide along perimeters	15'	Y		Fence required per LDC Section 704.74.4.3-stipulated to extend to pond.
Buffer Landscaping	Yes	Y		Meets or exceeds minimum standards.
SIDEWALKS				
5' sidewalk, exterior	None proposed	Y		sidewalks are existing along U.S. 301
5' sidewalk along 121 st Avenue East	None proposed		N	Stipulation included for sidewalk along property frontage on 121 st Avenue East
ROADS & RIGHTS-OF-WAY				
24' Internal driveways (two-way)	15' & 16' for one way & 36' for two-way	Y		

**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:

Two parcels make up the 1.89± acre site. One parcel is vacant. The other has a single-family home (to be demolished) on the parcel adjacent to 121st Avenue East.

According to the information received from the Neighborhood Services Department, the Affordable Housing Stock Loss Mitigation Strategy is based on regulations in LDC Section 1304. The amount is based on the current Manatee County Impact Fee Schedule; Manatee County Educational Facilities Impact Fee Schedule, and the Manatee County Planning Department Fee Schedule. The land and residence value \$65,770.80. The current limit for affordable housing designation in the Manatee County 's Local Housing Assistance Plan is \$176,000.00 and below. According to information from the Neighborhood Services Department, mitigation in the amount of \$9,170.15 will be required for affordable housing removal.

The site is in Flood Zone Category X (areas outside 500 year floodplain).

Public Utilities, Facilities and Services:

The site will utilize county water and sewer. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material.

Relationship to Adjacent Property:

The site is on the north side of U.S. 301 in Parrish. The site is adjacent to single-family residences, a crop production establishment, stormwater pond, Parrish Fire Station and United States Post Office to the north. To the south, across U.S. 301 are single-family residences and vacant land. Across U.S. 301 to the east, is an eating establishment (C&K Bar-be-cue) and storage facility.

Compatibility:

The site is in an area where there is a mix of uses. The proposed use will provide convenience for nearby residents, motorists, and visitors to the area. Planned Development allows the Board to attach stipulations to ensure the project is compatible with surrounding uses.

Transitions:

The site has been zoned VIL prior to the adoption of the 1990 Land Development Code. The Parrish area is experiencing significant growth. The U.S. 301 corridor going northeast towards Parrish is rapidly transitioning from rural and agricultural uses to more suburban-oriented uses, with significant residential development. The timing is appropriate for a neighborhood convenience along this segment of U.S. 301.

Design Quality:

The applicant proposes a one-story, 9,100 square foot building for a commercial retail use. The building is situated approximately 27 feet from the northern boundary and 56 feet from the west boundary of the site.

The Parrish Overlay District includes standards for design. According to Rabits & Romano Architecture Planning and Design firm, the building is “designed with a large front porch, simple trims, large window openings, metal gable roof simulating the traditional Cracker Architecture. The front of the store will feature a gable roof with typical wood work detail and a large front porch (roofed promenade) with a “shed” roof; all roofs being standing seam metal,” to meet requirements of the PCV Overlay District in LDC Section 604.11.5.a and 604.11.5.D.

The architecture firm further indicates the length of the building to be 130 feet. The design provides two awnings of six feet each and a roofed promenade of 33.5 ft. The front gable and shed roof have 4:12 pitch. The design of the building appears to meet the applicable requirements of the Parrish Overlay District listed in LDC Section 604.11.

Streets, Drives, Parking and Service Areas:

No new streets are proposed. Parking spaces are south and west of the building. The designated loading area is in the northern part of the site, adjacent to the west side of the building. A 36-foot wide driveway connects 121st Avenue East and a one-way varied width (15’&16’) driveway connects U.S. 301. LDC Section requires 37 parking spaces. The LDC allows a 5% reduction of parking when a bike rack is provided. 35 parking spaces and a bike rack are provided.

Pedestrian Systems:

There are sidewalks existing along U.S. 301. No sidewalks exist along 121st Avenue East. Five-foot wide sidewalks are required and stipulated along the property’s frontage on 121st Avenue East.

Natural and Historic Features, Conservation and Preservation Areas:

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

Intensity:

A 0.11 Floor Area Ratio (FAR) is below the maximum 0.23 FAR threshold for the RES-6 FLUC.

Height:

The site plan indicates a maximum building height of 35 feet.

Fences and Screening:

Perimeter landscaped buffers are proposed along the north, west and south property lines. The site plan indicates a six foot tall opaque wall or fence will be installed in the perimeter buffers adjacent to single-family residences consistent with LDC Section 704.74.4.3. Staff

recommends the wall or fence extend the full length of the northern boundary to the retention pond. This will provide screening for the air conditioning units at the rear of the building. A 10-foot wide landscaped roadway buffer is proposed along U.S. 301 and 15-foot wide landscape buffer along 121st Avenue East.

Yards and Setbacks:

The minimum setbacks for the project in PDC zoning district are shown in the chart below:

Type	Front	East Side	West Side	Rear
Minimum setback required for PDC Zoning District	30'/35'	15'	15'	20'
Proposed Setbacks	52'	52'	56'	26.5'

The setbacks proposed meet the setback requirement of the PCV Overlay District in LDC Section 604.11.4.3.4 which are as follows:

- Front: 25' along U.S. 301 and 15' along 121st Avenue East;
- Side yard: 8'/25' when adjacent to residential;
- Rear yard: 15'/25' adjacent to residential.

Trash and Utility Plant Screens:

LDC Section 728 requires non-residential establishments to have dumpsters and compactors. The design shows the dumpsters in the northern part of the site. Location of services, screening and construction requirements will be reviewed with the future Final Site Plans.

Signs:

The PCV Overlay District prohibits pole signs and limits ground signs to a monument sign, six (6) feet in height and no more than 32 square feet. Signs will be reviewed with the future Building Permit.

Landscaping:

Tree replacement details will be reviewed and approved with the Final Site Plan and will be in accordance with LDC Section 704.74.4.3 and 714. Pursuant to staff's recommendation, the applicant is requesting Specific Approval for an alternative to LDC Sections to allow smaller replacement tree sizes.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the RES-6 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

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

Policy 2.2.1.12.1 Intent. The intent of the RES-6 FLUC is to identify areas established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

Policy 2.2.1.12.2 Range of Potential Uses. Suburban or urban residential uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.

Policy 2.2.1.12.3 Range of Potential Density/Intensity: The maximum Floor Area Ratio for RES-6 is 0.23. A FAR of 0.11 is proposed

Policy 2.6.5.4 Preserve/Protect Open Space.

The site plan shows 54% open space. 20% open space is required.

TRANSPORTATION

Major Transportation Facilities

The site is expected to have access to U.S. 301, a four-lane arterial roadway, and 121st Avenue East, 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 Statement (TIS) to determine impacts to the segment of U.S. 301 adjacent to the project site. The results of the traffic study, which were reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate above the adopted 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 a right-in only driveway onto U.S. 301 and a second driveway onto 121st Avenue East, which is expected to provide for full turning movements.

The results of the access review indicated that no site-related improvements will be required for the project.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
U.S. 301	Chin Road to Ft. Hamer Road (Link #3413)	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 and preliminary drainage intent have been reviewed with this Preliminary Site Plan. Potable water and wastewater will be reviewed at Final Site Plan/Construction Drawings.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

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

1. **Request:**

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

tree calipers to be three or four inches.

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

2. Request:

LDC Section 704.74.4 prohibits access onto a local street. The request is to allow full access onto 121st Avenue East.

Staff Analysis and Recommendation

The site has frontage along 121st Avenue East and along a curve on U.S. 301, a limited access facility.

Given the unique location of the site, the design shows a right-in only driveway onto U.S. 301 and a second driveway onto 121st Avenue East, which is expected to provide for full turning movements. The full access onto 121st Avenue East is approximately 335 feet from the intersection of U.S. 301 and 121st Avenue East. The close proximity of the driveway to the intersection should not adversely impact the surrounding residential neighborhood. The full access will also provide future cross access for two adjacent vacant properties to the south.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 704.74.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate ingress and egress to the site will be provided.

ATTACHMENTS

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

- 4. Building Elevations**
- 5. Traffic Impact Statement**
- 6. Copy of Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES

Policy:	2.1.2.7	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"> - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.12	<p>RES-6: Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:</p>
Policy:	2.2.1.12.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for 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.</p>
Policy:	2.2.1.12.2	<p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).</p>
Policy:	2.2.1.12.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 6 dwelling units per acre</p> <p>Minimum Gross Residential Density: 5.0 only in CRA's</p>

and UIRA for residential projects that designate a minimum of 25% of the dwelling units as “affordable housing”.

Maximum Net Residential Density:
12 dwelling units per acre

16 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing”.
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)

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

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

Policy: 2.2.1.12.4

Other Information:

- a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
- d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with

other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

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

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

Implementation Mechanism(s):

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

Policy: 2.6.1.2 Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.

Policy: 2.6.2.1 Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

Policy: 2.10.3.2 Require that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher, at time of issuance of a development order. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.

Policy: 2.10.3.4 Permit exceptions to Policies 2.10.3.2 and 2.10.3.3 only in instances where required access criteria are conflicting with other access criteria associated with an Entranceway, as described in Policies 2.9.4.1 & 2.9.4.2 and in Urban Core Areas where access on a local road provides a safer alternative than direct access to the functionally classified roadway, or within the MU-C Future Land Use Category and its Sub Areas.

TABLE 5-1 (PA-09-07)
MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS
RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS
Page 20 of 20

The following thoroughfares shall not have an entitlement for commercial node designation:

- Ft. Hamer Road Extension at
US 301, Erie Rd; Moccasin Wallow Rd; Spencer Parrish Rd and Buckeye Rd
- Gateway Blvd Extension at
Piney Point Road
- Golf Course Road at
Spencer Parrish Road
- Harrison Ranch Road at
Old Tampa Road
- Masters Avenue at
Dam Road and Lorraine Road
- M & J Road at
Clay Gully Road and SR 70
- Mulholland Road at
Rye Road and CR 675
- Piney Point Road Extension at
Gateway Blvd Extension; I-75 and east of I-75
- Rye Road at
SR 62

Sawgrass Road at
Erie Rd; Moccasin Wallow Rd; and Buckeye Rd

TABLE 5-1 (PA-09-07)
MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS
RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS
Page 21 of 20

Spencer Parrish Road at
Golf Course Road

FF Road at
Ft. Hamer Road Extension and Sawgrass Road

Upper Manatee River Road at
CR 675 and Rye Road

Upper Manatee River Road at
south side of river (bridge connection)

Ft. Hamer Road at
north side of river (bridge connection)

Ft Hamer Road at
Mulholland Road; Golf Course Road and US 301and Ft. Hamer Road Extension

For commercial node designation, Special Approval of the Board of County Commissioners shall be required.



1825 South Orange Blossom Trail, Apopka, FL 32703
Phone: 407-889-4154

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

August 23, 2013

Reference: DTS Application Number: 20130231
Project Name: Dollar General at Parrish
Project Number: PDC-13-33

Honorable Commissioners:

We respectfully request the following Specific Approvals to the Land Development Code for the Preliminary Site Plan:

- Specific Approval #1: 704.74.4.2. No access may be allowed from a local street to a retail use.
Upon meeting with the Florida Department of Transportation (FDOT), the FDOT will only allow a Right-In driveway access to US 301/State Road 43. FDOT's specific access concerns are related to what would be a non-conforming driveway to the planned Ft. Hamer Road alignment project, and also the driveway being located directly across from the planned left turn lane which could cause safety and operational issues. In consideration of this driveway access restriction to the state road, we are respectfully requesting the Commission to approve access to the local street from the proposed retail use.
- Specific Approval #2: 704.8.7. Reduction of tree replacement sizes.
We understand this is a Staff directed Specific Approval due to pending changes to the Manatee County Land Development Code. We agree with Staff and respectfully request the Commission to approve the proposed reduction of tree replacement sizes.

Please contact me for an immediate response to any concerns or comments you may have regarding the Specific Approvals requested for the Rezone Application to Planned Development Commercial and the Preliminary Site Plan.

Respectfully Submitted,

Jeremy R. Anderson, P.E.
Vice President of Development
(407) 889-4154
janderson@hanlex.com

CC: Hans Pistor

TRAFFIC IMPACT STATEMENT

Dollar General at Parrish

06/04/2013

Narrative

The proposed Dollar General at Parrish is located near the NE corner of US 301 N and 121st Street, at 12110 N US Highway 301 in Parrish, FL. It is a \pm 1.88 acre project with a commercial retail building of \pm 9,100 GSF. This Traffic Impact Statement is for state road U.S. 301 which borders the site to the south and east, please see attached Vicinity Map for reference. This project meets all the criteria required for a Traffic Impact Statement.

Existing Data

Table 1 below is an outline of the existing data for link number 3413, US 301 from Chin Road to Fort Hamer Road. The existing level of service is "B" with a 5% peak hour level of service volume of 169.5 trips, and the level of service standard is listed as "D". This information was obtained from the Manatee County Planning Department Concurrency Transportation Link Sheet provided within this Traffic Impact Statement.

TABLE 1

Link No.	Road Name	From Street	To Street	Cross Section	5%Peak Hour LOS Volume	LOS Standard	Existing LOS
3413	US 301	Chin Road	Fort Hamer Road	4D	169.5	D	B

Criteria 1

Criteria 1 requires the trip generation by the proposed site to be <50 P.M. peak-hour trips. Table 2 below was created using ITE Trip Generation 8th Edition, pertaining to Land Use Code 815-Free Standing Discount Store, which states the peak-hour multiplier is 5.00. Using the peak-hour multiplier and dividing by 1,000 sf, the total new P.M. peak-hour trips generated are 46 trips ($9100/1000*5=46$). Therefore the trips generated by this project alone will not exceed the 50 P.M. peak-hour trips.



TABLE 2

ITE Code	Land Type	Th.Sq.Ft	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
Future 815	Free-Standing Discount Store	9.1	23	23	46

Criteria 2

Criteria 2 requires the project traffic not to exceed 5% of the P.M. peak-hour, two-way LOS Standard Service Volume for the connecting roadway segment. The proposed site creates 46 P.M. peak-hour trips as shown in Table 2. This does not exceed the 5% peak-hour LOS volume of 169.5 shown in Table 1.

Criteria 3

Criteria 3 requires the project to be located on a roadway segment that does not have an "existing" concurrency issue which pertains to current traffic conditions only. The segment of US 301 between Chin Road and Fort Hamer Road, Link Number 3413, appears to be operating at or below the current adopted LOS standard (D), according to the most recent Manatee County Planning Department Concurrency Transportation Link Sheet, during the P.M. peak-hour. As shown in Table 3, the existing peak-hour total of 2,831 trips plus the proposed peak-hour trips generated (46), which totals 2,877 trips, does not exceed the peak-hour level of service volume of 3,390 trips.

TABLE 3

Link No.	Road Name	From Street	To Street	Existing Peak Hour Total	Proposed P.M Peak Hour Trips	Existing and Proposed Peak Hour Trips	Peak Hour LOS Volume
3391	US 301	Chin Road	Fort Hamer Road	2,831	46	2,877	3,390



Conclusion

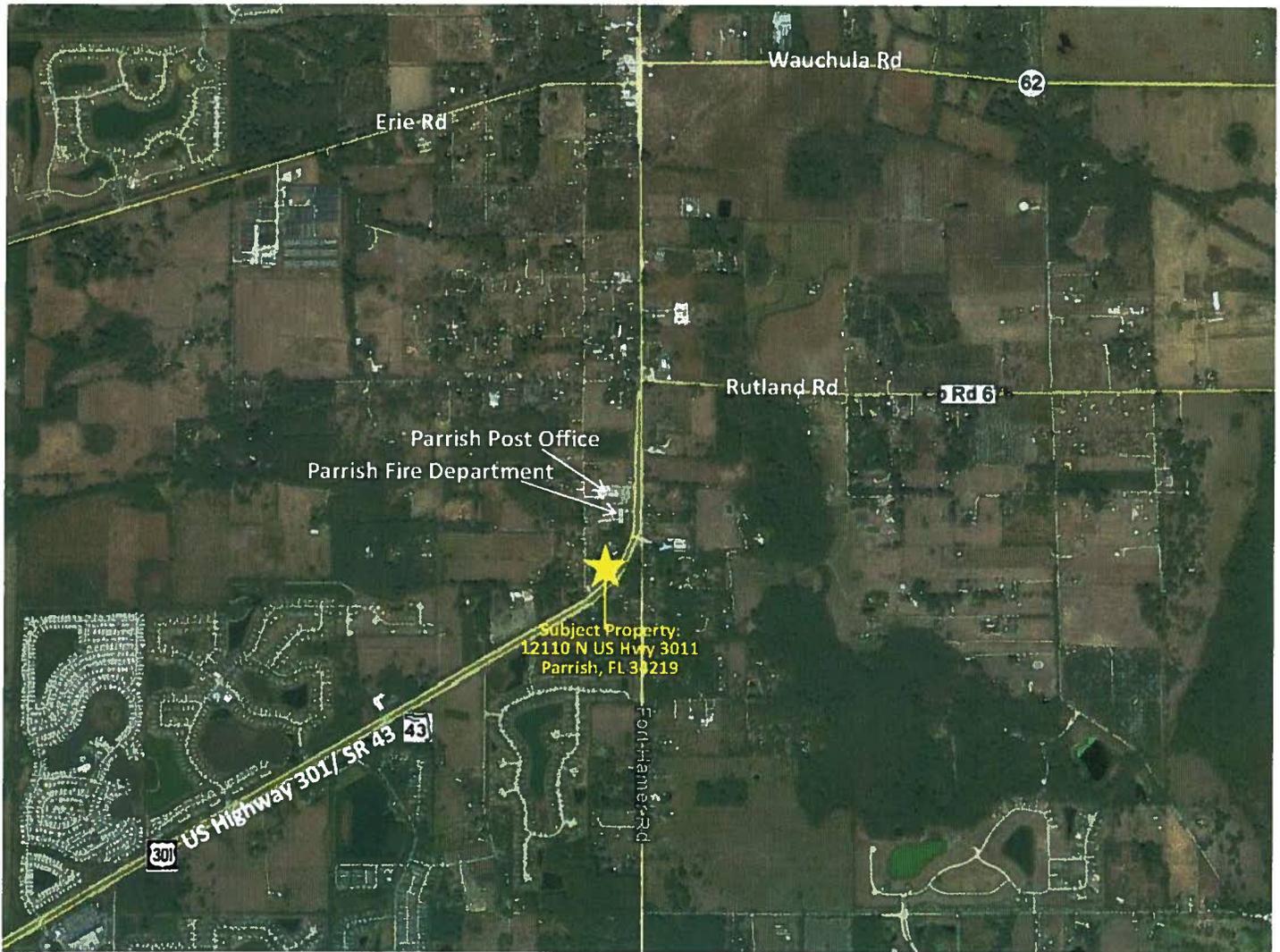
According to the 8th Edition of the ITE, using the peak-hour multiplier for 815-Free-Standing Discount Store, the proposed ±1.88 acre project, Dollar General at Parrish, will generate 46 P.M. peak hour trips. Therefore the project will not exceed the 50 P.M. peak-hour trips, will not exceed the 5% P.M peak-hour trip volume of 169.5, and the project is located on a roadway segment that does not have an existing concurrency issue pertaining to current traffic conditions. All information in this statement was provided by Manatee County and the FDOT.

All criteria is met for the Traffic Impact Statement:

- Criteria 1: The trips generated will not exceed 50 P.M. peak-hour trips.
- Criteria 2: The trips generated will not exceed 5% peak-hour Level of Service volume.
- Criteria 3: The proposed project is not located on a roadway segment that has an existing concurrency issue, pertaining to current traffic conditions.



VICINITY MAP



Manatee County Planning Department Concurrency Transportation Link Sheet

Report run on: July 26, 2012 11:21 AM

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Link No	Road Name	From Street	To Street	Jrs Dn	Fnc Cls	U (#1) T Crs R	Sig/ Mile Sec	Nu m SI g	Ci Gr p	Le Tu ms	5% Peak Hour LOS Vol	Los Std	Los Exst	Proje Art LOS	Trf Plan Cnt	Exist AADT	O C S	K100	Peak Hour Base	Peak Hour Res	Peak Hour Total	Peak Hour Vol	Peak Hour LOS	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Stn Num
3407	US 301	COLONY DR	ERIE RD	ST	PA	U 4D	2.00	1	Y	Y	169.5	D	C	F	10	34000	0.095	0.095	3,230	2,095	5,325	3,390	-1,935	0.000	0.000		0	0052
3410	US 301	ERIE RD	END OF 4 LANES	ST	PA	U 4D	0.00	0	Y	Y	169.5	D	B	F	10	14800	0.095	0	1,406	2,124	3,530	3,390	-140	0.000	0.000		0	5077
3411	US 301	END OF 4 LANES	HARRISON RANCH RD	ST	PA	U 4D	0.00	0	Y	Y	169.5	D	B	C	10	14800	0.095	0.095	1,406	1,892	3,298	3,390	92	0.000	0.000			5077
3412	US 301	HARRISON RANCH	CHIN RD	ST	PA	U 4D	0.00	0	Y	Y	169.5	D	B	B	10	13500	0.096	0.096	1,296	1,451	2,747	3,390	643	0.000	0.000			0080
3413	US 301	CHIN RD	FT. HAMER	ST	PA	U 4D	0.00	0	Y	Y	169.5	D	B	C	10	10400	0.096	0.096	998	1,853	2,851	3,390	559	0.000	0.000			0081
3414	US 301	FT. HAMER	CR 675	ST	PA	R 2U	0.00	0	N	N	81.2	D	C	F	10	7800	0.096	0.096	749	1,505	2,254	1,624	-630	0.000	0.000			0014
3415	US 301	CR 675	SR 62	ST	PA	R 2U	0.00	0	Y	Y	101.5	D	B	E	10	7800	0.096	0.096	749	1,730	2,479	2,030	-449	0.000	0.000			0014
3420	US 301	SR 62	MOCCASIN WALLOW RD	ST	PA	R 2U	0.00	0	N	N	81.2	D	B	F	10	3600	0.098	0	353	2,177	2,530	1,624	-906	0.000	0.000		0	0060
3421	US 301	MOCCASIN WALLOW	HILLSBOROUGH CO	ST	PA	R 2U	0.00	0	N	N	59.2	C	B	D	10	3600	0.098	0.098	353	1,186	1,539	1,184	-355	0.000	0.000			0060
3270	US 41	SARASOTA CO	TALLEYAST RD	ST	PA	U 6D	3.33	5	Y	Y	268	D	B	B	10	38500	0.095	C	3,658	195	3,853	5,360	1,507	0.000	0.000		0	5035
3271	US 41	TALLEYAST RD	WHITFIELD AV	ST	PA	U 6D	0.00	0	Y	Y	268	D	B	B	10	38500	0.095	0.095	3,658	82	3,740	5,360	1,620	0.000	0.000			5035
3272	US 41	WHITFIELD AV	63RD AV W	ST	PA	U 6D	0.00	0	Y	Y	268	D	B	B	10	43000	0.095	0.095	4,085	203	4,288	5,360	1,072	0.000	0.000			5079
3275	US 41	63RD AV W	53 AV W/SR 70	ST	PA	U 6D	2.50	3	Y	Y	234	D	D	D	10	47000	0.095	C	4,465	162	4,627	4,680	53	0.000	0.000		0	5037
3280	US 41	53 AV W/SR 70	CORTEZ RD/BUS 41	ST	PA	U 6D	2.86	3	Y	Y	234	D	D	D	10	47000	0.095	C	4,465	92	4,557	4,680	123	0.000	0.000		0	5038
3290	US 41	CORTEZ RD/BUS 41	44 AVE E/1 ST E	ST	PA	U 4D	2.22	2	Y	Y	155.5	D	F	F	10	40500	0.095	C	3,648	52	3,900	3,110	-790	0.000	0.000		0	5049
3300	US 41	44 AVE E (1 ST E)	301 BLVD	ST	PA	U 4D	0.00	0	US	Y	169.5	D	C	C	10	29500	0.095	O	2,803	0	2,803	3,390	587	0.000	0.000		0	5050
3310	US 41	301 BLVD	26 AV E	ST	PA	U 6D	1.25	1	Y	Y	268	D	B	B	10	38000	0.095	O	3,610	0	3,610	5,360	1,750	0.000	0.000		0	5031
3340	US 41	US 301 (PAL)	US 19	ST	PA	U 4D	0.48	1	Y	Y	169.5	D	F	F	10	37500	0.095	O	3,563	253	3,816	3,390	-426	0.000	0.000		0	5026
3350	US 41	US 19	CANAL RD	ST	PA	U 4D	0.00	0	Y	Y	169.5	D	B	C	10	25500	0.095	C	2,423	627	3,050	3,390	340	0.000	0.000		0	0024
3360	US 41	CANAL RD	I-275	ST	PA	U 4D	0.00	0	US	Y	169.5	D	B	C	10	21000	0.095	C	1,995	1,059	3,054	3,390	336	0.000	0.000		0	0007

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, October 10, 2013 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

POMU-04-51(G)(R) - CARGOR PARTNERS INVESTMENTS, LLC/CURIOSITY CREEK - GATEWAY OVERLAY MASTER PLAN RESOLUTION 13-105 (AMENDMENT TO RESOLUTION 09-223 CURIOSITY CREEK GATEWAY OVERLAY MASTER PLAN DTS 20130185, B00009207.

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development approving an amendment to the approved Gateway Overlay Master Plan for a project previously approved as "Curiosity Creek" on property generally located north of Buckeye Road, east of U.S. #1, west of Grass Farm Road extending north to the Hillsborough county line and east of Port Manatee by adding approximately 150,000 square feet of commercial on approximately 20+ acres to the approved 788.39+ acres; providing for specific approval regarding building height and setbacks for the added acreage; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

PDC-13-39(Z)(P) - WILSON- BYRNE REZONE/DOLLAR GENERAL DTS 20130231, B0000219.

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.89 acres on the north side of U.S. 301 and east side of 121st Avenue East, at 12110 U.S. 301 North from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish

Commercial Village Overlay District; approving a Preliminary Site Plan for 9,100 square feet of Retail Sales and Neighborhood Convenience Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-29(G) - THE AURORA FOUNDATION INC / PEACE PRESBYTERIAN CHURCH DTS#20130102

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres: to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new 210-seat sanctuary (permanent) on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-26(P) - FIDDLER'S CREEK SUBDIVISION (DTS 20130205)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 15.73 acres on the west side of Prospect Road, approximately 1,000 feet north of Whitfield Avenue; 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 28, 1997, KATHLEEN M. METZ, 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 43.53 acres on

the south side of State Road 64, and west of 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 95 units to the overall development total, resulting in an increase to the number of single family detached residences to 164 units and an increase in the number of single family semi-detached residences to 114 units for a total of 278 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (43.53 ± acre rezone; 104.66 ± total acreage).

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: planning.agenda@mymanatee.com

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

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

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services
Department
Manatee County, Florida
9/28/2013

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, October 10, 2013 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU-04-51(G)(R) - CARGOR PARTNERS INVESTMENTS, LLC/CURIOSITY CREEK - GATEWAY OVERLAY MASTER PLAN RESOLUTION 13-105 (AMENDMENT TO RESOLUTION 09-223 CURIOSITY CREEK GATEWAY OVERLAY MASTER PLAN) DTS 20130186, B00000207

A Resolution of the Board of County Commissioners of Manatee County, Florida regarding land development approving an amendment to the approved Gateway Overlay Master Plan for a project previously approved as "Curiosity Creek" on property generally located north of Buckeye Road, east of U.S. 41, west of Grass Farm Road extending north to the Hillsborough county line and east of Port Manatee by adding approximately 190,000 square feet of commercial on approximately 20+ acres to the approved 798.99+ acres; providing for specific approval regarding building height and setbacks for the added acreage; providing for conditions of approval; setting forth findings; providing for severability and providing for an effective date.

PDC-13-38(Z)(P) - WILSON-BYRNE REZONE/DOLLAR GENERAL DTS 20130251, B00000219

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 80-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1.89 acres on the north side of U.S. 301 and east side of 121st Avenue East, at 12110 U.S. 301 North from VIL/PCV (Village/Panish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parish Commercial Village Overlay District; approving a Preliminary Site Plan for 9,100 square feet of Retail Sales and Neighborhood Convenience Establishment; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-28(G) - THE AURORA FOUNDATION INC/ PEACE PRESBYTERIAN CHURCH DTS#20130102

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 8,000 square foot building for a new 210-seat sanctuary (permanent) on the north side of SR 64 East, approximately 650 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-13-25(P) - FIDDLER'S CREEK SUBDIVISION (DTS 20130205)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 27 lots for single-family detached residences on approximately 15.73 acres on the west side of Prospect Road, approximately 1,000 feet north of Whitfield Avenue; 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)(R) - JEANNE SONNER WILEY, AS TRUSTEE OF THE SURVIVORS TRUST MAY OF THE WILEY FAMILY TRUST, DATED NOVEMBER 25, 1997, KATHLEEN M. METZ, AND NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC / EAGLE TRACE SUBDIVISION (DTS#20130038)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 80-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 43.53 acres on the south side of State Road 64, and west of 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 95 units to the overall development total, resulting in an increase to the number of single family detached residences to 184 units and an increase in the number of single family semi-detached residences to 114 units for a total of 278 units overall; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date (43.53 ± acre rezone; 104.66 ± total acreage).

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (841) 748-4501x8878; e-mail to: planning_agenda@mymanatee.org

According to Section 286.0106, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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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 Publication: September 25th, 2013

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: DOLLAR GENERAL PARRISH

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

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

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

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

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

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

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

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner (<input checked="" type="checkbox"/>) or contract purchaser (<input type="checkbox"/>) <u>HANLEX PARRISH, LLC,</u> <u>HANS PISTOR, MANAGING MEMBER</u> <u>1825 S. TAMiami TRAIL</u> <u>APOPKA, FL 32703</u>	<u>100 % ownership</u> <hr/> <hr/> <hr/>

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

Signature: *[Handwritten Signature]*
 (Applicant): HANS PISTOR

STATE OF FLORIDA
 COUNTY OF Orange

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 3rd day of October 2013
 by Hans Pistor, who is personally known to me or who has produced _____
 _____ as identification.
 (type of identification)

My Commission Expires: 3-12-16
EE 178311
 Commission No: _____

[Handwritten Signature]
 Notary Signature
Nicole Hew
 Print or type name of Notary

 Title or Rank



PRELIMINARY SITE PLAN

FOR HANLEX DEVELOPMENT, LLC

DOLLAR GENERAL AT PARRISH

PARCEL # 481300002 and 482000007
PARRISH, FLORIDA

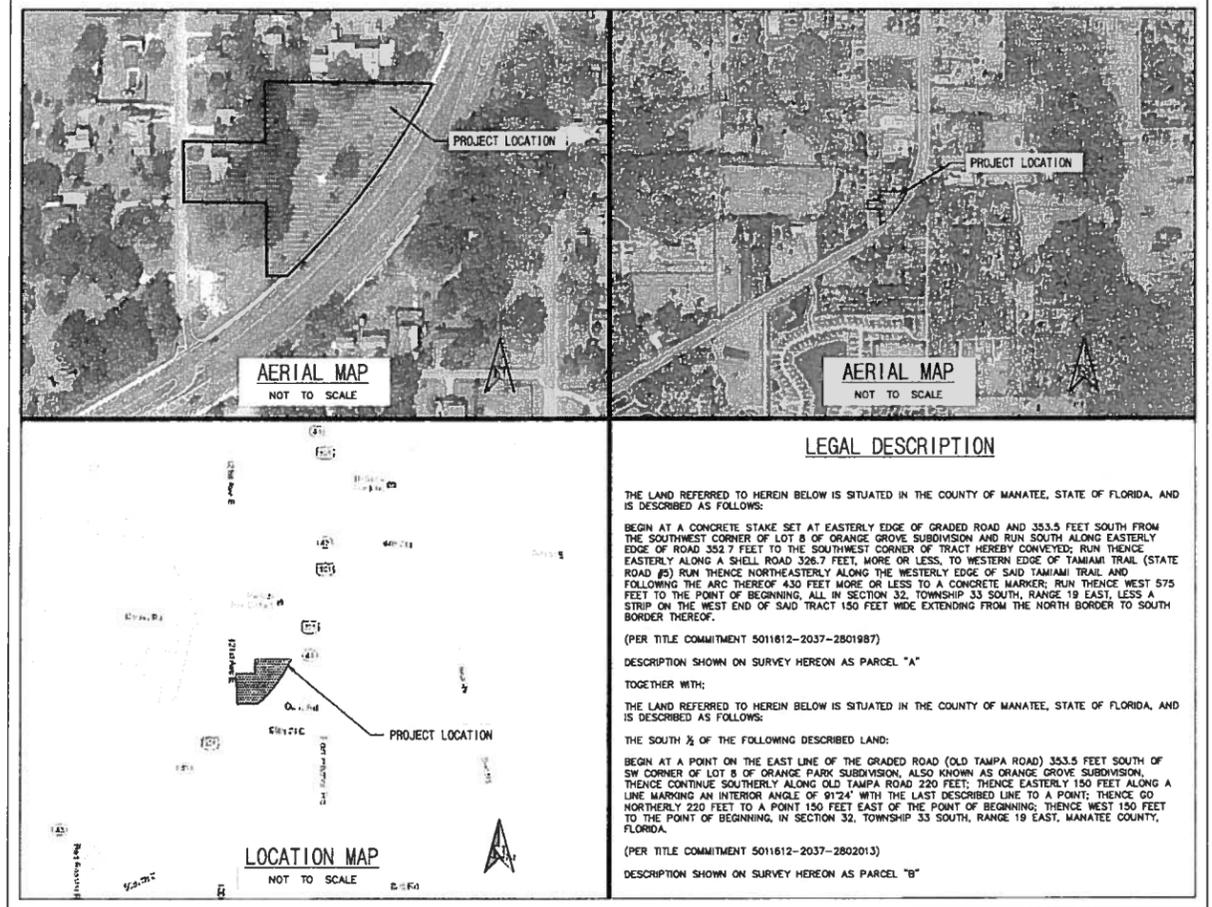
PROJECT DIRECTORY	
DEVELOPER:	HANLEX DEVELOPMENT, LLC 1825 S. ORANGE BLOSSOM TRAIL APOPKA, FL 32703 PHONE: (407) 889-9400 FAX: (407) 889-8328
CIVIL ENGINEER:	HANLEX CIVIL, LLC 1825 S. ORANGE BLOSSOM TRAIL APOPKA, FL 32703 PHONE: (407) 889-9400 FAX: (407) 889-8328
GEO ENGINEER:	PROFESSIONAL SERVICE INDUSTRIES, INC. 1748 33RD STREET ORLANDO, FL 32839 PHONE: (407) 304-5560 FAX: (407) 304-5561
SURVEYOR:	STRAYER SURVEYING & MAPPING INC. 742 SHAMROCK BOULEVARD VENICE, FL 34293 PHONE: (941) 496-9488 FAX: (941) 497-6186

UTILITY PROVIDERS	
ELECTRIC:	FLORIDA POWER AND LIGHT 2900 CATHERINE ST. PALATKA, FL 32177 P: 1-800-868-9554
UTILITIES:	MANATEE COUNTY UTILITY OPERATIONS 4422-C 66TH ST. BRADENTON, FL 34210 P: (941) 792-8811
TELEPHONE:	VERIZON FLORIDA INC 1909 US HWY 301 N TAMPA, FL 33619 P: (813) 627-8343
GAS:	TECO 8261 VICO CT. SARASOTA, FL 34240 P: (941) 342-4006
COUNTY TRAFFIC:	MANATEE COUNTY TRANSPORTATION DEPARTMENT 4422-C 66TH ST. BRADENTON, FL 34210 P: (941) 792-8811

HOURS OF OPERATION: 8am - 10pm
HOURS OF LOADING: DURING BUSINESS HOURS
CONSTRUCTION HOURS: 7am - 5pm

Manatee County Building & Development Services Department Signature Sheet

Project Number:	Project Name:
Approval Type:	D/S Number:
PROJECT MANAGER	DATE
PROJECT ENGINEER	DATE
DEVELOPER	DATE
PLANNING	DATE
ENVIRONMENTAL PLANNING	DATE
DATE	DATE



PLAN SHEET INDEX	
CO.0	COVER SHEET
	SURVEY
CO.1	GENERAL NOTES
CO.2	DEMO PLAN
C1.0	GEOMETRY PLAN
C1-1	GEOMETRY-DETAILS
C1-2	GEOMETRY-DETAILS
C1-3	MOT-DETAILS
C2.0	DRAINAGE PLAN
C2-1	DRAINAGE-DETAILS
C2-2	DRAINAGE-DETAILS
C2.2	SNPPP
C3.0	UTILITY PLAN
C3-1	UTILITY-DETAILS
C3-2	LIFT-STATION
CP.1	SITE LIGHTING PLAN
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L3.0	TREE DEMO PLAN

GENERAL REVISION LOG			
NO.	DATE	REVISION/ISSUE	BY:
1	07/01/2013	COUNTY COMMENTS / FDOT COMMENTS	FG
2			
3			
4			
5			
6			

LEGEND:	
(P)	NO. OF PARKING SPACES
# / CX, X	DETAIL NO. / SHEET
[Hatched Box]	HEAVY DUTY ASPHALT PAVEMENT
[Dotted Box]	PROPOSED CONCRETE SURFACE
[Line with 'W']	WATER LINE
[Line with 'E']	ELECTRIC LINE
[Line with 'W']	WASTEWATER LINE
[Line with 'T']	TELEPHONE LINE
(FH)	FIRE HYDRANT
(V)	VALVE
(M)	WATER METER
[Box with 'B']	BACKFLOW PREVENTER
75.40	SPOT ELEVATION (TO TOP OF PAVEMENT UNLESS SPECIFIED OTHERWISE)
[Arrow]	FLOW ARROW
(R)	REVISION NUMBER
(FDC)	FIRE DEPARTMENT CONNECTION

ENGINEER'S CERTIFICATION

THE FACILITIES COMPLY WITH ALL APPLICABLE STANDARDS, INCLUDING THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AND THE MANATEE COUNTY LAND DEVELOPMENT REGULATIONS.

DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

HANLEX CIVIL, LLC
1825 S. ORANGE BLOSSOM TRAIL
APOPKA, FL 32703
P: (407) 889-9400
F: (407) 889-8328
COA: 20010

NO.	DATE	REVISION/ISSUE	BY:
1	07/01/2013	COUNTY COMMENTS - FDOT COMMENTS	FG

ENGINEER'S NAME & PE#

JASON D. BULLARD, P.E.
P.E., LICENSE NO. 78800

PROJECT # 212.124

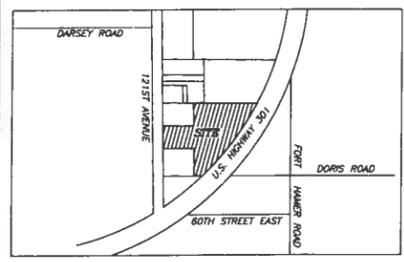
DATE 05/08/2013 SHEET

SCALE NTS CO.0

COVER SHEET

- LEGEND**
- = CONCRETE ANCHOR BOLT (D.O. NOTED)
 - = 4" x 4" CAPED IRON ROD FOUND (L.E. NOTED)
 - = 3/4" x 3/4" CAPED IRON ROD SET (L.E. #4832)
 - = NAIL & WOOD (D.O. NOTED)
 - = IRON PIPE FOUND (D.O. NOTED)
 - = PLAT DIMENSION
 - (C) = MEASURED DIMENSION
 - (D) = CALCULATED DIMENSION
 - (E) = DEEDED DIMENSION
 - (F) = RECORDED LAND SURVEYOR
 - (G) = PROFESSIONAL LAND SURVEYOR
 - (H) = PROFESSIONAL LAND SURVEYOR BUSINESS
 - (I) = LAND SURVEYOR
 - (J) = POLE OF CURVATURE
 - (K) = SQUARE FEET
 - (L) = CHAIN LINK FENCE
 - (M) = 1/2" I.P.
 - (N) = TEMPORARY BENCH MARK
 - (O) = ELEVATION
 - (P) = ELEVATION
 - (Q) = FLOOD INSURANCE RATE MAP
 - (R) = FLOOD INSURANCE RATE MAP
 - (S) = STATE ELEVATION
 - (T) = PARCEL IDENTIFICATION NUMBER
 - (U) = STATE ROAD
 - (V) = OVERHEAD UTILITY LINES
 - (W) = PHYSICAL
 - (X) = IDENTIFICATION
 - (Y) = IDENTIFICATION
 - (Z) = IDENTIFICATION
 - ALTA = AMERICAN LAND TITLE ASSOCIATION
 - ASCM = AMERICAN CONCRETE OR SURVEYING & MAPPING
 - LF = LINEAR FEET
 - CP = COMPRESSED PLASTIC PIPE
 - DF = DRAINAGE
 - IP = IRON PIPE
 - LP = UTILITY POLE
 - TR = TELEPHONE RESER
 - TRR = CABLE TELEVISION RESER
 - VR = VERDON HAND MARK
 - WP = WOOD PRESERVER
 - WM = WATER METER
 - WC = SANITARY WELLS
 - WV = WELLS
 - SGV = SANITARY GATE VALVE
 - EX = EXISTING
 - CL = BACK OF CURB ELEVATION
 - EL = EDGE OF PAVEMENT ELEVATION

L1 = S.89°27'43"E. (M) 150.00' (D&M)
 L2 = N.00°53'10"W. 110.13' (M) 110' (D)
 L3 = N.89°32'42"W. (M) 150.00' (D&M)



ELEVATION NOTE:
 ELEVATIONS SHOWN HEREIN ARE BASED ON A MANATEE COUNTY BENCHMARK #102-29-DE. ELEVATION=4.14' (N.C.V.S. 1993). THE ABOVE BENCHMARK IS A PART OF BENCH MARK 102 RECORDED BY FIELD BOOK 82-81.

TREE NOTE:
 TREE SPECIES INDICATED HEREIN WERE IDENTIFIED TO THE BEST OF THIS FIRM'S ABILITY. A PROFESSIONAL JOURNALIST SHOULD BE CONSULTED FOR EXACT TREE SPECIES IDENTIFICATION.

FLOOD ZONE DATA:
 THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.

FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AGENCY.

PROPERTY SHOWN HEREIN APPEARS TO BE WITHIN FLOOD ZONE "X" BASE FLOOD ELEVATION (NOT DETERMINED) AS PER F.F.M.A. MAP #1218-0101-C DATED 1/16/06.

TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICE

SURVEYORS NOTES:
 DESCRIPTION FURNISHED BY CLIENT.

THE SURVEY AS SHOWN HEREIN WAS MADE WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS TO SUBJECT PARCEL "A"; COMMITMENT FILE NO. 2037-2801987, EFFECTIVE DATE OF AUGUST 21, 2012, AS TO SUBJECT PARCEL "B"; COMMITMENT FILE NO. 2037-2802013, EFFECTIVE DATE OF AUGUST 21, 2012.

AS TO SUBJECT PARCEL "A"; NO BUILDINGS EXISTING ON THE SURVEYED PARCEL.

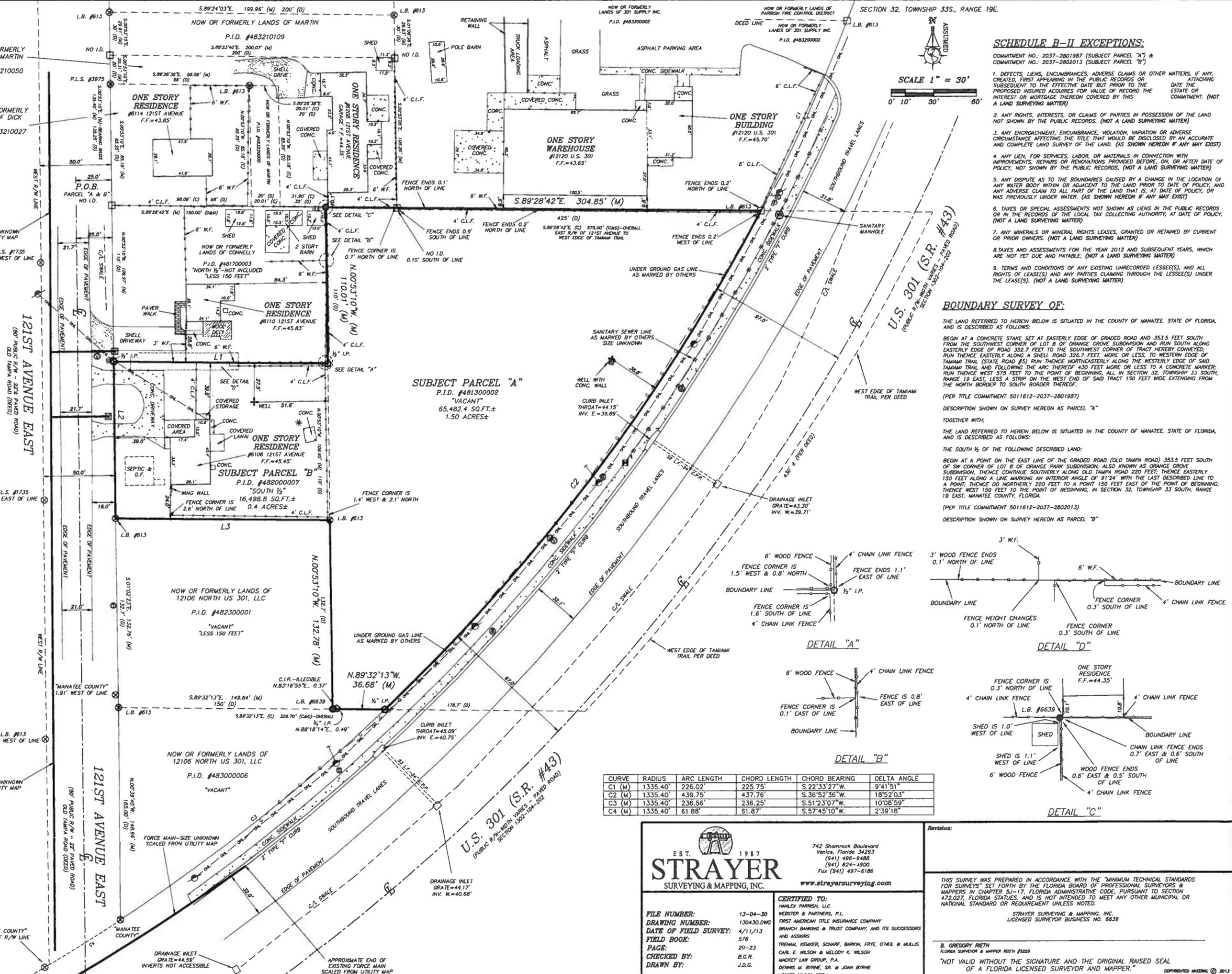
THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

THERE ARE NO APPARENT ENCUMBRANCES OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH WE HAVE KNOWLEDGE.

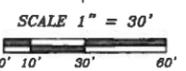
NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.

BOUNDARIES SHOWN HEREIN ARE BASED ON THE RECORD PLAT OF THE GROVES OF PARADISE, THE EAST R/W LINE OF 121ST AVENUE (OLD TAMPA ROAD), BEING S. 07°31'10"E.

STABLS, CHARACTERISTICS AND POSITIONS MAY NOT BE DEPICTED TO SCALE FOR CLARIFICATION PURPOSES.



- SCHEDULE B-II EXCEPTIONS:**
- COMMITMENT NO.: 2037-2801987 (SUBJECT PARCEL "A") & COMMITMENT NO.: 2037-2802013 (SUBJECT PARCEL "B")
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE INTEREST OR MORTGAGE THEREON COVERED BY THIS LAND SURVEYING MATTER.
 2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A LAND SURVEYING MATTER)
 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (AS SHOWN HEREON IF ANY MAY EXIST)
 4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A LAND SURVEYING MATTER)
 5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, OR ANY ADVERSE CLAIM TO ALL PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (AS SHOWN HEREON IF ANY MAY EXIST)
 6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A LAND SURVEYING MATTER)
 7. ANY MINERALS OR MINERAL RIGHTS LEASES, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (NOT A LAND SURVEYING MATTER)
 8. TAXES AND ASSESSMENTS FOR THE YEAR 2012 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A LAND SURVEYING MATTER)
 9. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LESSEE(S), AND ALL RIGHTS OF LEASE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (NOT A LAND SURVEYING MATTER)



SUBJECT PARCEL "A"
 P.I.D. #481300002
 "VACANT"
 65,482.4 SQ.FT.±
 1.50 ACRES±

SUBJECT PARCEL "B"
 P.I.D. #482000007
 "SOUTH 1/2"
 FENCE CORNER IS 16,498.8 SQ.FT.±
 2.6 NORTH OF LINE
 0.4 ACRES±

DETAIL "A"

DETAIL "D"

DETAIL "B"

DETAIL "C"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (M)	1335.40'	226.02'	225.75'	S.22°33'27"W.	9°41'51"
C2 (M)	1335.40'	439.75'	437.76'	S.36°52'36"W.	18°52'03"
C3 (M)	1335.40'	236.56'	236.25'	S.51°23'07"W.	10°08'59"
C4 (M)	1335.40'	61.88'	61.87'	S.57°45'10"W.	2°39'18"

STRAYER
 SURVEYING & MAPPING, INC.

EST. 1987

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CERTIFIED TO:
 MANATEE PARISH, LLC
 WEBSTER & PARTNERS, P.L.L.C.
 FIRST AMERICAN TITLE INSURANCE COMPANY
 BRANCH BANKING & TRUST COMPANY, AND ITS SUCCESSORS
 AND ASSIGNS

FILE NUMBER: 13-04-30
DRAWING NUMBER: 130430.DWG
DATE OF FIELD SURVEY: 4/11/13
FIELD BOOK: 578
PAGE: 20-23
CHECKED BY: B.G.R.
DRAWN BY: J.D.C.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.

STRAYER SURVEYING & MAPPING, INC.
 LICENSED SURVEYOR BUSINESS NO. 6839

B. GREGORY BIETH
 FLORIDA SURVEYOR & MAPPER REG. #228

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

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CONSTRUCTION NOTES

- GENERAL NOTES:
1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION AND PRIOR TO PROVIDING A COST FOR CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE FIELD CONDITIONS.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, COMMUNICATIONS, CABLE TV, SANITARY AND STORM SEWERS, ON AND/OR ADJACENT TO THE SITE, REMOVE OR CAP AS NECESSARY.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT INSPECTION AND CERTIFICATION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL, PRIOR TO ORDERING, FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, ETC.) ARE TO BE INSTALLED TO WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PADS AND ASSOCIATED ELECTRIC FACILITIES.
9. SAFETY:
A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY "ON-SITE PIPING PERMITS" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITY FACILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO PRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON-SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES ACCORDINGLY.
15. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND ENGINEER.
17. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS SHALL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION IN A TIMELY MANNER TO ENGINEER, INCLUDING AND WITHOUT LIMITATIONS:
A. SURVEYED "AS-BUILT" PER AS-BUILT SURVEY SCOPE IN SPEC MANUAL.
B. CONTRACTOR AND GEOTECH TEST RESULTS.
C. PRESURE TESTING AND BACTERIOLOGICAL TESTING RESULTS AS REQUIRED FOR WATER WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.
THE CONTRACTOR SHALL HAVE TWO SETS OF AS-BUILT PLANS SIGNED AND SEALED BY THE SURVEYOR ON RECORD ON SITE THE DAY OF THE CIVIL ENGINEERING PUNCH LIST REMOVAL. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FOR HANLEX CIVIL PRESENT. IF ANY DEFICIENCIES ARE NOTED, ONE COPY OF REDLINED AS-BUILTS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO ALO BEFORE ANY CERTIFICATIONS WILL BE INITIATED.
18. PARKING STALLS SHALL COMPLY WITH LOCAL CODE REQUIREMENTS AND ALL ADA REQUIRED FEATURES AND APPURTENANCES REQUIRED BY ADA SHALL COMPLY WITH MINIMUM ADA REQUIREMENTS.

CLEARING AND SITE PREPARATION NOTES :

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.
2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES (IN GOOD CONDITION, NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SOODED WITH MULCH SOON IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE, BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS. A DUMPSTER OR OTHER CONTAINER SUITABLE IN SIZE TO CONTAIN ALL WASTE MATERIAL SHALL BE PROVIDED DURING THE CONSTRUCTION.
6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT (PROVIDED BY PSI TAMPA OFFICE), COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.
7. CONTRACTOR TO REFER TO PHASE 1 REPORT PRIOR TO SITE CLEARING
8. CONTRACTOR MUST ENSURE ALL SOILS SLOPE AWAY FROM THE BUILDING.

PAVING AND GRADING NOTES:

- 1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUD, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. Dewatering methods shall be used as required to keep trenches dry while pipe and appurtenances are being placed.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY (PSI, TAMPA OFFICE) OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.O.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.O.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)
10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.O.D.O.T. STANDARDS.
11. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOO, OR OTHER APPROVED MATERIALS (REFER TO PLANS), ANY AND ALL DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
12. ALL ELEVATION REFER TO MVD 1809 VERTICAL DATUM.
AS-BUILT:
UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, DRAINAGE STRUCTURES, WEIRS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE, AND GRADE BREAK LOCATIONS, ELEVATIONS FOR POND AND DITCH/SWALE CONSTRUCTION, AND TOP AND BOTTOM OF HANDICAP RAMPS AND SPOT ELEVATIONS ALONG ALL HANDICAP ACCESSIBLE ROUTES AND STALLS. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.
TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):
1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY THE OWNER AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO FOOT AND OTHER QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

EROSION CONTROL NOTES:

- 1. CONTRACTOR IS TO PROVIDE AND MAINTAIN EROSION CONTROL/SEDIMENTATION BARRIERS (SYNTHETIC HAY BALES OR SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTORS IS TO REMOVE SAID TRAFFIC TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
2. THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITE/OFF-SITE WETLANDS (IF APPLICABLE), TO NO MORE THAN 20 NTU'S (NEPHELOMETRIC TURBIDITY UNITS), ABOVE BACKGROUND LEVELS.
3. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS. IF NO OTHER MEANS ARE AVAILABLE, CONTRACTOR TO USE WATER TRUCK TO SPRINKLE THE SITE.
4. CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES. ALL EROSION CONTROL MEASURES SHALL ALSO BE INSPECTED AFTER ANY 1/2" OR GREATER RAINFALL EVENT.
5. THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

STORMWATER INFRASTRUCTURE MAINTENANCE NOTES :

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.
2. INLETS AND PIPES MUST BE KEPT FREE OF TRASH AND SILT, AND SHALL BE INSPECTED ANNUALLY.
3. THE RECTANGULAR WEIR CONTROL STRUCTURE SHALL BE KEPT FREE OF TRASH AND DEBRIS. REMOVE THE GRATE AND REMOVE SEDIMENTS AND DEBRIS THAT HAVE ENTERED THE DIVERSION.
4. ALL SURFACEWATER MANAGEMENT FACILITIES PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DESIGN, PLANS AND CALCULATIONS, AND OTHER SPECIFICATIONS THAT HAVE BEEN SUBMITTED WITH THE APPLICATION AND APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. OILS, PAINTS, AND OTHER HAZARDOUS CHEMICALS SHALL BE KEPT FROM THE FACILITIES. ANY SUCH MATERIALS INADVERTENTLY ENTERING SHALL BE IMMEDIATELY REMOVED.
5. DURING THE EARTHWORK, GRADING, LANDSCAPING, PLANTING, ETC., EROSION PROTECTION SUCH AS SYNTHETIC HAY BALES, TURBIDITY CURTAINS, AND OTHER MATERIALS, SHALL BE PLACED AT INLETS AND OUTLET PIPES TO CONTROL STORMWATER QUALITY AND TURBIDITY.
6. INSPECTIONS SHALL BE MADE AT LEAST ANNUALLY TO CHECK DRAINAGE STRUCTURES AND PIPES FOR MAJOR BUILD UP SEDIMENTATION OR TRASH. THE DRAINAGE STRUCTURES SHALL BE CLEANED IF THE SEDIMENTATION LEVEL IN THE SUMP IS 8 INCHES OR GREATER. THE SEDIMENT MAY BE VACUUMED, PAVED, OR MANUALLY REMOVED FROM THE BASIN. THE INSPECTION SHALL INCLUDE CROSSLAND AND SOIL STABILIZATION TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION UTILIZED FOR EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED FOR FUNCTION.
7. ANY PERVIOUS PAVED SURFACES MUST BE STREET SWEEP BY A VACUUM SWEEPER TWICE A MONTH.
8. ANY PERVIOUS PAVED SURFACES MUST BE PRESSURE WASHED EVERY THREE MONTHS.
9. ALL PERVIOUS PAVED SURFACES MUST BE INSPECTED FOR PERFORANCES, VISUALLY AND/OR MANUALLY, BY A CERTIFIED PERVIOUS CONCRETE PERFORMANCE TESTING COMPANY ONCE PER YEAR.

CONSTRUCTION SITE WORK TESTING:

- 1. ALL SITE WORK CONSTRUCTION TESTING SHALL BE PERFORMED BY A CERTIFIED/LICENSED GEOTECHNICAL ENGINEERING FIRM.
2. ALL SITE WORK CONSTRUCTION TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROJECTS GEOTECHNICAL REPORT AND/OR THE TESTING PARAMETERS OF THE LOCAL MUNICIPALITY/AGENCY HAVING JURISDICTION OVER THE SITE WORK. THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
3. COPIES OF PASSING TEST RESULTS SHALL BE PROVIDED TO THE DEVELOPER, ENGINEER OF RECORD, CONTRACTOR AND LOCAL MUNICIPALITY/AGENCY FOR PURPOSES, SUCH AS BUT NOT LIMITED TO, CERTIFICATION, AND ACCEPTANCE OF FACILITIES BY THE DEVELOPER AND/OR MUNICIPALITY/AGENCY.
4. THE SERVICES OF A CONSTRUCTION TESTING GEOTECHNICAL FIRM SHALL BE RETAINED BY THE DEVELOPER, UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
5. ALOUS, LLC WILL NOT BE RESPONSIBLE FOR SCHEDULING, COORDINATION OR EVALUATION OF THE SOILS TESTING AND CERTIFICATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAKE THE NECESSARY ARRANGEMENTS DIRECTLY WITH THE SOILS TESTING LABORATORY/GEOTECHNICAL FIRM AND THE SITE CONTRACTOR.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER, AND STORMWATER SYSTEMS SO TIMELY CERTIFICATION MAY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS-BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER FOR ALL WORK REQUIRING CERTIFICATIONS.

DRAINAGE SYSTEM NOTES:

- STANDARD INDEXES REFER TO THE LATEST EDITION OF F.O.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-776) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.O.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
2. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF W/TERSED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.
3. ALL DRAINAGE STRUCTURE GRATES AND COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
4. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE UTILITY STRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
TESTING AND INSPECTION REQUIREMENTS (DRAINAGE):
1. THE STORM DRAINAGE PIPING AND DETENTION POND SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO CLEAN PIPES AND INLETS FOR THESE PURPOSES.

SANITARY SYSTEM NOTES:

- 1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS.
WHERE SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), AT THE CROSSING. [DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.]. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS. IN LIEU OF DIP, THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING.
WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS, CENTERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (I.E., PIPES CENTERED ON THE CROSSING).
WHERE A PROPOSED PIPE CONFLICTS WITH AN EXISTING PIPE, THE PROPOSED PIPE MUST BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED SO AS TO SATISFY THE REQUIREMENTS IDENTIFIED ABOVE.
WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION: MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.
WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION: THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER, AND A 10-FT. HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.

- 2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS, IN PARALLEL INSTALLATIONS, WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF, LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, AND WATER AND SEWER JOINTS SHALL BE STAGGERED, WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES. IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED), WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (I.E., STAGGERED JOINTS).
3. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #1'S: 8, 9 & 10 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

- 4. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.
5. ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, UNLESS OTHERWISE NOTED ON PLANS.

- 6. ALL GRAVITY SEWERS MUST BE 20R 21 PVC OR SCHEDULE 40 PIPE. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D2321 & ASTM F1536. JOINTS SHALL COMPLY WITH ASTM D3212.
7. ALL PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, OR 14 FOR 4" DIAMETER, AND CLASS 150, OR 18 FOR 6" TO 12" DIAMETER PIPE. IN ACCORDANCE WITH ANNA C500 STANDARDS. PVC FORCE MAINS PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAINS SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 50 DIP, MINIMUM 3" DIAMETER.

- 8. ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C49.
9. ALL DUCTILE IRON PIPE SHALL MEET REQUIREMENTS OF ANNA C151, ANSI SPEC. A21.51.

- 10. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH A VIRGIN POLYETHYLENE INTERIOR LINING COMPLYING WITH ASTM D 1248 (40 MILS THICK) HEAT BONDED TO THE INTERIOR OF ALL PIPES. ALL DIP PIPE SHALL HAVE A STANDARD OUTSIDE COATING COMPLYING WITH ASTM C151-8.1.

- 11. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 6" @ 1.00%, 8" @ 0.50%.
12. ALL UTILITIES SHALL BE INSTALLED WITH COMPLIANCE TO MANATEE COUNTY STANDARD CONSTRUCTION DETAILS AND LAND DEVELOPMENT CODE.

- 13. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
14. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

- 15. FORCE MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE FORCE MAIN.

TESTING AND INSPECTION REQUIREMENTS (SANITARY):

- 1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH A TELEVISION INSPECTION (TVI) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TVI INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.
2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
3. ALL FORCE MAINS (IF APPLICABLE) SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTORS' RESPONSIBILITY.

WATER SYSTEM NOTES:

- 1A. MANATEE COUNTY PUBLIC WORKS STANDARDS ARE MINIMUM STANDARDS FOR POTABLE WATER. RECLAIMED WATER AND/OR SANITARY SEWERS. THE NOTES BELOW APPLY ONLY WHEN THEY EXCEED THE MANATEE COUNTY PUBLIC WORK STANDARDS.
1B. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.]. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS IN LIEU OF DIP. THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING, WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS CENTERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN. CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (I.E., PIPES CENTERED ON THE CROSSING). WHERE A PROPOSED PIPE CONFLICTS WITH AN EXISTING PIPE, THE PROPOSED PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED SO AS TO SATISFY THE REQUIREMENTS IDENTIFIED ABOVE.
WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION: MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.
WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION: THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER, AND A 10-FT. HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.

- 2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS, IN PARALLEL INSTALLATIONS, WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF, LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, AND WATER AND SEWER JOINTS SHALL BE STAGGERED, WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES. IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED), WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (I.E., STAGGERED JOINTS).

- 3. ALL DIP PIPE SHALL BE MW CLASS 50 OR PRESSURE CLASS 250. REFER TO NOTE #9 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

- 4. ALL UTILITIES SHALL BE INSTALLED WITH COMPLIANCE TO MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS AND DEVELOPMENT CODE

- 5. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES OF COVER WHERE POSSIBLE. 48" MAXIMUM COVER.

- 6. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.

- 7. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS, IN ACCORDANCE WITH APPLICABLE UTILITY DEPT. SPECIFICATIONS.

- 8. ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF ANNA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.

- 9. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE ANNA STANDARDS.

- 10. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH FDEP SUBPARAGRAPH 62-655.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINATE COLOR.

- 11. PRESSURE TESTING OF WATER MAINS SHALL BE FOR A PERIOD OF FOUR (4) HOURS.

- 12. ALL ON-SITE FIRE HYDRANTS SHALL BE PAINTED WITH HIGH GRADE ENAMEL FEDERAL, COLOR SHALL COMPLY WITH APPLICABLE UTILITY HAVING JURISDICTION, AND BE OSHA APPROVED, AND MUST BE LOCATED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVEMENT OR BACK OF CURB, OTHERWISE BOLLARDS WILL BE REQUIRED FOR PROTECTION. ALL FIRE HYDRANTS SHALL COMPLY WITH ANNA STANDARDS C502-80 THEREOF. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S) TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.

- 13. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ANNA MANUAL #23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY A ELLENTON WATER DISTRICT INSPECTOR.

- 14. ALL WATER MAINS SHALL BE TESTED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST ANNA SPECIFICATION C651 AND MANATEE COUNTY UTILITIES OPERATION MANUAL.

- 15. ALL PVC WATER MAIN, 4" TO 12" DIAMETER PIPING, SHALL CONFORM TO ANNA C500 (OR 18) STANDARD SPECIFICATIONS, PRESSURE CLASS 150 PSI. ALL PVC WATER MAIN PIPING LESS THAN 4" DIAMETER SHALL BE SCHEDULE 80, PRESSURE CLASS 200 PSI.

- 16. ALL PVC WATER MAINS SHALL HAVE A SUITABLE MAGNETIC LOCATOR TAPE BURIED OVER THE WATER MAIN, BURIED NO LESS THAN 18 INCHES ABOVE MAIN LINES. THE TAPE SHALL BE AT LEAST 5-1/2 MILS THICK, 2 INCH MINIMUM WIDTH, AND MADE WITH AN ALUMINUM MATERIAL SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE. IT SHALL HAVE IMPRINTED, IN PERMANENT BLACK INK WITH ONE INCH TALL LETTERS, "CAUTION: WATER LINE BURIED BELOW", ON BLUE BACKGROUND. THE TAPE SHALL BE CONTINUOUS BETWEEN VALVES, AND SECURED TO EACH VALVE, WHERE OTHER LINES OR SERVICE LINES JOIN THE WATER MAIN THE TAPE USED FOR DETECTION OF THESE LINES SHALL BE SECURED TO THE MAIN LINE TAPE.

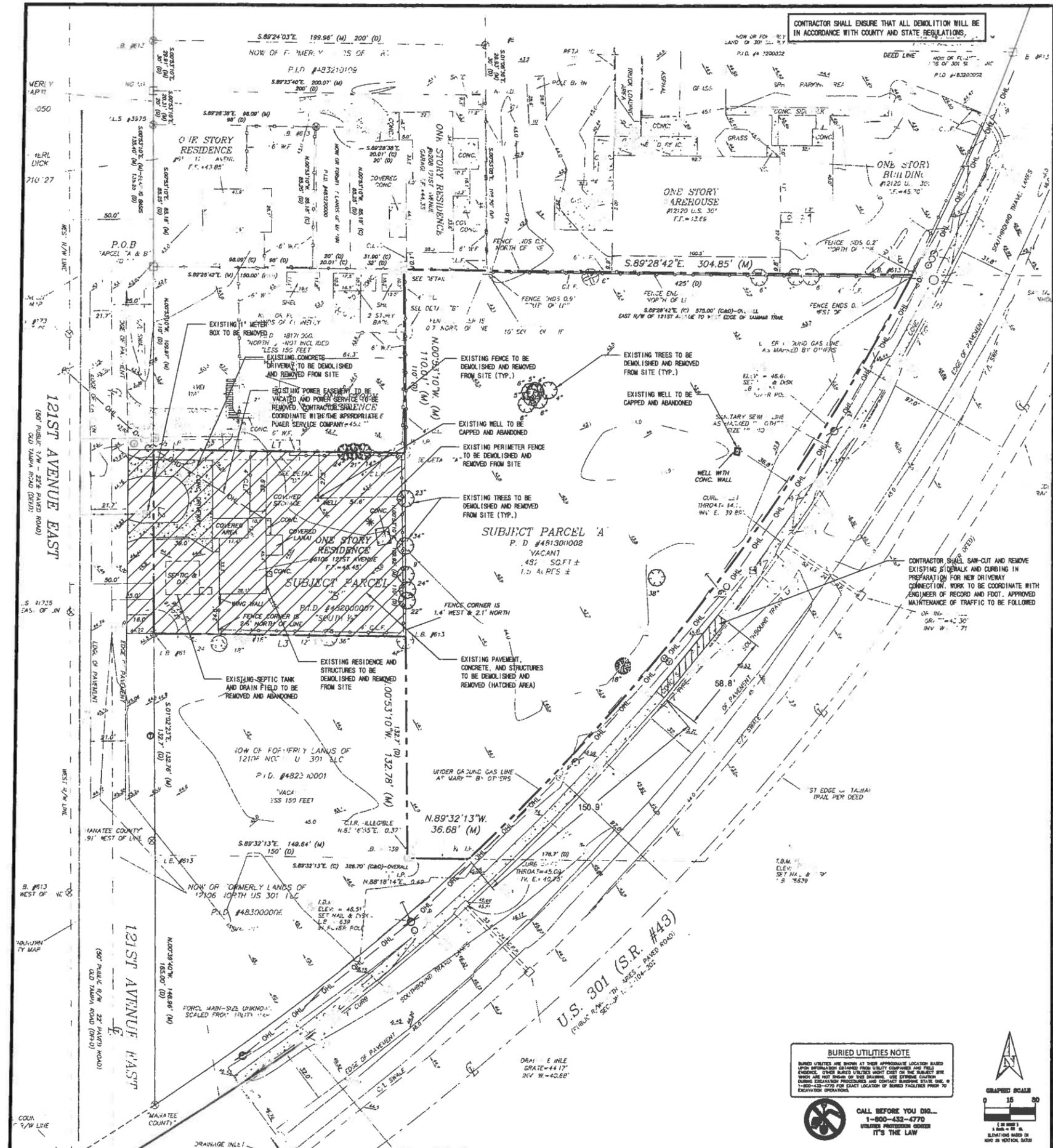
- 17. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.

- 18. ALL FIRE PROTECTION SHALL MEET THE REQUIREMENTS OF THE APPLICABLE MUNICIPALITY OR COUNTY TESTING AND INSPECTION REQUIREMENTS (WATER):

- 1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER, OR CITY INSPECTOR. PRESSURE TESTING OF WATER MAINS SHALL BE FOR A PERIOD OF 4 (4) HOURS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.

- 2. CONTRACTOR SHALL ARRANGE FOR CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER, IMMEDIATELY UPON COMPLETION OF THE WATER SYSTEM, FOR CERTIFICATION PURPOSES.

DOLLAR GENERAL
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PROJECT # 212.124
DATE 05/08/2013 SHEET CO.1
SCALE NTS
GENERAL NOTES



DOLLAR GENERAL AT PARRISH

CLEARING AND SITE PREPARATION NOTES :

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.
2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SOODED WITH BANJA SOO IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE, BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS. A DUMPSTER OR OTHER CONTAINER SUITABLE IN SIZE TO CONTAIN ALL WASTE MATERIAL SHALL BE PROVIDED DURING THE CONSTRUCTION.
6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT (PROVIDED BY PSI TAMPA OFFICE). COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.
7. CONTRACTOR TO REFER TO PHASE 1 REPORT PRIOR TO SITE CLEARING

DEMO NOTES:

1. CONTRACTOR SHALL DEMO ALL EXISTING SITE CONDITIONS REFERRED ABOVE AFTER COORDINATING EFFORTS WITH THE APPROPRIATE JURISDICTION. IF ANY PORTION OF THESE PLANS ARE UNCLEAR CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO COMMENCING WORK.

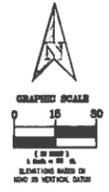
CONTRACTOR NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THE CONDITIONS IN THE FIELD AND THE SPECIFICATIONS ON THESE DRAWINGS.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, COMMUNICATIONS, CABLE TV, SANITARY AND STORM SEWERS, ON AND/OR ADJACENT TO THE SITE, REMOVE OR CAP AS NECESSARY.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT INSPECTION AND CERTIFICATION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS AND PROVIDE AS-BUILT INFORMATION SUFFICIENT FOR CLEARANCE.
6. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
7. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
8. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON-SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES ACCORDINGLY.
9. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER/ARCHITECT OF ANY RELATED QUESTIONS OR CONCERNS.
10. AT THE OUTSET OF CONSTRUCTION, ANY UNWANTED GROUND COVER, TOPSOIL, VEGETATION, ROOTS OR OTHER DELETERIOUS MATERIAL SUBSTANCES SHOULD BE REMOVED FROM THE PROPOSED DEVELOPMENT AREAS. STRIPPING OPERATIONS SHOULD ENCOMPASS THE NEW BUILDING AND PAVEMENT AREAS, PLUS 10 FEET BEYOND THE EDGES OF THE SAME WHEN POSSIBLE. THIS NORMALLY INCLUDES STRIPPING ANY TOPSOIL, GRUBBING ROOT SYSTEMS, AS WELL AS REMOVING ANY OTHER DELETERIOUS MATERIALS. MATERIAL GENERATED DURING STRIPPING OPERATIONS SHOULD BE DISPOSED OF OFF SITE IN A PROPER MANNER AS DIRECTED BY THE OWNER.
11. ADDITIONAL MATERIAL REQUIRED FOR ENGINEERED FILLS FOR THE PROJECT SHOULD CONSIST OF CLEAN SAND THAT IS FREE OF ORGANIC MATTER, CLAY, RUBBLE, DEBRIS, AND OTHER DELETERIOUS SUBSTANCES. IDEALLY, THIS MATERIAL SHOULD HAVE A FINES CONTENT THAT DOES NOT EXCEED 12 PERCENT BY DRY WEIGHT PASSING THE U.S. STANDARD NUMBER 200 SIEVE. ENGINEERED FILL SHOULD BE PLACED AT A MOISTURE CONTENT NEAR OPTIMUM AND UNIFORM LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. IT SHOULD BE THOROUGHLY COMPACTED TO AT LEAST 95 PERCENT OF ITS ASTM D-1557 MAXIMUM DRY DENSITY PRIOR TO PLACING THE NEXT LIFT OF FILL (REFER TO GEOTECHNICAL REPORT).
12. ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE SPECIFIED.

NOTE: ABANDONED SEPTIC TANKS SHALL BE PUMPED OUT, BOTTOMS RUPTURED, AND FILLED WITH CLEAN SAND OR OTHER SUITABLE MATERIAL. A PERMIT IS REQUIRED FROM FLORIDA DEPARTMENT OF HEALTH UNLESS WORK IS APPROVED BY COUNTY PUBLIC WORKS. ABANDONMENT PERMIT INFORMATION CAN BE OBTAINED BY CALLING (941)748-0747, X1340

BURIED UTILITIES NOTE
 BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD CHECKS. OTHER BURIED UTILITIES NOT SHOWN ON THIS SUBJECT FILE WHICH ARE NOT SHOWN ON THIS DRAWING, USE EXTREME CAUTION DURING EXCAVATION OPERATIONS, AND CONTACT BUREAU STATE OFF. @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
 1-800-432-4770
 UTILITY PROTECTION CENTER
 IT'S THE LAW



DOLLAR GENERAL

HANLEX DEVELOPMENT

Commercial Real Estate Development

HANLEX CIVIL, LLC

1405 S. ORANGE BLOSSOM TRAIL
 APOPKA, FL 32718
 P: (407) 960-9400
 F: (407) 960-9328
 CO: 20910

BY:		REVISION/ISSUE:			
DATE:					
NO.:					

ENGINEER'S NAME & PER

JASON D. BULLARD, P.E.
 P.E. LICENSE NO. 73800

PROJECT # 212.124

DATE 05/08/2013 SHEET

CO.2

SCALE 1:30

DEMO PLAN

DOLLAR GENERAL AT PARRISH

SITE SPECIFIC INFORMATION

PARCEL NUMBER	48100002 & 48200007
COMBINED PROPERTY AREA	1.8880 ACRES
EXISTING USE	VACANT
PROPOSED USE	RES 0-RESIDENTIAL 0
ZONING CLASSIFICATION	VIL-PARRISH COMMERCIAL VILLAGE
PROJECT ADJACENT (N)	VIL-PARRISH COMMERCIAL VILLAGE
ADJACENT (E)	VIL-PARRISH COMMERCIAL VILLAGE
ADJACENT (S)	U.S. 301
ADJACENT (W)	U.S. 301
PARKING REQ.	1 SPACE PER 250 SF/FLOOR AREA (9,100 / 250) = 36.4 OR 37 SPACES
PARKING PROPOSED	33 (REGULAR) + 2 (HANDICAP) = 35 (TOTAL) + 5% REDUCTION IN PARKING ALLOWED FOR ADDING BIKE RACK PER MANATEE COUNTY PROPOSED BIKE RACK SHOWN ON THIS SHEET. (37 (REQUIRED SPACES) - 5% = 32 SPACE REDUCTION)
BUILDING SETBACKS	
REQUIRED	SIDE (W) 25', REAR (W) 15' (25' RESIDENTIAL), SIDE (E) 25', FRONT (S) 25'
PROPOSED	50' (VARIES), 26.5', 52' (VARIES), 52' (VARIES)
LANDSCAPE BUFFER	
REQUIRED	SIDE (W) 15', REAR (W) 8', SIDE (E) 10'-25' VARIES, FRONT (S) 50'
PROPOSED	15', 8', 10'-25' VARIES, 50'
MAX. BUILDING HEIGHT	PROPOSED 30'
MAX. FLOOR AREA RATIO	PROPOSED 11.01%
FEMA	THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12015L 0210 C, FOR MANATEE COUNTY, FLORIDA, DATED JULY 15, 1992. TO BE VERIFIED BY LOCAL FEMA OFFICIAL.

R-O-W WORK / FDOT GENERAL NOTES:

- ALL WORK PERFORMED IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF:
 - F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - F.D.O.T. DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM.
 - F.D.O.T. ROADWAY PLANS PREPARATION MANUAL VOLUME 1, CHAPTER 2 AND/OR 2S.
 - F.D.O.T. FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION.
 - ALL AREAS IN THE FOOT RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED, COMPACTED, SOODED, AND WATERED IN CONFORMANCE WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 570 AND 601 AND DESIGN STANDARDS INDEX 100.
 - DAYTIME WORK ONLY. THE FOOT AND/OR CITY/COUNTY ENGINEER MUST APPROVE NIGHT WORK AND LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE. THE APPLICANT MUST NOTIFY THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE 48 HOURS IN ADVANCE OF STARTING ANY PROPOSED WORK.
 - ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS ARE TO BE LEAD FREE, NON-SOLVENT BASED THERMOPLASTIC. THE PERMITTEE SHALL FURNISH THE DEPARTMENT WITH THE MANUFACTURER'S CERTIFICATION THAT THE THERMOPLASTIC IS "LEAD FREE". REMOVAL OF EXISTING STRIPING SHALL BE DONE BY MILLING AND RESURFACING OF THE FRICTION/SURFACE COURSE TO OBLITERATE OBSOLETE PAVEMENT MARKINGS.
 - ALL PROPOSED TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH AND CONSTRUCTED TO THE FDOT DESIGN STANDARDS INDEX SERIES 11000 AND 17000 SERIES. THE PROPERTY OWNER MUST MAINTAIN THE TRAFFIC SIGNS AND MARKINGS FOR THE DRIVEWAY.
 - THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY OR CONTRACTOR EMPLOYEE(S) INSTALLING AND/OR MAINTAINING THE APPROVED MAINTENANCE OFFICE TRAFFIC PLAN. DOCUMENTATION IS TO BE FURNISHED TO THE DEPARTMENT AT THE PRE-CONSTRUCTION MEETING OR BEFORE OCCUPANCY STATE RIGHT OF WAY.
 - MAINTENANCE OF TRAFFIC PLAN FOR WORK ZONES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE INDICES OF THE FDOT DESIGN STANDARDS INDEX 600 SERIES ACCORDING TO THE TYPE OF ROADWAY AND TYPE OF WORK BEING PERFORMED.
 - SILT FENCE FOR EROSION CONTROL IN CONFORMANCE WITH DESIGN STANDARDS INDEX (DSI) 102 IS REQUIRED FOR ALL AREAS OF CONSTRUCTION WITHIN FOOT R/W; PERPENDICULAR TO AND PARALLEL WITH THE STATE ROAD.
 - SIDEWALK SHALL BE CONSTRUCTED PER FDOT INDEX 304 AND 310. DETECTABLE MARKING STRIPS, A.K.A. TRUNCATED CONES, FOR DISTRICT SEVEN CONSTRUCTION AND MAINTENANCE SHOULD BE EITHER TRUSK CERAMIC TILES OR THERMOPLASTIC DETECTABLE MARKING STRIPS. THESE MARKING SURFACES SHALL ONLY BE PROVIDED BY THE FOLLOWING VENDORS/MANUFACTURERS:
 - IN LINE TRUNCATED CONE EZ TILE SUPPLIED BY PROFESSIONAL PAVEMENT PRODUCTS.
 - TRIPWAP SUPPLIED BY FLINT TRADING.
 - VARIOUS TRUNCATED CONE SUPPLIED BY VANLANDER.
 - MAINTENANCE OF TRAFFIC PLAN MUST INCLUDE FDOT DESIGN STANDARDS INDEX 600 PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS.
- FOR FACILITIES WITH PUBLIC SIDEWALK WITHIN FOOT RIGHT OF WAY, INCLUDE NOTES B AND C.
- NOTE: THESE R-O-W / FDOT NOTES WERE PROVIDED BY THE BROOKSVILLE FDOT OFFICE.

CONTRACTOR NOTES:

- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THE CONDITIONS IN THE FIELD AND THE SPECIFICATIONS ON THESE DRAWINGS.
- PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, COMMUNICATIONS, CABLE TV, SANITARY AND STORM SEWERS, ON AND/OR ADJACENT TO THE SITE, REMOVE OR CAP AS NECESSARY.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
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- ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE SPECIFIED.

BURIED UTILITIES NOTE

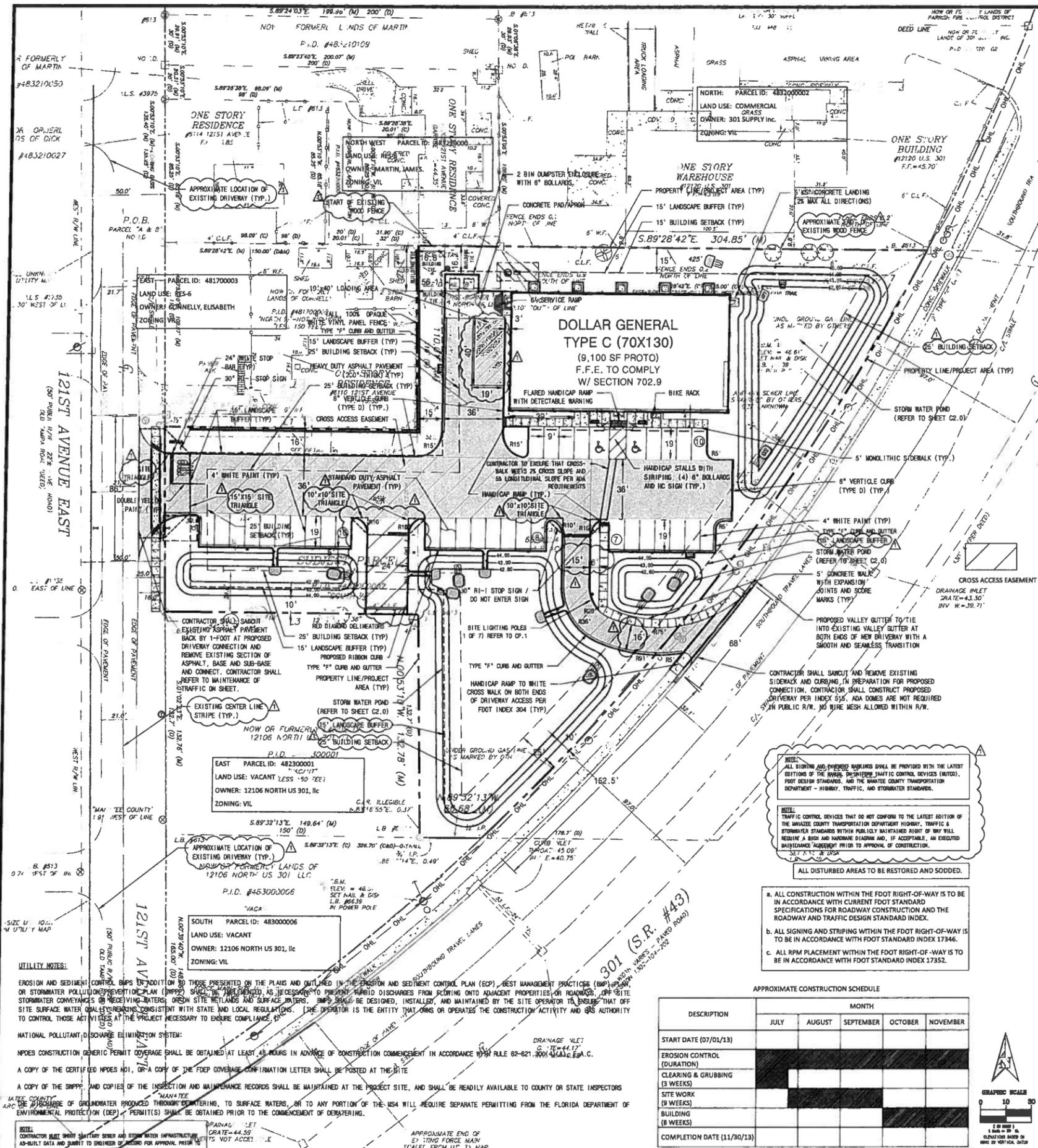
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CALL BEFORE YOU DIG...
1-800-432-4770
OR
FLORIDA DEPARTMENT OF TRANSPORTATION
IT'S THE LAW

- NOTES:
- ALL PAVEMENT DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
 - ALL CURB RADIUS ARE 3' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - ALL BUILDING TIES ARE TO FACE OF BLOCK.
 - CONTRACTOR SHALL ADHERE TO FDOT TRAFFIC AND CONSTRUCTION SPECIFICATIONS FOR ALL WORK PROPOSED WITHIN AND ADJACENT TO THE RIGHT-OF-WAY. DETAILS: ALL C1.3
 - ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY TO BE SOODED

APPROXIMATE CONSTRUCTION SCHEDULE

DESCRIPTION	MONTH				
	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER
START DATE (07/01/13)					
EROSION CONTROL (DURATION)					
CLEARING & GRUBBING (3 WEEKS)					
SITE WORK (9 WEEKS)					
BUILDING (8 WEEKS)					
COMPLETION DATE (11/30/13)					



DOLLAR GENERAL

PROJECT: DOLLAR GENERAL AT PARRISH

HANLEX DEVELOPMENT
Commercial Real Estate Development

HANLEX CIVIL, LLC
1825 S. ORANGE BLOSSOM TRAIL
APOPA, FL 32030
P: (407) 888-4800
F: (407) 888-4328
CML 22910

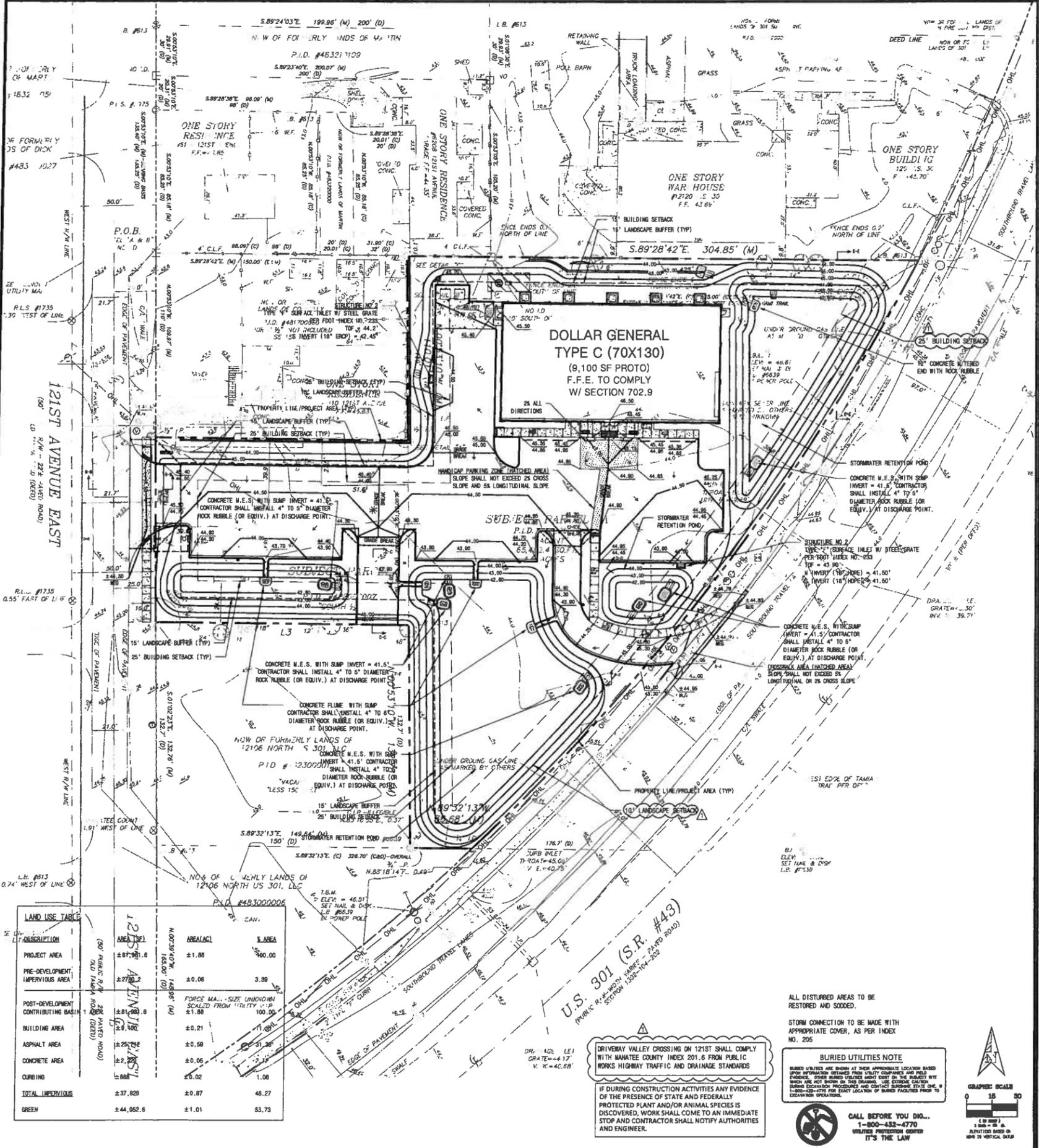
NO.	DATE	REVISION/ISSUE	COUNTY COMMENTS / LOCAL COMMENTS
1	07/01/2013		

ENGINEER'S NAME & P.E.#
JOSHUA B. BELLARD, P.E.
P.E. LICENSE NO. 75800

PROJECT # 212.124
DATE 05/08/2013
SCALE 1:30
SHEET C1.0

GEOMETRY PLAN

DOLLAR GENERAL AT PARRISH



GRADING AND DRAINAGE NOTES:

- CONTRACTOR MUST MAINTAIN AT LEAST ONE AND A HALF FEET (1.5') OF COVER OVER ALL STORMWATER PIPE IN GREEN AREA AND 2 FEET (2') ELSEWHERE, UNLESS SPECIFIED OTHERWISE ON PLANS.
- ALL BENCH SHOWN IN PROPOSED HOPE STORM PIPE, IF APPLICABLE ARE 45'
- CONTRACTOR SHALL SLOPE ALL GRADES AWAY FROM BUILDING.
- PROPOSED SIDEWALKS SHALL NOT EXCEED A 2% CROSS SLOPE AND 6% LONGITUDINAL.
- HANDICAP ZONE SHALL NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
- HANDICAP ACCESSIBLE ROUTE SLOPE SHALL NOT EXCEED 2% CROSS AND 6% LONGITUDINAL.
- ALL SLOPES TO BE STABILIZED WITH BANJA SOO.
- ALL GRADES ARE TO TOP OF ASPHALT UNLESS OTHERWISE NOTED.
- TOP OF PROPOSED SOO SHALL BE CONSTRUCTED 4" BELOW BUILDING FFE (FIN).
- SOO PLACED ON A 3:1 SLOPE OR GREATER SHALL BE STAGED.

STORMWATER MAINTENANCE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS. PRIOR TO ANY SITE CLEARING, REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.
 - INLETS AND PIPES MUST BE KEPT FREE OF TRASH AND SILT, AND SHALL BE INSPECTED ANNUALLY.
 - THE RECTANGULAR WEIR CONTROL STRUCTURE SHALL BE KEPT FREE OF TRASH AND DEBRIS. REMOVE THE GRATE AND REMOVE SEDIMENTS AND DEBRIS THAT HAVE ENTERED THE DIVERSION.
 - ALL SURFACEWATER MANAGEMENT FACILITIES PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DESIGN, PLANS AND CALCULATIONS, AND OTHER SPECIFICATIONS THAT HAVE BEEN SUBMITTED WITH THE APPLICATION AND APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. OILS, PAINTS, AND OTHER HARMFUL CHEMICALS SHALL BE KEPT FROM THE FACILITIES. ANY SUCH MATERIALS INADVERTENTLY ENTERING SHALL BE IMMEDIATELY REMOVED.
 - DURING THE EARTHWORK, GRADING, LANDSCAPING, PLANTING, ETC., EROSION PROTECTION SUCH AS SYNTHETIC HAY BALES, TURBIDITY CURTAINS, AND OTHER MATERIALS, SHALL BE PLACED AT INLETS AND OUTLET PIPES AND TURBIDITY.
 - INSPECTIONS SHALL BE MADE AT LEAST ANNUALLY TO CHECK DRAINAGE STRUCTURES AND PIPES FOR MAJOR BUILD UP SEDIMENTATION OR TRASH. THE DRAINAGE STRUCTURES SHALL BE CLEANED IF THE SEDIMENTATION LEVEL IN THE SUMP IS 6 INCHES OR GREATER. THE SEDIMENT MAY BE VACUUMED, PLUMPED, OR MANUALLY REMOVED FROM THE BASIN. THE INSPECTION SHALL INCLUDE EROSION AND SOIL STABILIZATION TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION UTILIZED FOR EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED FOR FUNCTION.
 - IF LIMEROCK IS ENCOUNTERED DURING EXCAVATION OF THE SWALES AND/OR RETENTION POND, OR IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE OR RETENTION POND THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE OPERATION AND MAINTENANCE ENTITY.
- WHERE LIMEROCK IS ENCOUNTERED DURING EXCAVATION OF THE PROPOSED DRAINAGE FACILITY, THE LIMEROCK SHALL BE OVER EXCAVATED BY THREE (3) FEET AND REPLACED WITH CLAYEY SOILS THAT EXTEND THREE (3) FEET BEYOND THE LIMEROCK OUTCROPPINGS. THE CLAYEY SOILS SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF THE STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2 TO 4 PERCENT ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

CONTRACTOR NOTES:

- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THE CONDITIONS IN THE FIELD AND THE SPECIFICATIONS ON THESE DRAWINGS.
- PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, COMMUNICATIONS, CABLE TV, SANITARY AND STORM SEWERS, ON AND/OR ADJACENT TO THE SITE, REMOVE OR CAP AS NECESSARY.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT INSPECTION AND CERTIFICATION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS AND PROVIDE AS-BUILT INFORMATION SUFFICIENT FOR CLEARANCE.
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- ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON-SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES ACCORDINGLY.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY RELATED QUESTIONS OR CONCERNS.
- AT THE OUTSET OF CONSTRUCTION, ANY UNWANTED GROUND COVER, TOPSOIL, VEGETATION, ROOTS OR OTHER DELETERIOUS MATERIAL SUBSTANCES SHOULD BE REMOVED FROM THE PROPOSED DEVELOPMENT AREAS. STRIPPING OPERATIONS SHOULD ENCOMPASS THE NEW BUILDING AND PAVEMENT AREAS, PLUS 10 FEET BEYOND THE EDGES OF THE SAME WHEN POSSIBLE. THIS NORMALLY INCLUDES STRIPPING ANY TOPSOIL, GRUBBING ROOT SYSTEMS, AS WELL AS REMOVING ANY OTHER DELETERIOUS MATERIALS. MATERIAL GENERATED DURING STRIPPING OPERATIONS SHOULD BE DISPOSED OF OFF-SITE IN A PROPER MANNER AS DIRECTED BY THE OWNER.
- ADDITIONAL MATERIAL REQUIRED FOR ENGINEERED FILLS FOR THE PROJECT SHOULD CONSIST OF CLEAN SAND THAT IS FREE OF ORGANIC MATTER, CLAY, RUBBLE, DEBRIS, AND OTHER DELETERIOUS SUBSTANCES. IDEALLY, THIS MATERIAL SHOULD HAVE A FINES CONTENT THAT DOES NOT EXCEED 12 PERCENT BY DRY WEIGHT PASSING THE U.S. STANDARD NUMBER 200 SIEVE. ENGINEERED FILL SHOULD BE PLACED AT A MOISTURE CONTENT NEAR OPTIMUM AND UNIFORM LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. IT SHOULD BE THOROUGHLY COMPACTED TO AT LEAST 95 PERCENT OF ITS ASTM D-1557 MAXIMUM DRY DENSITY PRIOR TO PLACING THE NEXT LIFT OF FILL.
- ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE SPECIFIED.

UTILITY NOTES:

EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF-SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON-SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF-SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:

NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-21.300(4)(A), F.A.C.

A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.

THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH Dewatering, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF Dewatering.

NOTE:
CONTRACTOR MUST SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.

LAND USE TABLE	AREA (SQ FT)	AREA (AC)	% AREA
PROJECT AREA	± 67,951.8	± 1.88	460.00
PRE-DEVELOPMENT IMPERVIOUS AREA	± 27,000.0	± 0.06	3.99
POST-DEVELOPMENT CONTRIBUTING BASIN	± 81,000.0	± 1.88	100.00
BUILDING AREA	± 0.21	± 0.00	0.00
ASPHALT AREA	± 0.58	± 0.00	0.00
CONCRETE AREA	± 0.05	± 0.00	0.00
CURBING	± 0.02	± 0.00	0.00
TOTAL IMPERVIOUS	± 37,829	± 0.87	48.27
GREEN	± 44,052.6	± 1.01	53.73

DRIVEWAY VALLEY CROSSING ON 121ST SHALL COMPLY WITH MANATEE COUNTY INDEX 201.6 FROM PUBLIC WORKS HIGHWAY TRAFFIC AND DRAINAGE STANDARDS

IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND CONTRACTOR SHALL NOTIFY AUTHORITIES AND ENGINEER.

BURIED UTILITIES NOTE
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD SURVEY. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THESE DRAWINGS. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE, 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770
UNLAWFUL PROTECTION CENTER IT'S THE LAW



DOLLAR GENERAL

PROJECT: DOLLAR GENERAL AT PARRISH

HANLEX DEVELOPMENT
Commercial Real Estate Development

HANLEX CIVIL, LLC
1825 S. ORANGE BLOSSOM TRAIL
APRILLA, FL 32703
P: (407) 838-9400
F: (407) 888-6228
CAD: 22010

NO.	DATE	REVISION/ISSUE	COUNTY COMMENTS / EROD COMMENTS
1	07/01/2013		

ENGINEER'S NAME & PER

JOSHI B. HILLARD, P.E.
P.E. LICENSE NO. 73800

PROJECT # 212.124
DATE 05/08/2013
SCALE 1:30
SHEET C2.0

DRAINAGE PLAN

DOLLAR GENERAL AT PARRISH

CONTRACTOR NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THE CONDITIONS IN THE FIELD AND THE SPECIFICATIONS OF THESE DRAWINGS.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, COMMUNICATIONS, CABLE TV, SANITARY AND STORM SEWERS, ON AND/OR ADJACENT TO THE SITE, REMOVE OR CAP AS NECESSARY.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT INSPECTION AND CERTIFICATION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS AND PROVIDE AS-BUILT INFORMATION SUFFICIENT FOR CLEARANCE.
6. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
7. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
8. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON-SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES ACCORDINGLY.
9. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY RELATED QUESTIONS OR CONCERNS.
10. AT THE OUTSET OF CONSTRUCTION, ANY UNLIMITED GROUND COVER, TOPSOIL, VEGETATION, ROOTS OR OTHER DELETERIOUS MATERIAL SUBSTANCES SHOULD BE REMOVED FROM THE PROPOSED DEVELOPMENT AREAS. STRIPPING OPERATIONS SHOULD ENCOMPASS THE NEW BUILDING AND PAVEMENT AREAS, PLUS 10 FEET BEYOND THE EDGES OF THE SAME WHEN POSSIBLE. THIS NORMALLY INCLUDES STRIPPING ANY TOPSOIL, GRUBBING ROOT SYSTEMS, AS WELL AS REMOVING ANY OTHER DELETERIOUS MATERIALS. MATERIAL GENERATED DURING STRIPPING OPERATIONS SHOULD BE DISPOSED OF OFF SITE IN A PROPER MANNER AS DIRECTED BY THE OWNER.
11. ADDITIONAL MATERIAL REQUIRED FOR ENGINEERED FILLS FOR THE PROJECT SHOULD CONSIST OF CLEAN SAND THAT IS FREE OF ORGANIC MATTER, CLAY, RUBBLE, DEBRIS, AND OTHER DELETERIOUS SUBSTANCES. IDEALLY, THIS MATERIAL SHOULD HAVE A FINES CONTENT THAT DOES NOT EXCEED 12 PERCENT BY DRY WEIGHT PASSING THE U.S. STANDARD NUMBER 200 SIEVE. ENGINEERED FILL SHOULD BE PLACED AT A MOISTURE CONTENT NEAR OPTIMUM AND UNIFORM LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. IT SHOULD BE THOROUGHLY COMPACTED TO AT LEAST 95 PERCENT OF ITS ASTM D-1557 MAXIMUM DRY DENSITY PRIOR TO PLACING THE NEXT LIFT OF FILL.
12. ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE UNLESS OTHERWISE SPECIFIED.

UTILITY SEPARATION NOTES

NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART 111 OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE RELOCATED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART 111 OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART 111 OF CHAPTER 62-610, F.A.C.

UTILITY NOTES

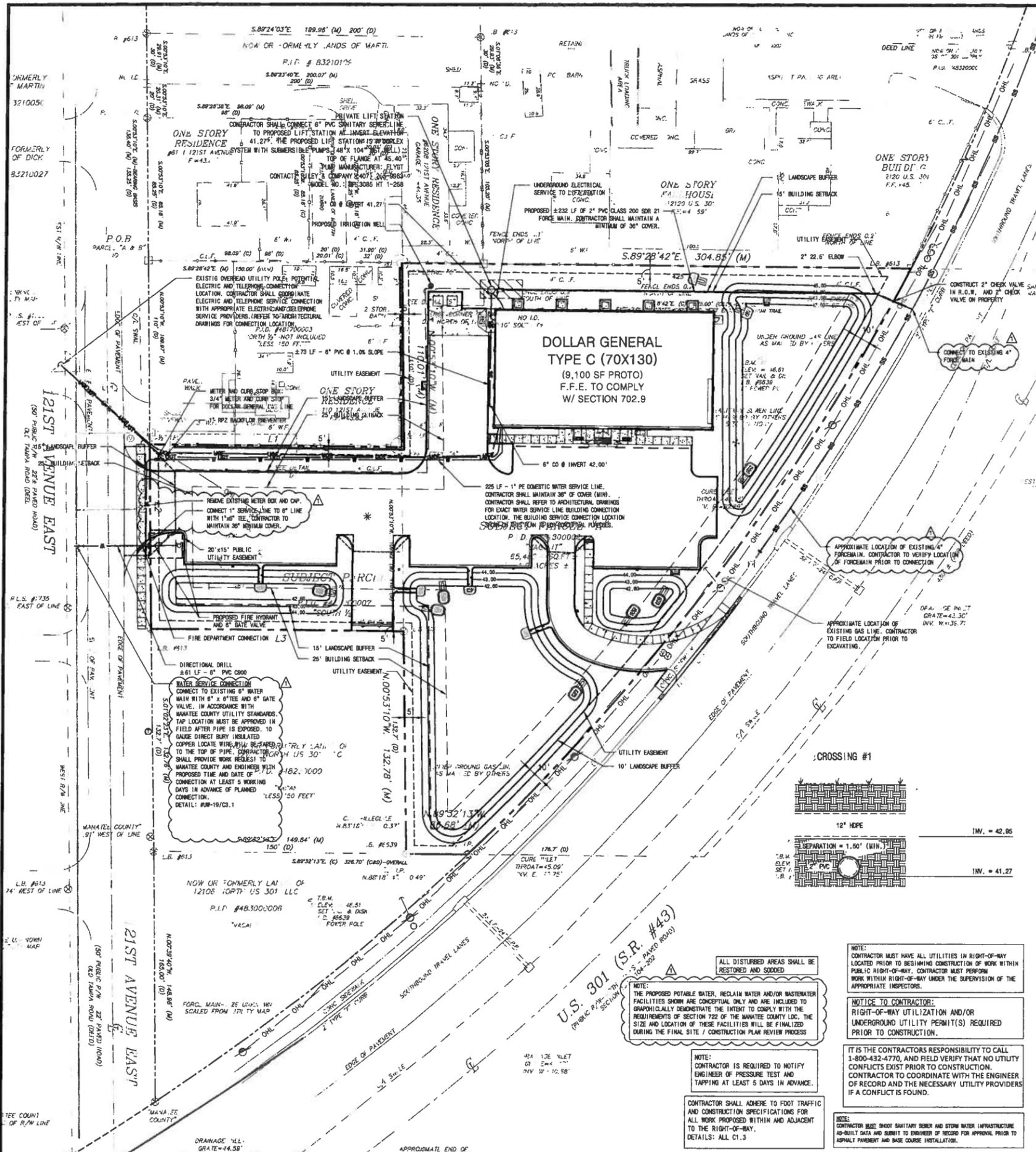
1. ALL BENDS/ANGLES (NOT CURVES) IN UTILITY PIPES DEPICTED ABOVE ARE 45° UNLESS SPECIFIED OTHERWISE. CONTRACTOR SHALL UTILIZE MECHANICAL RESTRAINTS AT ALL BENDS AND ENDS OF PIPES OVER 3" IN DIAMETER.
 2. CONTRACTOR SHALL FIX LOCATING WIRE TO TOP CENTERLINE OF ALL UTILITY PIPE AS SHOWN ON DETAIL #4 / C3.1
 3. MECHANICAL RESTRAINTS JOINTS/RODS SHALL BE USED FOR ALL PIPES 3" DIAMETER OR GREATER.
- EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF-SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON-SITE RETAINMENTS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF-SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT LOCATION TO ENSURE COMPLIANCE.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 NPDES CONSTRUCTION GENERAL PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(A), F.A.C.
 A COPY OF THE CERTIFIED NPDES NO.1, OR A COPY OF THE FDP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE.
 A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
 THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DOWNGRADING, TO SURFACE WATERS, OR TO ANY PORTION OF THE USA WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DOWNGRADING.

MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS THE MOST STRINGENT INTERPRETATION SHALL BE APPLIED.

BURIED UTILITIES NOTE
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**CALL BEFORE YOU DIG...
 1-800-432-4770
 UTILITIES PROTECTION CENTER
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- NOTE:** CONTRACTOR MUST HAVE ALL UTILITIES IN RIGHT-OF-WAY LOCATED PRIOR TO BEGINNING CONSTRUCTION OF WORK WITHIN PUBLIC RIGHT-OF-WAY. CONTRACTOR MUST PERFORM WORK WITHIN RIGHT-OF-WAY UNDER THE SUPERVISION OF THE APPROPRIATE INSPECTORS.
- NOTICE TO CONTRACTOR:** RIGHT-OF-WAY UTILIZATION AND/OR UNDERGROUND UTILITY PERMITS REQUIRED PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL 1-800-432-4770, AND FIELD VERIFY THAT NO UTILITY CONFLICTS EXIST PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE ENGINEER OF RECORD AND THE NECESSARY UTILITY PROVIDERS IF A CONFLICT IS FOUND.**
- NOTE:** CONTRACTOR IS REQUIRED TO NOTIFY ENGINEER OF PRESSURE TEST AND TAPPING AT LEAST 5 DAYS IN ADVANCE.
- CONTRACTOR SHALL ADHERE TO FOOT TRAFFIC AND CONSTRUCTION SPECIFICATIONS FOR ALL WORK PROPOSED WITHIN AND ADJACENT TO THE RIGHT-OF-WAY. DETAILS: ALL C.T.3**
- NOTE:** THE PROPOSED POTABLE WATER, RECLAIM 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.
- NOTE:** ALL DISTURBED AREAS SHALL BE RESTORED AND SOFTED.
- NOTE:** CONTRACTOR MUST SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.

DOLLAR GENERAL

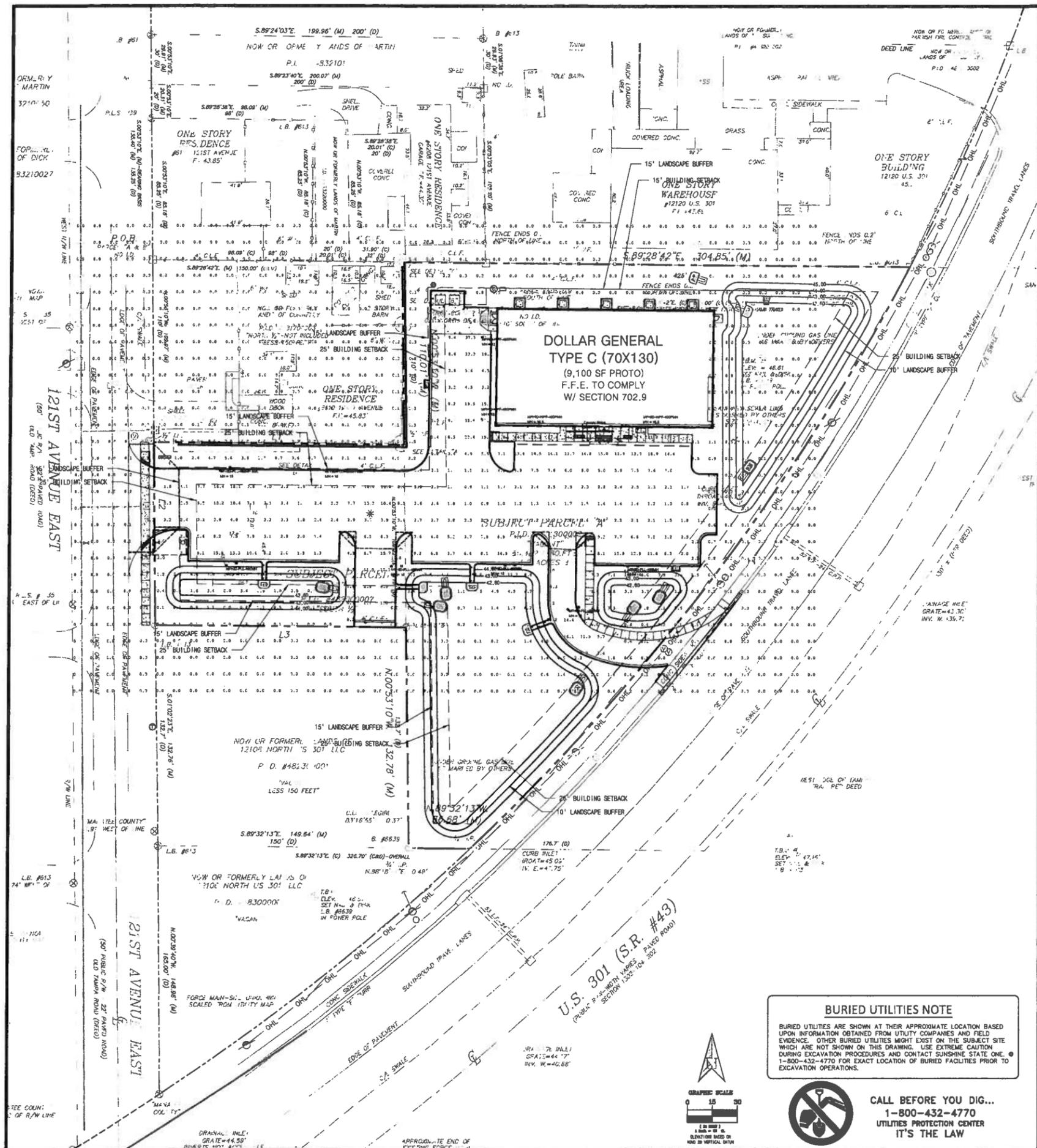
HANLEX DEVELOPMENT
 Commercial Real Estate Development

HANLEX CIVIL, LLC
 1825 S. ORANGE BLOSSOM TRAIL
 APOPKA, FL 32703
 P: (407) 888-9400
 F: (407) 888-8200
 CMI: 20010

NO.	DATE	REVISION/ISSUE	COUNTY COMMENTS	FEET COMMENTS
1	07/07/2013			

ENGINEER'S NAME & PE#
 JASON D. BILLARD, P.E.
 PROJECT # 212.124
 DATE 05/08/2013 SHEET
 SCALE 1:30 C3.0
UTILITY PLAN

PROJECT: DOLLAR GENERAL AT PARRISH



BURIED UTILITIES NOTE
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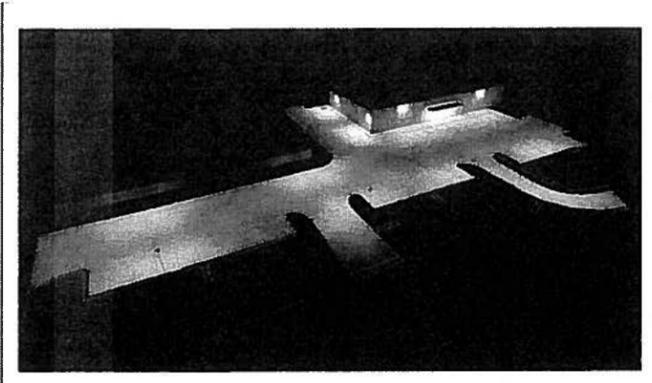
DOLLAR GENERAL AT PARRISH

NO.	DATE	DESCRIPTION	BY	CHKD.
1	07/07/2013	ISSUED FOR PERMIT	J.S.	J.S.
2	07/07/2013	REVISED PER COMMENTS	J.S.	J.S.

Dollar General Parrish, FL Rev. 1	Harris Lighting 4035 Reynolds Blvd Opoka, FL 32048 Tel: (904) 284-1220 +282 Email: bharr@harrislighting.com
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NO.	DATE	DESCRIPTION	BY	CHKD.
1	07/07/2013	ISSUED FOR PERMIT	J.S.	J.S.
2	07/07/2013	REVISED PER COMMENTS	J.S.	J.S.

Dollar General Parrish, FL Rev. 1	Harris Lighting 4035 Reynolds Blvd Opoka, FL 32048 Tel: (904) 284-1220 +282 Email: bharr@harrislighting.com
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Dollar General
Parrish, FL Rev. 1

Harris Lighting
4035 Reynolds Blvd
Opoka, FL 32048
Tel: (904) 284-1220 +282
Email: bharr@harrislighting.com

Date: 7/25/2013 Page 4 of 4

DOLLAR GENERAL

HANLEX DEVELOPMENT
 Commercial Real Estate Development

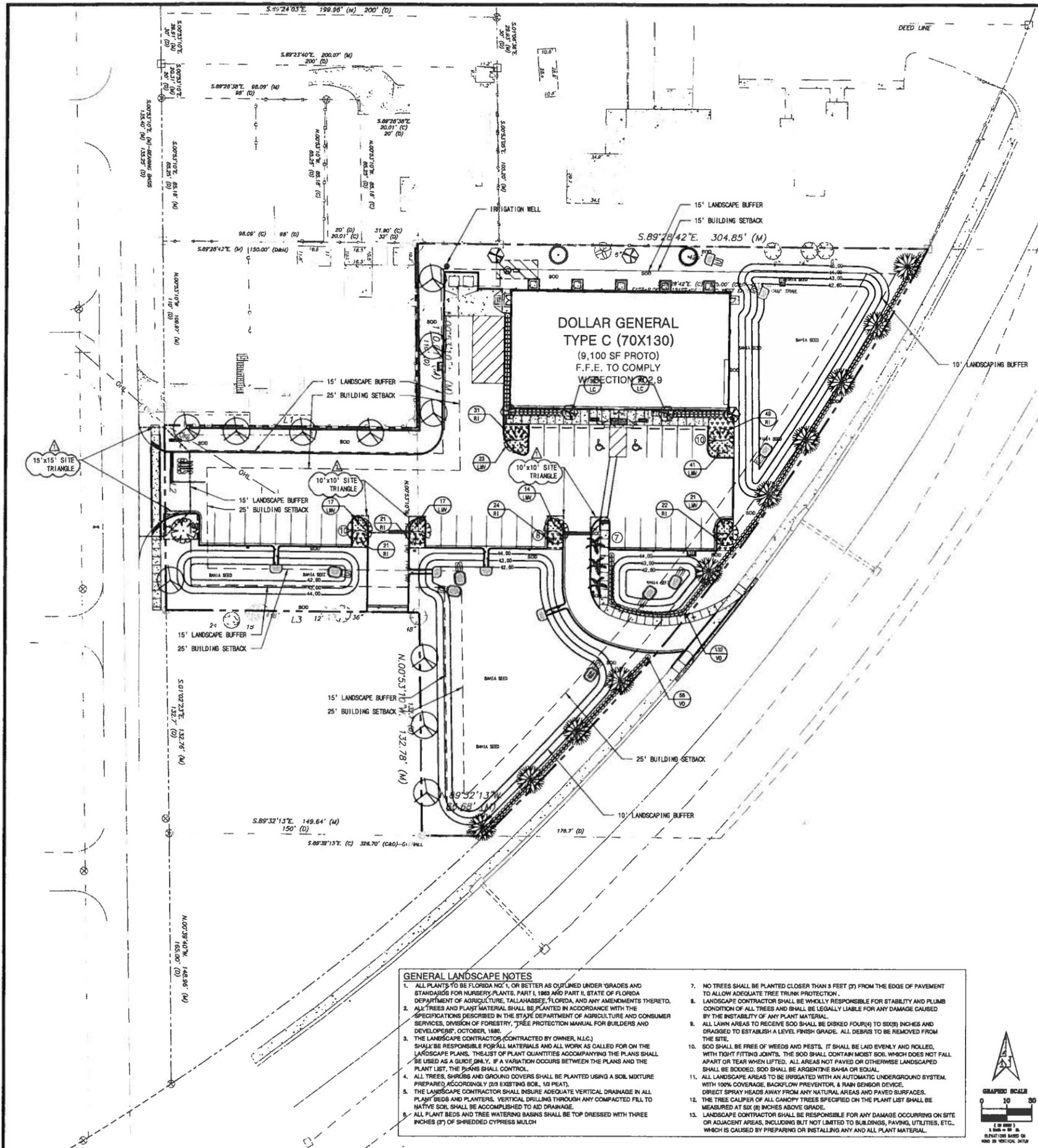
PROJECT: DOLLAR GENERAL AT PARRISH

HANLEX CIVIL, LLC
 1405 S. ORANGE BLVD. SUITE 100
 OPOKA, FL 32048
 P: (904) 284-1220
 F: (904) 284-1228
 CDA: 200710

DATE:	07/07/2013
REVISION/ISSUE:	COUNTY COMMENTS / EDIT COMMENTS
NO.:	1
ENGINEER'S NAME & PER:	JASON D. BELLING, P.E.

PROJECT # 212.124
 DATE 05/08/2013
 SCALE 1:30
 PHOTOMETRIC PLAN
 CP.1

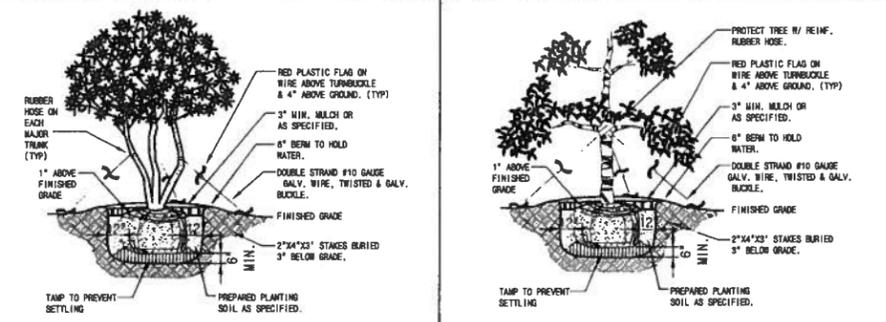
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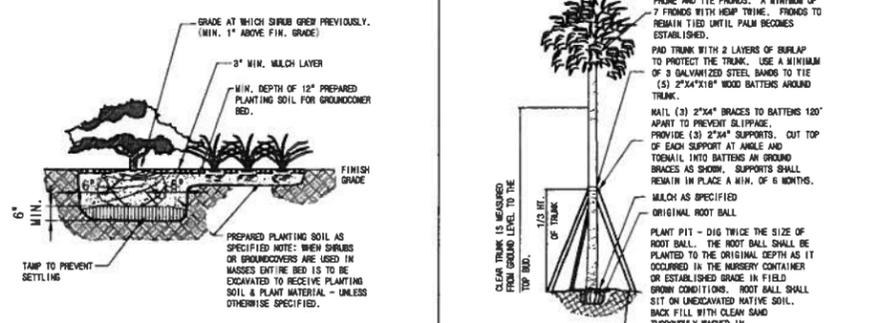
PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	10' MIN. HT. 4" CAL. 4' MIN. SPREAD.	YES	YES	11
MG	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	10' MIN. HT. 4" CAL. 4' MIN. SPREAD.	YES	YES	6
SB	SILVER BUTTWOOD (CONOCARPUS ERECTUS VER. SERICEUS)	10' MIN. HT. 4" CAL. 4' MIN. SPREAD.	YES	YES	10
LI	LAGERSTROMIA INDICA (CREPE MYRTLE)	6' MIN. HT. 1" CAL. 3' MIN. SPREAD.	YES	NO	6
IV	ILEX VOMITORIA (YALPON HOLLY)	6' MIN. HT. 1" CAL. 3' MIN. SPREAD.	YES	NO	2
SP	SABAL PALMETTO (SABAL PALM)	15' CLEAR TRUNK.	YES	NO	3
LMV	LIRIOPE MUSCARI (VARIATED LIRIOPE)	12"-14" MIN. HT. 1 GAL. 24" O.C.	YES	NO	134
RI	RAPHIOLEPIS INDICA (INDIAN HANTHORNE)	12"-14" MIN. HT. 3 GAL. 24" O.C.	YES	NO	168
VO	VIBURNUM OBOVATUM (WALTERS VIBURNUM)	24" MIN. HT. 18" MIN. SPREAD 3 GAL. 24" O.C.	YES	NO	190
LC	LOROPETALUM 'RUBRUM' (LOROPETALUM)	24" MIN. HT. 18" MIN. SPREAD 3 GAL. 30" O.C.	YES	NO	55
S00	BAHIA QUANTITY TO BE CALCULATED BY CONTRACTOR		YES	YES	

NOTE: WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



① MULTI-TRUNK DETAIL NTS ② TREE PLANTING DETAIL NTS



③ SHRUB AND GROUND COVER DETAIL NTS ④ PALM PLANTING DETAIL NTS

- ### GENERAL LANDSCAPE NOTES
- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1985 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
 - ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1986.
 - THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.L.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
 - ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
 - THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
 - ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED CYPRESS MULCH.
 - NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
 - LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
 - ALL LAWN AREAS TO RECEIVE SOO SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
 - SOO SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOO SHALL CONTAIN MOST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SOOED. SOO SHALL BE ARGENTINE BAHIA OR EQUAL.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH 100% COVERAGE, BACKFLOW PREVENTOR, AND RAIN SENSOR SURFACE.
 - DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
 - THE TREE CALIPER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GRADE.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM THE SUBJECT SITE. UTILITY PROFESSIONAL ENGINEER SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-6770
UTILITY PROFESSIONAL ENGINEER
IT'S THE LAW

Rensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
703 Queens Avenue, Vero Beach, Florida 32980
(888) 647-1213 (407) 647-0254 FAX

DOLLAR GENERAL

HANLEX DEVELOPMENT
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F: (407) 880-8208
CCL: 20014

NO.	DATE	REVISION/ISSUE	COMMENTS / PERM. COMMENTS
1	07/01/2013		

ENGINEER'S NAME & PER

SCOTT V. MOORE
FLORIDA REG. #12220

PROJECT # 212.124
DATE 05/08/2013
SCALE 1:30
SHEET L1.0
LANDSCAPE PLAN

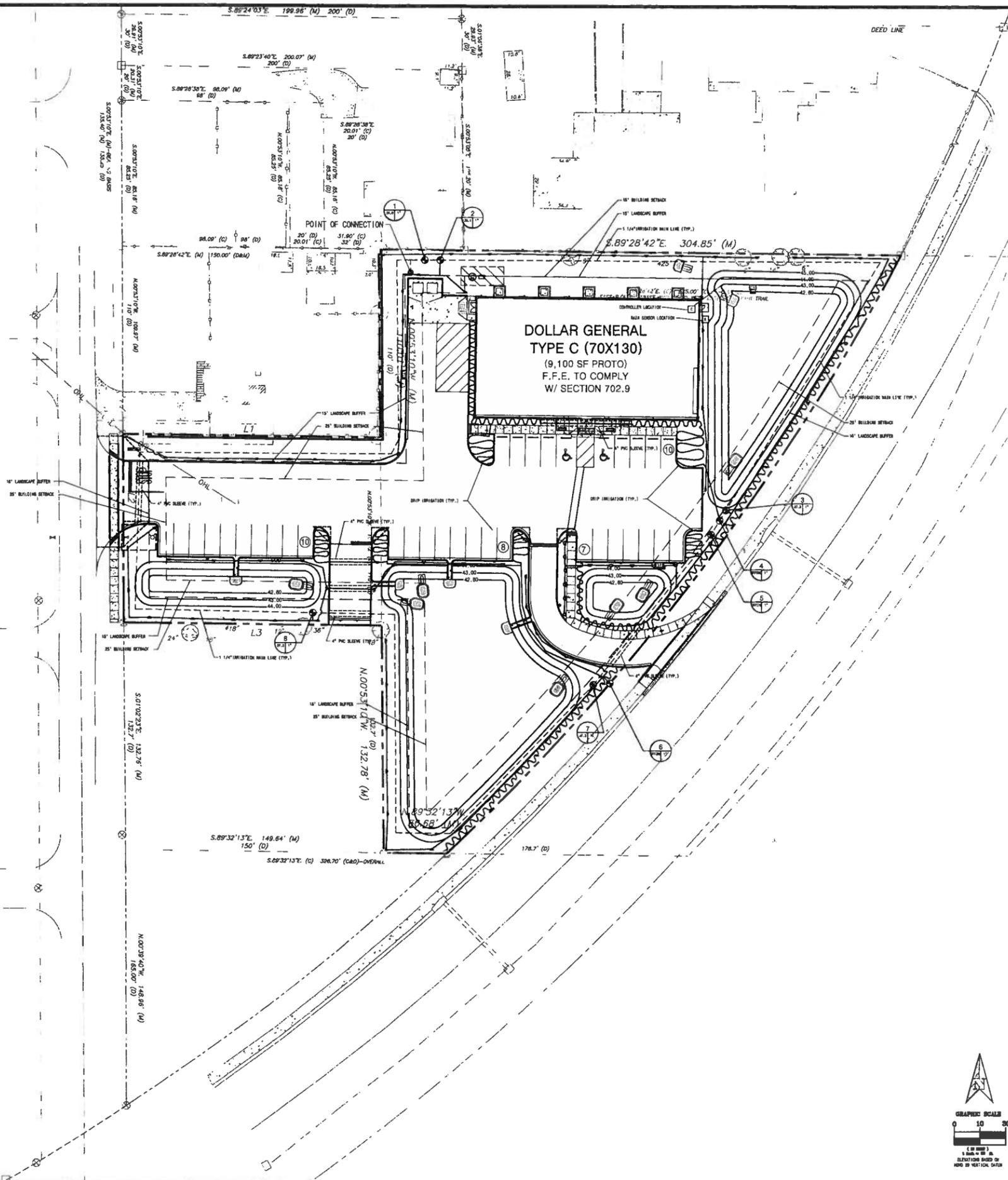
DOLLAR GENERAL AT PARRISH

DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

HANLEX CIVIL, LLC
1825 S. ORANGE BLOSSOM TRAIL
APOPA, FL 32703
P: (407) 880-8400
F: (407) 880-8288
COM: 20010

PROJECT: DOLLAR GENERAL AT PARRISH



IRRIGATION LEGEND

- FULL 6" POP-UP SPRAY HEAD 570-8-F
- ◻ 1/4 6" POP-UP SPRAY HEAD 570-8-Q
- ◐ 1/2 6" POP-UP SPRAY HEAD 570-8-H
- ◑ 2/3 6" POP-UP SPRAY HEAD 570-8-T
- ◒ 3/4 6" POP-UP SPRAY HEAD 570-8-TT
- ◓ 2/3 6" POP-UP SPRAY HEAD 570-8-TT
- ◔ 3/4 6" POP-UP SPRAY HEAD 570-8-TT
- ◕ FULL 6" POP-UP SPRAY HEAD 570-15-F
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- ◙ 3/4 6" POP-UP SPRAY HEAD 570-15-TT
- ◚ 2/3 6" POP-UP SPRAY HEAD 570-15-TT
- ◛ 3/4 6" POP-UP SPRAY HEAD 570-15-TT
- ◜ CENTER STRIP SPRAY HEAD 570-4-CST
- ◝ SIDE STRIP SPRAY HEAD 570-4-SST
- ◞ END STRIP SPRAY HEAD 570-4-EST
- ◟ END STRIP SPRAY HEAD 570-15-ADJ

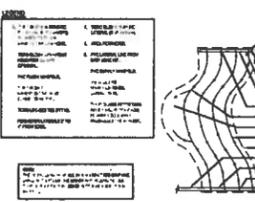
- DENOTES VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN
- ◻ DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER
- ▲ POP-UP STREAM ROTOR
- ★ 500 SERIES STREAM BUBBLER
- TORO PLASTIC VALVE
- CLASS 200 PVC MAIN LINE
- CLASS 160 PVC LATERAL LINE
- PVC SLEEVE 4" IN DIAMETER
- PIPE CROSSOVER

- BACKFLOW PREVENTER
- IRRIGATION METER
- CONTROLLER LOCATION TORO MODEL # CC-P09
- RAIN SENSOR LOCATION

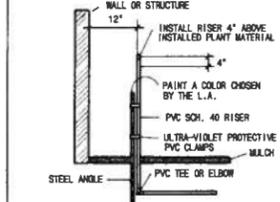
NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.

IRRIGATION NOTES:

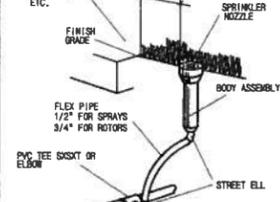
LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO, CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.



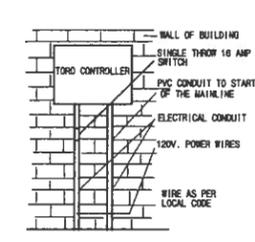
① DRIP IRRIGATION DETAIL NTS



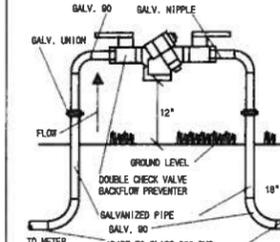
② SHRUB RISER DETAIL NTS



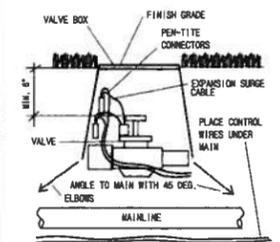
③ HEAD DETAIL NTS



④ CONTROLLER DETAIL NTS



⑤ BACKFLOW PREVENTER DETAIL NTS



⑥ ELECTRIC VALVE DETAIL NTS

BURIED UTILITIES NOTE
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION RECEIVED FROM QUALITY CONTROL AND FIELD SURVEY. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE AND ARE NOT SHOWN ON THIS DRAWING. USE COMMON SENSE AND STANDARD SAFETY PROCEDURES AND CONTACT BARRING, STATE ONE, 1-800-424-4770 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO EXCAVATION OPERATIONS.

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(407) 847-1212 (407) 847-8558 FAX

BY:	
REVISION/ISSUE:	
DATE:	
NO.:	
ENGINEER'S NAME & PE#	SCOTT V. MOORE FLORIDA, P.E. #1050
PROJECT	212, 124
DATE	05/08/2013
SHEET	L2.0
SCALE	1:30
IRRIGATION PLAN	



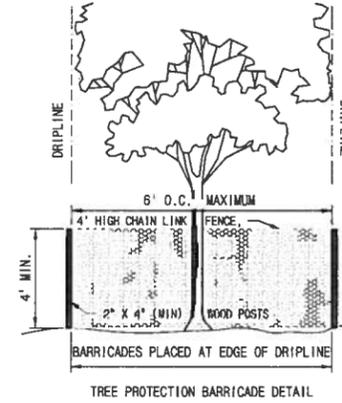
DOLLAR GENERAL AT PARRISH

MINIMUM REQUIREMENTS TO PROTECT TREES DURING CONSTRUCTION

1. THREE BARRICADES IN ACCORDANCE WITH CITY REQUIREMENTS (SEE DETAILS) SHALL BE ERRECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
2. NO CONSTRUCTION, STORAGE, TRENCHING, PARKING OR HEAVY EQUIPMENT ACTIVITY IS ALLOWED WITHIN 10 FEET OF PROTECTED TREES OR WITHIN BARRICADED AREAS.
3. NO GRADE CHANGES WITHIN PROTECTED AREA UNLESS APPROVED OTHERWISE ON PLANS.
4. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LANDSCAPE OPERATIONS BEGIN OR CONSTRUCTION IS COMPLETE, WHICHEVER OCCURS FIRST.
5. LANDSCAPE PREPARATION IN PROTECTED AREAS SHALL BE LIMITED TO SHALLOW DISKING OF THE AREA.
6. PROVISION OF IRRIGATION FOR PROTECTED TREES DURING CONSTRUCTION IS REQUIRED.
7. PERMITTED ACTIVITIES WITHIN PROTECTED AREA IS LIMITED TO SIDEWALKS LAID ON TOP OF EXISTING GRADE, TUNNELING OF UTILITY LINES UNDER ROOTS, AND PREPARATION OF GROUND SURFACE FOR PLACEMENT OF SOD OR OTHER GROUND COVER.

ADDITIONAL SUGGESTIONS TO PROTECT TREES DURING CONSTRUCTION

1. RE-COVER TRENCHES QUICKLY AND BACKFILL TOPSOIL SOON AFTER MAKING GRADING CUTS TO PROTECT EXPOSED ROOTS.
2. EXPOSED ROOTS SHOULD BE CLEANLY PRUNED BACK TO HEALTHY TISSUE AND RE-COVERED WITH SOIL TO PREVENT DRYING.
3. BROKEN LIMBS OR STRIPPED BARK SHOULD BE PROMPTLY PRUNED AND TREATED.
4. TREES UNDER STRESS DURING CONSTRUCTION SHOULD BE IRRIGATED AND FERTILIZED.



① TREE PROTECTION REQUIREMENTS



EXISTING TREES TO BE REMOVED / TOTAL TREES TO REPLACE

TREE SIZE	TOTAL # OF TREES	TOTAL INCHES	RATIO OF REPLACEMENT	TOTAL REPLACEMENT 3"	TOTAL REPLACEMENT 4"
4 INCH - OAK	2	8"	1:1	2	N/A
5 INCH - OAK	2	10"	1:1	2	N/A
6 INCH - OAK	3	18"	1:1	3	N/A
9 INCH - OAK	1	9"	1:1	1	N/A
22 INCH - OAK	1	22"	2:1	N/A	2
23 INCH - OAK	1	23"	2:1	N/A	2
24 INCH - OAK	1	24"	2:1	N/A	2
34 INCH - OAK	1	34"	3:1	N/A	3
38 INCH - OAK	1	38"	3:1	N/A	3
14 INCH - PINE	1	14"	1:1	1	N/A
18 INCH - PINE	1	18"	2:1	N/A	2
21 INCH - PINE	1	21"	2:1	N/A	2
24 INCH - PINE	1	24"	2:1	N/A	2

GRAND TOTAL TREES TO BE REMOVED = 17 263" / REPLACEMENT 9 18

TOTAL 27 TREES REQ. FOR REPLACEMENT: 27 / 4" TREES PROPOSED

TREE LEGEND

- = JACARANDA TREE (SIZE NOTED IN INCHES)
- = PINE TREE (SIZE NOTED IN INCHES)
- = ORNAMENTAL TREE (SIZE NOTED IN INCHES)
- = PALM TREE (SIZE NOTED IN INCHES)
- = AUSTRALIAN PINE TREE (SIZE NOTED IN INCHES)
- = OAK TREE (SIZE NOTED IN INCHES)



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 APOPKA, FL 32703
 P: (407) 888-9400
 F: (407) 888-9328
 CDA: 28910

NO.	DATE	REVISION/ISSUE

ENGINEER'S NAME & PE#

SCOTT V. MOORE
 FLORIDA R.A. #10520

PROJECT # 212.124

DATE 05/08/2013 SHEET

SCALE 1:30 L3.0

TREE DEMO PLAN