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Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.

February 13, 2014 Planning Commission

MEETING CALLED TO ORDER (Richard Bedford, Chairman)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. January 16, 2014 - Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. PDR-13-26(P) - EXCLUSIVE RESIDENTIAL COMMUNITY (DTS 20130211) - QUASI - JUDICIAL - SHELLEY HAMILTON * Clague

Attachment: Maps-Future Land Use, Zoning and Aerial - Exlusive Residential Community - PDR-13-26(P) - 2-13-14 PC.pdf
Attachment: Request for specific approval - Exclusive Residential Community - PDR-13-26(P) - 02132014 PC.pdf
Attachment: Robinson Farms History - Exclusive Residential Community - PDR-13-26(P) - 2-13-14 PC.pdf
Attachment: Traffic Impact Statement - Exclusive Residential Community - PDR-13-26(P) - 2-13-14 PC.pdf
Attachment: Copy of Newspaper Adv - Exclusive Residential Community - PDR-13-26(P) - 02-13-14 PR.pdf
Attachment: Site Plan - Exclusive Residential Community - PDR-13-26(P) - 2-13-14 PC.pdf
Attachment: Staff Report Exclusive Residential Community PDR-13-26(P) - 2-13-14 PC.pdf

3. PDR-13-35(P) - WOODBROOK II - DTS20130359 -QUASI - JUDICIAL - Margaret

Tusing * Clague

Attachment: Request for Specific Approval - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Request for Special Approval - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Traffic Impact Statement - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Copy of Newspaper Adv - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Public Comment - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Maps-Future Land Use, Zoning and Aerial - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Staff Report - Woodbrook II - PDR-13-35(P) - DTS20130359 - 02-13-14PC.pdf
Attachment: Site Plan - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf

4. Ordinance 14-13 - Land Development Code Amendment - Right of Way - Legislative - William Clague * Clague

Attachment: Section 722.1.3 Right-of-Way Final for PC.pdf
Attachment: Copy of Newspaper Adv - Ord 14-13 - Land Development Code Amend - Right of Way - 02-13-14PC.pdf

5. PA-14-01 - ORD-14-07 - PLAN AMENDMENT CRA/TCEA - LEGISLATIVE - Kathleen Thompson, AICP * Sikora

Attachment: FLU Map Series Index Feb2014.pdf
Attachment: Map I - TCEA.pdf
Attachment: Map J - TCEA.pdf
Attachment: Staff Report - PA-14-01 - CRA -TCEA - CAO MS REVISION.pdf
Attachment: Copy of Newpaper Adv - PA-14-01 - ORD-14-07 - CRA - TCEA - 02-13-14PC.pdf

REGULAR

February 13, 2014 Planning Commission
Agenda Item #1

Subject
January 16, 2014 - Minutes for Approval

Briefings
None

Contact and/or Presenter Information

Glenna K. Campana

Senior Planning Technician

941-748-4501, ext. 6847

Action Requested

Recommended Motion:

I move to approve the minutes for January 16, 2014.

Enabling/Regulating Authority

Background Discussion

County Attorney Review
Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney
N/A

Instructions to Board Records
n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

February 13, 2014 Planning Commission
Agenda Item #2

Subject
PDR-13-26(P) - EXCLUSIVE RESIDENTIAL COMMUNITY (DTS 20130211) - QUASI - JUDICIAL - SHELLEY HAMILTON

Briefings
None

Contact and/or Presenter Information

Shelley Hamilton

Principal Planner

941-748-4501 ext. 6863

Action Requested

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-13-26(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.4, B.1, C.1 – C.4, D.1 – D.4, and E.1; GRANTING Special Approval for a project: 1) adjacent to a perennial lake or stream; 2) containing a net density in excess of one dwelling per acre within the RES-1 Future Land use designation; 3) within the Coastal Evacuation Area Overlay (CEA); 4) within the Coastal High Hazard Area (CHHA) Overlay District; 5) within the Coastal Planning Area (CPA); ADOPTION of the Findings for Specific Approval for an alternative to Land Development Code Section 714.8.7 to allow a reduced size for replacement trees; Land Development Code Section 907.7.3 to deviate from the lot shape requirement for proposed Lots 13 through 17, 27, 28 and 36; Land Development Code Section 710.1.5.1.2 to allow the backing into a right-of-way for four angled parking spaces; and Land Development Code Section 740.2.5 to allow a deviation from Manatee County Public Works Standards to allow boulevard roadway sections with rain gardens and landscape medians, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• The subject property contains 50.7 + acres located west of 99th Street Northwest and south of 9th Avenue Northwest, Bradenton, FL.
• The property is designated RES-1 on the Future Land Use Map.
• The property is zoned PDR (Planned Development Residential).
• The 50 single family detached units equates to a gross density of 1.0 du/acre and a net density of 1.75 du/acre.
• There is a provision of 48% (24.65 + acres) open space and 9.32 acres + of recreational area.
• One access point to 99th Street Northwest is anticipated.
• The site is in an "A-13" Flood Zone.
• Water and Sanitary Sewer will be provided and are located on 99th Street Northwest.
• Specific Approvals have been requested:

- To allow installation of smaller trees;
- To allow deviation from the lot shape requirements;
- To allow backing into a right-of-way for four angled parking spaces; and
- To allow a deviation from Manatee County Public Works Standards to allow boulevard roadway sections with rain gardens and landscape medians.

• Special Approvals have been requested:

- To allow a development resulting in a net density in excess of 1 du/acre with the RES-1 designation;
- To allow a development adjacent to a perennial lake or stream;
- To allow development within a portion of the CHHA (Coastal High Hazard Area) Overlay;
- To allow development within a CEA (Coastal Evacuation Area) Overlay; and
- To allow a development with the CPA (Coastal Planning Area) Overlay.

• Staff recommends approval with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
William Clague reviewed and responded by email on 12/19/2013.

Reviewing Attorney
Clague

Instructions to Board Records
n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps-Future Land Use, Zoning and Aerial - Exlusive Residential Community - PDR-13-26(P) - 2-13-14 PC.pdf
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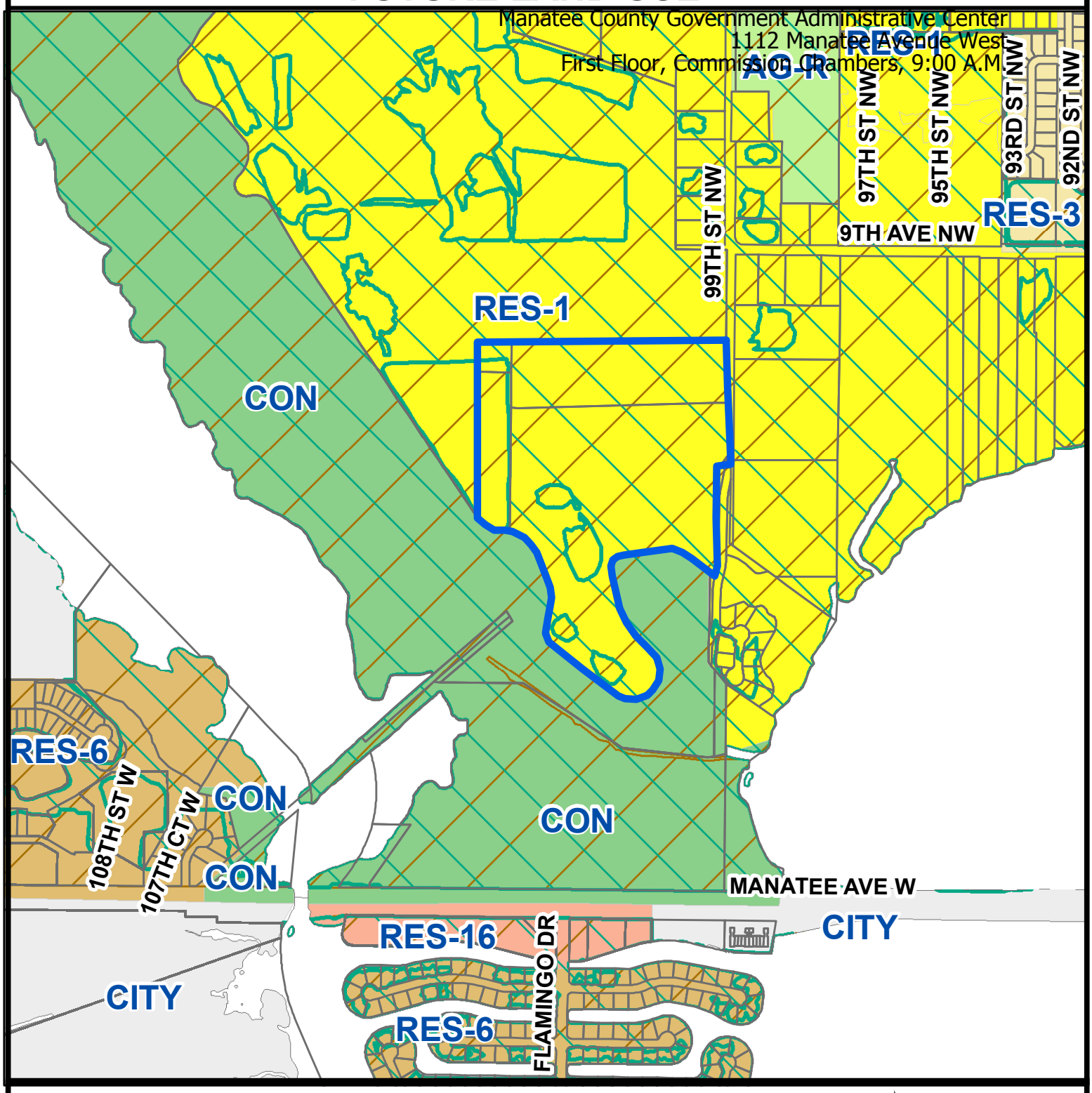
FUTURE LAND USE



Parcel ID #(s) 7334410109, 7334420109, 7334601109, 7360100007

Manatee County
Staff Report Map

Map Prepared 8/6/2013
1 inch = 817 feet

Project Name:	Exclusive Residential Community
Project #:	PDR-13-26 (P)
DTS#:	20130211
Proposed Use:	Residential
S/T/R:	Sec 26 Twn 34 Rng 16
Acreage:	50.71
Existing Zoning:	PD-R
Existing FLU:	RES-1
Overlays:	NONE
Special Areas:	Greenway

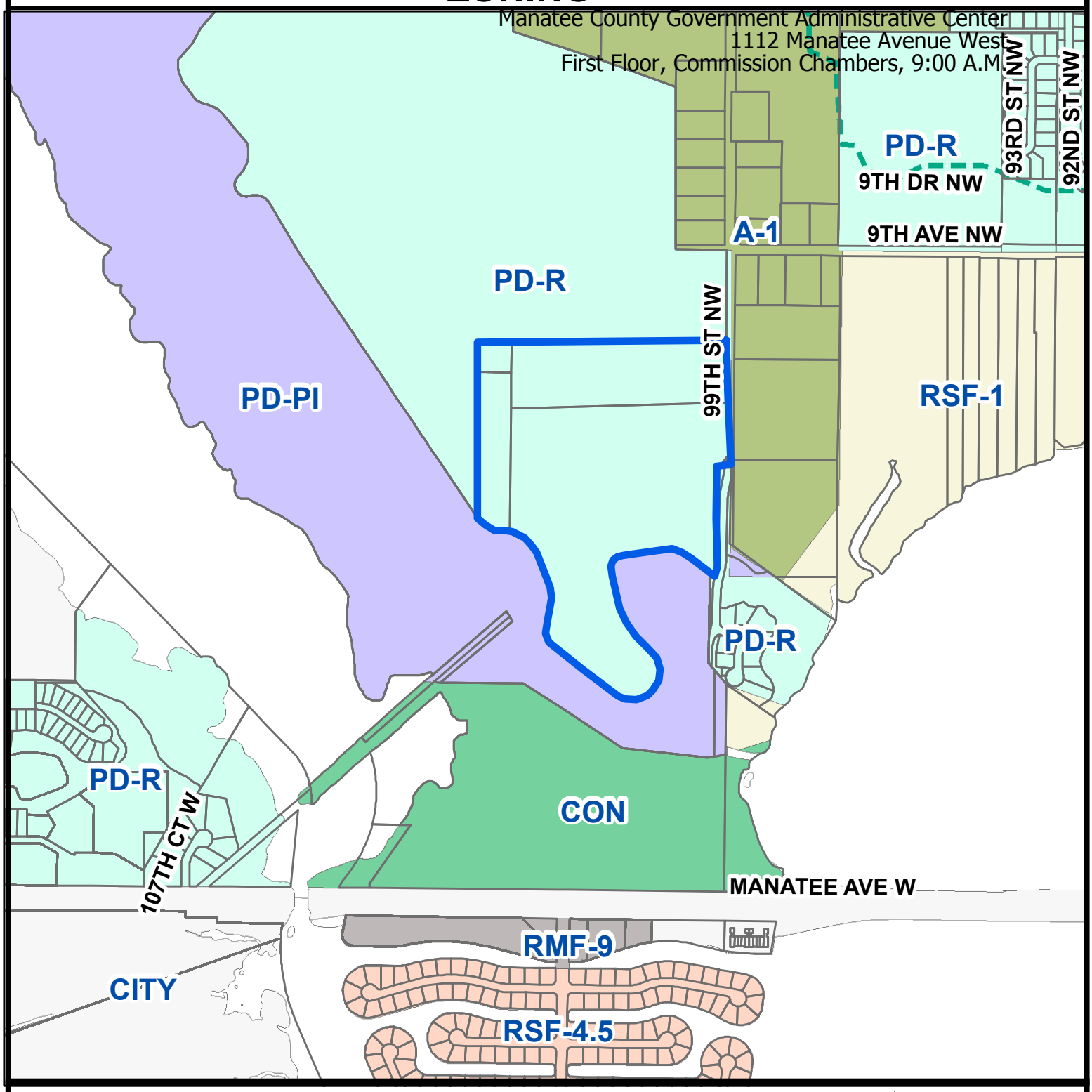
CHHA 2012

Coastal Evacuation Area

CHH:	Y
Watershed:	NONE
Drainage Basin:	DIRECT RUNOFF TO BAY
Commissioner:	John Chappie

ZONING

Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.



Parcel ID #(s) 7334410109, 7334420109, 7334601109, 7360100007

Manatee County
Staff Report Map

Map Prepared 8/6/2013
1 inch = 817 feet

Project Name:	Exclusive Residential Community
Project #:	PDR-13-26 (P)
DTS#:	20130211
Proposed Use:	Residential
S/T/R:	Sec 26 Twn 34 Rng 16
Acreage:	50.71
Existing Zoning:	PD-R
Existing FLU:	RES-1
Overlays:	NONE
Special Areas:	Greenway
CHH:	Y
Watershed:	NONE
Drainage Basin:	DIRECT RUNOFF TO BAY
Commissioner:	John Chappie

AERIAL

Parcel ID #(s) 7334410109, 7334420109, 7334601109, 7360100007

Manatee County
Staff Report Map
Map Prepared 8/6/2013
1 inch = 817 feet

Project Name:	Exclusive Residential Community
Project #:	PDR-13-26 (P)
DTS#:	20130211
Proposed Use:	Residential

S/T/R:	Sec 26 Twn 34 Rng 16
Acreage:	50.71
Existing Zoning:	PD-R
Existing FLU:	RES-1
Overlays:	NONE
Special Areas:	Greenway

CHH:	Y
Watershed:	NONE
Drainage Basin:	DIRECT RUNOFF TO BAY
Commissioner:	John Chappie

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

January 23, 2014

File: 215611272 270

Attention: Ms. Shelley Hamilton
Manatee County Building and Development Services Department
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: Exclusive Residential Community Request for Specific Approval

Dear Ms. Hamilton,

On behalf of our Client, John Neal Homes, Inc., we respectfully request Specific Approval for the following Land Development Code waivers:

1. LDC Section ~~907.9.4.a.~~ 714.8.7 - Replacement Trees

The LDC requires replacement trees be sized at 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 planting smaller trees will allow better performance for the new trees and will increase their survival rate. Therefore, the Applicant does seek the reduced sizes for replacement trees as requested by County staff.

2. LDC Section 907.7.3 – Lot Requirements – Shape

The LDC requires that side lot lines be as close as practical to right angles with the street line. The lot line is not to deviate more than 22.5 degrees from the side lot line drawn perpendicular to the street line or radial curving street lines for a minimum distance of 100 feet from the right-of-way line.

The site plan includes 7 lots (13 through 17, 28, and 36) that have side lot lines that deviate more than 22.5 degrees a distance less than 100 feet from the right-of-way line. The unique shape of this property, as well as environmental constraints, (ie: offsite eagle's nest and adjacent tidal waters) have influenced the geometry of these lots. These lots can and will be platted. An exhibit is attached to illustrate that utilities and driveways can be located on the lots in question at the time of final design to ensure the feasibility of development at time of Final Plat.

3. LDC Section 710.1.5.1.2 – Access and Design – Backing into a right-of-way

The LDC prohibits backing into a right-of-way, except for single family and duplex dwellings. The site plan shows four angled parking spaces adjacent to the canoe launch along Street B. Street B is designed to be a one-way street that provides access to the kayak/canoe launch and lots 47 through 50. Although these parking spaces do not comply with the strict requirements of the LDC, they will function better in this configuration, because kayaks are traditionally stored on the top of cars or in the bed of a truck. Parallel parking would present challenges to loading and unloading the kayak. Additionally, the kayak launch is intended for the sole use of residents and their guests. This low volume of residential traffic limits the potential for vehicular conflicts. In order for the kayak launch to be effectively used by residents, the provision of parking is necessary. Given the reasons stated above and the graphic representation of the

Reference: Exclusive Residential Community Request for Specific Approval

intended parking spaces on the PSP, the applicant respectfully requests Specific Approval from strict compliance with this section of the LDC.

4. LDC Section 740.2.5 – Construction of all private streets must adhere to Manatee County Public Works Standards

The LDC requires private streets to adhere to the Manatee County Public Works Standards. The proposed site design includes boulevard roadway sections with rain gardens and landscaped medians. These sections are a maximum of 116' wide. Stormwater discharge from this site is required to provide additional treatment, consistent with Outstanding Florida Water treatment requirements. The rain gardens have been incorporated in the design of the community to provide enhanced on-site stormwater treatment.

Manatee County does not currently have a design standard for streets that may include rain gardens. For that reason, the applicant requests Specific Approval from the requirements of LDC Section 740.2.5, because the design of the streets is not entirely consistent with Manatee County Public Works Standards. The construction elements of the road (i.e. compaction, asphalt thickness, etc.) will comply with Manatee County Public Works Standards.

The Planned Development review process enables applicants to request consideration of innovative design alternatives that may not yet have construction standards. The proposed plan includes on-street parking designed to minimize potential conflicts with parked vehicles and through traffic. The travel lanes are proposed to be a minimum of 12' wide, consistent with LDC requirements. The applicant has worked with various County agencies, including Public Safety, West Manatee Fire & Rescue, Public Works and Building & Development Services., in order to ensure that the design provides for emergency vehicle maneuverability and access and reduces the potential for increased response times or delays for public safety personnel.

Thank you for considering these requests. Please contact our office with any questions you may have.

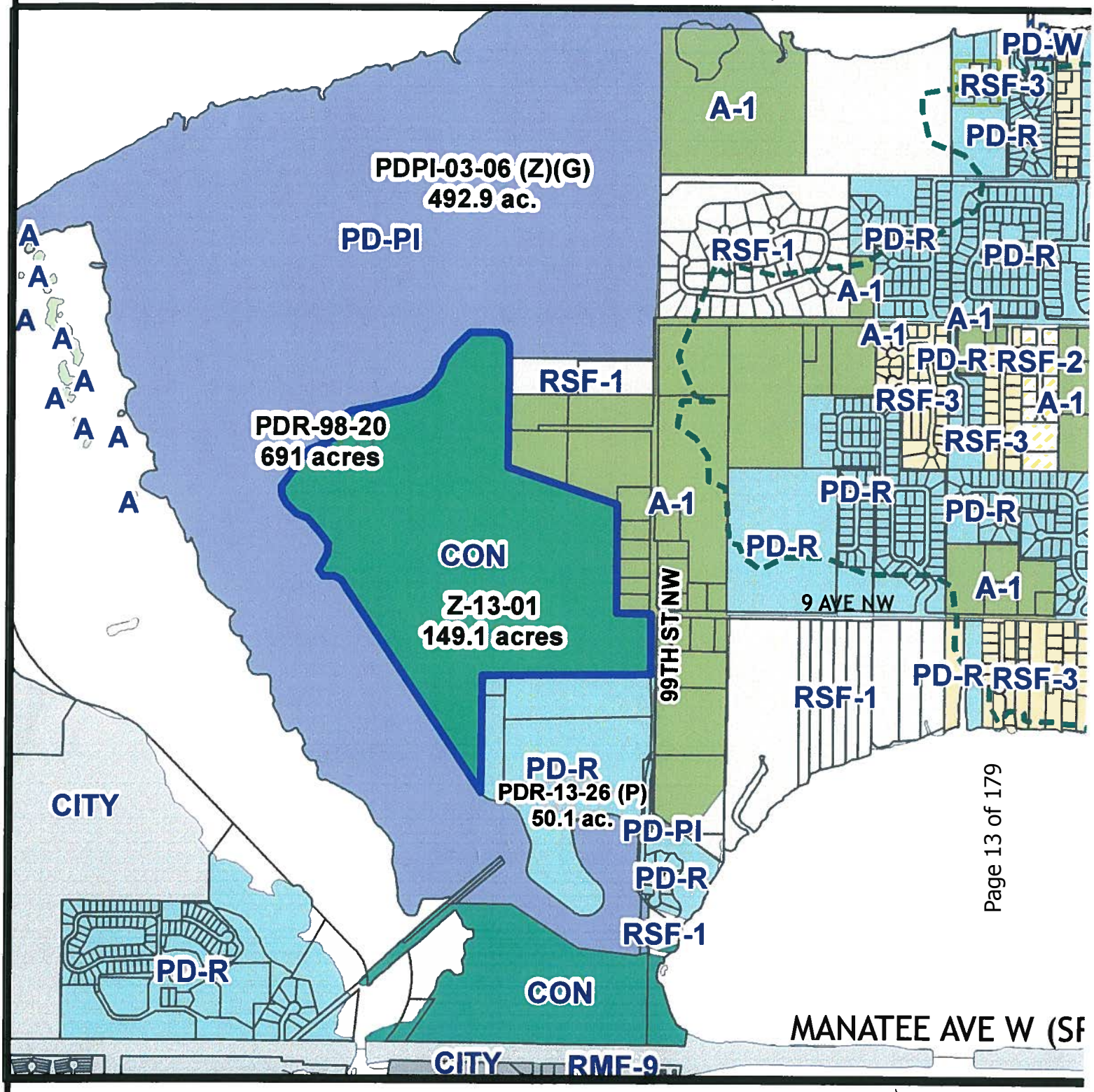
Regards,

STANTEC CONSULTING SERVICES INC.

Katie LaBarr for

Diane Chadwick, AICP
Principal, Planning
Phone: (813) 223-9500 x 246
Fax: (813) 223-0009
Diane.Chadwick@stantec.com

ROBINSON FARMS HISTORY



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Parcel ID #(s) 7309000059

Robinson Farms

Manatee County
Staff Report Map

Map Prepared 7/24/2013
1 inch = 1,216 feet

1999 - 691 acres
2003 - 492.9 ac.
2013 - 149.1 ac.
2014 - 50.1 ac.

Project Name:	Robinson
Project #:	Z-13-01
DTS#:	20130216
Proposed Use:	Rezone
S/T/R:	Sec 26,23 Twn 34 Rng 16
Acreage:	149.18
Existing Zoning:	PD-R
Existing FLU:	RES-1
Overlays:	NONE
Special Areas:	Greenway
CHH:	Y
Watershed:	NONE
Drainage Basin:	DIRECT RUNOFF TO BAY
Commissioner:	John Chappie

EXCLUSIVE RESIDENTIAL COMMUNITY

TRANSPORTATION IMPACT ANALYSIS

PREPARED FOR:

JOHN NEAL HOMES
8141 LAKEWOOD RANCH MAIN STREET
LAKEWOOD RANCH, FLORIDA 34202

PREPARED BY:

STANTEC CONSULTING SERVICES INC.
6900 PROFESSIONAL PARKWAY EAST
SARASOTA, FLORIDA 34240

FEBRUARY 2013

EXCLUSIVE RESIDENTIAL COMMUNITY TRANSPORTATION IMPACT ANALYSIS

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EXISTING LANE GEOMETRY
EXISTING SIGNAL TIMING

APPENDIX C ..... EXISTING AND FUTURE INTERSECTION VOLUMES

APPENDIX D ..... 2013 EXISTING HCS SUMMARY WORKSHEET

APPENDIX E ..... 2016 FUTURE HCS SUMMARY WORKSHEET

PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Stantec Consulting Services Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

PROJECT: Exclusive Residential Community
Transportation Impact Analysis
215611272

LOCATION: West of 99th Street NW and south of 9th Avenue NW in northwest 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 Exclusive Residential Community development in northwest Manatee County, Florida. The proposed development is located west of 99th Street NW and south of 9th Avenue Northwest and is shown in Figure 1.

Source: Google 2013

Figure 1: Project Location

The property is currently vacant. The petitioner proposes to construct 50 single-family dwelling units. The analysis will evaluate a build-out year of 2016, which represents the maximum time frame a CLOS can grant concurrency approval. Prior to undertaking the study, a methodology statement was submitted to Manatee County and approved on February 5, 2013. A copy of the proposed methodology is attached in Appendix A.

TRIP GENERATION

Traffic volumes generated by Exclusive Residential Community 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 56 PM peak-hour two-way trip ends (35 entering; 21 exiting). The trip generation results are summarized in Table 1.

Table 1: PM Peak-Hour Trip Generation

ITE Land Use Category	Units	Development Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Total Trips		
						Total	Enter	Exit
Single Family Housing - 210	Per Unit	50	ln(T) = .90ln(x) + .51	63%	37%	56	35	21

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 help 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)*.

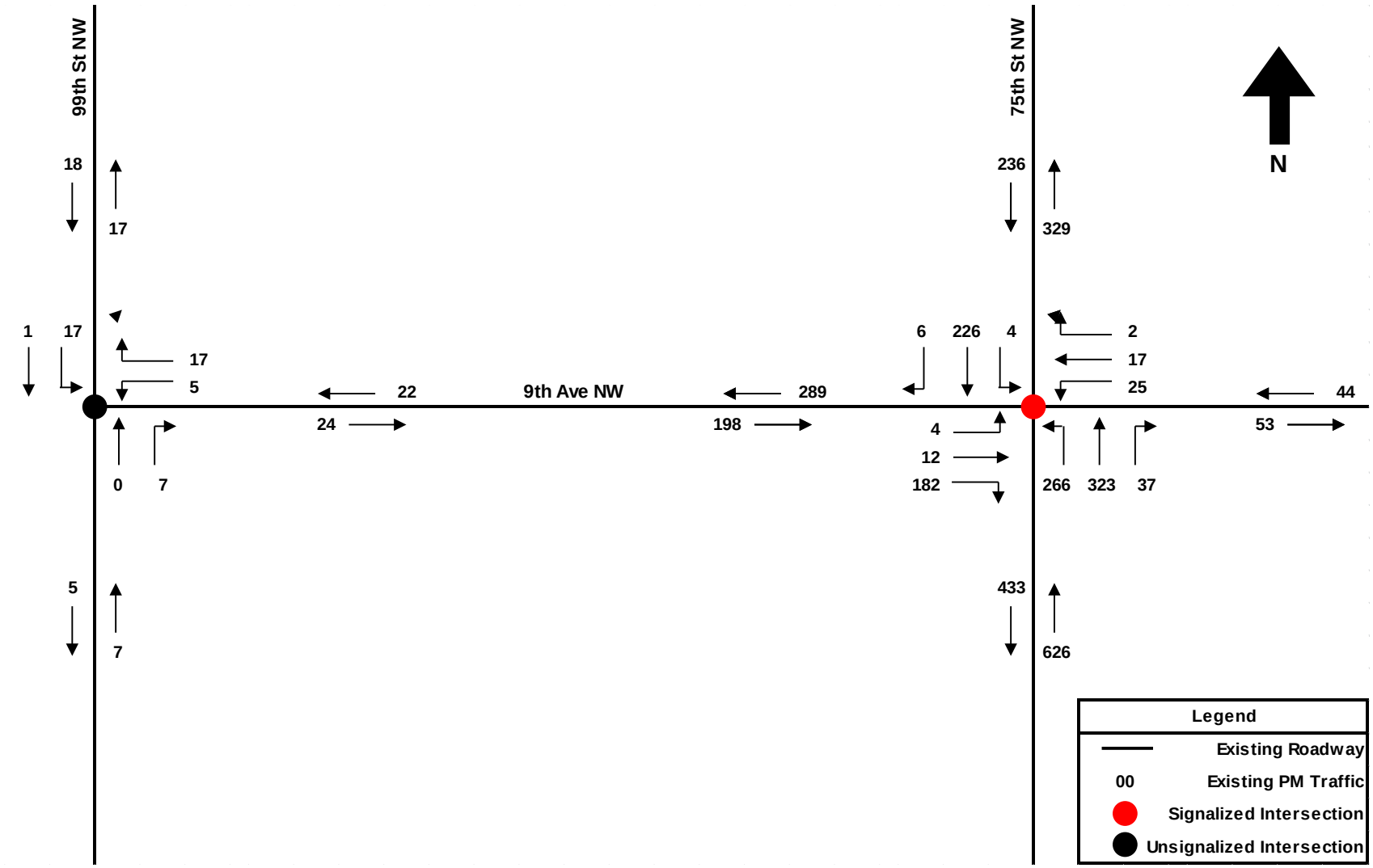

Figure 2: Existing PM Peak-Hour Peak-Season Traffic

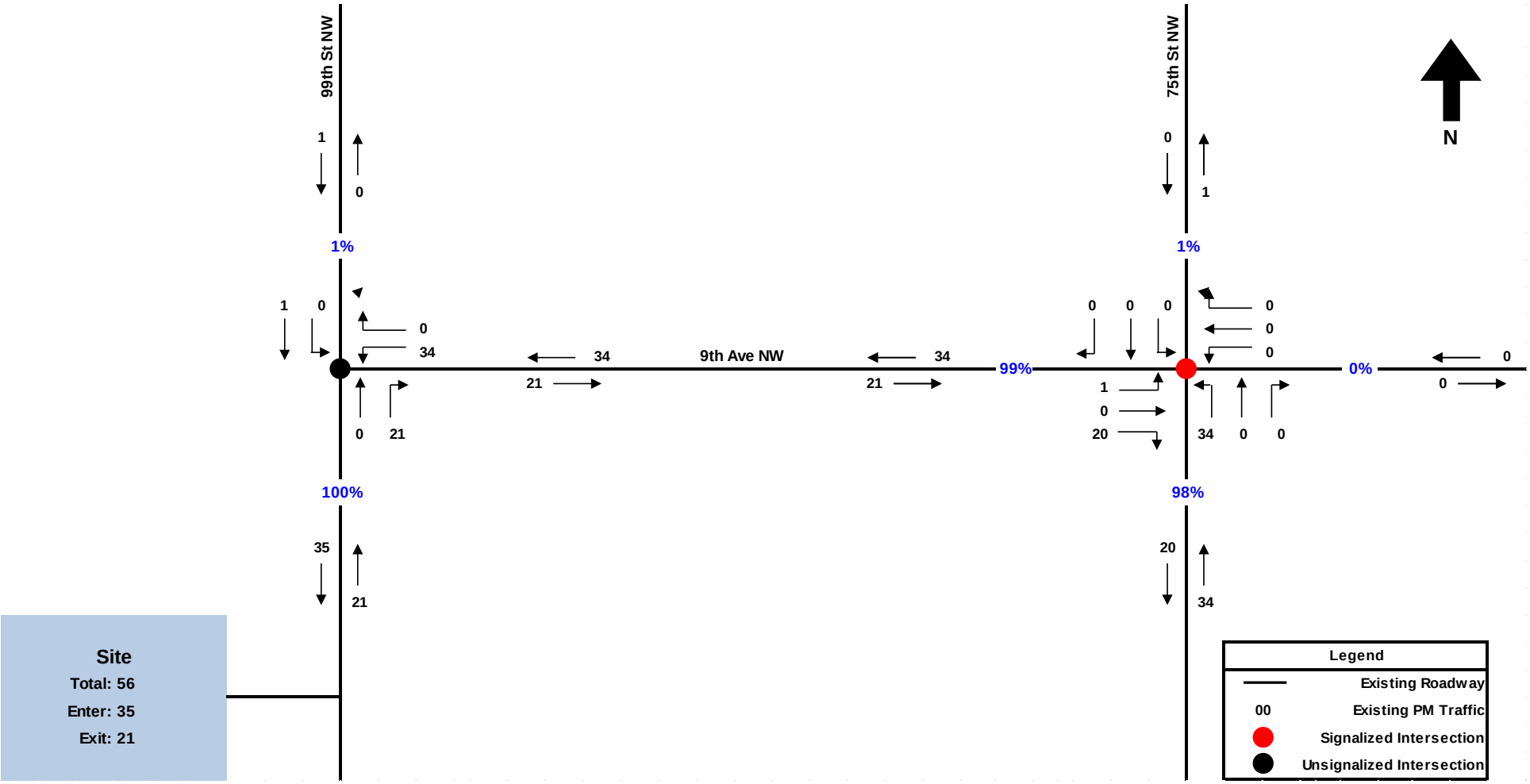

Figure 3: Project Traffic Distribution and Assignment

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.

The results of the study area determination are provided in Table 2. Per Manatee County's criteria, no regulated roadway segments exceed five percent of the adopted two-way peak-hour service volume. 9th Avenue NW and 99th Street NW were evaluated as part of this analysis. In addition, detailed intersection analyses were performed at 99th Street NW/9th Avenue NW and 75th Street NW/9th Avenue NW intersection.

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		
9th Avenue NW								
75th St NW to 83rd St NW	D	2	1,112	99%	55	4.9%	No	No
83rd St NW to 99th St NW	D	2	1,112	99%	55	4.9%	No	**Yes**
99th Street NW								
17th Ave NW to 9th Ave NW	D	2	1,112	1%	1	0.1%	No	**Yes**
9th Ave NW to Site[1]	n/a			100%	56	n/a		

1. Segment not listed in Manatee County Concurrency Level of Service Link Sheet. Segment only included to show how project traffic accesses the regulated roadway network.

2013 EXISTING TRAFFIC CONDITIONS

Vehicle turning movement counts were conducted at the study area intersections on Thursday January 31, 2013. The turning movement counts were taken during the PM peak period (4:00 PM to 6:00 PM) to quantify existing PM peak-hour conditions. The turning movement counts at the intersection were then adjusted by the FDOT peak-season conversion factor of 1.04. The existing PM peak-hour peak-season traffic volumes are shown in Figure 2. The peak-season factors, turning movement counts, existing lane geometry, and signal timing information are attached in Appendix B.

Roadway Analysis

Roadway segmentation and service volumes were taken from the Manatee County *Concurrency Transportation Link Sheet Level of Service Analysis Roadway Segments (October 2012)*. Existing segment volumes were obtained from the peak-season volumes entering/exiting the intersections during the peak-hour. The results of the 2013 existing level-of-service analysis are summarized in Table 3 and indicate that all segments within the study area are operating within Manatee County's adopted level-of-service standards.

Table 3: 2013 Existing Segment Conditions

Road Name and Segment	Adopted LOS			Peak Hour Base	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume		
9th Avenue NW					
75th St NW to 83rd St NW	D	2	1,112	46	No
83rd St NW to 99th St NW	D	2	1,112	487	No
99th Street NW					
17th Ave NW to 9th Ave NW	D	2	1,112	35	No

Intersection Analysis

The intersection analysis was performed using the Highway Capacity Software (HCS). As part of the analysis, existing lane geometry was used at the study intersections. Manatee County has adopted an overall intersection level-of-service standard of D with each intersection movement having a v/c ratio less than 1.0. To evaluate unsignalized intersections, where an overall intersection level-of-service standard cannot be obtained, each movement and approach was analyzed to ensure that vehicles did not experience excessive delay and that the volume to capacity ratio (v/c ratio) was less than 1.0. The results of the HCS intersection analysis are summarized in Table 4 and indicate that both intersections currently meet Manatee County's adopted level-of-service standards.

Table 4: 2013 Existing Intersection Conditions

Intersection	Type	Overall Intersection LOS		Delay[1] (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Existing			EB	WB[2]	NB	SB
99th St NW & 9th St NW	Unsignalized	D	n/a	8.9	0.06	--	A	A	A
75th St NW & 9th St NW	Signalized	D	B	11.5	0.427	C	C	A	B

1. Delay for the unsignalized intersection is shown for the worst approach/movement (SB).

2. For the unsignalized intersection, the WB approach level-of-service reported represents the left turn movement.

The intersection volume tables are provided in Appendix C. The 2013 existing HCS intersection worksheets are provided in Appendix D and electronic versions of the files are attached on the accompanying CD.

2016 FUTURE CONDITIONS

The future traffic conditions were analyzed for 2016. The future traffic conditions consist of the existing PM peak-hour peak-season traffic volumes, reserved traffic listed in Manatee County's *Concurrency Transportation Link Sheet (October 2012)*, and project traffic. The 2016 future PM peak-hour peak-season total traffic volumes are shown in Figure 4.

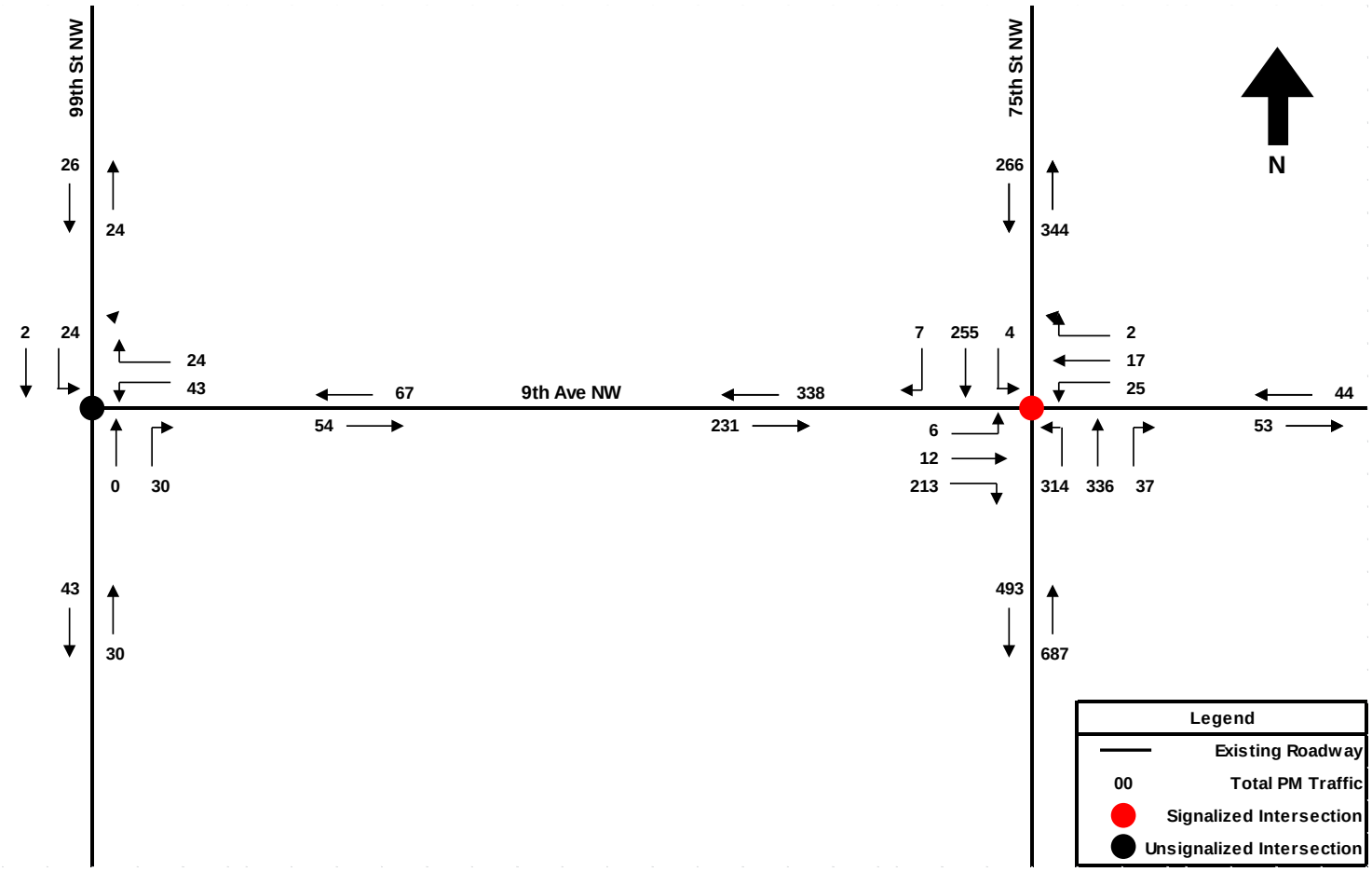

Figure 4: Future PM Peak-Hour Total Traffic

Roadway Analysis

2016 future segment volumes consist of the existing PM peak-hour peak-season traffic volumes, reserved traffic listed in the Manatee County *Concurrency Transportation Link Sheet Level of Service Analysis Roadway Segments (October 2012)*, and project traffic. The results of the 2016 future level-of-service analysis are summarized in Table 5 and indicate that all segments within the study area are anticipated to continue to operate within Manatee County's adopted level-of-service standards. No roadway improvements are required in conjunction with this project.

Table 5: 2016 Future Segment Conditions

Road Name and Segment	Adopted LOS			Peak Hour Base	Peak Hour Res	Project Traffic	Total Traffic	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume					
9th Avenue NW								
75th St NW to 83rd St NW	D	2	1,112	487	27	55	569	No
83rd St NW to 99th St NW	D	2	1,112	46	47	55	148	No
99th Street NW								
17th Ave NW to 9th Ave NW	D	2	1,112	35	14	1	50	No

Intersection Analysis

The 2016 analysis used the same geometry as the existing analysis. The results of the HCS intersection analysis are summarized in Table 6 and indicate that both intersections are anticipated to continue to operate within Manatee County's adopted level-of-service standards. No intersection improvements are required in conjunction with this project.

Table 6: 2016 Future Intersection Conditions

Intersection	Type	Overall Intersection LOS		Delay[1] (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Total			EB	WB[2]	NB	SB
99th St NW & 9th St NW	Unsignalized	D	n/a	9.8	0.120	--	A	A	A
75th St NW & 9th St NW	Signalized	D	B	12.2	0.524	C	C	A	B

1. Delay for the unsignalized intersection is shown for the worst approach/movement (SB).
2. For the unsignalized intersection, the WB approach level-of-service reported represents the left turn movement.

The intersection volume tables are provided in Appendix C. The 2016 future HCS intersection worksheets are provided in Appendix E and electronic versions of the files are attached on the accompanying CD.

CONCLUSION

Exclusive Residential Community consists of 50 single-family dwelling units and is estimated to generate 56 PM peak-hour trip ends (35 entering; 21 exiting). As the capacity analysis documented in this report indicates, all study area roadway segments and study area intersections are currently operating within Manatee County's adopted level-of-service standards and are anticipated to continue to operate within Manatee County's adopted level-of-service standards with the addition of the project traffic. Therefore, Exclusive Residential Community will not require any off-site traffic improvements.

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, February 13, 2014 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:

PDR-13-26(P) – EXCLUSIVE RESIDENTIAL COMMUNITY (DTS #20130211)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 50 single family detached lots on approximately 50.7 acres, located west of 99th Street Northwest and south of 9th Avenue Northwest, Bradenton, Florida in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-35(P) – WOODBROOK II (DTS #20130359; BUZZSAW # B00000231)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 77 single family detached units on approximately 53.78 acres, located south of Whitfield Avenue, between Prospect Road and Lockwood Ridge Road, and extending south to the Trails Subdivision, Bradenton, Florida in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
01/29/2014

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

Date of pub: January 29, 2014

PRELIMINARY SITE PLAN

EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST,
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY

JOHN NEAL HOMES, INC.

8141 LAKEWOOD MAIN STREET
SUITE 210
LAKEWOOD RANCH, FLORIDA 34202
941-328-1202

DEVELOPMENT DATA

EXISTING SITE CONDITIONS

1. TOTAL SITE AREA IS 50.71± AC
2. THE SITE IS CURRENTLY ZONED PD-R AND PD-PI.
3. THE KNOWN EASEMENT, RIGHT-OF-WAY DEDICATION, VACANT BUILDINGS AND DRIVEWAYS ARE SHOWN ON THE PLANS. THERE ARE NO KNOWN HISTORIC SITES ON SITE.
4. THE KNOWN LOCATION OF EXISTING RIGHTS-OF-WAY, DRAINAGEWAYS AND UTILITIES ON CONTIGUOUS PROPERTIES ARE SHOWN ON THE PLANS.
5. THE EXISTING TOPOGRAPHIC CONTOURS ARE BASED ON GIS LIDAR DATA, AND ARE DISPLAYED IN THE NGVD 29 DATUM. THE SOURCE DATA WAS CONVERTED FROM NAVD88 DATUM TO NGVD 29 DATUM USING A CONVERSION FACTOR OF 0.98 FT.
6. THIS SITE LIES IN ZONES A13 EL. 10' AND 11', AND A12 EL. 10' NGVD 1929 PER FIRM PANELS 120153 0168B AND 0306B, REVISED 3/15/84. DIGITAL MAPS (D-FIRMS) EFFECTIVE 3/17/14 PLACE THE SITE IN AE WITH ELEVATIONS OF 9' AND 10 NAVD 1988. (NOTE DATUM CHANGE)
7. THE SITE IS LOCATED WITHIN A FEMA FLOODPLAIN.
8. EXISTING TREE GROUPINGS ARE SHOWN ON LANDSCAPE PLANS AND AERIAL.

DEVELOPMENT DESCRIPTIONS

9. PROPOSED SITE COVERAGE:
   THE PROPOSED PROJECT INCLUDES:
   SINGLE-FAMILY DETACHED RESIDENTIAL UNITS

   GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE
   GROSS RESIDENTIAL ACREAGE = 50.71± AC
   PROPOSED NUMBER OF RESIDENTIAL UNITS = 50
   GROSS DENSITY = 1 DU/ACRE
   50 / 50.71± AC

   NET DENSITY: TOTAL UNITS / (GROSS ACREAGE – WETLANDS, MITIGATION, WETLAND BUFFERS, AMENITY AREA, LANDSCAPE BUFFERS AND OTHER UPLAND OPEN SPACES)
   AMENITY ACREAGE = 9.32 AC
   LANDSCAPE BUFFERS = 2.01± AC
   OTHER OPEN SPACE = 10.78± AC
   TOTAL AREA = 22.11± AC
   NET DENSITY = 1.75 DU/AC
   50 / 28.56 (50.71 AC – 22.11 AC)

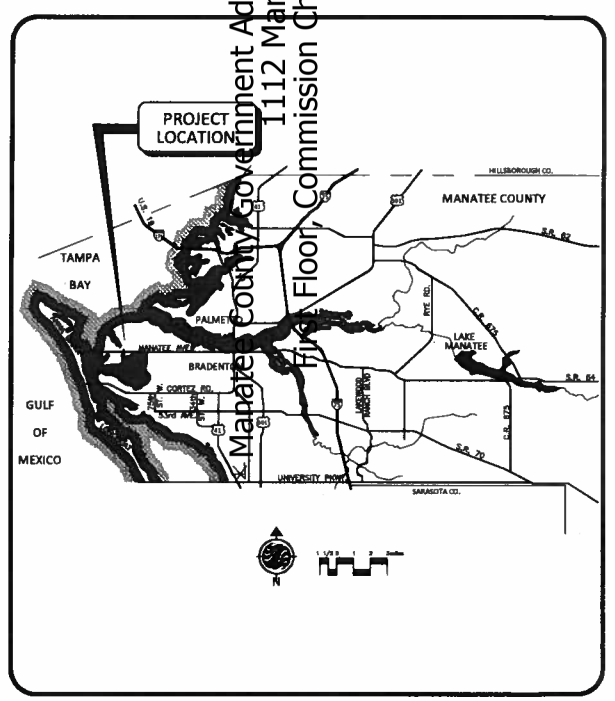
   REQUIRED OPEN SPACE (25% OF 50.71 AC DEVELOPED SITE AREA) = 12.68± AC

   AMENITY ACREAGE = 9.32 AC
   TOTAL LAKES = 2.54± AC
   LANDSCAPE BUFFER = 2.01± AC
   OTHER OPEN SPACE = 10.78± AC
   TOTAL OPEN SPACE AREA = 24.65± AC
   TOTAL OPEN SPACE PROVIDED 48% (24.65± AC/50.71± AC)

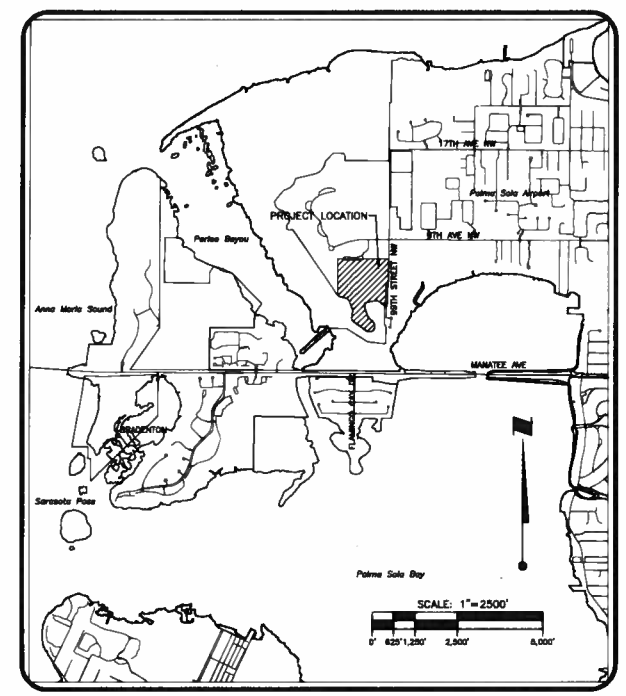
PROPOSED SITE DESIGN

10. THE PROJECT WILL BE CONSTRUCTED IN PHASES. PHASING SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
11. RESIDENTIAL LOT REQUIREMENTS:
    BUILDING SETBACKS:
    FRONT – 20'**
    SIDE – 7.5*
    SIDE/CORNER – 15'*
    REAR – 15'*
    * MINIMUM WATERFRONT SETBACK WILL BE 30'. MINIMUM TIDAL WATERFRONT SETBACK WILL BE 50'. MINIMUM SETBACK TO WETLAND BUFFER = 15'
    ** MINIMUM FRONT FACING GARAGE DOOR SETBACK WILL BE 25'.
12. PARKING REQUIREMENTS:
    PARKING REQUIRED TO BE DETERMINED AT TIME OF FINAL SITE PLAN, TO CONFORM TO LDC.
13. ALL REQUIRED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 722, "INSTALLATION OF REQUIRED IMPROVEMENTS," OF THE MANATEE COUNTY LDC.
14. A STATEMENT OF SCHOOL NEEDS LETTER HAS BEEN SUBMITTED TO MANATEE COUNTY.
15. THE STORMWATER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND CHAPTER 40-D F.A.C. REQUIREMENTS.
16. WATER QUALITY TREATMENT WILL BE PROVIDED BY THE PROPOSED WET DETENTION LAKES AND THE PROPOSED RAIN GARDENS.
17. NO STREET LIGHTING IS PROPOSED AT THIS TIME.
18. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
19. THERE ARE NO KNOWN EXISTING DEED RESTRICTIONS OR COVENANTS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
20. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT AS APPROVED BY MANATEE COUNTY.
21. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE.
22. THE DEVELOPMENT SHALL ADHERE TO SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC). LANDSCAPE AND BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY LDC.
23. ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE.
24. WELLS CURRENTLY EXIST ON SITE (THE LOCATIONS OF WHICH HAVE NOT BEEN SURVEYED). ALL EXISTING WELLS ENCOUNTERED ON THE SITE NOT TO BE UTILIZED FOR IRRIGATION ARE TO BE ABANDONED AND SHALL BE PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER PRIOR TO DEVELOPMENT OR EXCAVATION OF THE PHASE IN WHICH THE RESPECTIVE WELL IS LOCATED.
25. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE ROADS WILL EITHER BE (I) OWNED AND MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT, OR (II) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION EXCEPT AS NOTED ON THE PLANS. SEE TYPICAL ROADWAY SECTION.
26. FIRE HYDRANTS SHALL BE INSTALLED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. A MINIMUM OF 1,000 GPM OF FIRE FLOW WILL BE PROVIDED AT EACH HYDRANT. DETAILED PLANS OF FIRE HYDRANT SPACING AND WATER DISTRIBUTION MAINS WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
27. IRRIGATION SOURCE TO BE AN EXISTING 6" RECLAIMED WATER MAIN ALONG 99TH STREET PROVIDED THERE IS ADEQUATE PRESSURE WITHIN THE MAIN TO SERVE THE COMMUNITY AT THE TIME OF FSP/CONSTRUCTION PERMITTING. OTHERWISE, THE DEVELOPER RESERVES THE RIGHT TO USE A WELL FOR IRRIGATION DISTRIBUTION.
28. REUSE, SEWER AND POTABLE WATER SYSTEMS WILL EITHER BE (I) OWNED AND MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT, OR (II) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
29. THE REQUIREMENT FOR A COMMUNITY FOCAL POINT FOUND IN LDC 803.7.4.4. IS TO BE SATISFIED BY THE TRAIL SYSTEM, KAYAK LAUNCH AND PASSIVE OPEN SPACE AREAS DEPICTED HEREIN. PLEASE REFER TO THE MASTER SITE PLAN SHEET. THE APPLICANT RESERVES THE RIGHT TO ALTER THE FINAL CONFIGURATION OF THESE FACILITIES OR SUBSTITUTE THEM FOR FEATURES WITH AN EQUIVALENT DEGREE OF COMPLIANCE WITH THE REQUIREMENT FOR A COMMUNITY FOCAL POINT
30. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
31. 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.
32. PRIOR TO FINAL PLAT ALL PERMANENT REFERENCE MONUMENTS AND LOT CORNERS SHALL BE INSTALLED. PERMANENT CONTROL POINTS SHALL BE CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF RECORDING OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND
33. NATURE TRAILS PROPOSED ON THIS PLAN SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR CDD.

Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL LOCATION MAP
3	MASTER SITE PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY SITE PLAN
6	PRELIMINARY SITE PLAN
7	DETAILS AND SECTIONS
	LANDSCAPE
L1	LANDSCAPE PLAN
L2	LANDSCAPE NOTES
	SUPPLEMENTAL DRAWINGS
1 OF 1	VEHICULAR ACCESS AND CIRCULATION EXHIBIT

NO.	DATE	DESCRIPTION	BY
4			
3			
2			
1			
4	01/10/14	REVISED PER MANATEE COUNTY COMMENTS	RTD/BB450
3	12/04/13	REVISED PER MANATEE COUNTY COMMENTS	RTD/BB450
2	10/29/13	REVISE CUL-DE-SAC LOTS (LOTS 13-17)	RTD/BB450
1	10/16/13	REVISE PER ADJACENT WETLAND LOCATION	RTD/BB450
0	08/27/13	REVISED PER MANATEE COUNTY COMMENTS	RTD/BB450

STATUS : REVISIONS

PROJECT MANAGER	PROJECT ENGINEER
ANDREW D. EILAND, P.E. FLORIDA LICENSE NO. 69810	EDUARDO BRAVO

PRELIMINARY SITE PLAN

PROJECT NAME: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

APPROVED _____ Date _____ File Number

Project Planner (PD) _____
Project Engineer (PW) _____
Concurrency (PD) _____
Natural Resources Dept. _____
Environmental Health _____
Fire District _____
Owner/Agent _____

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

PROJECT NUMBER
215611272

DATE	INDEX NUMBER
MAY 2013	215611272-01-001

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
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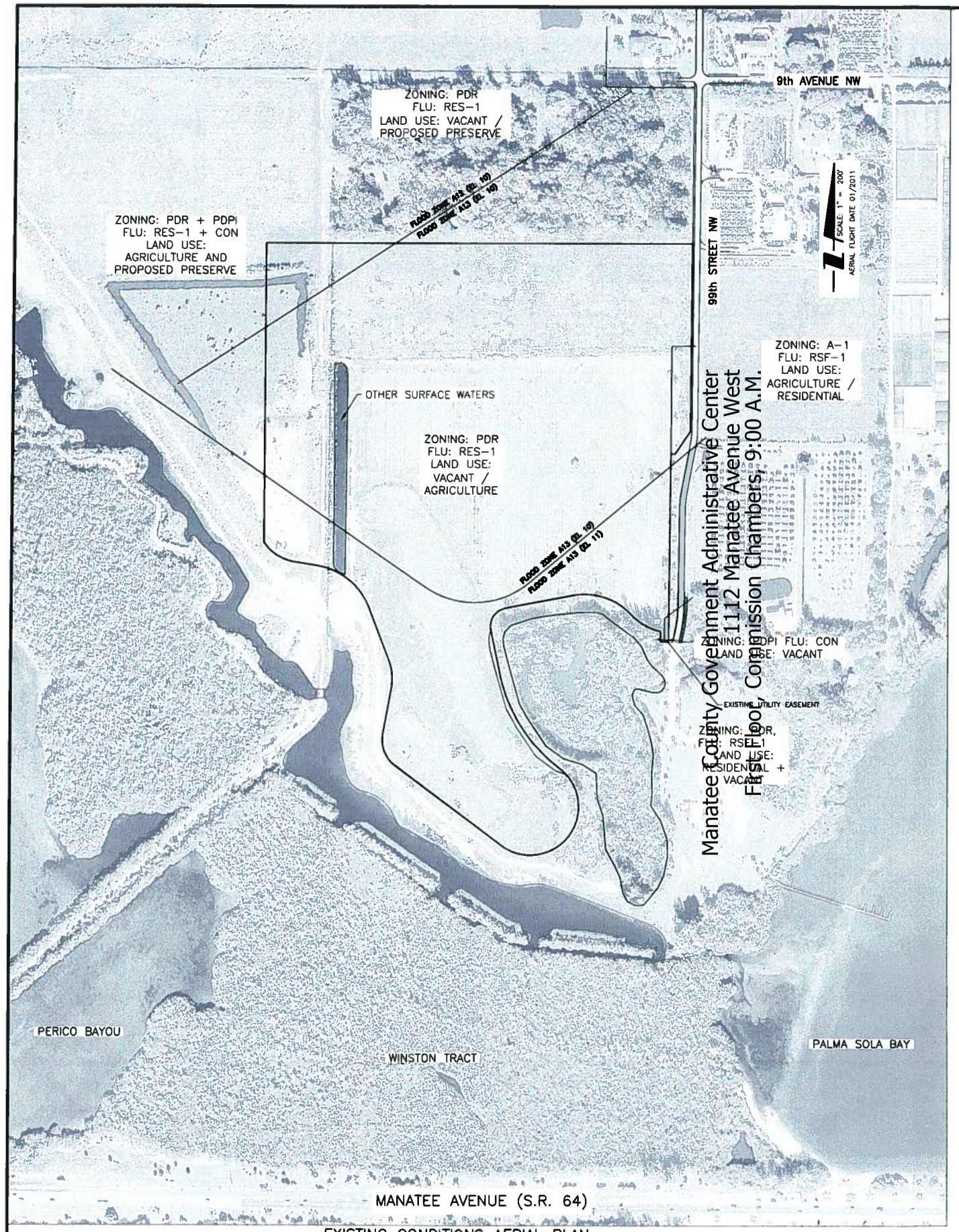
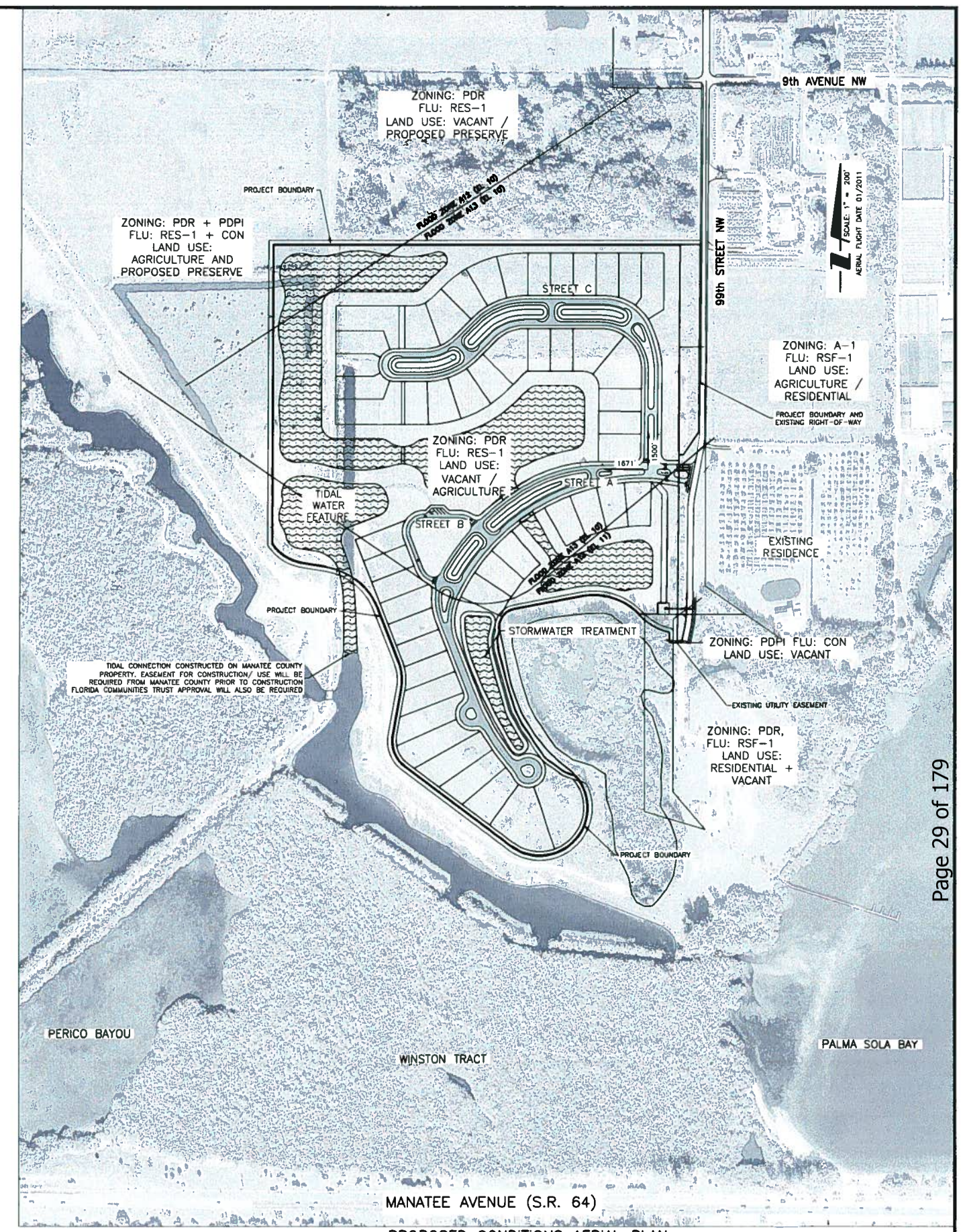


EXISTING CONDITIONS AERIAL PLAN



PROPOSED CONDITIONS AERIAL PLAN

Manatee County Government Administrative Center
1112 Manatee Avenue West
Commission Chambers, 9:00 A.M.
February 11, 2014

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	ACTIVITY	INITIALS/EMP. NO.	DATE
E	REVISE PER MANATEE COUNTY COMMENTS	01/10/14	RTD/89450		DESIGNED BY:	89450	2013/05
C	REVISE CUL-DE-SAC LOTS (LOTS 13-17)	10/29/13	RTD/89450		DRAWN BY:		2013/05
B	REVISE PER ADJACENT WETLAND LOCATION	10/15/13	RTD/89450		CHECKED BY:		
A	REVISED PER MANATEE COUNTY COMMENTS	08/27/13	RTD/89450		CONTRACT ADMIN. BY:		
					WM APPROVED BY:		

Stantec
6500 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2913 • www.stantec.com

CLIENT: JOHN NEAL HOMES, INC.

PROJECT: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

DATE: 2013/05
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: NA
SEC: 28 TWP: 34S RGE: 16E

TITLE: AERIAL SITE MAP

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611272

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 66818

INDEX NUMBER: 215611272-01C-002PL
SHEET NUMBER: 2 OF 7

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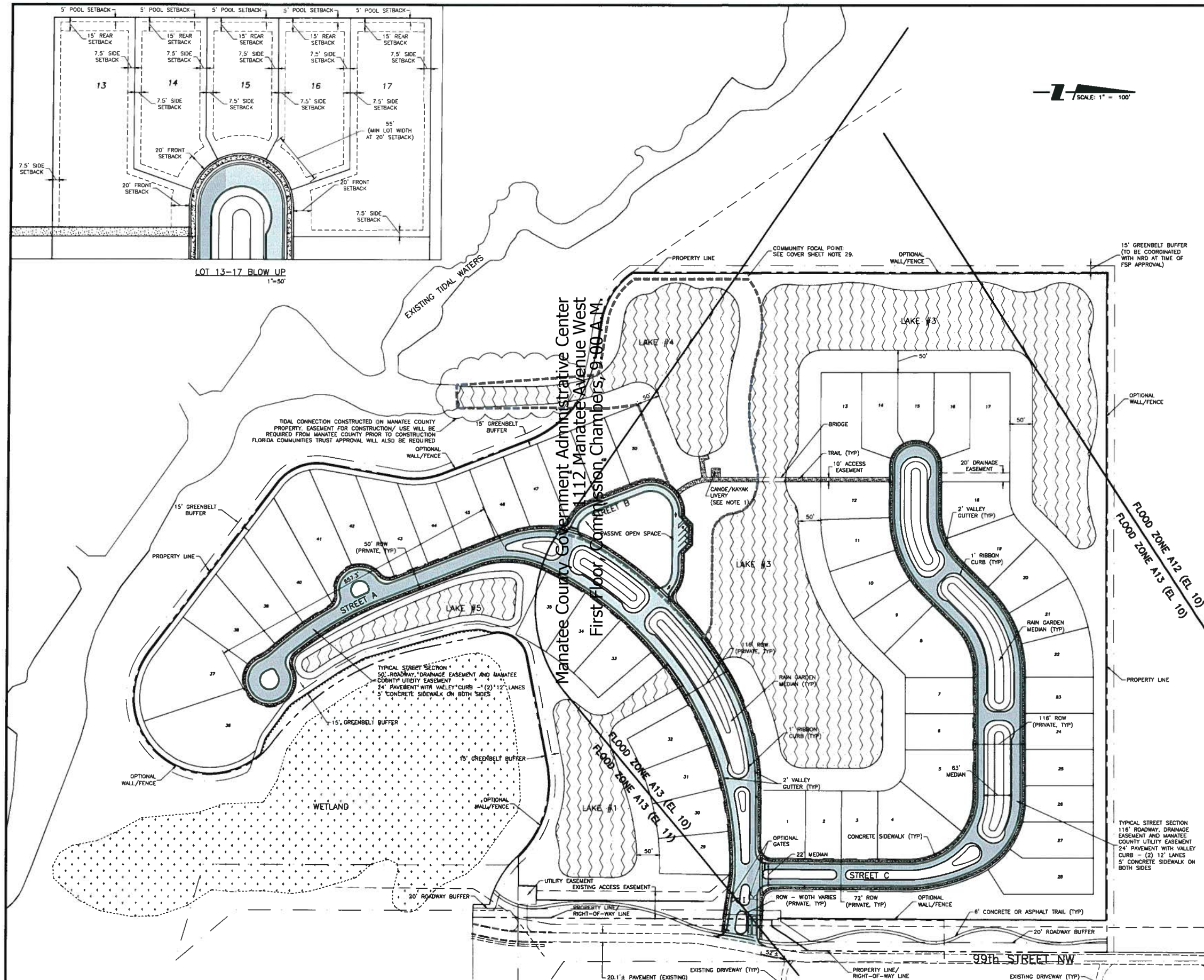
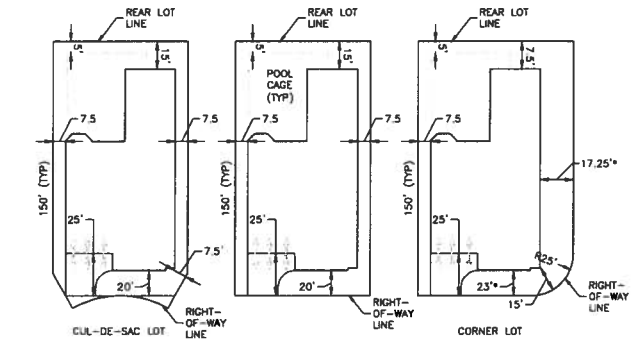
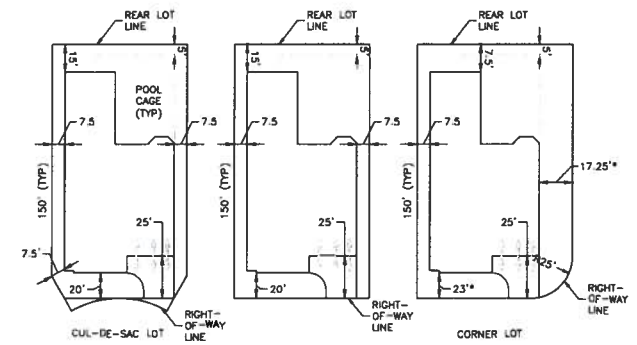
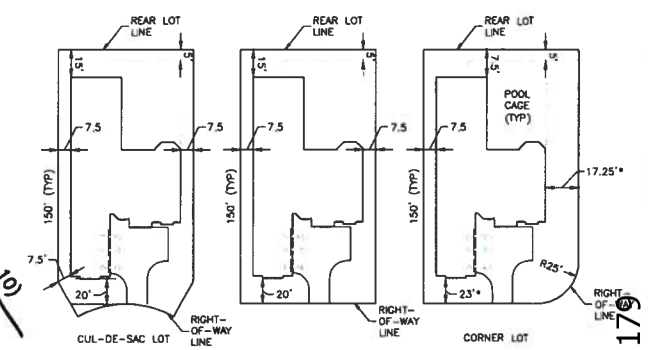




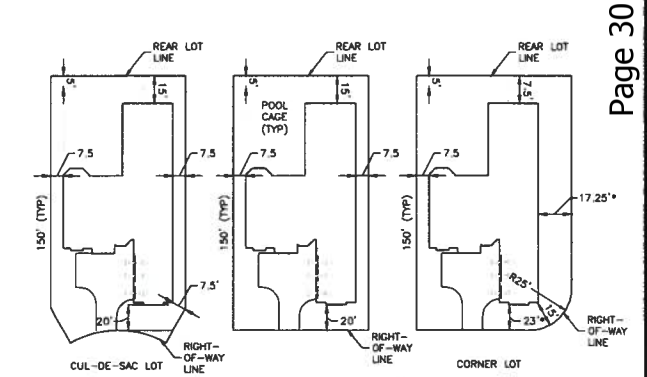
TYPICAL FRONT LOADED LOT DETAIL (GARAGE LEFT)



TYPICAL FRONT LOADED LOT DETAIL (GARAGE RIGHT)



TYPICAL SIDE LOADED LOT DETAIL (GARAGE LEFT)



TYPICAL SIDE LOADED LOT DETAIL (GARAGE RIGHT)

*17.25' = 15' + 15' X 15% *23' = 20' + 20' X 15% (LDC 907.72)

A 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES AND A 5' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES

NOTES:
1) FINAL CONFIGURATION OF STORMWATER SYSTEM TO BE DETERMINED WITH FINAL SITE PLAN. APPLICANT RESERVES THE RIGHT TO VARY THE PROPORTION OF THOSE AREAS THAT ARE TIDALLY CONNECTED VERSUS THOSE TO SERVE AS STORMWATER LAKES.

REV NO.	REVISION	DATE	DRAWN BY / DWP. NO.	CHECKED BY / DWP. NO.
E	REVISE PER MANATEE COUNTY COMMENTS	01/10/14	RTD/89450	
C	REVISE CUL-DE-SAC LOTS (LOTS 13-17)	10/29/13	RTD/89450	
B	REVISE PER ADJACENT WETLAND LOCATION	10/16/13	RTD/89450	
A	REVISED PER MANATEE COUNTY COMMENTS	08/27/13	RTD/89450	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	89450	2013/05
DRAWN BY:		2013/05
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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Certificate of Authorization #27913 • www.stantec.com

CLIENT: JOHN NEAL HOMES, INC.
PROJECT: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

DATE: 2013/05
HORIZONTAL SCALE: 1" = 100
VERTICAL SCALE: NA
SEC: 26 TWP: 34S RGE: 16E
CROSS REFERENCE FILE NO.:

TITLE: MASTER SITE PLAN

PROJECT NUMBER: 215611272

ANDREW D. ELLAND, P.E.
FLORIDA LICENSE NO. 68610
INDEX NUMBER: 215611272-01C-102SP
SHEET NUMBER: 3 OF 7

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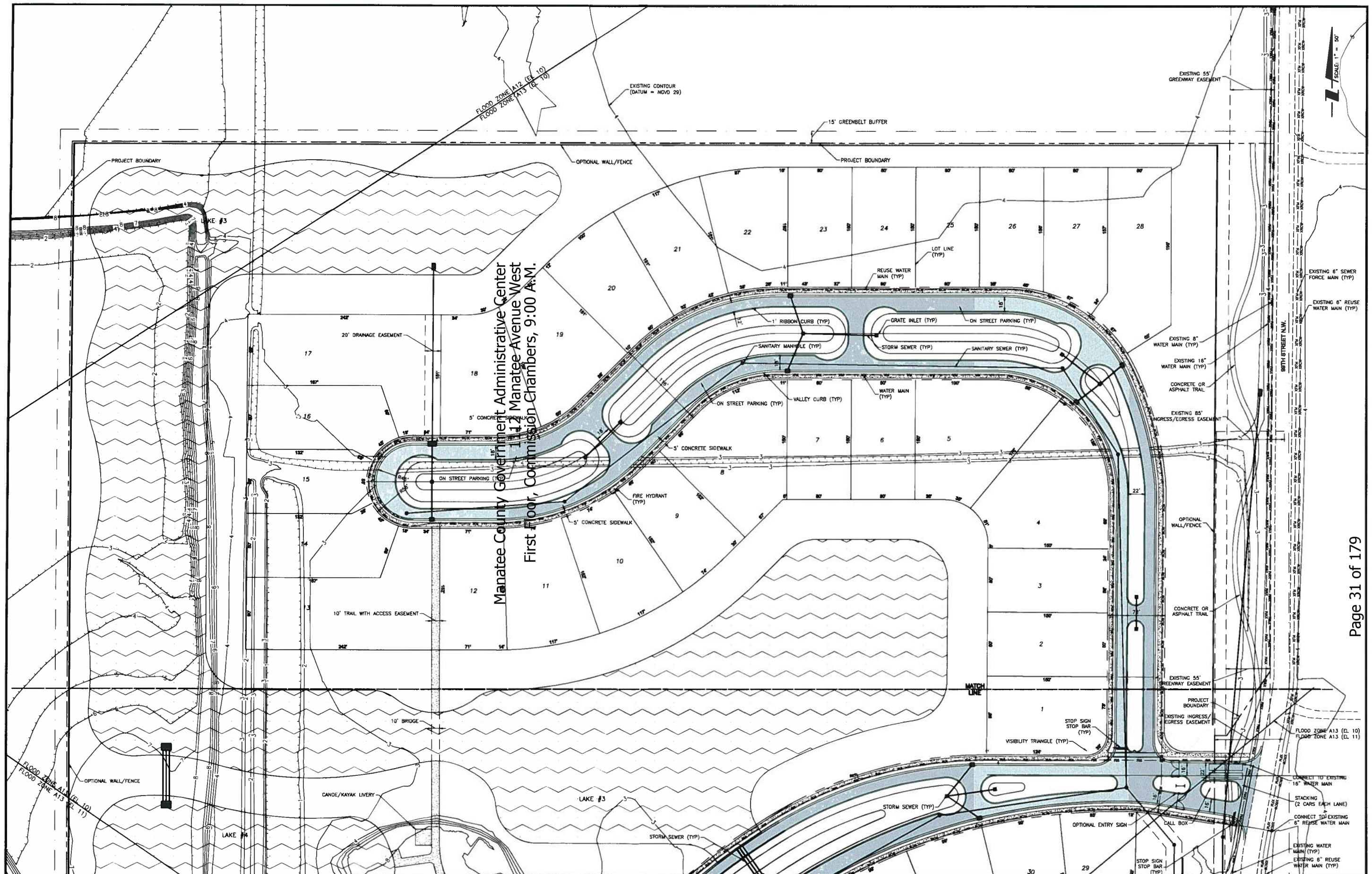

Manatee County Government Administrative Center
First Floor, Commission Chambers, 9:00 A.M.
1112 Manatee Avenue West

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	REVISE PER MANATEE COUNTY COMMENTS	01/10/14	RTD/89450	
C	REVISE CUL-DE-SAC LOTS (LOTS 13-17)	10/29/13	RTD/89450	
A	REVISED PER MANATEE COUNTY COMMENTS	08/27/13	RTD/89450	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	89450	2013/05
DRAWN BY:		2013/05
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Stantec
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Certificate of Authorization #27913 • www.stantec.com

CLIENT: JOHN NEAL HOMES, INC.

PROJECT: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

DATE: 2013/05
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: NA
SEC: 26 TWP: 34S RGE: 16E

TITLE: PRELIMINARY SITE PLAN

CROSS REFERENCE FILE NO.:

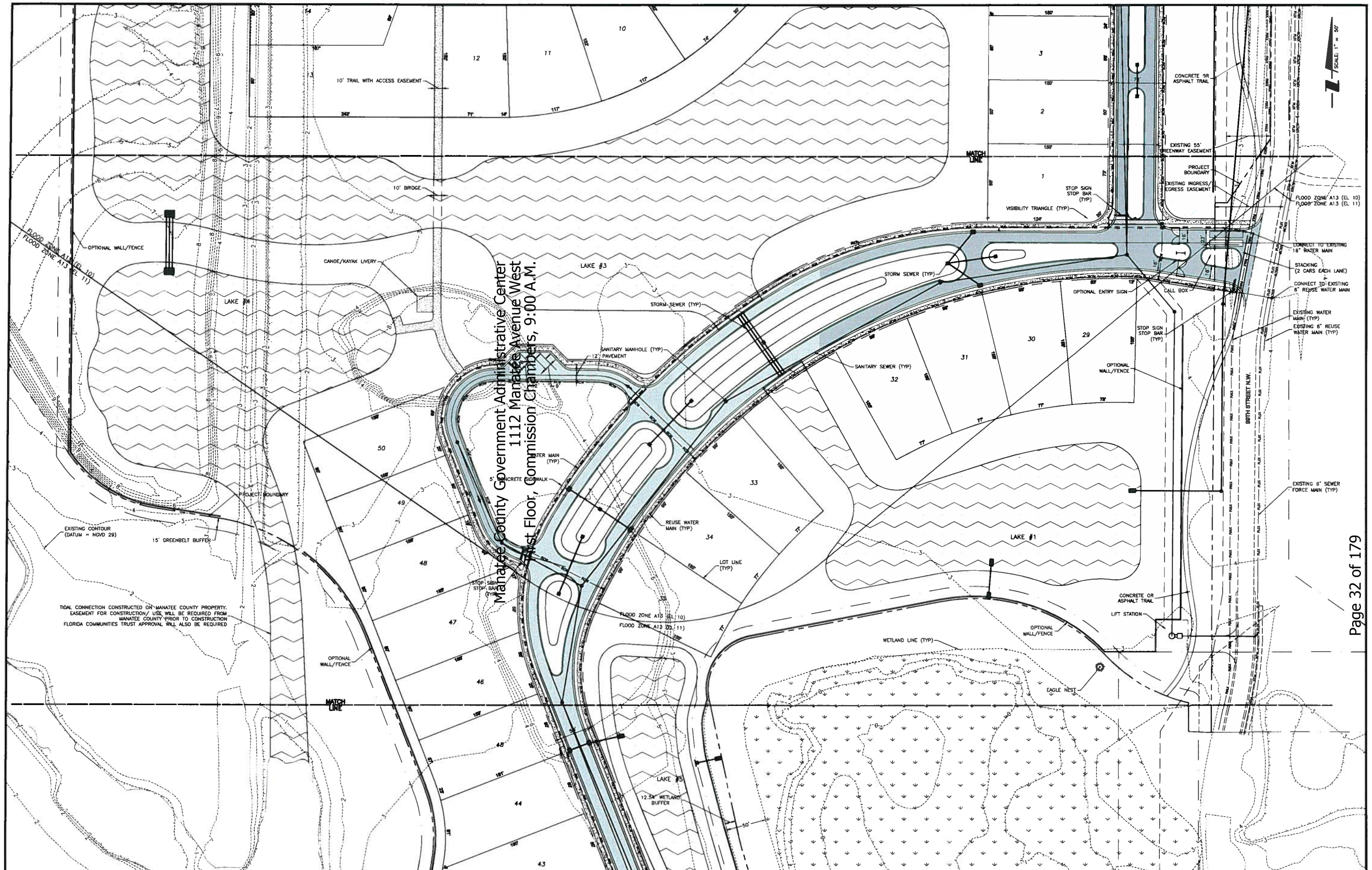
PROJECT NUMBER: 215611272

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 68810

INDEX NUMBER: 215611272-01C-111SP

SHEET NUMBER: 4 of 7

Saved: 1/13/2014 4:05:39 PM ROCKENS | Plotted: 1/13/2014 4:13:07 PM ROCKENS | W:\2156\active\215611272\civil\drawing\01\sheet_files\215611272-01C-111SP.dwgP Site Plan



Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	REVISE PER MANATEE COUNTY COMMENTS	01/10/14	RTD/89450	
B	REVISE PER ADJACENT WETLAND LOCATION	10/16/13	RTD/89450	
A	REVISED PER MANATEE COUNTY COMMENTS	08/27/13	RTD/89450	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	89450	2013/05
DRAWN BY:		2013/05
CHECKED BY:		
CONTRACT ADMIN BY:		
WM APPROVED BY:		

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CLIENT: JOHN NEAL HOMES, INC.

PROJECT: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

DATE: 2013/05
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: NA
SEC: 26 TWP: 34S RGE: 18E
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215611272

ANDREW D. GILAND, P.E.
FLORIDA LICENSE NO. 69810
SHEET NUMBER: 215611272-01C-111SP
SHEET NUMBER: 5 of 7

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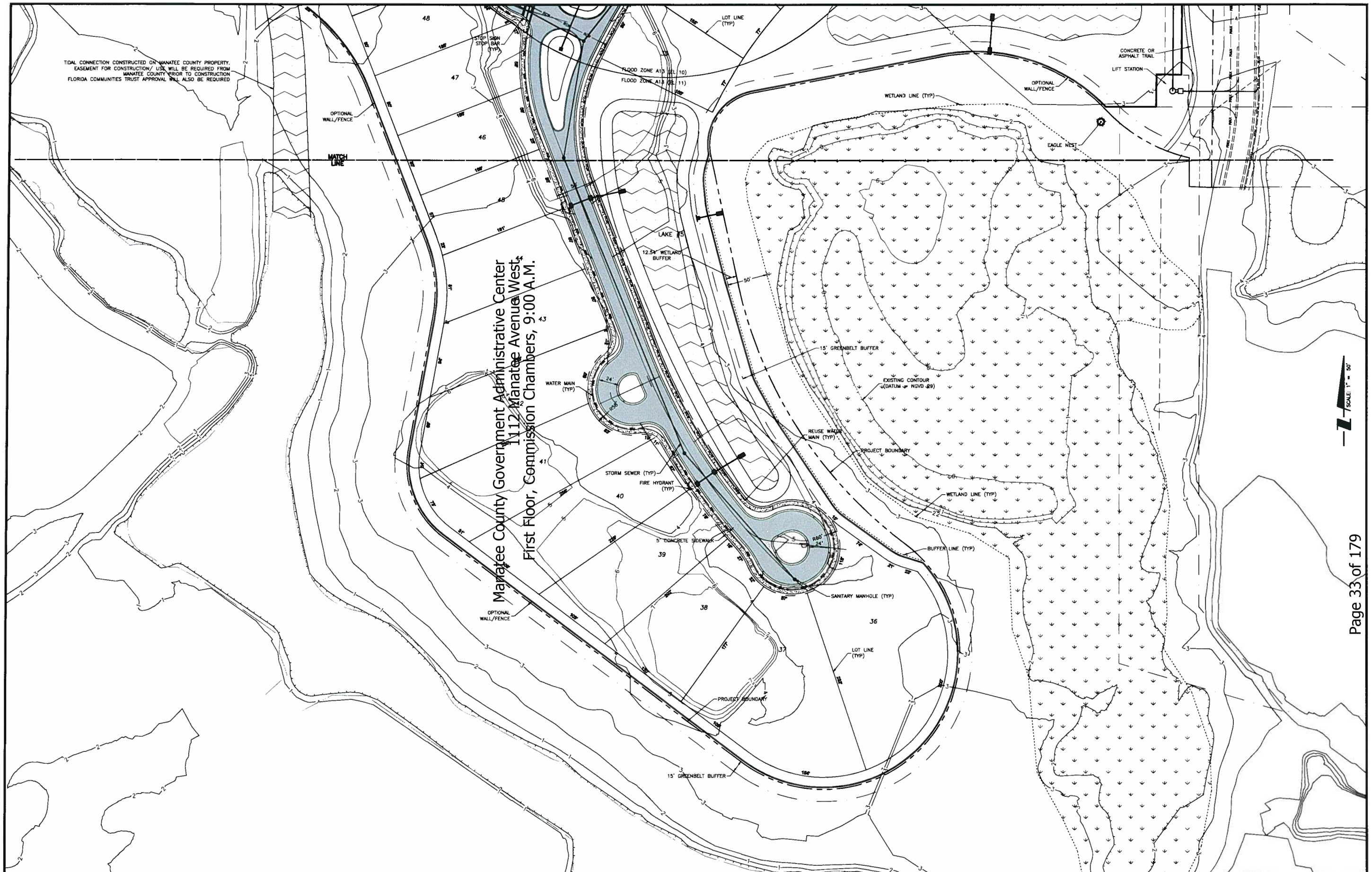

Manatee County Government Administrative Center
First Floor, Commission Chambers, 9:00 A.M.
1112 Manatee Avenue West

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	REVISE PER MANATEE COUNTY COMMENTS	01/10/14	RTD/89450	
B	REVISE PER ADJACENT WETLAND LOCATION	10/16/13	RTD/89450	
A	REVISED PER MANATEE COUNTY COMMENTS	08/27/13	RTD/89450	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	89450	2013/05
DRAWN BY:		2013/05
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: JOHN NEAL HOMES, INC.

PROJECT: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

DATE: 2013/05
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: NA
SEC: 26 TWP: 34S RGE: 16E
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215611272

ANDREW D. ELLAND, P.E.
FLORIDA LICENSE NO. 68810

INDEX NUMBER: 215611272-01C-111SP
SHEET NUMBER: 6 of 7

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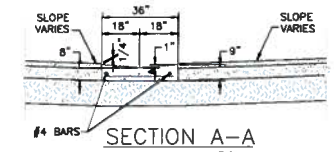
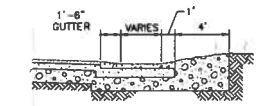
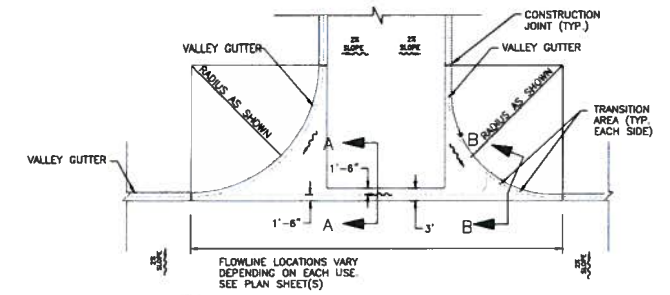
Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.



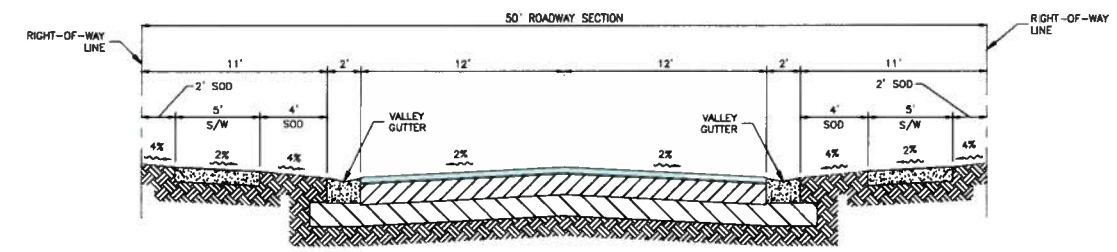
SECTION A–A
N.T.S.



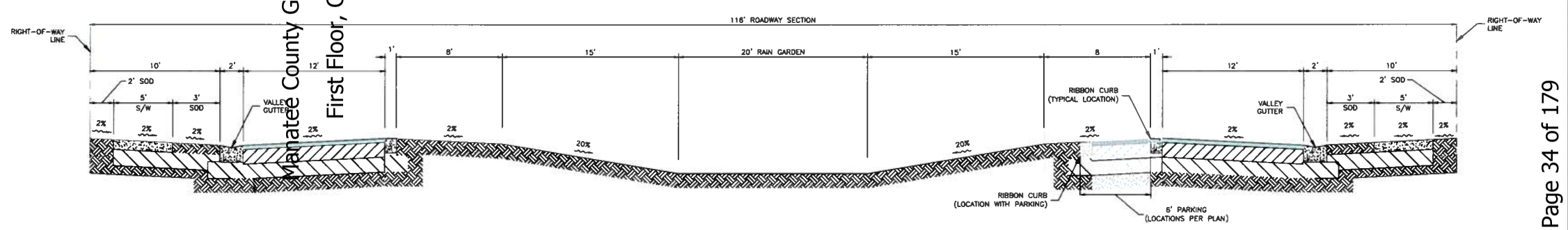
SECTION B–B
N.T.S.



MODIFIED VALLEY CURB CROSSING DETAIL
N.T.S.



TYPICAL ROAD SECTION 50' WIDE RIGHT OF WAY
N.T.S.



TYPICAL ROAD SECTION 116' WIDE RIGHT OF WAY
N.T.S.

ASPHALTIC CONCRETE SURFACE COURSE SHALL BE:
LAYED IN TWO LIFTS. THE FIRST LIFT SHALL BE 1" TYPE S-I OR S-III.
THE SECOND LIFT SHALL BE 3/4" TYPE S-III.

BASE COURSE SHALL CONSIST OF:
4-1/2" COMPACTED SAND ASPHALT BASE (1200 LBS. STAB.) OR 8"
CALOOSAHATCHEE SHELL COMPACTED TO 98% AASHTO T-180 DENSITY LBR
100 OR 6" CEMENT TREATED SHELL BASE (PER MANATEE INDEX 403.1)
OR APPROVED EQUAL, MEETING SAME STRUCTURAL NUMBER

STABILIZED SUB-BASE SHALL BE:
6" SHELL MARL BLENDED WITH SANDY SUB-GRADE MINIMUM LBR 40, 98%
T180 AASHTO.

TYPICAL PAVING SECTION
(FOR USE IN ALL ON-SITE ROADWAY PAVING)

△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	REVISE PER MANATEE COUNTY COMMENTS	01/10/14	RTD/89450	
D	REVISED PER MANATEE COUNTY COMMENTS	12/04/13	RTD/89450	
A	REVISED PER MANATEE COUNTY COMMENTS	08/27/13	RTD/89450	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	89450	2013/06
DRAWN BY:		2013/06
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: JOHN NEAL HOMES, INC.
PROJECT: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

DATE: 2013/06
HORIZONTAL SCALE: NA
VERTICAL SCALE: NA
SEC. TWP. RGE. 26

TITLE: DETAILS AND SECTIONS

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611272

ANDREW D. ERLAND, P.E.
FLORIDA LICENSE NO. 69810
INDEX NUMBER: 215611272-01C-501PD
SHEET NUMBER: 7 OF 7

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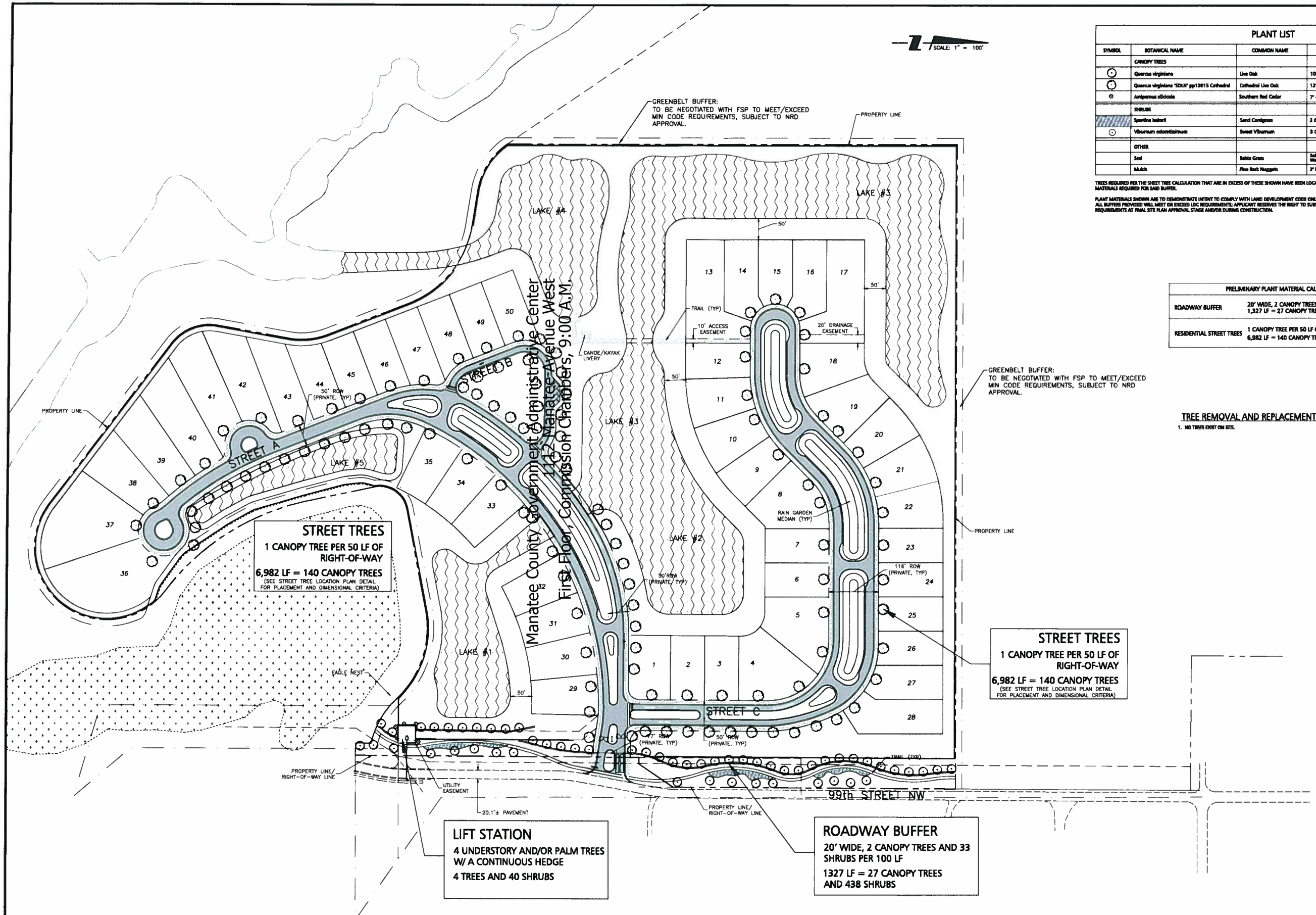

Manatee County Government Administrative Center
First Floor, Commission Chambers, 9:00 A.M.
1112 Manatee Avenue West

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION	QTY.
	CANOPY TREES			
	Quercus virginiana	Live Oak	10' Ht. X 5' Spd., 2.5' Cal.	56
	Quercus virginiana 'SDLN' pp12015 Cathedral	Cathedral Live Oak	12' - 22' Ht. X 6.5' Spd., 3" Cal.	111
	Juniperous silicicola	Southern Red Cedar	7' - 8' Ht., Full	4
	SHRUBS			
	Spartina bakeri	Sand Cordgrass	3 Gal., 18" OA	88
	Viburnum odoratissimum	Sweet Viburnum	3 Gal., 24" OA	350
	OTHER			
	Sod	Bahia Grass	Solid Sod, Sand Grown, Laid, Rolled, Free of Weeds and Pests.	SF
	Mulch	Pine Bark Nuggets	3" Depth, All Planting Areas and Tree Rings.	CY

TREES REQUIRED PER THE SHEET TREE CALCULATION THAT ARE IN EXCESS OF THESE SHOWN HAVE BEEN LOCATED IN THE ROADWAY BUFFER IN ADDITION TO THE MATERIALS REQUIRED FOR SAID BUFFER.

PLANT MATERIALS SHOWN ARE TO DEMONSTRATE INTENT TO COMPLY WITH LAND DEVELOPMENT CODE ONLY. THESE LANDSCAPE PLANS ARE NOT FOR CONSTRUCTION. ALL BUFFERS PROVIDED WILL MEET OR EXCEED LDC REQUIREMENTS; APPLICANT RESERVES THE RIGHT TO SUBSTITUTE SPECIES SHOWN FOR OTHERS THAT MEET CODE REQUIREMENTS AT FINAL SITE PLAN APPROVAL STAGE AND/OR DURING CONSTRUCTION.

PRELIMINARY PLANT MATERIAL CALCULATIONS	
ROADWAY BUFFER	20' WIDE, 2 CANOPY TREES AND 33 SHRUBS PER 100 LF 1,327 LF = 27 CANOPY TREES AND 438 SHRUBS
RESIDENTIAL STREET TREES	1 CANOPY TREE PER 50 LF OF RIGHT OF WAY 6,982 LF = 140 CANOPY TREES

TREE REMOVAL AND REPLACEMENT NOTES:

1. NO TREES EXIST ON SITE.

REV. NO.	REVISION	DATE	DRAWN BY / CHP. NO.	CHECKED BY / CHP. NO.

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	89450	2013/05
DRAWN BY:		2013/05
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: JOHN NEAL HOMES, INC.
PROJECT: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

DATE: 2013/05
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: NA
SEC. 28 TWP. 34S RGE. 18E

TITLE: LANDSCAPE PLAN
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611272

NOT FOR CONSTRUCTION
ADAM S. MARBLE, LA
FLORIDA LICENSE NO. 6667068
CORP. LIC.#-LC-C000173
INDEX NUMBER: 215611272-01L-001SP
SHEET NUMBER: L1 or 2

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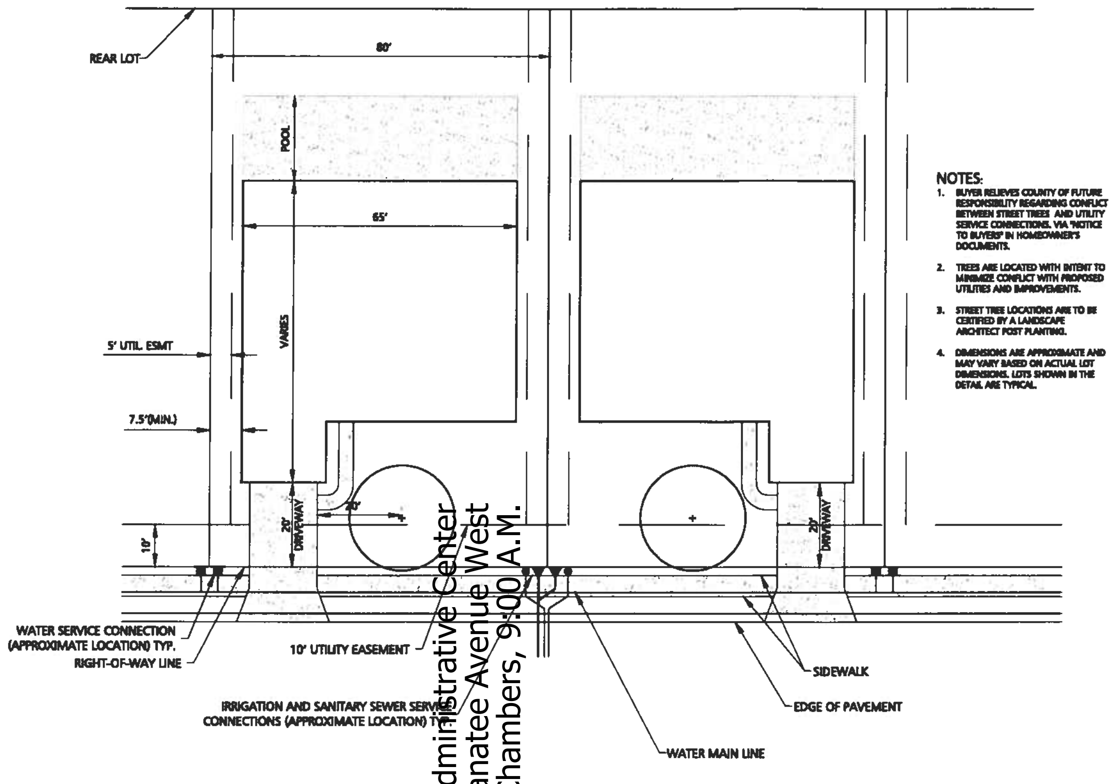
LANDSCAPE NOTES

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



NOTES:
1. BUYER RELIEVES COUNTY OF FUTURE RESPONSIBILITY REGARDING CONFLICT BETWEEN STREET TREES AND UTILITY SERVICE CONNECTIONS, VIA "NOTICE TO BUYERS" IN HOMEOWNER'S DOCUMENTS.
2. TREES ARE LOCATED WITH INTENT TO MINIMIZE CONFLICT WITH PROPOSED UTILITIES AND IMPROVEMENTS.
3. STREET TREE LOCATIONS ARE TO BE CERTIFIED BY A LANDSCAPE ARCHITECT POST PLANTING.
4. DIMENSIONS ARE APPROXIMATE AND MAY VARY BASED ON ACTUAL LOT DIMENSIONS. LOTS SHOWN IN THE DETAIL ARE TYPICAL.

T1A Street Tree Location Plan — SCALE: N.T.S.

TREE PROTECTION NOTES

A. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE (3) INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE COUNTY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.

B. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

C. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

D. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

E. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

F. INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIPLINE OF ALL TREES/PALMS AS POSSIBLE AND/OR TO THE MAXIMUM LIMIT OF IMPROVEMENT(S) AS POSSIBLE (OF COURSE REALIZING THAT THE TREE BARRICADES MAY HAVE TO BE "BACKED OFF" THE IMPROVEMENT(S) BY 1' TO 2' MAXIMUM TO INSTALL THE IMPROVEMENT(S). DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES/PALMS.

G. LAND ALTERATION AND CONSTRUCTION ACTIVITIES SHALL BE APPROVED WITHIN THE DRIPLINE OF A TREE TO BE RETAINED ON THE SITE PROVIDED DESIGN TECHNIQUES ARE USED THAT MINIMIZE DAMAGE TO THE ROOT SYSTEM OF THE TREE (E.G., RETAINING WALLS, TREE WELLS, ROOT AERATION DEVICES, PERVIOUS PAVERS, PERVIOUS CONCRETE, GREEN SPACE, AS APPROPRIATE). WHERE IT IS NOT PRACTICAL FOR UNDERGROUND UTILITY LINES TO BE ROUTED AROUND THE DRIPLINE, TUNNELING SHALL BE EMPLOYED TO ROUTE THE LINES THROUGH THIS AREA.

IRRIGATION NOTES

A. ALL PROPOSED LANDSCAPING TO IRRIGATED BY A 100% AUTOMATIC SYSTEM.

B. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.

C. IRRIGATION SPRINKLER ZONES TO BE SEPERATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.

D. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO MINIMIZED.

E. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.

F. IRRIGATION PIPINGTO BE LOCATED WITHIN PLANTING OR SODE AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.

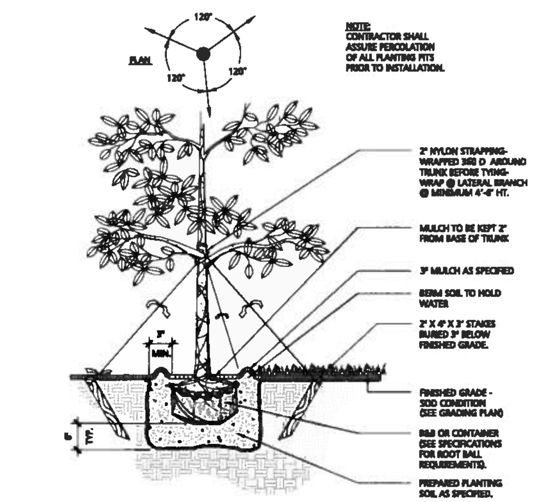
G. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP / MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.

H. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.

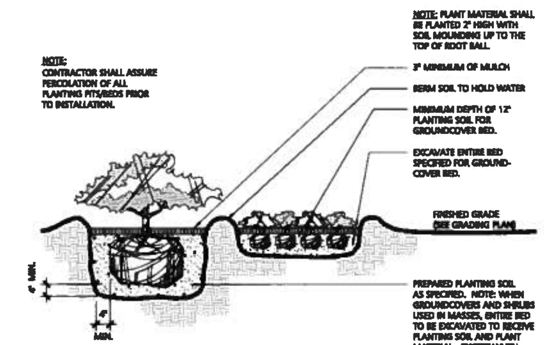
I. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.

J. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE 'MICRO-SPRAY' LOCATED ABOVE EXISTING GRADE.

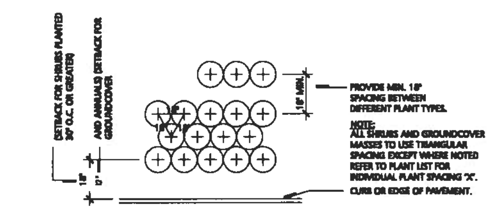
K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE COMPLETE DESIGN AND CONSTRUCTION OF AN IRRIGATION SYSTEM FOR THE PROJECT, INCLUDING ALL PIPING, VALVES, HEADS, SLEEVES, AND WIRING. THE SYSTEM SHALL BE DESIGNED TO SUPPLY SUFFICIENT IRRIGATION TO ALL PLANTING AREAS ACROSS THE ENTIRE SITE TO SUPPORT THE GROWTH AND MAINTENANCE OF THE LANDSCAPING. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, AS SHOP-DRAWING, THE DETAILED LAYOUT OF THE SYSTEM FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.



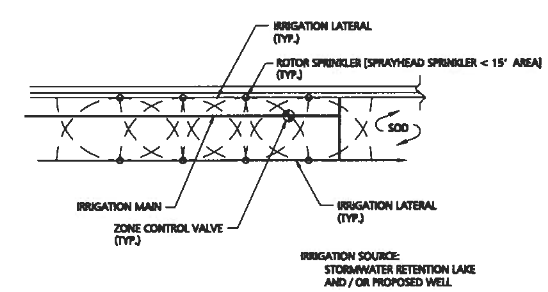
1 Large Tree — SCALE: nts



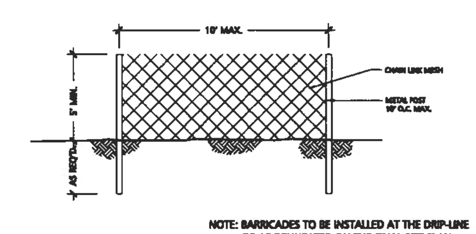
4 Shrub and Groundcover — SCALE: nts



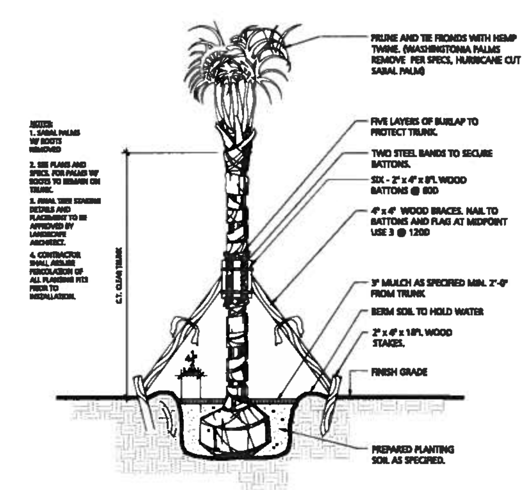
5 Groundcover Spacing — SCALE: nts



2 Typical Irrigation Plan — SCALE: nts



3 Typical Tree Barricade Detail — SCALE: nts



6 Cabbage Palm — SCALE: N.T.S.

					ACTIVITY	INITIALS/EMP. NO.	DATE
					DESIGNED BY:	89450	2013/05
					DRAWN BY:		2013/05
					CHECKED BY:		
					CONTRACT ADMIN. BY:		
△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:		

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization 027013 • www.stantec.com

CLIENT: JOHN NEAL HOMES, INC.
PROJECT: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

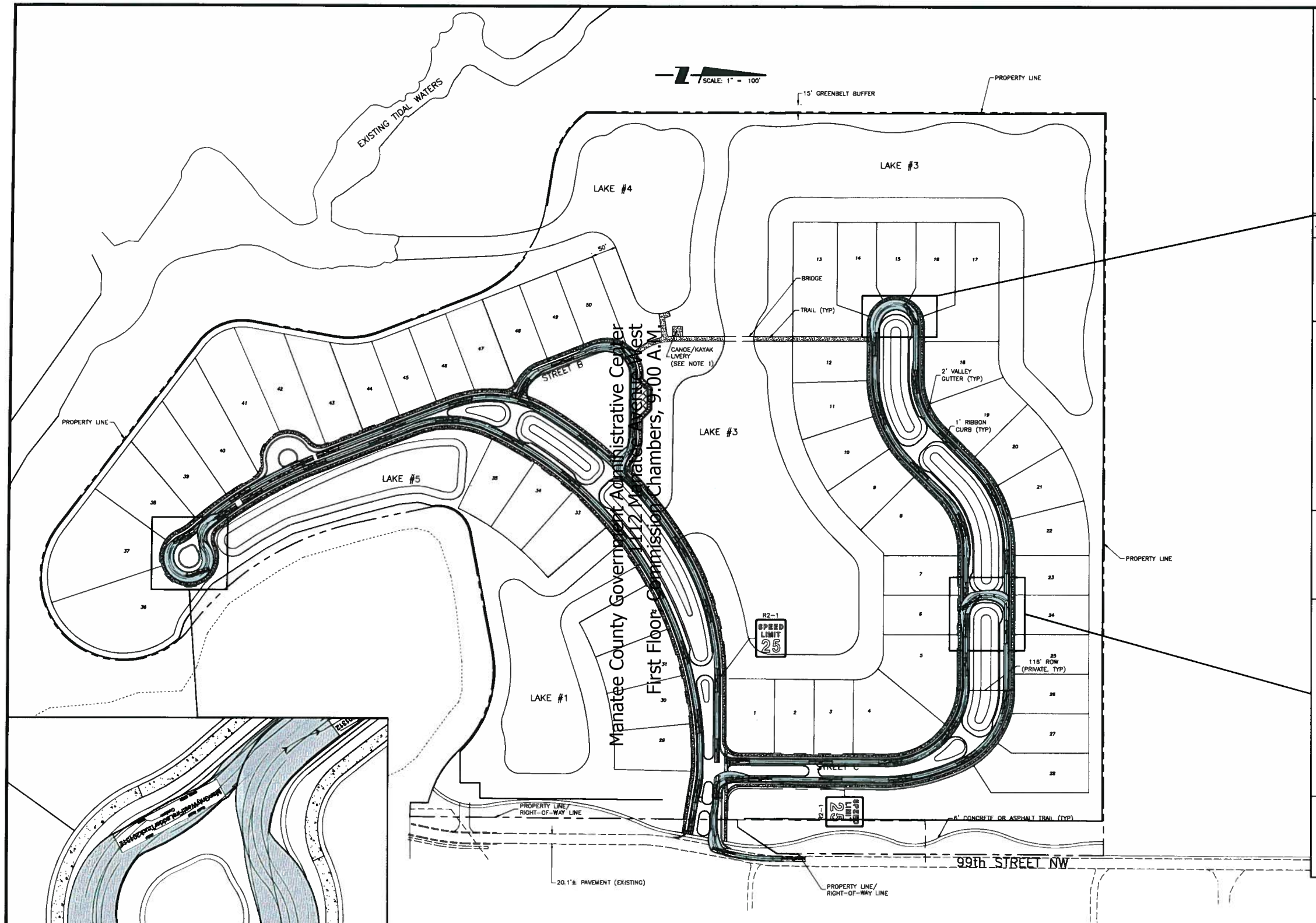
DATE: 2013/05
HORIZONTAL SCALE: NA
VERTICAL SCALE: NA
SEC: 28 TWP: 34S RGE: 18E

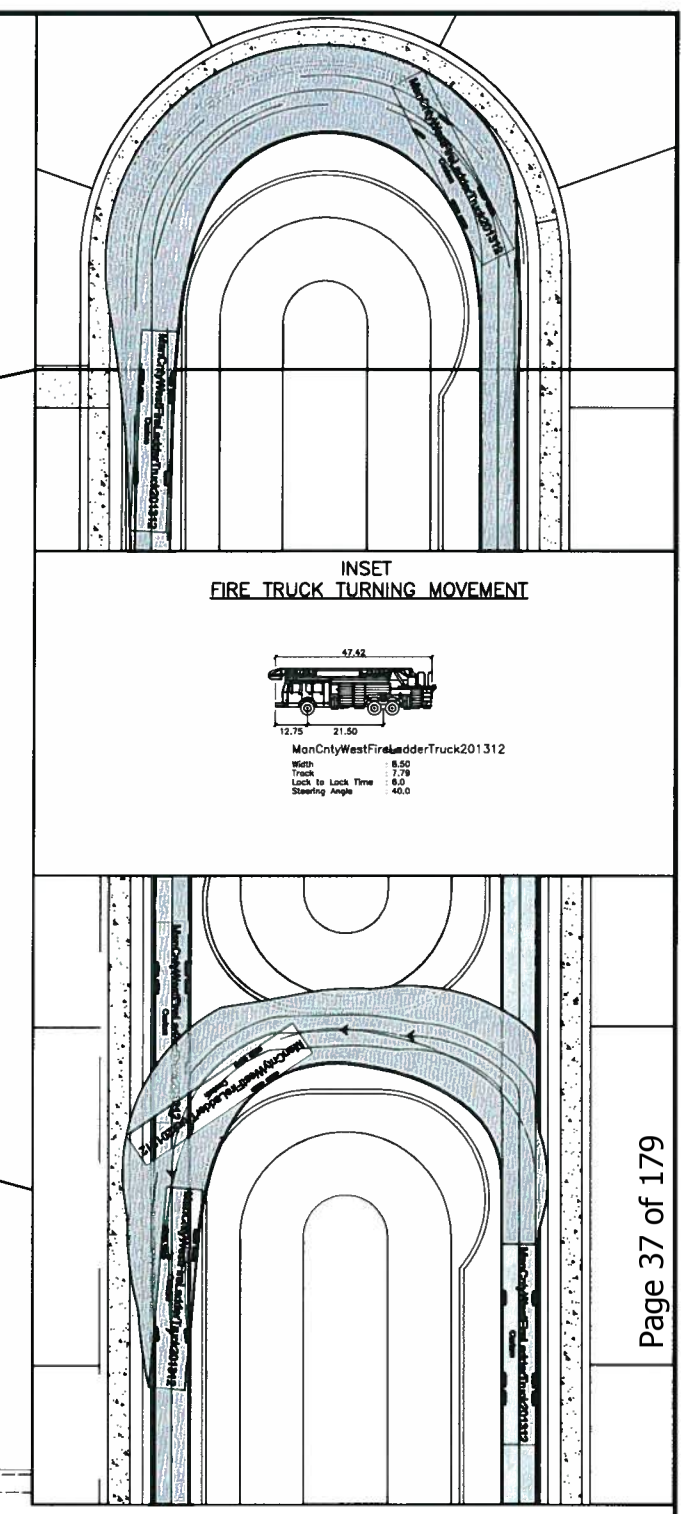
TITLE: LANDSCAPE NOTES
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611272

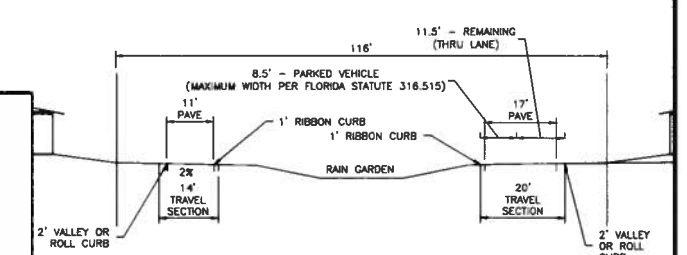
NOT FOR CONSTRUCTION
ADAM S MARKLE, L.A.
FLORIDA LICENSE NO. 6667098
CORP. LIC.# LC-C000170.
INDEX NUMBER: 215611272-01L-001SP
SHEET NUMBER: L2 of 2

Saved: 1/10/2014 12:50:07 PM RDICKENS | Plotted: 1/13/2014 4:13:33 PM RDICKENS | V:\2156\active\215611272\civil\drawing\01\sheet_files\215611272-01L-001SP.dwg@DINT

Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.







TYPICAL PARKING SECTION
ON THE 116' R-O-W

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	REVISE PER MANATEE COUNTY COMMENTS	01/10/14	RTD/89450	
D	REVISED PER MANATEE COUNTY COMMENTS	12/04/13	RTD/89450	
B	REVISE PER ADJACENT WETLAND LOCATION	10/16/13	RTD/89450	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	89450	2013/05
DRAWN BY:		2013/05
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Stantec
6300 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2713 • www.stantec.com

CLIENT: JOHN NEAL HOMES, INC.

PROJECT: EXCLUSIVE RESIDENTIAL NEIGHBORHOOD

DATE: 2013/05
HORIZONTAL SCALE: 1" = 100
VERTICAL SCALE: NA
SEC: 26 TWP: 34S RGE: 18E

TITLE: VEHICULAR ACCESS AND CIRCULATION EXHIBIT

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611272

ANDREW D. CLAND, P.E.
FLORIDA LICENSE NO. 69810
INDEX NUMBER: 215611272-01C-701AT
SHEET NUMBER: 1 or 1

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PDR-13-26(P) – EXCLUSIVE RESIDENTIAL COMMUNITY (DTS #20130211)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 50 single family detached lots on approximately 50.7 acres, located west of 99th Street Northwest and south of 9th Avenue Northwest, Bradenton, FL in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 2/13/2014 **B.O.C.C.:3/6/2014**

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-13-26(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1- A.4, B.1, C.1– C.4, D.1– D.4, and E.1; GRANTING Special Approval for a project: 1)adjacent to a perennial lake or stream; 2) containing a net density in excess of one dwelling per acre within the RES-1 Future Land use designation;3) within the Coastal Evacuation Area Overlay (CEA);4) within the Coastal High Hazard Area (CHHA) Overlay District;5) within the Coastal Planning Area (CPA); ADOPTION of the Findings for Specific Approval for an alternative to Land Development Code Section 714.8.7 to allow a reduced size for replacement trees; Land Development Code Section 907.7.3 to deviate from the lot shape requirement for proposed Lots 13 through 17, 27, 28 and 36; Land Development Code Section 710.1.5.1.2 to allow the backing into a right-of-way for four angled parking spaces; and Land Development Code Section 740.2.5 to allow a deviation from Manatee County Public Works Standards to allow boulevard roadway sections with rain gardens and landscape medians, as recommended by staff.

PROJECT SUMMARY	
CASE#	PDR-13-26 (P) - (DTS # 20130211)
PROJECT NAME	EXCLUSIVE RESIDENTIAL COMMUNITY
APPLICANT(S):	Robinson Farms Inc., William C. Robinson, President; John Neal Homes, Inc., John Neal
EXISTING ZONING:	PDR (Planned Development Residential) – 50.7 ± acres
PROPOSED USE(S):	50 Single Family Dwelling Units
CASE MANAGER:	Shelley Hamilton
STAFF RECOMMENDATION:	APPROVAL w/Conditions

DETAILED DISCUSSION

Future Land Use

The 50.7 ± acre subject property is designated RES-1 (Residential – 1 dwelling unit per acre) on the Future Land Use Map. The intent of the RES-1 Future Land Use category is to establish a low density suburban residential environment or a clustered low density urban residential environment where appropriate. The property is located west of 99th Street NW and south of 9th Avenue NW just north of Manatee Avenue and the Palma Sola Bay.

Zoning

The property is zoned PDR (Planned Development Residential). The intent of the PDR district is to provide for development of residential uses in area adequately served or in areas which can be served by necessary utilities and services, and in locations that are compatible with adjacent and surrounding land uses in accordance with the goals, objectives and policies of the Comprehensive Plan and in compliance with the Land Development Code standards.

Development within the PDR district shall provide protection of the development from potentially adverse surrounding influences. The orientation of the development shall generally be toward internal streets and pedestrian systems and away from adjacent local streets and other adjacent land uses.

History

The property was originally a part of a rezone to PDR (85.11 ± acres) and a GDP encompassing a total of 691 ± acres [PDR-98-20(Z)(G)]. The original GDP was to allow 448 single family units, an 18-hole golf course, and associated amenities. The original rezone and GDP were approved by the BOCC on March 30, 1999.

On December 14, 1999, the GDP was revised to allow the single family units to be changed to multi-family for one of the neighborhoods shown the original GDP. The timing of right-of-way acquisition in transportation stipulations was also amended, and a stipulation relating to setbacks was amended [PDR-98-20(G)(P)].

In July 2002, the BOOC authorized submission of a grant application to the Florida Department of Community Affairs, Florida Communities Trust, for the acquisition of the Robinson Preserve Property under the Florida Forever Program. Following this authorization, Manatee County entered into an agreement for the purchase of a portion of the original project for a park, containing a total of 489.9 ± acres. The agreement was signed on December 31, 2002. The park was then subsequently rezoned to PDPI with a General Development Plan [PDPI-03-06(Z)(G)] and approved by the BOCC on May 20, 2003. The approval included the provision of a county park with a visitor's center, playground, canoe launch, native plant nursery, 15 primitive campsites, and an historic interpretation area, along with a series of trails, boardwalks, piers, blue ways, picnic shelters with grills, and a caretaker's residence.

In May 2003, a GDP was filed to replace the GDP approved by [PDR-03-18(G)] in its entirety. This application contained 200 ± acres and allowed 20 residential units, an 18-hole golf course and driving range, and a 22,000 sq. ft. club house with a 250 sq. ft. food and beverage facility, a pro shop, administrative office, cart storage, tennis, and swim facility for the property was approved the same entitlements, was also approved by the BOCC on May 20, 2003.

In August 2006, an application was filed to substitute the approved plan to allow a new arrangement of the golf course, club house and residential lots, amending stipulations and adding new stipulations. The application was for 201.99 ± acres and was approved by the BOCC on August 17, 2006.

In 2012, the County received a donation of an additional 150 ± acres of the remainder of the property for the expansion of Robinson Preserve, leaving only the remaining 50.7 ± acres in the ownership of the applicant.

In August 2013, an application was filed to rezone 149.18 ± acres to CON (Conservation) with an EPMP (Environmental Preserve Management Plan) for the development of the Robinson Farms Preserve. The application was approved by the BOCC on September 5, 2013.

Thisnew application, a Preliminary Site Plan, has now been filed to allow 50 single family detached residences on the remaining 50.7 acres ± of the Robinson Farms property.

These final two actions are consistent with the agreement between the Applicant and Manatee County regarding the expansion of the Robinson Preserve and the remaining property.

Overlay Districts

A portion of the property is located in the Coastal High Hazard (CHHA) Overlay District area. The CHHA Overlay District is defined as the geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, pursuant to applicable law, as updated on a periodic basis. The Comprehensive Plan and LDC Section 718 regulates development in the CHHA Overlay District. At the time of Final Site Plan submittal, the exact location of the CHHA line shall be determined and any development located within that area must comply with all requirements of the applicable sections of the LDC and the Comprehensive Plan.

The property is also located in the Coastal Evacuation Area (CEA). The CEA is an area within the evacuation Level "A" for a Category 1 hurricane, as established in the regional hurricane evacuation study.

Finally, the property is located in the Coastal Planning Area (CPA). The CPA is defined as those portions of Manatee County which lie within the Hurricane Vulnerability Area (Evacuation Levels "A," "B," and "C."

Hurricane Evacuation Plans are required for all new projects within the CEA. This Hurricane Evacuation Plan will be required at the time of Final Site Plan/Preliminary Plat stage of this development, and is stipulated as such.

In both instances, CHH and CEA, the development of clustering shall be promoted to protect coastal resources from impacts, including runoff from impervious surface and to minimize infrastructure subject to potential storm damage.

Preliminary Site Plan

As previously stated, this Preliminary Site Plan has been submitted to allow 50 single family detached units on the property. The development is planned as a private gated community with sufficient stacking at the gate proposed so that there will be no impacts to the adjacent roads.

The subject site is currently vacant. The properties immediately surrounding the property to the west and south are zoned PDR, PDPI, and CON and part of the Robinson Preserve. Properties to the east of the site are zoned PDR and A-1 and include the Palma Sola Pointe residential subdivision and agricultural uses. The Robinson Preserve surrounds the property on three sides, including a 150 acre expansion of the Robinson Preserve that was added in the 2013. This preserve is being restored with coastal and wetland habitats. The preserve also features numerous recreational opportunities for the community and includes hiking and biking trails, and a canoe/kayak launch.

There has been continuous coordination with the Parks and Natural Resources Department (P&NRD) regarding the adjacent expansion to the Robinson Preserve. In conjunction with the P&NRD, the applicant will be providing the minimum greenbelt required by the Land Development Code, including more natural looking plantings that will installed within the preserve expansion area. The plantings along the preserve boundaries will continue beyond

the preserve to the adjacent proposed residential neighborhood. This will ensure the intended effect along the boundaries shared with the preserve.

Neighborhood Workshop

The applicant held a neighborhood workshop on July 23, 2013 at 6:00 p.m. at the Northwest Baptist Church, located at 7913 9th Avenue N.W., Bradenton. Approximately 15 people were notified of the workshop, and only three people attended.

With the landscaping and buffering to be provided as a result of a coordinated effort with the P&NRD, and the smaller number of lots proposed for the subdivision, staff recommends APPROVAL of this Preliminary Site Plan, with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	501, 500, 617, and 850 103rd Street N.W.; Bradenton, FL
GENERAL LOCATION:	West of 99th Street N.W. and south of 9th Avenue N.W.
ACREAGE:	50.7± acres
EXISTING USE(S):	Vacant, Cropland and Spoil Areas
FUTURE LAND USE CATEGORY(S):	RES-1 (Residential Single Family, 1 dwelling unit per acre)
DENSITY / INTENSITY:	Gross: 1.0 DU/AC Net: 1.75 DU/AC
OVERLAY DISTRICT(S):	CHH (Coastal High Hazard) CEA (Coastal Evacuation Area) CPA (Coastal Planning Area)
SPECIAL APPROVAL(S):	• Development resulting in a net density in excess of 1 dwelling unit per acre within the RES-1 designation – Comprehensive Plan Policy 2.2.1.9.4.d • Development within the Coastal Evacuation Area (CEA) Overlay – Comprehensive Plan Policy 2.2.2.4.4 • Development within the Coastal High Hazard (CHH) Overlay – Comprehensive Plan Policy 2.2.2.5.4 • Development within the Coastal Planning Area (CPA) – Comprehensive Plan Policy 4.4.2.2

	• Adjacency to a Perennial Lake or Stream – Comprehensive Plan Policy 3.2.2.1
SPECIFIC APPROVAL(S):	• Replacement Tree Sizes – Land Development Code Section 714.8.7 • Deviation from the lot shape requirements – Land Development Code Section 907.7.3 • Backing into a right-of-way for four angled parking spaces – Land Development Code Section 710.1.5.1.2 • Deviation from Manatee County Public Works Standards to allow boulevard roadway sections with rain gardens and landscape medians – Land Development Code Section 740.2.5
SURROUNDING USES & ZONING	
NORTH	Robinson Preserve expansion/Zoning - CON
SOUTH	Robinson Preserve/Zoning – PD-PI
EAST	Vacant, Residential (Palma Sola Pointe), Robinson Preserve expansion/Zoning – PDR and A-1
WEST	Robinson Preserve/Zoned – PD-PI
SITE DESIGN DETAILS	
LOT SIZE(S):	Typical: 12,000 sq. ft. (80' x 150')
SETBACKS:	Front: 20 feet, minimum front facing garage door setback will be 25 feet Side: 7.5 feet Rear: 15 feet Waterfront: 30 feet
HEIGHT:	35 feet
OPEN SPACE:	Required: 12.68± Acres (25%) Provided: 24.65± Acres (48%)

RECREATIONAL AMENITIES:	Lake/Tidal Estuary areas, trails system, canoe/kayak launch area, and passive recreational open space area, with additional amenities provided in conjunction with the Robinson Preserve property
RECREATIONAL ACREAGE:	9.32 ± Acre
ACCESS:	9th Avenue N.W. to 99th Street N.W.
FLOOD ZONE(S)	A-13, EL 10' and 11' and A12, EL 10'
AREA OF KNOWN FLOODING	Storm Surge Flooding
UTILITY CONNECTIONS	Potable Water: On 99th Street N.W. Sanitary Sewer: On 99th Street N.W. Reclaimed Water: On 99th Street N.W.

ENVIRONMENTAL INFORMATION

Wetlands
According to the environmental narrative provided by a Stantecenvironmental consultants (dated September 19, 2013), there are no wetlands present within the project limits.

Uplands
According to the Stantec report (dated September 19, 2013), there is no native habitat on-site

Endangered Species
Again, according to the Stantec report (dated September 19, 2013), there were no nesting sites for listed birds observed on-site. There is an eagle's nest south of the site that is not on the FWC database. Stantec has indicated that the developer will be observing the required setbacks during the construction phase of the project.

Trees
According to the Preliminary Site Plan, there are no trees on site, as this is former agricultural land.

Landscaping/Buffers
The applicant is proposing a 20' roadway buffer adjacent to road rights-of-way and a 15' greenbelt buffer around the remainder of the perimeter of the project. Where the greenbelt buffer abuts the off-site Robinson Preserve property, the applicant will be coordinating with P&NRD for the plantings that will be proposed through the EPMP for Robinson Preserve.

NEARBY DEVELOPMENT				
RESIDENTIAL				
PROJECT	**LOTS / UNITS**	**DENSITY**	**FLUC**	**YEAR APPROVED**
Palma Sola Pointe	9	.75 du/acre	RES-1	10/10/2006
Estuary Golf Club Estates	20	.01 du/acre	RES-1	8/17/2006

NON-RESIDENTIAL		
PROJECT	**AMENITIES PROVIDED**	**YEAR APPROVED**
Robinson Preserve	**The existing area consists of:** • **a visitor's center;** • **playground;** • **canoe launch;** • **native plant nursery;** • **15 primitive campsites;** • **a series of trails;** • **boardwalks;** • **blueways;** • **picnic shelters with grills;** • **a caretaker's residence; and** • **an historic interpretation area.** **An expansion to the existing area was approved earlier this year to provide:** • **restoration areas;** • **a parking facility;** • **educational environmental discovery center;** • **office;** • **maintenance building;** • **restrooms;** • **kayak facility;** • **age specific playground equipment;** • **multi-purpose trail network; and** • **botanical tree canopy trail.**	**Originally approved in 2003, expansion approved in 2013**

POSITIVE ASPECTS

- The proposed low density residential subdivision is appropriate adjacent to existing low density uses in the area.
- The amenities planned for on-site will be coordinated with the amenities on the Robinson Preserve properties, and will include:
  - A trail system will be provided along the property line at 99th Street NW that will connect to the adjacent existing sidewalk, and
  - Hiking and biking trails and a canoe/kayak launch will be provided on site to ensure pedestrian interconnections with the Robinson Preserve properties.
- 48% (24.65 ± acres) open space to be provided.

NEGATIVE ASPECTS

- The property is located within the CHHA Overlay District, CEA and CPA areas.

MITIGATING MEASURES

- The Comprehensive Plan policies encourage clustering of dwelling units within these areas. This is being accomplished with this development.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN:

1. **A Hurricane Evacuation Plan shall be prepared and submitted for approval at the time of Final Site Plan/Preliminary Plat submittal. This plan shall be provided to both Public Safety and Building and Development Services for review and approval.**

2. **A Homeowner's Association, responsible for the maintenance of all common areas and facilities, including the private street network and private utility systems, shall be established for this development. The Homeowner's Association documents shall be reviewed in conjunction with the Final Plat submittal.**

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

4. **The design and maintenance of the roadway and perimeter buffers will be based on a unified landscape plan, in conjunction with the Robinson Preserve expansion.**

B. INFRASTRUCTURE CONDITIONS:

1. **The project will be required to connect to Central Potable Water, through a Master Meter, and Sanitary Sewer. All connections shall be provided at the developer's expense.**

C. STORMWATER CONDITIONS:

1. **Impervious area from lots and streets shall be treated within proposed stormwater management facilities prior to discharge into Outstanding Florida Waters (OFW) and Robinson Preserve.**

2. **This project shall be required to provide 150% water quality for Palma Sola Bay/Sarasota Bay Outstanding Florida Waters (OFW).**

3. **Structures elevated on stem walls may not be portioned into separate rooms except for entry/foyer below the Flood Protection Elevation (BFE plus 1 foot). The area may only be used for vehicle parking, storage, and entry/access to the habitable floor. Flood resistant materials required below the FPE. Flood vents (1 square inch for every square foot of enclosure) required below the FPE.**

4. **All proposed roadways shall be constructed so as to be above the 100-year design storm elevation based upon rainfall. The design storm elevation will be established utilizing drainage modeling of the internal stormwater system approved by Public Works Department.**

D. ENVIRONMENTAL CONDITIONS:

1. **There are Bald Eagle nests adjacent to this project. Final Site Plans shall be designed in accordance with the "Bald Eagle Management Plan," as adopted April 2008, by the Florida Fish and Wildlife Commission. If not in compliance with the "management plan," copies of applicable permits shall be provided to EPD staff for review prior to Final Site Plan approval.**

2. **Prior to Final Site Plan approval, the entire site should be evaluated for potential hazardous material locations (i.e., historical cattle dipping vats, underground/above ground storage tanks, or buried drums) by a qualified environmental consultant. Should evidence of contamination be discovered, a further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.**

3. **A Construction Water Quality Monitoring Program is required at the time of Final**

Site Plan submittal. Proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Land Development Code Section 519.

4. 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); and**
- **The final disposition of the well – used, capped, or plugged.**

E. NOTICES

1. A Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, in a separate addendum to the sales contract, and in the Final Site. The Notice to Buyers shall include language informing prospective home buyers of the following:

a) The property is located within a CHHA Overlay District, CPA and CEA area;

b) Portions of the site are within the pre-development 100-year and 25-year floodplains and may be subject to flooding. Proposed subdivided lots are to be graded such that the residences will be located outside of the post-development 100-year and 25-year floodplain. As a result of this location, additional Flood Insurance may be required of the future residents.

c) For Lots 12 and 13, that there is a 20 foot access (pedestrian and transportation) easement that crosses their lots that reaches the lakes.

d) Residents in the future subdivision will be subject to a Hurricane Evacuation Plan that will be approved by the Emergency Management Division of the Public Safety Department at the time of Final Site Plan submittal.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

N/A

COMPLIANCE WITH THE LAND DEVELOPMENT CODE				
Standard(s) Required	**Design Proposal**	**Compliance**		**Comments**
		Y	**N**	
BUFFERS				
20' roadway buffer, 99th Street NW	20'	Y		Shown on site plan
15' perimeter buffer on all other property boundaries	15'	Y		Shown on site plan
Buffer landscaping		Y		Shown on site plan
SIDEWALKS				
5' internal sidewalks		Y		Shown on both sides of internal streets
5' sidewalk, exterior	Design shows a six foot wide concrete or asphalt trail along 99th Street NW to connect to the adjacent existing sidewalk system	Y		Shown on site plan
There is an elementary school (Steward Elementary School), and a middle school (King Middle School), both within two miles from the project.				
ROADS & RIGHTS-OF-WAY				
24' width for internal roadways	24' paved roadways, within a 50' right-of-way	Y		Shown on site plan

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

Planned Districts - Rezone Review Criteria (Section 603.4)

Physical Characteristics

The site is currently vacant. A county preserve, vacant land, agricultural uses, and residential development surround the site. Projects near the site include the Robinson Preserve, and its proposed expansion to the north, west and south, and the Palma Sola Pointe residential subdivision to the southeast.

The subject site consists of fallow cropland and spoil areas, with a few excavated ditches for drainage. Soils are mapped as EauGallie Fine Sand; however, the southern portion of the site includes areas where fill was stockpiled following the construction of restoration on the adjacent Robinson Preserve. Stockpiled soils are generally sandy with some shell, and very little organics. There are no jurisdictional wetlands within the boundaries of the subject property.

The site is relatively flat, with an average elevation of 10 feet. Finally, based on information contained in the Federal Emergency Management Agency, Flood Insurance Rate Maps for Manatee County, the property is within Flood Zones A13 (EL 10 and 11 feet) and A12 (EL 10 feet) per 1201530168B ad 1201530106B.

Public Utilities, Facilities and Services

The site will connect to County water and sewer through the provision of a Master Meter. The lowest quality water available for irrigation will be used. The site is located within two miles of the Martha B. King Middle School and StewartElementary; therefore, a sidewalk will be provided on both sides of the roadway in those areas where lots front the street.

Major Transportation Facilities

A traffic study has been prepared and submitted to the County with this application. Access to the site will occur from 99th Street NW, which is a two-lane local roadway in this location. The site is located to the south of 9th Avenue Northwest and west of 75th Street West. The project will also connect to the greenway trails, as established in the Robinson Preserve.

Compatibility

The area immediately surrounding the site on the south and west are zoned PDPI and CON and are within the Robinson Preserve and its approved expansion area. To the north is a 150 acre area zoned CON which is the area designated for expansion to the Robinson Preserve. The area to the east, across 99th Street N.W. is zoned PDR and contains the Palm Sola Pointe residential subdivision and areas zoned A-1 that contain agricultural uses. The project's proposed low density residential is compatible with the future vision of the area, as well as the existing uses.

Transitions

The subject property is located in an area adjacent to Preserve land and low density residential. Additionally, the low density nature of the proposed development is consistent with the Comprehensive Plan designation for the site (RES-1), which limits the options for development in this location to low-density residential development. Single family detached residences will continue the existing low density residential uses already existing in this RES-1 Future Land Use designation.

Design Quality

The project is adjacent to 99th Street N.W. A total of 50 single family detached lots within a gated community is proposed. Each lot fronts an internal roadway and is designed to accommodate the single family detached residences on two, separate cul-de-sacs. In order to promote the community feeling, pedestrian corridors are planned to interconnect with natural spaces, including off-site wetlands and onsite lakes. The project will also connect to the greenway system within the Robinson Preserve located adjacent to the subject property.

Adjacent Property

The development of 50 single family detached lots along this southern portion of 99th Street N.W. is in keeping with the adjacent single family nature of the Palma Sola Points residential subdivision to the east. The remaining agricultural properties to the northeast of the subject parcel are surrounded by existing residential subdivisions to the north and further east. The Robinson Preserve surrounding the property on three sides is currently being restored to its natural state with coastal and wetland habitats. Robinson Preserve also features numerous recreational activity opportunities for the community, including hiking and biking trails and a canoe/kayak launch. A 20 foot buffer along 99th Street N.W. will provide ample space to ensure an appropriate separation between residential and agricultural areas to the east.

Access

The proposed development's only access will connect to 99th Street N.W.

Streets, Drives, Parking and Service Areas

The design of Streets "A" and "C" provides a landscaped median containing a rain garden. The width of the proposed travel ways is 24'. The northernmost street contains a divided street the entire length of the street. The southernmost street transitions from a divided street to a two-way street. There is no Manatee County Public Works Standard to allow for boulevard roadway sections with rain gardens and landscape medians, therefore, a Specific Approval is required for this design feature on the proposed travelways.

The Specific Approval for the deviation from the Manatee County Public Works Standards will be discussed in greater detail later in this staff report. The internal streets are planned to be private and maintained by the Homeowner's Association.

Pedestrian Systems

Internal five-foot sidewalks will be constructed along both sides of the roadway where lots front the street within the project in accordance with the Land Development Code, Section 722.1.4. A six-foot wide concrete or asphalt trail will be provided along the property line on 99th Street

N.W. and will connect to the adjacent existing sidewalk to the north. Pedestrian interconnections will also be provided between the development and Robinson Preserve.

Natural and Historic Features, Conservation and Preservation Areas

The site is adjacent to a 150 acre expansion of the Robinson Preserve to the north and conservation areas along the waterway. There are no known historic or archaeological resources within or adjacent to the project boundaries.

The project boundaries avoid the jurisdictional wetlands to the south and west of the site, leaving ample room for restoration efforts and recreational facilities at the adjacent Robinson Preserve. The fallow croplands and spoil areas within the subject property area are vegetated with common, ruderal species and nuisance exotics, including Brazilian pepper, paragrass, Australian pine, castorbean, bermudagrass, and nutsedge. Native species include ragweed, morning glory, winged sumac, dune sunflower, and broomsedge. There are excavated drainage ditches on the site that consist of open water areas; in areas adjacent to the restoration at Robinson Preserve, some of these features have been colonized by black and white mangrove along the margins, but they are not natural features, nor are they jurisdictional wetlands, and provide very little habitat functions. There are no known historic resources on the subject site and the site has been heavily disturbed as a result of stockpiling fill from the restoration of Robinson Preserve.

Habitats and land cover types found on this parcel and within 500 feet of the parcel are categorized using the Florida Department of Transportation "Florida Land Use, Cover and Forms Classification System (FLUCFCS)."

Density/Intensity

The total potential number of units allowed on the 50.7 acre site is a maximum of 1 dwelling units per acre, which is consistent with the Future Land Use Element of the Comprehensive Plan. The net density of the proposed development is 1.75 dwelling units per acre. This is based on the total acreage, less the amenity acreage, the landscape buffers, total lakes and open space areas. Special Approval is required for the project as it exceeds a net density of 1 dwelling unit per acre within the RES-1 designation.

Height

Building heights will be required to be consistent with the Planned Development – Residential zoning district. The applicant has indicated that the single family homes proposed will be one and two stories, which is in keeping the development pattern in the general area and will be limited to 35 feet.

Fences and Screening

A 20 foot landscaped roadway buffer and a 15 foot landscaped perimeter buffer will be provided. For the most part, the property adjacent to the Robinson Preserve is being restored to its natural state and will contain coastal habitats, which act as natural buffers. The restored buffers will provide ample space to ensure an appropriate separation between residential, preserve and agricultural properties.

Yards and Setbacks
A 15 foot rear yard and a 7.5 foot side yard setback, in addition to a 15 foot perimeter buffer will be provided. The front yard setback is proposed at 20 feet for side entry garages and 25 feet for front facing garages. These buffers, in addition to the Robinson Preserve, provide space to ensure an appropriate separation between residential and any agricultural uses in the area.

Trash and Utility Plant Screens
The single family units will be served by individual pick-up.

Signs
All signs within the project will meet the requirements of the Land Development Code Section 724.

Landscaping
Detailed landscaping plans will be provided with the Final Site Plans for each construction phase. All landscaping will meet the standards of the Land Development Code Section 715. The design and maintenance of the roadway and perimeter buffers will be based on a unified landscape plan, in conjunction with the Robinson Preserve expansion.

Mixed Use or Entranceway Designation
N/A

Water Conservation
Site design will incorporate the water conservation methods listed in the Land Development Code Section 715, as applicable. Specific designs and methods will be submitted with the Final Site Plans for specific construction phases. Non-potable water will be used for irrigation.

Utility Standards
All public utilities constructions will comply with the requirements of the Manatee County Development Standards.

Sewer and potable water service will be provided through connection to public waterthrough a Master Meter and through a sanitary sewer system.

Stormwater Management
The following is provided for informational purposes only:
Project Located in Flood Prone Area: Yes
Type of Flooding (i.e., rainfall, riverine, storm surge, etc.); Storm Surge
Project subject to flow reduction: N/A
Project subject to OFW: Yes, 150% water quality treatment
Watershed/Basin: Palma Sola Bay
Project located within Floodplain and/or Floodway: The entire project area is located within the 100-year floodplain (BFE = 10 or 11 feet) pursuant to existing FIRM Maps and Preliminary DFIRM Maps

Applicable Watershed Studies: N/A
Drainage Easements/Access Easements required for existing system(s) TBD

All development and new construction shall meet the requirements of the Land Development Code and the Manatee County Floodplain Ordinance. A Floodplain Management Permit will be required with every structure at building permit application.

Structures elevated on stem walls may not be portioned into separate rooms except for entry-foyer below the Flood Protection Elevation (BFE plus 1 foot). The area may only be used for vehicle parking, storage, and entry/access to habitable floor. Flood resistant materials are required below the Flood Protection Elevation (FPE). Flood vents (1 square inch for every square foot of enclosure) are required below the FPE.

Open Space
The site plan shows 48% open space (24.65 ± acres). 25% open space (12.68 acres) is required. 9.32 ± acres of the open space consists of amenity uses will be provided such as lake/estuary areas, a trail system, canoe and kayak launch areas, and passive recreational open space area. Additional open space is provided through the provision of lakes and landscaping.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the RES-1 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 in an area which is transitioning from agriculture to residential properties. The timing is appropriate given the development trends in the area.

Policy 2.2.1.9.1 Intent. The use is consistent with the intent of the RES-1 FLUC which provides for lower densitysuburban or clustered low density urban residential uses.

Policy 2.2.1.9.2 Range of Potential Uses includes; Suburban or urban density uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public and 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. Mitigation measures are planned, in the form of appropriate buffers that provide for compatibility and transition between existing developments.

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

Policy 2.6.5.5 Preserve/Protect Open Space. The site plan shows 24.65± acres or 48% open space to be provided; 25% (12.68± acres) open space is required.

TRANSPORTATION

Major Transportation Facilities
As previously stated, the site is located to the south of 9th Avenue Northwest and west of 75th Street West. The site will be accessed from 99th Street Northwest, a two-lane local road.

Transportation Concurrency
Transportation Concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Analysis (TIA) to determine impacts to the segment of 75th Street Northwest and 9th Avenue Northwest near the project site. The results of the TIA, which was 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 99th Street Northwest, which will provide for full turning movements.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
9th Avenue Northwest	83rd Street West to 99th Street Northwest (Link #1030)	"D"	"B"

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 in conjunction with Final Site Plan/Construction Drawings.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1) Land Development Code Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches, depending on the size of the tree to be 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 Land Development Code to allow replacement tree sizes at 3”/4”/5” instead of 3”/5”/7”. Staff believes that smaller size trees typically establish and grow faster. Therefore, they provide more tree canopy sooner. The Land Development Code is slated to be amended 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 Section 714.8.7 of the Land Development Code, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design, because the required number of trees and canopy will be provided, and recommends that this Specific Approval be approved.

2) Land Development Code Section 907.7.3 – Lot Requirements, specifically relating to the shape of lots. Generally, this section of the LDC requires that side lot lines be as close as practical to right angles with the street line and no case shall the side lot line deviate more than twenty-two and one-half (22.5) degrees from the side lot line drawn perpendicular to the street line or radial to curving street lines for a minimum distance of 100 feet from the right-of-way line.

Staff Analysis and Recommendation

There are eight (8) lots in the proposed development that have side lot lines that deviate more than 22.5 degrees for a distance less than 100 feet from the right-of-way line. The applicant has offered that the unique shape of this property, as well as environmental constraints, (i.e., the offsite eagle's nest and adjacent tidal waters) have influenced the geometry of these eight lots.

Staff does not object to the concept, and the applicant has provided graphics demonstrating that the lots in question are of sufficient shape and size to allow the placement of a house, and still accommodate the driveways and the placement of utilities.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of Section 907.7.3 of the Land Development Code, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed lot shapes for proposed Lots 13 through 17, 27, 28 and 36, and the demonstration by the applicant that all requirements for the placement of driveways, utilities and housing will work from a design standpoint. It is, therefore, recommended that the Specific Approval be approved.

3) Land Development Code Section 710.1.5.1.2 – Access and Design, specifically relating to backing into a right-of-way. Generally, this section of the LDC prohibits the backing onto a right-way, except from single family dwellings and duplexes.

Staff Analysis and Recommendation

The plan submitted shows four angled parking spaces adjacent to the canoe launch along Street "B." Street "B" is designed to be a one-way street that provides access to the amenity area (kayak/canoe launch), and also provides access to Lots 47 through 50. This parking design is two-fold. Kayaks are traditionally stored on the top of cars or in the bed of a truck, parallel parking would present challenges to the loading and unloading of the kayak. Also, the kayak launch is intended for the sole use of residents and their guests, and the provision of parking adds to the convenience of the residents. Given the fact that there are only four parking spaces proposed, staff supports this request.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of Section 710.1.5.1.2 of the Land Development Code, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed access and design of the four angled parking spaces to be provided for the kayak/canoe launch. The roadway is a one-way street, and is not a major road; therefore safety of the traveling public is not a concern. Staff, therefore, recommends that the Specific Approval be approved.

4) Land Development Code Section 740.2.5 – Construction of all private streets must adhere to Manatee County Public Works Standards. Generally, because there is no design standard for a travelway that will contain a boulevard roadway with rain gardens and landscape medians.

Staff Analysis and Recommendation

The proposed design includes boulevard travel way sections with rain gardens and landscaped medians. These sections are a maximum of 116' wide. Stormwater discharge from this site is required to provide additional treatment, consistent with the Outstanding Florida Water treatment requirements. The rain gardens have been incorporated in the design of the community to provide enhanced on-site stormwater treatment.

Since Manatee County does not currently have a design standards for a street that may include rain gardens, the applicant is seeking a Specific Approval from the general requirements of this section that regulates compaction and asphalt thickness, as well as other design features for a roadway. The consideration of the innovative design alternative of rain gardens, to serve the enhanced stormwater treatment requirements, requires the review and approval through the Specific Approval process.

The travel lanes are proposed to be a minimum of 12' wide, consistent with the Land Development Code requirements. The applicant has worked with various County agencies, including Public Safety, West Manatee Fire and Rescue, Public Works and Building and Development Services in order to ensure that the design provides for emergency vehicle maneuverability and access and reduces the potential for increased response times or delays for public safety personnel and equipment. Staff, therefore, supports this request.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of Section 740.2.5 of the Land Development Code, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed deviation from the Manatee County Public Works Standards to provide boulevard roadway sections with rain gardens and landscaped medians. The alternative design serves as an alternative to provide enhanced stormwater treatment requirements. Staff, therefore, recommends that the Specific Approval be approved

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1) Comprehensive Plan Policy 2.2.1.9.4(d) provides for all projects for which a net residential density exceeds one dwelling unit per acre in the RES-1 designation to apply for Special Approval.

Staff Analysis and Recommendation

The RES-1 designation allows for a maximum net residential density of 2 dwelling units per acre. The subject property contains 50.7 + acres and will contain 40 single family detached units clustered on 28.6 of the acres, resulting in a net density of 1.75 dwelling units per acre. Staff is in support of the request for Special Approval of a residential density exceeding the net density of one dwelling unit per acre. The resulting gross density for the proposed development is just less than the 1 dwelling unit per acre.

Finding for Special Approval

Notwithstanding the requirements of Comprehensive Plan Policy 2.2.1.9.4(b), the Board finds that the purpose of the Comprehensive Plan, specifically the intent of the RES-1 Future Land Use designation which states that properties should developat a reasonable density at the time that adequate services are available to ensure the transitioning of these lands, is satisfied to an equivalent degree by the proposed design.

2)Comprehensive Plan Policies 2.2.2.4.4 (Coastal Evacuation Area Overlay), 2.2.2.5.4 (Coastal High Hazard Area Overlay District) and 4.4.2.2. (Coastal Planning Area) provides for projects within the CEA, CHHA, and CPA to receive Special Approval.

Staff Analysis and Recommendation

The Comprehensive Plan policies relating to the CEA, CHHA Overlay District and CPA all encourage the clustering of dwellings. This practice ensures that coastal resources are protected from the impacts of runoff from impervious surface and to minimize infrastructure subject to potential storm damage. Staff is in support of this request to cluster this development to protect the coastal areas.

Finding for Special Approval

Notwithstanding the requirements of Comprehensive Plan Policies 2.2.2.4.4, 2.2.2.5.4 and 4.4.2.2, the Board finds that the purpose of the Comprehensive Plan, specifically the intent of the RES-1 Future Land Use designation which states that properties within these coastal areas should utilize clustering to maximize protection of natural resources and to maximize reserved open space, is satisfied to an equivalent degree by the proposed design.

3) Comprehensive Plan 3.2.2.1 provides for projects adjacent to a perennial stream to receive a Special Approval.

Staff Analysis and Recommendation
The applicant has demonstrated in the application submitted that the water quality for the perennial stream adjacent to the property will be maintained through the proposed wet detention lakes and onsite rain gardens.

As further assurance that the water quality will be maintained to the perennial stream, the applicant will be required to provide 150% of the normally required stormwater quality treatment as the project will discharge to an Outstanding Florida Waterway; this requirement is enforced by both Manatee County Public Works and the Southwest Florida Water Management District. As the primary means of treatment will be the rain gardens proposed, water quality over and above the normal project standards will be achieved due to the increased nutrient removal efficiencies of infiltration systems like the rain gardens versus more traditional wet detention.

Lastly, the site is currently an agricultural site with untreated discharge directly to adjoining water bodies. It is apparent, by inspection that the construction of a fully permitted water management system that meets all current Manatee County and Southwest Florida Water Management District standards will bring about no degradation of the adjacent water quality.

Finding for Special Approval
Notwithstanding the requirements of Comprehensive Plan Policy 3.2.2.1, the Board finds that the purpose of the Comprehensive Plan, specifically the intent to require all new projects adjacent to a perennial stream be established pursuant to the special approval process. The information submitted with the Special Approval, in conjunction with the rezone application, ensures that all criteria for the use proposed have been satisfied.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Requests for Specific Approval**
3. **Robinson Farms History**
4. **Traffic Impact Statement**
5. **Copy of Newspaper Advertising**

ATTACHMENT #1
APPLICABLE COMPREHENSIVE PLAN POLICIES

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

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

Policy 2.1.2.5 **Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.**

Policy 2.1.2.6 **Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.**

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

- **Consideration of existing development patterns;**
- **Types of land uses;**
- **Transition between land uses;**
- **Density and intensity of land uses;**
- **Natural features;**
- **Approved development in the area;**
- **Availability of adequate roadways;**
- **Adequate centralized water and sewer facilities;**
- **Other necessary infrastructure and services;**
- **Limiting urban sprawl**
- **Applicable specific area plans;**
- **(See also policies under Objectives 2.6.1 through 2.6.3)**

Policy 2.2.1.9 **RES-1: Establish the Residential-1 Dwelling Unit/Gross Acre Future Land Use Category as follows:**

Policy 2.2.1.9.1 **Intent: To Identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use**

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

Policy 2.2.1.9.2 Range of Potential Uses (see Policies 2.1.2.3. through 2.2.1.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhances uses (see also Objectives 4.2.1 and 2.10.4).

Policy 2.2.1.9.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
1 dwelling units per acre

Maximum Net Residential Density:
2 dwelling units per acre or 6 dwelling units per acre (see Polic7 2.2.1.9.4(b) and (c) for explanation)

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

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

Policy 2.2.2.4 CEA: Establish the Coastal Evacuation Area Overlay District, as follows:

Policy 2.2.2.4.1 Definition: The geographic area which lies within the evacuation area for a Category 1 hurricane as established by the Manatee County Emergency Division of the Public Safety Department in conjunction with the Tampa Bay Regional Planning Council, as updated on a periodic basis.

Policy 2.2.2.4.2 Purpose:

a) To limit population in the Category 1 hurricane evacuation area requiring evacuation during storm events.

b) To limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.

c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CEA, and reduce the risk of exposing lives or property to storm damage.

d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability

e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.

f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy 2.2.2.4.4 Effect of Mapping:

a) Any project which is at least partially within the CEA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CEA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives, and policies for any future land use category overlaid by the CEA District, except where policies associated with the CEA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the

CEA Overlay shall override other goals, objectives, and policies.

Policy 2.2.2.4.5Development Restrictions/conditions

a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal Evacuation Area.

Policy 2.2.2.5 CHHA: Establish the Coastal High Hazard Area Overlay District, as follows:

Policy 2.2.2.5.1 Definition: The geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, pursuant to applicable law, as updated on a periodic basis.

Policy 2.2.2.5.2 Purpose:

a) To limit population in the Coastal High Hazard Area Overlay District.

b) To limit the amount of infrastructure, both private and public, within the CHHA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure of Manatee County residents.

c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CHHA, and reduce the risk of exposing lives or property to storm damage.

d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.

e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.

f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity

of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy 2.2.2.5.3 Applicable Goals, Objectives and Policies: Goals, objectives, and policies pertaining to the CHHA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2, and 4.4.3 of the Coastal Management Element. Compliance with all goals, objectives, and po9licies listed in these subsections, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CHHA Overlay District.

Policy 2.2.2.5.4 Effect of Mapping:

a) Any project which is at least partially within the CHHA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CHHA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CHHA District, except where policies associated with the CHHA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CHHA Overlay shall override other goals, objectives and policies. The extent and coverage of the area designed at CHHA is an approximation, and is subject to a more precise determination on any project within, or proximate to, that area shown on the Future Land Use Map as CHHA. At the time of review of any such project for issuance of any development order establishing total or partial development potential, evaluation of a pre-development topographic survey of the site shall be utilized to determine the extent of the CHHA District Overlay.

b) See also objectives listed under Policy 2.2.2.5.3

Policy 2.2.2.5.5 Development Restrictions/Conditions

a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal High Hazard Area Overlay District.

Policy 2.9.1.2 Promote the connection and integration of community pedestrian, bicycle and vehicular systems to the larger county systems (See also Objective 3.3.3).

Policy 2.9.1.3 Promote vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.

Policy 2.9.1.4 Encourage the development of a variety of housing options and architectural styles within a community (see also Objective 6.1.1).

Policy 2.9.1.5 Promote the development of pedestrian friendly designs.

a) Planning Department review and comment on proposed site design and layout.

b) Appropriate revisions to the Land Development Code by the Planning Department.

Policy 2.9.1.7 Encourage the development of community spaces, including usable open pace and public access to water features.

Policy 2.9.1.8 Encourage the design of residential projects providing continuous green space connecting neighborhoods.

Policy 2.9.1.9 Require, where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Objective 3.3.3)

Objective 4.3.1 Development Type, Density and Intensity: Limit development type, density and intensity within the Coastal Planning Area and direct population any development to areas outside of the Coastal High Hazard Area to mitigate the potential negative impacts of natural hazards in this area.

Objective 4.3.2 Public Infrastructure in the Coastal Planning Area: Minimize public expenditures on infrastructure for new development within the Coastal Planning Area to limit replacement in case of damage from natural hazards

Objective 4.4.2 Hazard Mitigation: Create pre-disaster mitigation plans to reduce the risk to life and property from natural or man-made disasters.

Policy 4.4.2.2 Require new development in the Coastal Planning Area to provide hurricane evacuation plans for the project in coordination with the County's Emergency Management Division, and the implementation of such plans with funding for such planning and implementation provided by the developers of the project or their successors.

a) Emergency Management Division participation in the development review process and review of all development in the Coastal Planning Area to ensure consistency with this policy.

b) Development Orders will stipulate that no later than one year after construction approval, development projects will submit an effective and compliant hurricane evacuation plan to the Public Safety Department.

Objective 4.4.3 Post Disaster Recovery: Identify and prioritize cleanup and recovery in the event of a major storm event to provide for quick recovery in case of a natural disaster.

Policy 4.3.1.5 Maximize the clustering of uses in the Coastal High Hazard Area.

1) Clustering shall be promoted to protect coastal resources from the impacts of dock accesses, runoff from impervious surface and to minimize infrastructure subject to potential storm damage.

2) Net densities limits may be waived for appropriate clustered projects.

3) **For projects located partially within the CHHA, development shall be encouraged to transfer from areas within the CHHA to portions of the site outside of the CHHA (see Policies under Objective 2.3.1 of the Future Land Use Element).**

February 13, 2014 Planning Commission
Agenda Item #3

Subject
PDR-13-35(P) - WOODBROOK II - DTS20130359 -QUASI - JUDICIAL - Margaret Tusing

Briefings
None

Contact and/or Presenter Information

Margaret Tusing

Principal Planner

941-748-4501, ext. 6828

Action Requested

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-13-35(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1, B.1 – B.2, C.1 – C.5, D.1 – D.3, E.1 – E.5, and F.1; GRANTING Special Approval for a project: 1) in the Evers Watershed Overlay District, and 2) adjacent to a perennial stream; ADOPTION of the Findings for Specific Approval; APPROVING Specific Approval of alternatives to Land Development Code Sections 702.6.7 (agricultural setback) and 714.8.7 (replacement trees); as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Ms. Katie LaBarr with Stantec Consulting Services, Inc. (agent) is requesting approval of a Rezone and Preliminary Site Plan for 77 single-family detached residences. The site is approximately 54 acres (vacant) located south of Whitfield Avenue and north of The Trails Subdivision.

• The site is located in RES-6 (Residential, 6 dwelling units per gross acre) Future Land Use Category (FLUC). The proposed gross density is 1.43 dwelling units per acre.

• Special Approvals are required because the site is located within the Evers Watershed Overlay District and is adjacent to Rattlesnake Slough, a perennial stream. Planned Development is the process necessary to achieve Special Approval. A 50% reduction to the calculated pre-development flow rate directly or indirectly into Rattlesnake Slough will be provided in addition to 150% of the normally required stormwater quality treatment.

• 33.38 Acres (62%) is proposed for open space and 0.33 acres is proposed for recreational amenities consisting of a meandering nature trail and benches.

• The site has 8.10 acres of wetlands. Impact acreage is 0.97 acres. The 0.97 acres of wetland impacts are to highly degraded remnant wetlands.

• The School Board of Manatee County indicates that there is sufficient capacity for an approximate increase of 28 students. The schools serving this project are: Kinnan Elementary, Harllee Middle, and Southeast High.

• The subdivision is proposed to have private streets and a gated community; there is no opportunity for inter-neighborhood ties.

• The existing 120-foot right-of-way for Tuttle Avenue will be relocated as a part of this project. The Applicant is responsible for constructing two-lanes of the future four-lane boulevard section. The Tuttle Avenue construction will be a public/private partnership and will provide connectivity to the north and south by providing the missing link of Tuttle Avenue.

• Staff recommends and supports the Applicant's requests for Specific Approvals to reduce tree replacement sizes and reducing the setback adjacent to active agricultural operations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
William Clague reviewed and responded

Reviewing Attorney
Clague

Instructions to Board Records
n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Request for Specific Approval - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Request for Special Approval - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Traffic Impact Statement - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Copy of Newspaper Adv - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Public Comment - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Maps-Future Land Use, Zoning and Aerial - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf
Attachment: Staff Report - Woodbrook II - PDR-13-35(P) - DTS20130359 - 02-13-14PC.pdf
Attachment: Site Plan - Woodbrook II - PDR-13-35(P) - 02-13-14PC.pdf

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

February 3, 2014
File: 215611500 430

Attention: Ms. Margaret Tusing, Principal Planner
Manatee County
Building and Development Services Department
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: Woodbrook II Revised Request for Specific Approval

Dear Ms. Tusing,
On behalf of our Client, Neal Communities of Southwest Florida, LLC, we respectfully request specific approval for the following Land Development Code waivers:

1. LDC Section 702.6.7 which requires that lots adjacent to active agriculture operations be set back a distance of 35 feet greater than that which is required by the Code.

The Code requires a 35 foot setback in addition to the required greenbelt buffer.

The properties immediately adjacent to the site to the south and west are currently zoned for Suburban Agriculture; however, the area has been transitioning to suburban residential development for a number of years with less emphasis on agriculture. There are no apparent active agricultural activities on these properties. For the most part, these adjacent agriculturally zoned properties contain large groupings of trees along the property lines which act as natural buffers. The site plan shows stormwater facilities or future Tuttle Avenue, a collector road, along most of the property lines that are adjacent to agriculturally zoned properties. The natural buffers provided by existing trees off-site, stormwater facilities, the 15 foot greenbelt buffer, and proposed Tuttle Avenue will provide ample space to ensure an appropriate separation between residential and agricultural areas.

2. LDC Section 907.9.4.2. - Replacement Trees

The LDC requires replacement trees be sized at 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. Therefore, the Applicant does seek the reduced sizes for replacement trees as requested by County staff.

Thank you for your consideration of this matter. Please contact our office with any questions you may have regarding these requests.

Regards,
STANTEC CONSULTING SERVICES INC.

Katie LaBarr

Katie LaBarr, AICP
Project Planner
Phone: 941-907-6900 Ext. 231
E-Mail: Katie.LaBarr@stantec.com

c. Stewart Carlin, Neal Communities of Southwest Florida, Inc.
Pat Neal, Neal Communities of Southwest Florida, Inc.

Design with community in mind

Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

August 30, 2013

Via: E-Submittal

File: 215611500 430

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

Attn: **Ms. Lisa Barrett**

Reference: **Woodbrook II - Special Approval Request (B00000026)**

Dear Ms. Barrett:

On behalf of our Client, Neal Communities of Southwest Florida, LLC, we respectfully request special approval for the following items:

1. **Policy 2.2.2.2.4 - Any project located within the Watershed Overlay District must be submitted for approval under the Special Approval Process**

   This project is located within the Evers Reservoir Watershed Protection (WPE) Overlay District. The design of this project will provide fifty percent (50%) reduction to the calculated pre-development flow rate for stormwater outfall flows either directly or indirectly into Rattlesnake Slough. In addition, we will provide 150% of the normally required stormwater quality treatment, consistent with requirements of Outstanding Florida Waters (OFW), consistent with the requirements of LDC Section 717.3.7. This requirement is enforced by both Manatee County Public Works and the Southwest Florida Water Management District.

2. **Policy 3.2.2.1 - Any project adjacent to a perennial lake or stream must obtain Special Approval.**

   This project is located adjacent to Rattlesnake Slough, which is a perennial stream. Water quality for the perennial stream will be maintained with the proposed wet detention lakes. In addition, we will provide 150% of the normally required stormwater quality treatment, consistent with requirements of Outstanding Florida Waters (OFW). This requirement is enforced by both Manatee County Public Works and the Southwest Florida Water Management District.

Thank you for your consideration of this matter. Please contact our office with any questions you may have regarding this request.

Sincerely,

Stantec Consulting Services Inc.

Katie LaBarr

Katie M. LaBarr, AICP
Project Planner
E-Mail: katie.labarr@stantec.com

Enclosures

C: Stewart Carlin, Neal Communities, Inc., w/enclosures
Pat Neal, Neal Communities, Inc., w/enclosures

Woodbrook II

Transportation Impact Analysis

Stantec

Prepared for:
Neal Communities
5800 Lakewood Ranch Blvd
Sarasota, Florida 34240

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, Florida 34240

February 2014

Woodbrook II
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: Woodbrook II
Transportation Impact Analysis
215611500

LOCATION: South of the Tuttle Avenue/Whitfield Avenue intersection in Manatee County, Florida

This document entitled Woodbrook II was prepared by Stantec Consulting Services Inc. for the account of Neal Communities. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by:

Matthew R. Crim, P.E., PTOE
Transportation Engineer
Florida Licensed Engineer No. 68297

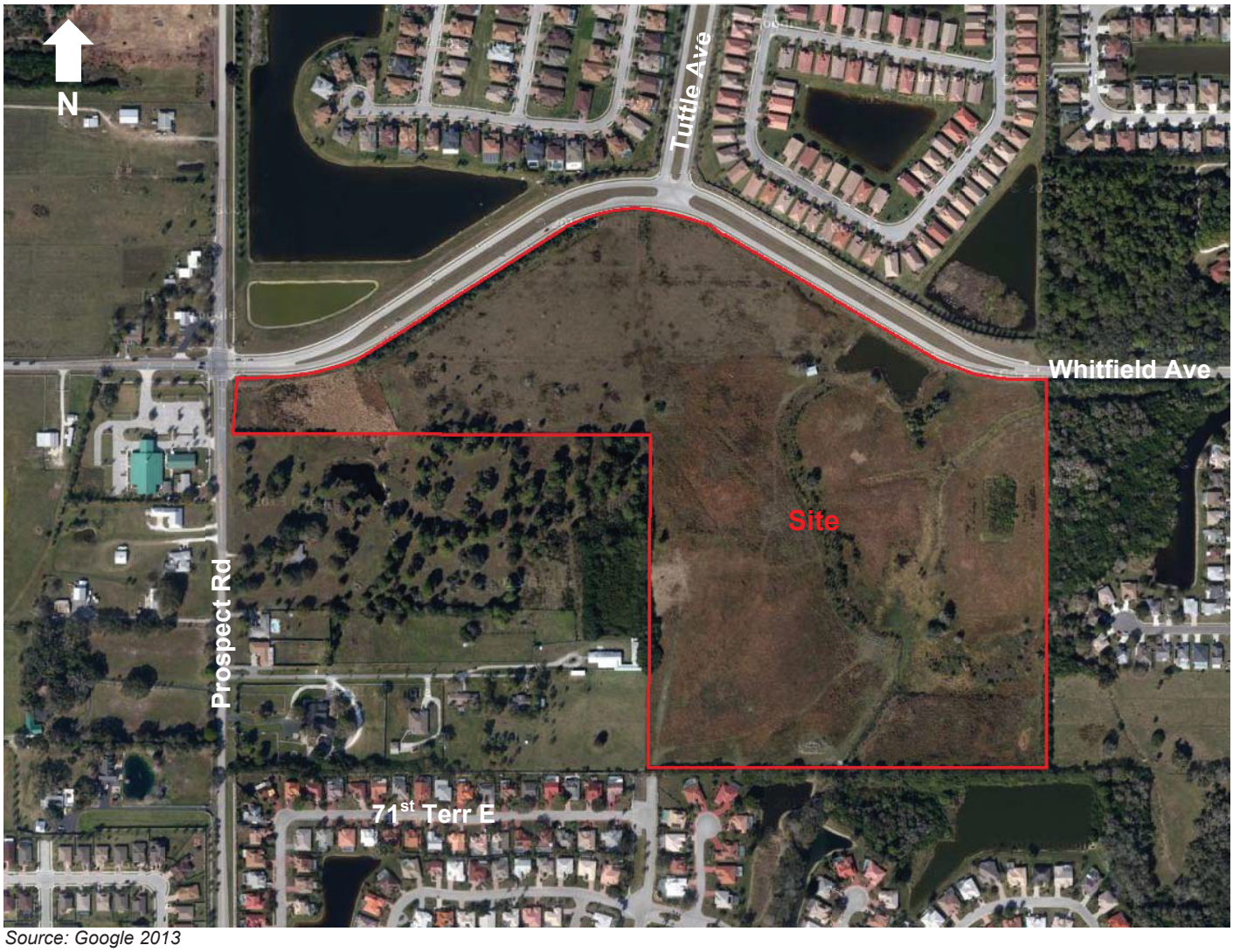
Date

Reviewed by:

Francisco B. Domingo, P.E.
Senior Project Manager

Introduction

The purpose of this study is to determine the transportation impacts of the proposed Woodbrook II residential development located south of the Tuttle Avenue/Whitfield Avenue intersection in Manatee County, Florida. The project location is shown in Figure 1.



Source: Google 2013

Figure 1: Project Location

The property is currently vacant. The petitioner proposes to construct 77 single-family dwelling units. The development will have two connections to Tuttle Avenue, one on the east side and one on the west side. As part of the project, Tuttle Avenue will be extended from its current terminus (located just north of 71st Terrace East) to the Whitfield Avenue intersection. Please refer to the site plan attached in Appendix A, which shows the alignment of Tuttle Avenue as well as the site access points. The analysis will evaluate a build-out year of 2016, which represents the

maximum time frame a Certificate of Level of Service (CLOS) can grant concurrency approval. Prior to undertaking the study, a methodology statement was submitted to Manatee County and approved on September 10, 2013. A copy of the proposed methodology is attached in Appendix B.

Trip Generation

Traffic volumes generated by 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 AM and PM peak-hour trip generation potential. The estimated external trips generated by the development are 64 AM peak-hour two-way trip ends (16 entering; 48 exiting) and 83 PM peak-hour two-way trip ends (52 entering; 31 exiting). The trip generation results are summarized in Table 1 and Table 2.

Table 1: AM Peak-Hour Trip Generation

ITE Land Use Category	Units	Development Size	AM Peak Trip Rate/ Equation	AM Enter Split	AM Exit Split	AM Peak Total Trips		
						Total	Enter	Exit
Single Family Housing - 210	Per Unit	77	T = 0.70(x) + 9.74	25%	75%	64	16	48

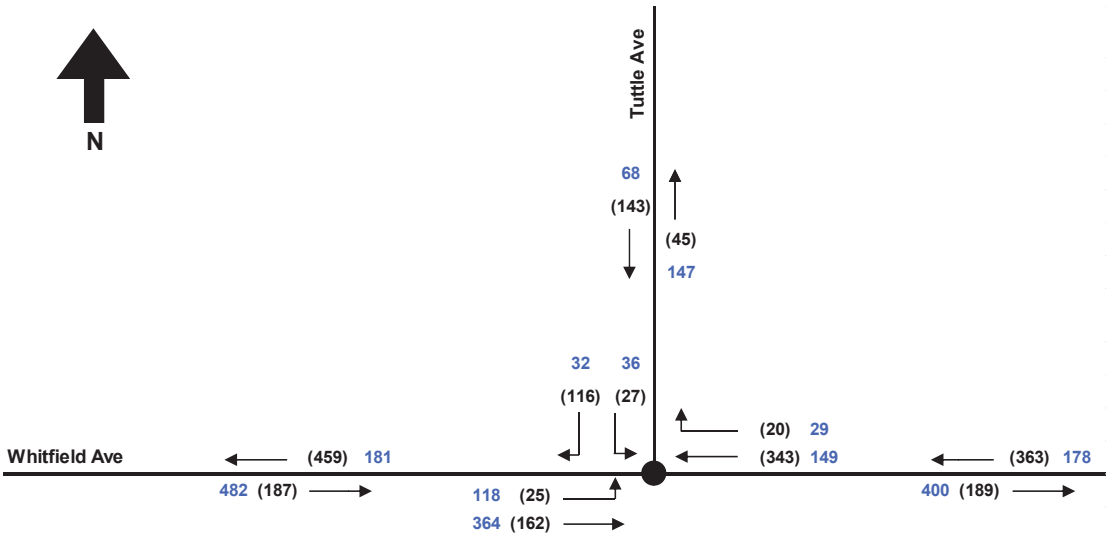
Table 2: PM Peak-Hour Trip Generation

ITE Land Use Category	Units	Development Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Total Trips		
						Total	Enter	Exit
Single Family Housing - 210	Per Unit	77	ln(T) = 0.90ln(x) + .51	63%	37%	83	52	31

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 AM and PM peak-hour peak-season traffic volumes, shown in Figure 2, were used to help distribute project traffic. The project traffic distribution and assignment is shown in Figure 3. Because the project straddles the Tuttle Avenue extension, trips utilizing the two project driveways were based on the number of lots proposed on the east side (19 lots) and the west side (58 lots).

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)*.



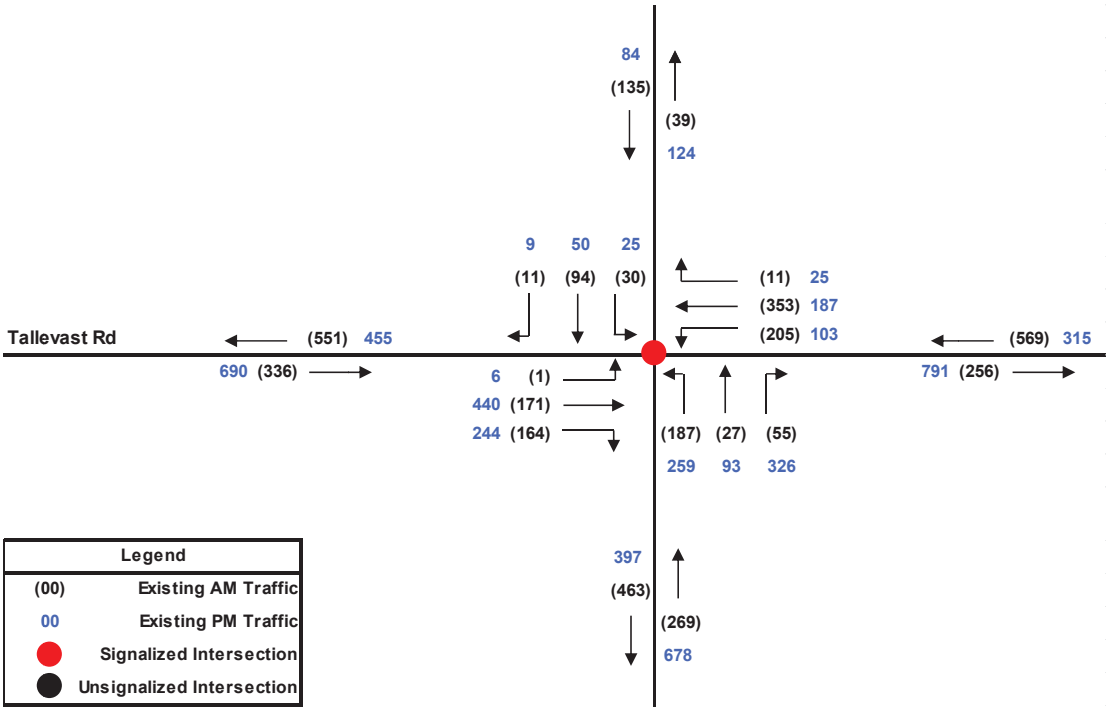


Figure 2: Existing AM and PM Peak-Hour Peak-Season Traffic

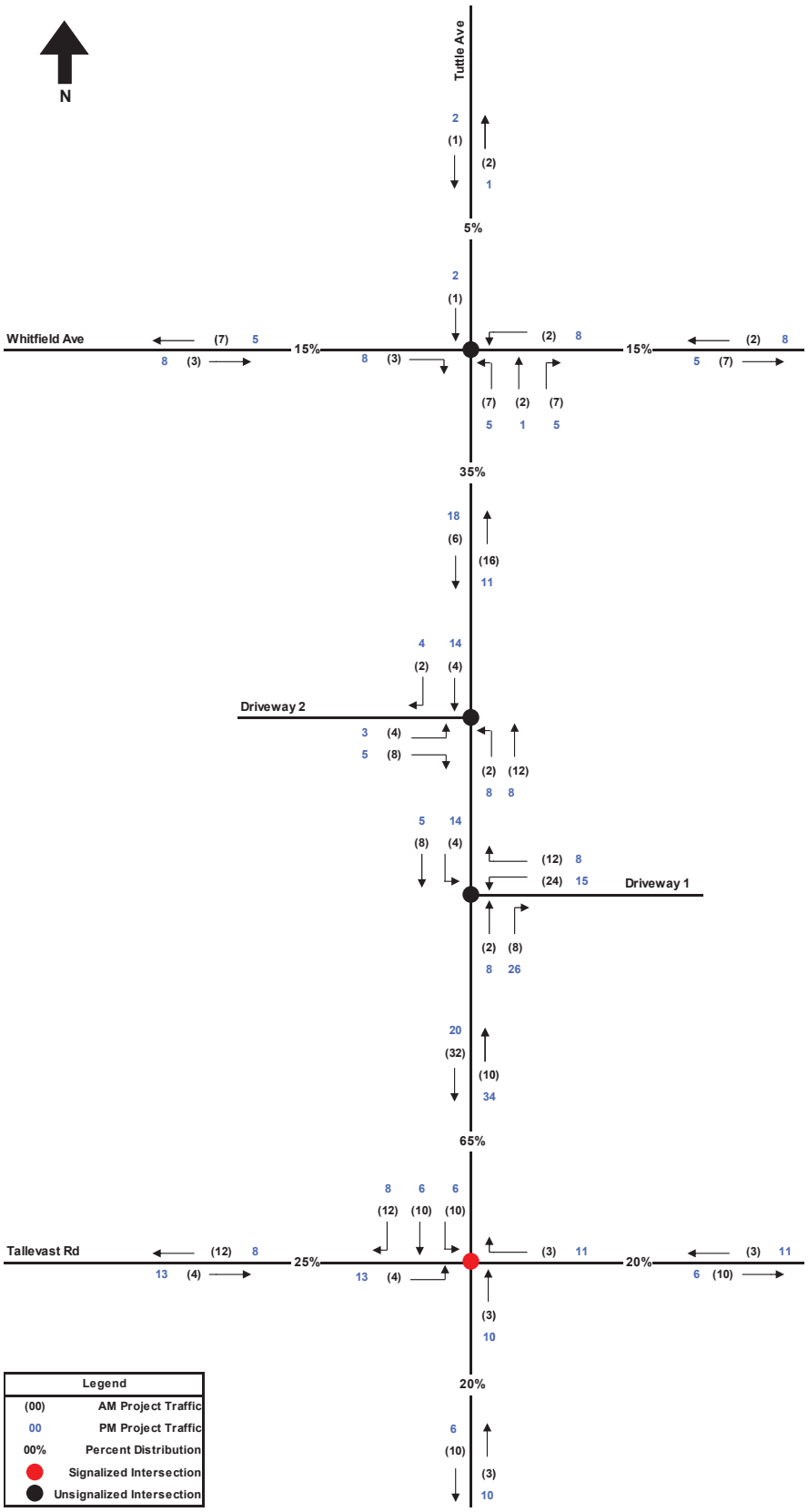


Figure 3: Project Traffic Distribution and Assignment

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 volume or any roadway segment to which the development has direct access or which the development accesses via local and private roads.

The results of the study area determination are provided in Table 3. Per Manatee County's criteria, no regulated roadway segments exceed five percent of the adopted two-way peak-hour service volume. Only the segment of Tuttle Avenue from Tallevast Road to Whitfield Avenue was evaluated as part of this analysis. In addition, detailed intersection analyses were performed at the Tuttle Avenue/Whitfield Avenue intersection and the Tuttle Avenue/Tallevast Road intersection for both the AM and PM peak hours.

Table 3: Study Area Determination

Road Name and Segment	Adopted LOS			Percent Project Traffic	New Project Traffic		Significant Impact? (>5%)
	LOS Standard	Number of Lanes	Service Volume[1]		Trips	% Impact	
Tuttle Avenue							
Tallevast Rd to Site	D	2	1,260	65.0%	54	4.3%	No
Site to Whitfield Ave	D	2	1,260	35.0%	29	2.3%	No

1. Service volume obtained from Table 4 of the 2012 FDOT Generalized Level-of-Service tables (Class II Signalized Arterial) with a non-state roadway and two-lane divided roadway adjustment.

2013 Existing Traffic Conditions

Vehicle turning movement counts were conducted at the study area intersections on Thursday August 8, 2013. The turning movement counts were taken during the AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) to quantify existing AM and PM peak-hour conditions. The turning movement counts at the intersection were then adjusted by the FDOT peak-season conversion factor of 1.24. The existing AM and 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 C.

ROADWAY ANALYSIS

The directional service volumes were taken from the FDOT *2012 Generalized Service Volume Tables*. 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 4 and indicate that all segments within the study area currently operate within Manatee County's adopted level-of-service standards.

Table 4: 2013 Existing Segment Conditions

Road Name and Segment	Direction	Adopted LOS			2013 Existing Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume[2]		
Tuttle Avenue[1]						
Tallevast Rd to Site	NB	D	1	710	124	No
Site to Tallevast Rd	SB				84	No
Site to Whitfield Ave	NB	D	1	710	0	No
Whitfield Ave to Site	SB				0	No

1. Tuttle Avenue currently terminates south of the proposed site at 71st Terrace E.

2. Service volume obtained from Table 7 of the 2012 FDOT Generalized Level-of-Service tables (Class II Signalized Arterial) with a non-state roadway and two-lane divided roadway adjustment.

INTERSECTION ANALYSIS

The intersection analysis was performed using the Synchro Software. 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 volume to capacity ratio (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 v/c ratio was less than 1.0. The results of the Synchro intersection analysis are summarized in Table 5 and indicate that both intersections currently operate within Manatee County's adopted level-of-service standards for both the AM and PM peak hours.

Table 5: 2013 Existing Intersection Conditions

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Existing			EB	WB	NB	SB
Tuttle Ave & Whitfield Ave	Unsignalized	AM	D	n/a	13.9[1]	0.28	A[2]	--[3]		B
		PM	D	n/a	15.8[1]	0.11	A[2]	--[3]		B
Tuttle Ave & Tallevast Rd	Signalized	AM	D	B	15.2	0.70	B	B	C	B
		PM	D	B	19.2	0.77	B	B	C	B

1. Delay shown for the worst approach/movement
2. Left turn movement level-of-service
3. No left turn movement for approach

The intersection volume tables are provided in Appendix D. The 2013 existing Synchro intersection worksheets are provided in Appendix E and electronic versions of the files are attached on the accompanying CD.

2016 Background Traffic Conditions

The background traffic conditions were analyzed for 2016. The background traffic conditions consist of the existing peak-hour peak-season traffic volumes, an annual background growth rate and projected new traffic from the Tuttle Avenue interconnection.

Annual Average Daily Traffic (AADT) volumes obtained from the Manatee County count stations in the vicinity of the project indicates a historical annual growth rate of -1.06% for the last two years and -5.06% for the last five years. The historical growth rates are shown in Table 6.

Table 6: Historical Growth Rates

Road Name and Count Station Location	2007 AADT	2010 AADT	2012 AADT	2-YR Growth Rate	5-YR Growth Rate
Tuttle Avenue					
200 ft South of 63rd Ave E		1,706	1,526	-5.42%	--
200 ft South of Tallevast Rd	10,812	9,675	9,309	-1.91%	-2.95%
Whitfield Avenue					
200 ft East of Prospect Rd		4,986	4,807	-1.81%	--
200 ft East of Lockwood Ridge Rd	9,032	5,974	5,996	0.18%	-7.87%
TOTAL				**-1.06%**	**-5.06%**

A 3.00% annual growth rate was used to forecast future background traffic. The aggressive annual growth rate was used to account for reserved traffic in the study area. The annual growth rate was used in lieu of the reserved traffic because reserved trips are not available for the AM peak-hour, are not available for all approaches to the Tuttle Avenue/Whitfield Avenue intersection, and are not directionally split.

As part of this project, the petitioner proposes to interconnect the northern and southern termini of Tuttle Avenue to provide a continuous north/south roadway in South County. New traffic volumes associated with the Tuttle Avenue interconnection were estimated using the existing AM and PM peak-hour volumes. To estimate the volumes for the segment of Tuttle Avenue, the volumes south of the Tallevast Road intersection were averaged with the volumes north of the Whitfield Avenue intersection. Table 7 summarizes the estimated new AM and PM peak-hour volumes on the interconnected segment of Tuttle Avenue to be added to the future background traffic.

Table 7: Tuttle Avenue Interconnection Volume Determination

Segment	Time Period	2013 Peak-Hour Volumes	
		NB	SB
Tuttle Ave north of Whitfield Ave	AM	45	143
	PM	147	68
Tuttle Ave Interconnection	**AM**	**157**	**303**
	PM	**413**	**233**
Tuttle Ave south of Tallevast Rd	AM	269	463
	PM	678	397

It was assumed that 75% of the new Tuttle Avenue interconnection traffic would be through traffic on Tuttle Avenue. The remaining 25% of new traffic using Whitfield Avenue and Tallevast Road were distributed based on existing traffic volumes. Additionally, it was assumed that 85% of the Tuttle Avenue interconnection traffic at the Tuttle Avenue/Whitfield Avenue intersection was new traffic and 70% of the Tuttle Avenue interconnection traffic at the Tuttle Avenue/Tallevast intersection was new traffic. The remaining 15% and 30% of the traffic, respectively, was assumed to be traffic already at the intersection that would have modified travel patterns due to the interconnection. Twice as much traffic was assumed to be redistributed at the Tuttle Avenue/Tallevast Road intersection because the intersection has approximately twice the volume as the Tuttle Avenue/Whitfield Avenue intersection.

The 2016 AM and PM peak-hour background traffic volumes are shown in Figure 4 as well as in Appendix D.

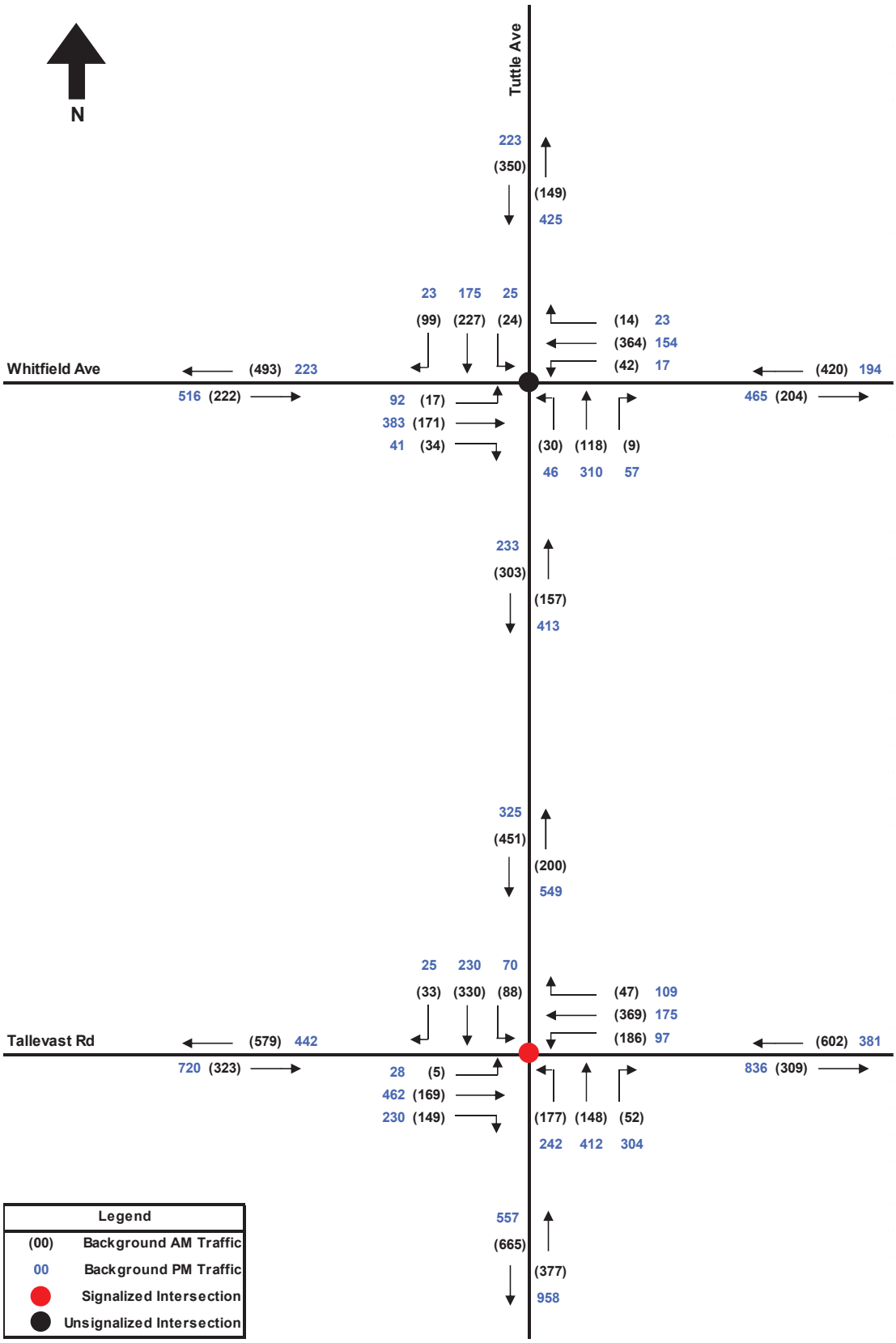


Figure 4: 2016 AM and PM Peak-Hour Background Traffic

ROADWAY ANALYSIS

The results of the 2016 background 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.

Table 8: 2016 Background Traffic Segment Conditions

Road Name and Segment	Direction	Adopted LOS			2013 Existing Volume	Bkgd Growth[1]	New Traffic[2]	2016 Bkgd Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume					
Tuttle Avenue									
Tallevast Rd to Site	NB	D	1	710	124	12	413	549	No
Site to Tallevast Rd	SB				84	8	233	325	No
Site to Whitfield Ave	NB	D	1	710	0	0	413	413	No
Whitfield Ave to Site	SB				0	0	233	233	No

1. An aggressive 3% annual background growth rate was used in lieu of reserved traffic.

2. Used an average of the existing traffic south of Tallevast Road and north of Whitfield Avenue.

INTERSECTION ANALYSIS

The intersection analysis was again performed using Synchro. The 2016 background traffic analysis used the same geometry as the existing analysis. It was assumed that a single northbound approach lane would be constructed at the Tuttle Avenue/Whitfield Avenue intersection when the interconnection is made. The results of the Synchro intersection analysis are summarized in Table 9 and indicate that the Tuttle Avenue/Whitfield Avenue intersection is anticipated to operate at an unacceptable level-of-service standard for both the AM and PM peak hours, while the Tuttle Avenue/Tallevast Road intersection is anticipated to operate within Manatee County's adopted level-of-service standards for both the AM and PM peak hours.

Table 9: 2016 Background Traffic Intersection Conditions

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Background			EB	WB	NB	SB
Tuttle Ave & Whitfield Ave	Unsignalized	AM	D	n/a	77.6[1]	1.00	A[2]	A[2]	F	F
		PM	D	n/a	Err[3]	Err[3]	A[2]	A[2]	F	F
Tuttle Ave & Tallevast Rd	Signalized	AM	D	C	24.3	0.97	B	B	D	C
		PM	D	C	33.9	0.95	C	B	D	D

1. Delay shown for the worst approach/movement.

2. Left turn movement level-of-service.

3. The minor street southbound delay and v/c ratio are too high to be calculated.

The additional traffic associated with the interconnection of Tuttle Avenue coupled with the addition of the forth leg cause the minor street approaches to fail. The failures at the intersection are a preexisting condition and not caused by the addition of this project's traffic.

During the AM peak-hour at the Tuttle Avenue/Tallevast Road intersection, the northbound left turn movement operates at level-of-service F, but the v/c ratio does not exceed 1.0. The 95th percentile queue length was checked to verify that the turn lane has adequate length to store the queued vehicles. The 95th percentile queue length is 205 feet and the storage length is 225 feet. Therefore, there is enough storage to accommodate the 95th percentile queue length. Neither the northbound nor southbound approach has permitted plus protected left turn phases. Although it is not necessary, reconfiguring the signal to add permitted plus protected left turn phases would improve the left turn delay.

During the PM peak-hour at the Tuttle Avenue/Tallevast Road intersection, the southbound left turn movement operates at level-of-service F, but the v/c ratio does not exceed 1.0. The 95th percentile queue length was checked to verify that the turn lane has adequate length to store the queued vehicles. The 95th percentile queue length is 132 feet and the storage length is 100 feet. Therefore, there is not enough storage to accommodate the 95th percentile queue length. Neither the northbound nor southbound approach has permitted plus protected left turn phases. Reconfiguring the signal to add permitted plus protected left turn phases will correct the deficiency. Adding a northbound right turn lane for 300+ right turning volume would also correct the deficiency.

Chapter 2011-139, Laws of Florida; and Chapter 163.3180 of the Florida Statutes as amended by HB 319, exempt developers from contributing proportionate share monies to correct preexisting transportation deficiencies. Because the failures at the Tuttle Avenue/Whitfield Avenue intersection and Tuttle Avenue/Tallevast Road intersection are preexisting conditions and not caused by the addition of this project's traffic, improvements to correct the deficiencies can be considered in place. The improvement needed to correct the preexisting deficiencies at the Tuttle Avenue/Whitfield Avenue intersection is signalization and the improvement needed to correct the preexisting deficiencies at the Tuttle Avenue/Tallevast Road intersection is adding a permitted plus protected left turn phase for the northbound/southbound left turn movement.

Table 10 shows the background traffic conditions at the improved Tuttle Avenue/Whitfield Avenue and Tuttle Avenue/Tallevast Road intersections and demonstrates that the identified improvement will correct the preexisting deficiencies and allow the intersection to operate within Manatee County's adopted level-of-service standards for both the AM and PM peak hours. Additionally, all movements will operate at acceptable level-of-service standards with the identified improvements, including the northbound left turn movement during the AM peak-hour at the Tuttle Avenue/Tallevast Road intersection.

Table 10: Improved 2016 Background Intersection Conditions

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Background			EB	WB	NB	SB
Tuttle Ave & Whitfield Ave	Signalized	AM	D	B	17.8	0.77	B	B	B	C
		PM	D	B	18.4	0.74	B	B	C	B
Tuttle Ave & Tallevast Rd	Signalized	AM	D	C	26.6	0.84	B	C	C	D
		PM	D	C	43.0	0.97	C	B	C	C

The intersection volume tables are provided in Appendix D. The 2016 background traffic Synchro intersection worksheets are provided in Appendix F and electronic versions of the files are attached on the accompanying CD.

2016 Total Traffic Conditions

The total traffic conditions were analyzed for 2016. The total traffic conditions consist of the existing peak-hour peak-season traffic volumes, annual background growth, projected new traffic from the Tuttle Avenue interconnection, and project traffic. The 2016 total traffic PM peak-hour peak-season total traffic volumes are shown in Figure 5.

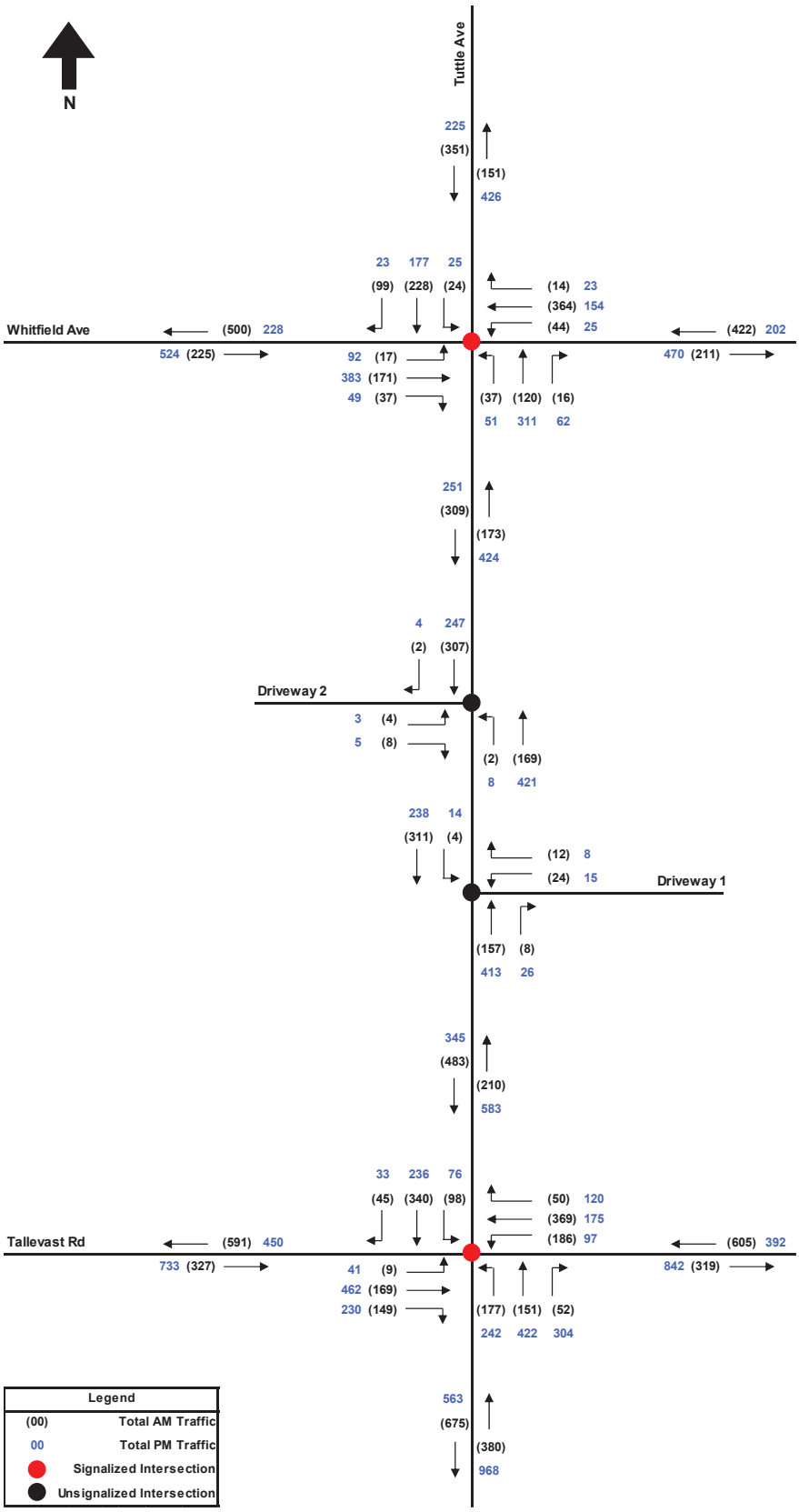


Figure 5: 2016 AM and PM Peak-Hour Total Traffic

ROADWAY ANALYSIS

The results of the 2016 total traffic level-of-service analysis are summarized in Table 11 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 11: 2016 Total Traffic Segment Conditions

Road Name and Segment	Direction	Adopted LOS			2016 Bkgd Volume	Project Traffic	2016 Total Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume				
Tuttle Avenue								
Tallevast Rd to Site	NB	D	1	710	549	34	583	No
Site to Tallevast Rd	SB				325	20	345	No
Site to Whitfield Ave	NB	D	1	710	413	11	424	No
Whitfield Ave to Site	SB				233	18	251	No

INTERSECTION ANALYSIS

The intersection analysis was again performed using Synchro. The 2016 total traffic intersection analysis used the same geometry as the background traffic analysis. In addition, the improvements identified at the Tuttle Avenue/Whitfield Avenue and Tuttle Avenue/Tallevast intersections needed to correct the background traffic deficiencies were also assumed to be in place. The results of the Synchro intersection analysis are summarized in Table 12 and indicate that both intersections are anticipated to continue to operate within Manatee County's adopted level-of-service standards for both the AM and PM peak hours with the addition of project traffic. Additionally, all movements will operate at acceptable level-of-service standards. No intersection improvements are required in conjunction with this project.

Table 12: 2016 Total Traffic Intersection Conditions

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Total			EB	WB	NB	SB
Tuttle Ave & Whitfield Ave	Signalized	AM	D	B	18.0	0.77	B	B	B	C
		PM	D	B	19.0	0.76	B	B	C	B
Tuttle Ave & Tallevast Rd	Signalized	AM	D	C	27.8	0.87	B	C	C	D
		PM	D	D	43.5	0.97	D	C	D	C

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, February 13, 2014 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:

PDR-13-26(P) – EXCLUSIVE RESIDENTIAL COMMUNITY (DTS #20130211)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 50 single family detached lots on approximately 50.7 acres, located west of 99th Street Northwest and south of 9th Avenue Northwest, Bradenton, Florida in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-35(P) – WOODBROOK II (DTS #20130359; BUZZSAW # B00000231)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 77 single family detached units on approximately 53.78 acres, located south of Whitfield Avenue, between Prospect Road and Lockwood Ridge Road, and extending south to the Trails Subdivision, Bradenton, Florida in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
01/29/2014

Sarasota Herald Tribune

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

Date of pub: January 29, 2014

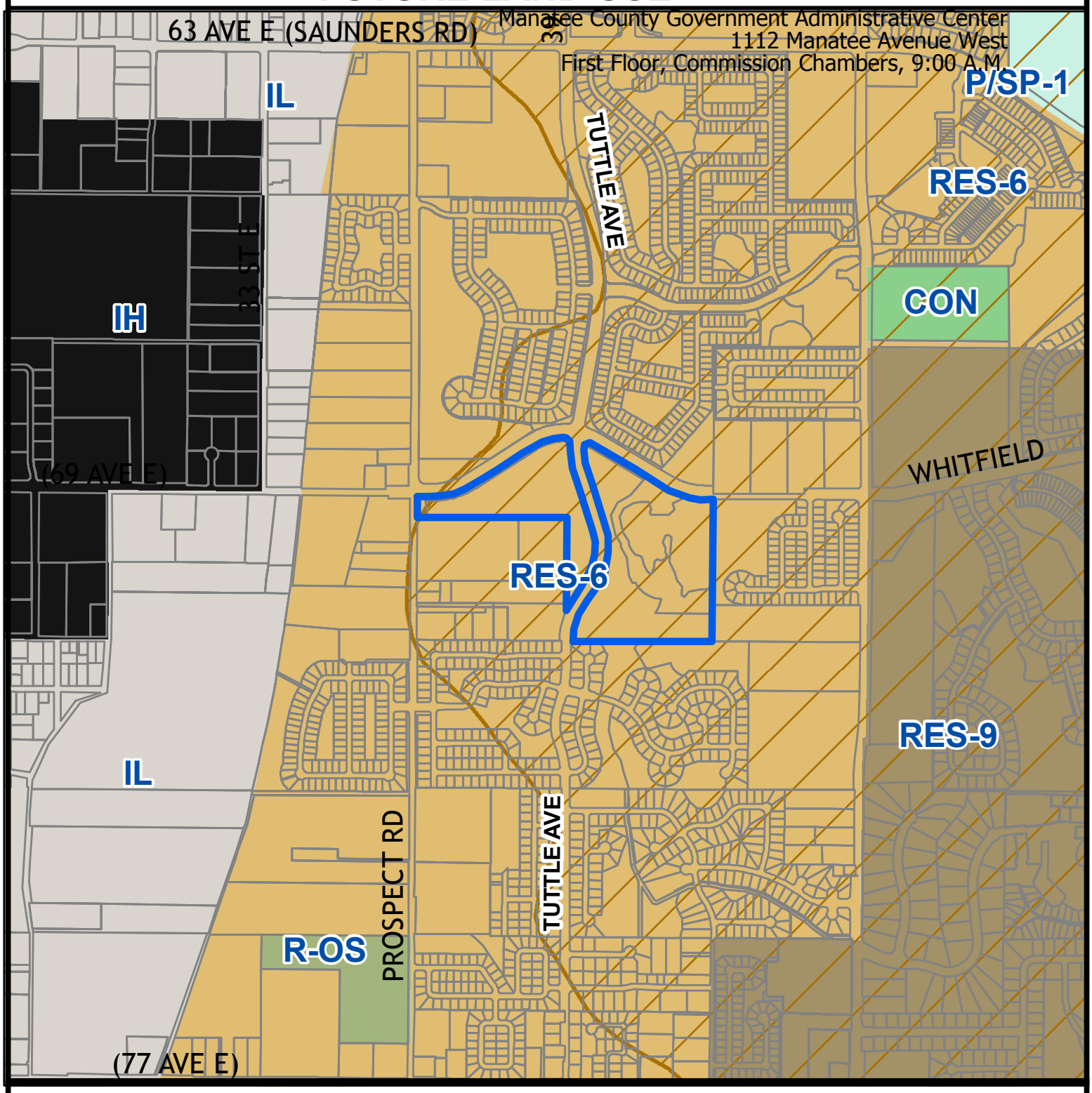
To:
Cc:
Bcc:
Subject: Fw: Zoning request for WoodbrookII by Prabin Mishra

Zoning request for WoodbrookII by Prabin Mishra

Peggy Kolpin to: planning.agenda 02/04/2014 12:20 PM

We are part-time residents of a home we own in Cascades. We have no objections to Tuttle being extended (even though it will increase traffic near the Cascades rear entrance) and we have no objection to the larger half parcel for new homes.
WE DO OBJECT to the skinny parcel on the corner of Prospect and Whitfield being used as home sites BECAUSE an eagle couple has come back to THEIR NEST nest EVERY YEAR for many years, and this will entirely remove/destroy their habitat. Isn't it even illegal to interfere with eagle habitats?
Our other home is in Iowa where the 24 hour cameras on eagles in NE IOWA brought world wide attention to their devotion and need for consistency in habitat. I intend to look into this matter and think you should also BEFORE the meeting this Thursday.
We would also appreciate a reply concerning how to protect the eagle habitat.
Peggy and Loren Kolpin
4011 - 65th PL E
Sarasota, FL 34243
941-309-7418

FUTURE LAND USE



Parcel ID #(s) 1878300059, 1878310009

Evers Watershed (WPE)

Project Name:	Woodbrook II
Project #:	PDR-13-35 (P)
DTS#:	20130359
Proposed Use:	Residential

S/T/R:	Sec 21,20,29,28 Twn 35 Rng 18
Acreage:	53.78
Existing Zoning:	PD-R
Existing FLU:	RES-6
Overlays:	ST
Special Areas:	NONE

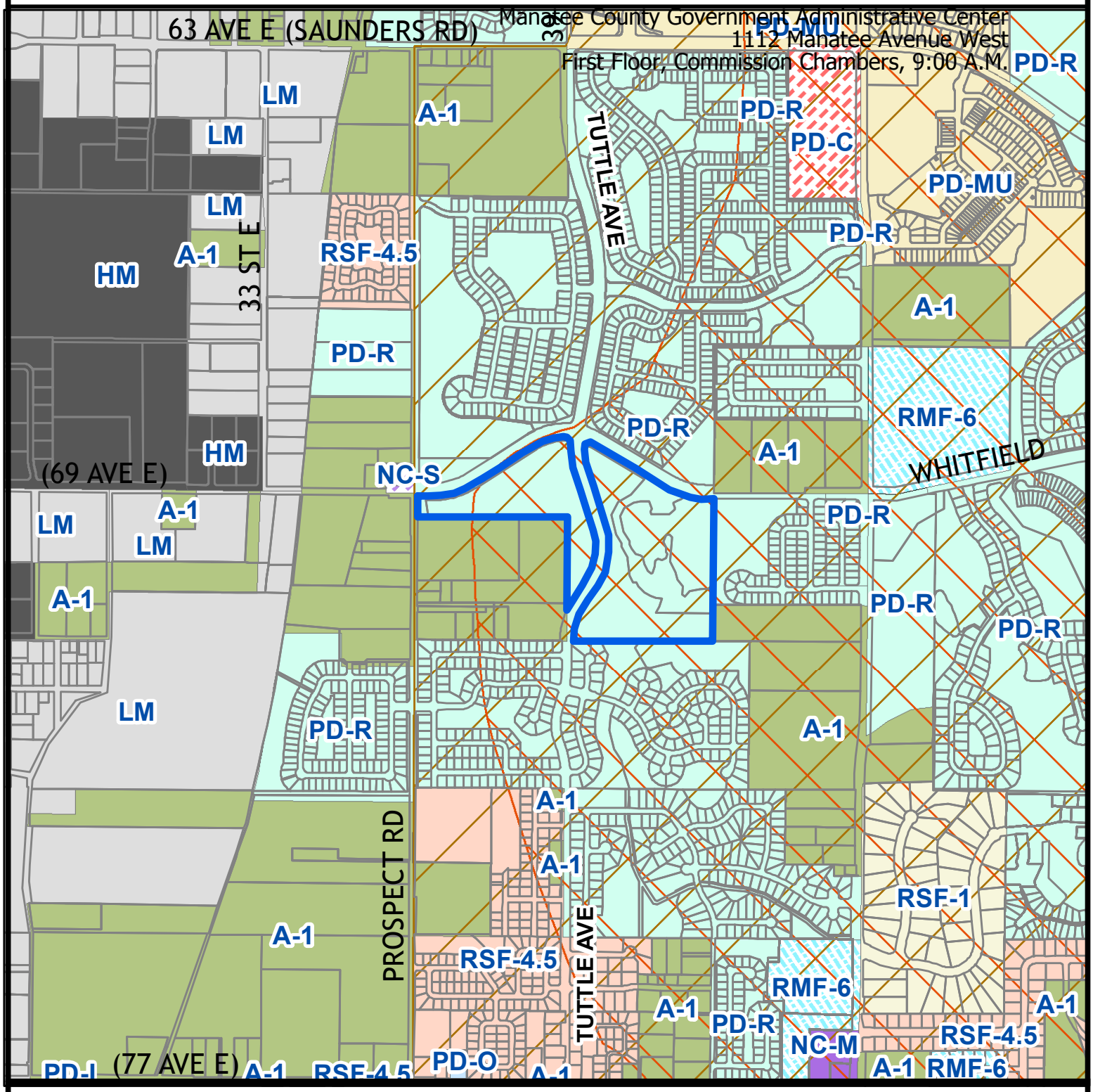
CHH:	NONE
Watershed:	WPE
Drainage Basin:	GAP CREEK,RATTLESNAKE SLOUGH
Commissioner:	Robin DiSabatino

Manatee County
Staff Report Map

Map Prepared 11/2/2013

1 inch = 1,206 feet

ZONING



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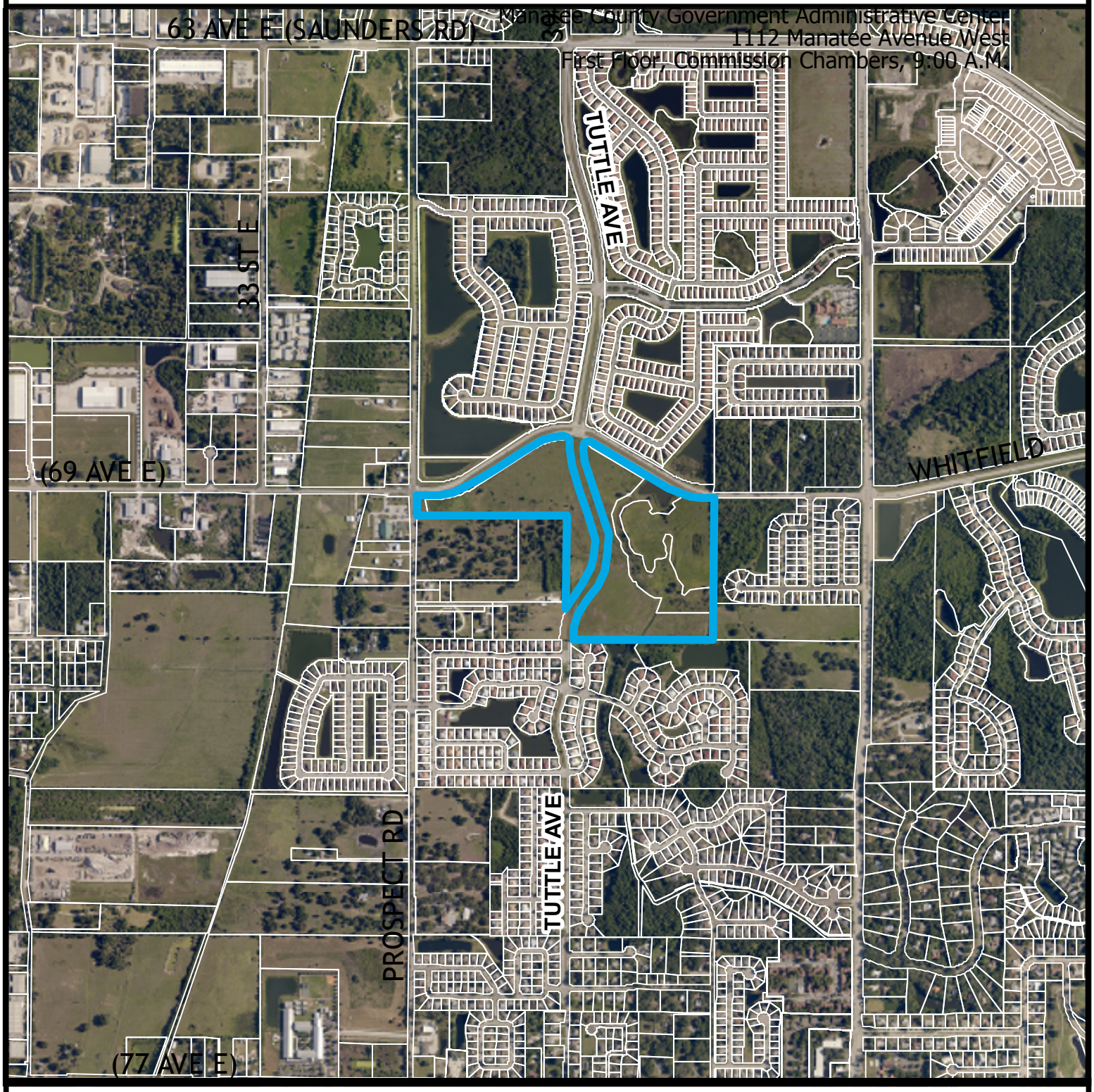
Drainage Basin: GAP CREEK,RATTLESNAKE SLOUGH
Commissioner: Robin DiSabatino

Special Treatment
Evers Watershed (WPE)

Manatee County
Staff Report Map
Map Prepared 11/2/2013
1 inch = 1,206 feet

AERIAL



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Manatee County
Staff Report Map

Map Prepared 11/2/2013

1 inch = 1,206 feet

PDR-13-35(P) – WOODBROOK II
(DTS #20130359; Buzzsaw # B00000231)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 77 Single Family detached units on approximately 53.78 acreson the south side of Whitfield Avenue, between Prospect Road and Lockwood Ridge Road, extending south to the Trails Subdivisionin Bradenton, Floridain the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 02/13/2014 **B.O.C.C.: 03/06/2014**

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-13-35(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1, B.1 – B.2, C.1 – C.5, D.1 – D.3, E.1 – E.5, and F.1; GRANTING Special Approval for a project: 1) in the Evers Watershed Overlay District, and 2) adjacent to a perennial stream; ADOPTION of the Findings for Specific Approval; APPROVING Specific Approval of alternatives to Land Development Code Sections 702.6.7 (agricultural setback) and 714.8.7 (replacement trees); as recommendedbystaff.

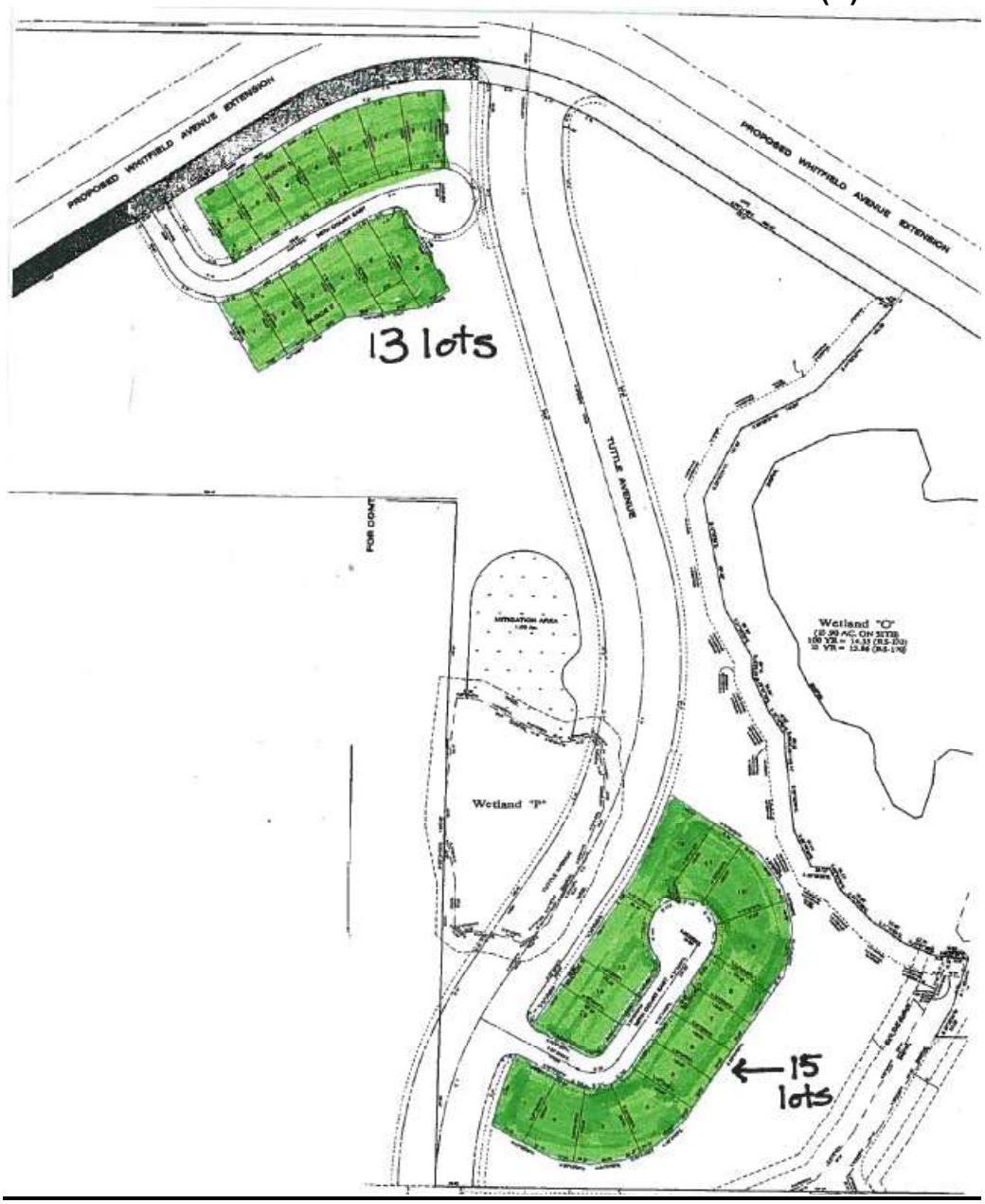
PROJECT SUMMARY	
CASE#	**PDR-13-35(P) DTS #20130359** **Buzzsaw #B00000231**
PROJECT NAME	**WOODBROOK II**
APPLICANT(S):	**Prabin Mishra** **JACBO, LLC**
PROPOSED ZONING:	**n/a**
EXISTING ZONING:	**PDR (Planned Development Residential)**
PROPOSED USE(S):	**77 Single Family Detached Units**
CASE MANAGER:	**Margaret Tusing**
STAFF RECOMMENDATION:	**APPROVAL with Stipulations**

DETAILED DISCUSSION

The 53.78-acresite is located on the south side of Whitfield Avenue between Prospect Road and Lockwood Ridge Roads extending south to The Trails Subdivision.

History:In December 2003 an application [Stonebridge - PDR-03-63(P)] was made to develop the subject property with forty-six (46) single family lots and to provide for the dedication of right-of-way for Tuttle Avenue. During the course of the project review, problems arose with respect to the planned right-of-way alignment. Subsequently, the Applicant undertook the redesign of the project to accommodate adjustments to the alignment of Tuttle Avenue. These adjustments were made to avoid an existing structure (horse barn), to avoid impacting a wetland, to provide an eagle protection zone, and to provide stormwater treatment ponds for Tuttle Avenue. As a result of the adjustments, on June 12, 2007, the Board of County Commissioners approved a Preliminary Site Plan [PDR-03-63(P)] for 28 lots for single-family detached residences (Graphic Exhibit 1) and a Reimbursement Agreement. As part of the Reimbursement Agreement, theDeveloperwas required to dedicate Tuttle Avenue on-site and the County to pay the Developer"Lot Reimbursement" as compensation for the loss of eighteen (18) lots resulting from the adjustments to the alignment of Tuttle Avenue. Additionally, the Developer agreed that there would be no charge for the dedication and that no transportation impact fee credits would be requested or provided to the Developer for the Tuttle Avenue right-of-way. The Developer dedicated the required right-of-way on October 23, 2007 (ORB2235, pg4087; corrected legal ORB2260, pg2786) and the County paid the Developer $630,000.00 for Lot Reimbursement on November 29, 2007. The project was never constructed and the site plan has expired.

GRAPHIC EXHIBIT 1
PREVIOUSLY APPROVED SITE PLAN – 28 LOTS
STONEBRIDGE – PDR-03-63 (P)



Current Request: The current request is to approve a new Preliminary Site Plan for 77single-family detached residences and to realign the Tuttle Avenue right-of-wayas detailed on the Preliminary Site Plan and in the Reimbursement Agreement. Manatee County currently owns the 120-feet ROW for Tuttle Avenue; the Applicant is proposing to realign the ROW and will exchange the "new" 120-feet of ROW with the "existing" ROW (refer to Graphic Exhibit 2). All costs associated with this exchange shall be at the Applicant's expense.

The developer will construct two outside lanes of Tuttle Avenue from Whitfield Avenue to the northern project intersection. If approved under the terms of a proposed Reimbursement Agreement, the developer will also construct the two outside lanes of Tuttle Avenue from the northern project intersection to match the existing section of Tuttle Avenue south of the site. This portion of construction costs will be reimbursed by the County. The Reimbursement Agreement is reviewed and approved by the Board of County Commissioners and will be scheduled on the same day as this Application. The project will be split by the 120-foot Tuttle Avenue right-of-way with 19 lots on the west side of Tuttle and 58 lots on the east side of Tuttle Avenue. Each side of the project has connection to Tuttle Avenue.

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, Rattlesnake Slough, and is within the Evers Watershed Overlay District.

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

Tuttle Avenue Realignment

The Applicant is requesting that Tuttle Avenue be realigned. The existing alignment was dictated by several factors (refer to Graphic Exhibit 2 – blue area). The following is a summary of those factors and if they are applicable today.

1. *Avoidance of wetland impact*. The EPD staff has reviewed the proposed impact to Wetland "G" and has determined that the impacts are to a highly degraded remnant wetland and recommends approval of the wetland impact as part of an Ecosystem Management Plan. The proposed Reimbursement Agreement requires the Applicant to provide the required mitigation for Wetland "G".
2. *Avoidance of existing structure (horse barn) on adjacent property*. The structure is still on the adjacent property and will have a setback of 0' to 3'-9" from the Tuttle Avenue ROW line.
3. *Provide eagle protection zone*. It has been field verified that the tree where the eagle's nest was located is no longer there; therefore, the proposed roadway alignment does **not** impact an eagle's nest.
4. *Provide stormwater retention ponds for Tuttle Avenue*. The proposed Reimbursement Agreement includes provisions to provide stormwaterwater retention and detention in the on-site stormwater ponds for the four-lane build-out of Tuttle Avenue.

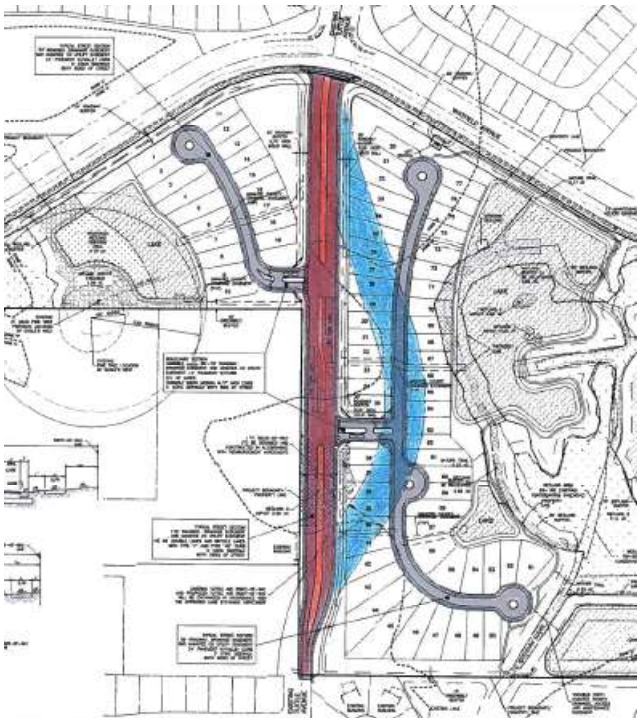
The proposed realignment increases the development potential of the property (77 lots compared to 28 lots previously approved – refer to Graphic Exhibits 1 and 2).

Recreational amenities are a0.33 acre natural trail winding around the lakes and wetlands with benches overlooking Rattlesnake Slough and the floodplain compensation area.

There are 8.10 acres of wetlands are on the project site and 0.97 acres are proposed for impact.

Staff recommends Approval with Stipulations.

GRAPHIC EXHIBIT 2
PROPOSED SITE PLAN – 77 LOTS
EXISTING COUNTY RIGHT-OF-WAY (blue)
PROPOSED TUTTLE AVENUE RIGHT-OF-WAY (red)
WOODBROOK II – PDR-13-35(P)



SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	No address assigned
GENERAL LOCATION:	South side of Whitfield Avenue, between Prospect Road and Lockwood Ridge Road, extending south to the Trails Subdivision
ACREAGE:	53.78± acres
EXISTING USE(S):	Pasture/Vacant
FUTURE LAND USE CATEGORY(S):	• RES-6 (Residential- 6 dwelling units/gross acre) • WP-E (Watershed Overlay-Evers Reservoir)
DENSITY:	1.43du/ac (gross) 3.24du/ac (net)

SPECIAL APPROVAL(S):	• Evers Watershed Overlay District • Adjacent to a perennial stream (Rattlesnake Slough)
OVERLAY DISTRICT(S):	• Evers Watershed • Special Treatment
SPECIFIC APPROVAL(S):	• 702.6.7 – 35' Setback adjacent to active agricultural operations • 714.8.7 – Replacement Trees
SURROUNDING USES & ZONING	
NORTH	Across Whitfield Avenue is the Cascades Subdivision zoned PDR (Planned Development Residential).
SOUTH	Vacant Land, single-family homes and agricultural uses zoned A-1 (Suburban Agriculture), and homes in The Trails Subdivision zoned PDR.
EAST	Vacant agricultural land zoned A-1 and homes in the Sarapalms Subdivision zoned PDR.
WEST	Horse barn and grazing land for horses, veterinary office, boarding, grooming and training facilities, and single-family homes zoned A-1. Across Prospect Avenue is vacant land, agricultural uses, a church, and single-family homes in Prospect Acres zoned A-1.
SITE DESIGN DETAILS	
MINIMUM LOT SIZE:	6,500 sq. ft. (50' x130')
SETBACKS:	**Front** 25' **Side** 5' **Rear** 15' **Waterfront** 30' **Wetland** 15'
OPEN SPACE:	33.38± Acres – 62% (35% is required for a Planned Development in the Evers Watershed Protection Overlay District)
RECREATIONAL AMENITIES:	Recreational amenities consisting of a meandering nature trail and benches
RECREATIONAL ACREAGE:	0.33 ± acres
ACCESS:	The project's access points will connect to Tuttle Avenue, a future collector roadway. Tuttle Avenue will be constructed as part of this

	development in conformance with the Reimbursement Agreement.
FLOOD ZONE(S)	Project site lies in Zones "X" and "A" with no base flood elevation determined per FIRM Panel 120153 0342C, revised 7/15/92. All new development and new construction in Zone A shall meet all floodplain management requirements. Developer shall establish a Based Flood Elevation for this project.
AREA OF KNOWN FLOODING	Yes (rainfall)
UTILITY CONNECTIONS	County Water and Sewer available by extension.

ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**8.10 acres**
Proposed Impact Acreage:	**0.97 acres**

Wetland I.D.	Acres Impacted	Type	Quality (UMAM Score)	EPD Objection	Explanation
E	**0.05**	**Herbaceous**	**0.23**	**No**	**Non Viable**
F	**0.06**	**Herbaceous**	**0.23**	**No**	**Non Viable**
G	**0.86**	**Herbaceous**	**0.86**	**No**	**Ecosystems Management Plan Overriding Public Benefit**

The proposed 0.97 acres of wetland impacts are to highly degraded remnant wetlands. Historic ditching, excavation, filling, and cattle grazing within these wetlands have resulted in severely altered hydroperiods and encroachment of upland grasses and nuisance vegetation. Wetlands E and F are both considered non-viable wetlands as defined by the LDC because they are less than 0.5 acres in size and have a UMAM score of less than 0.4. LDC Section 719.5.1. authorizes impacts to non-viable wetlands. Wetland G is proposed for impact as part of an Ecosystems Management Plan consistent with LDC Section 719.5.3.

Mitigation

Wetland Mitigation for Wetland G will likely be required by the Southwest Florida Water Management District and therefore will be determined through the issuance of an Environmental Resource Permit by the State in accordance with LDC Section 719.6.1. The Preliminary Wetland Mitigation Plan identifies that a portion of the proposed 0.75 acre wetland compensation area will be sufficient to offset the impacts associated with Wetland G. Any

wetland impacts that do not require mitigation by the State are required to be mitigated in accordance with the County standards outlined in LDC Section 719.6.2. The Preliminary Wetland Mitigation Plan indicates that approximately 0.55 acres of the proposed 2.31 acre Wetland A enhancement will be sufficient to meet the 5:1 ratio outlined in LDC Section 719.6.2.

Ecosystems Management Plan

The LDC defines an Ecosystems Management Plan as a plan for significant, cumulative improvement to the ecological function of the drainage basin in which wetlands are proposed to be impacted by development. The Ecosystems Management Plan shall demonstrate no net loss of wetland quality and function. To mitigate impacts, a combination of restoration, creation, enhancement, and upland preservation may be considered depending on the size, type, function, viability, and historic status of the wetlands proposed to be altered.

The applicant has proposed an Ecosystems Management Plan concept be considered as justification of the proposed impact to Wetland G. In addition to the minimum mitigation required by the State and the County, the applicant has proposed the following activities:

a) 1.08 acres of Upland Habitat creation located adjacent to the existing eagle nest. This area is anticipated to not only assist in providing a visual barrier from the nest site to Whitfield Avenue, but the area will serve as additional wetland buffer and provide a habitat connection between Wetland A and the 0.75 acre proposed wetland compensation area and open water habitat of the proposed lake. This area is anticipated to be planted with native canopy speciessuch as pine, oaks or cabbage palms.

b) Enhancement of the remaining1.76 acres of Wetland A. Although the entire 2.31 acres of Wetland A is proposed for enhancement, as mentioned above, 0.55 acres of enhancement will be utilized as the compensation for impacts associated with Wetlands E and F. The remaining 1.76 acres of enhancement is in addition to any State or County mitigation requirements. Enhancement of Wetland A will consist primarily of nuisance exotic plant removal.

c) The applicant proposes to create a 0.75 acre wetland adjacent to a 1.12 acre upland excavated lake located north of the eagle nest. According to the Preliminary Mitigation Plan, approximately 0.63 acres of the wetland creation is necessary as compensation for impacts associated with Wetland G. The remaining 0.12 acres of wetland creation is in addition to any State or County mitigation requirements. The 1.12 acre lake is not being utilized for stormwater and will be hydrologically connected to the 0.75 acre wetland creation area. The lake and wetland combination is anticipated to provide foraging habitat for the nearby nesting eagles by supporting the breeding activities of the fish population in the lake by allowing the fish full access to the shallow water herbaceous wetland habitat.

d) 2.14 acres of Upland Habitat creation located adjacent to Wetland C. The proposed Upland Habitat is in addition to the wetland buffers required for Wetland B (Rattlesnake Slough) and Wetland C and is located adjacent to existing preservation areas off site within the Sara Palms subdivision. This area is anticipated to provide upland habitat needs for wetland dependent species and is located along a natural wildlife corridor.Native tree species will be planted on 50 ft. centers with shrub layer vegetation planted on 30 ft. centers, in cluster fashion throughout the 2.14 acre; survivorship will be guaranteed at 85% and the area will be maintained free of nuisance vegetation in perpetuity by the HOA. The area will be monitored for a 2 year period via site photographs to assure the survivorship of the planted vegetation.

Staff is recommending approval of the proposed impacts to Wetland G based on the applicant's proposed Ecosystems Management Plan in accordance with LDC Section 719.5.3(b). Staff feels that the proposed impacts are necessary in order to best utilize the unique environmental features of this site such as the existing eagle nest and the natural wildlife corridor of Rattlesnake Slough. Additionally the proposed design clusters the environmental features of the site away from proposed residential development and eliminates the preservation of small, poor quality wetlands isolated from other habitats which typically have limited wildlife utilization. The proposed post development habitats will be contiguous with other, off-site habitat preservation areas.

Existing Wetland Buffer Compensation Area

An existing wetland buffer compensation area is located on this site. The buffer compensation area was required by Manatee County as part of Whitfield Avenue construction. The existing wetland buffer compensation was originally located adjacent to a wetland area in the vicinity of Wetlands E and F, but during wetland field verification process the area was no longer claimed as a jurisdictional wetland, therefore the applicant proposes to relocate this area adjacent to Wetland B. Staff has no objection to the relocation of the existing wetland buffer compensation area.

Existing Conservation Easement

There is an existing Conservation Easement (Wetland D) dedicated to the SWFWMD located within the boundaries of this project. As currently designed, no impacts to the existing Conservation Easement are anticipated.

Threatened and Endangered Species

There is a bald eagle's nest within the boundaries of this project. The project has been designed in accordance with the current "Bald Eagle Management Plan," as prepared by the Florida Fish and Wildlife Conservation Commission. Additionally as discussed in the Ecosystems Management Plan above, the applicant is proposing activities that are beneficial to the existing eagle nest.

Landscape and Buffers

The project is proposing 15' greenbelt buffers with canopy trees planted every 30 feet on center along all perimeters that do not abut a roadway. The proposed greenbelt buffers are consistent with LDC Section 603.7.4.5. The applicant is providing 20' roadway buffers consistent with LDC Section 603.7.4.1 and planted with 2 canopy trees, 33 shrubs, and 5 understory trees per 100 linear feet of roadway. Additionally, the applicant is proposing a 6' solid wall, as measured from the crown of the road, in all proposed roadway buffers. The screening material in the proposed roadway buffer exceeds the requirements of LDC Figure 715.B.

NEARBY DEVELOPMENT

RESIDENTIAL				
Project	**Lots / Units**	**Density**	**FLUC**	**Year Approved**
Fiddlers Creek	**27**	**1.7**	**RES-6**	**2013**
Woodbrook I	**248**	**2.61**	**RES-6**	**2012**
Cottages at Blu Vista (fka Savannah)	**116**	**2.99**	**RES-6**	**2005**
Stonebriar (The Cascades at Sarasota)	**720**	**2.89**	**RES-6**	**2002**
Barrington (fka Villages at Lockwood Ridge)	**600 SFD; 224 MF optional (exchange commercial)**	**2.57 Max**	**RES-6**	**2000**
The Trails Ph 2A, 2B & 3	**154**	**2.67**	**RES-6**	**1990**
The Trails Phase I	**81**	**2.46**	**RES-6**	**1988**
Sarapalms	**66**	**2.2**	**RES-6**	**1986**
Centre Lake	**61**	**3.3**	**RES-6**	**1986**

POSITIVE ASPECTS

- Area is transitioning from suburban agricultural uses to single-family residential development. The proposed residential use is consistent with the Future Land Use map and is a logical expansion of existing and approved residential development in the area.
- The development shall be required to reduce the calculated pre-developmentflow rate by fifty percent (50%) for all stormwater outfall.
- Proposed density is significantly less than the maximum potential density in the RES-6 FLUC.

- A public/private partnership (County/Developer) will construct Tuttle Avenue, as described in the Reimbursement Agreement, to provide north-south connectivity for area.
- The plan shows the required 350' radius protection zone for the eagle's nest located west of the Tuttle Avenue ROW just north of the southern property boundary.
- Sidewalks are provided on both sides of internal roadways.
- Public potable water and sanitary sewer are available to the site via extension.

NEGATIVE ASPECTS

- Tuttle Avenue divides the property and approximately 50% of the rear yards are adjacent toTuttle Avenue.
- The adjacent A-1 zoning permits agricultural uses potentially incompatible with single-family homes.
- Possible future expansion of Tuttle Avenue to four lanes.

MITIGATING MEASURES

- The 20-foot roadway bufferon Tuttle Avenue will include a solid wall six (6) feet in height with enhanced landscaping.
- Notice to Buyers will include language notifying home buyers of adjacent agricultural uses and the potential for expansion and construction of Tuttle Avenue to four lanes.

STAFF RECOMMENDED STIPULATIONS

A. <u>DESIGN AND LAND USE CONDITIONS</u>:

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.

    a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
    b) The internal streets within this subdivision are privately owned and maintained by the Homeowner's Association.
    c) Tuttle Avenue may be expanded to four lanes in the future.

B. <u>TRANSPORTATION CONDITIONS</u>:

1. In accordance with the approved Reimbursement Agreement, the developer shall construct thetwo outside lanes of Tuttle Avenue from Whitfield Avenue to the northern project intersection.

2. The right-of-way exchange shall occur prior to Final Site Plan approval. All costs associated with the right-of-way exchange shall be borne by the Developer.

C. STORMWATER CONDITIONS:

1. The Engineer of Record (EOR) will have the option of submitting a watershed analysis that would demonstrate an alternative stormwater design that would create no adverse impacts to the watershed with respect to staging and flow rates; or the EOR shall demonstrate through modeling a 50% peak rate reduction for the project.

   - If the watershed approach is utilized, it shall utilize the Braden River/Rattlesnake Slough Watershed Study to create and analyze pre- versus post-development condition.

   - If the EOR chooses the peak rate reduction option, the reduction shall only apply to the internal subdivision roadway system and the residential lots. Over-attenuation is not required on open space areas, upland preservation areas, wetlands and their buffers, and landscape buffers. Attenuation is not required on the stormwater flows that discharge onto and through this property from adjacent roadways, subdivisions, and properties.

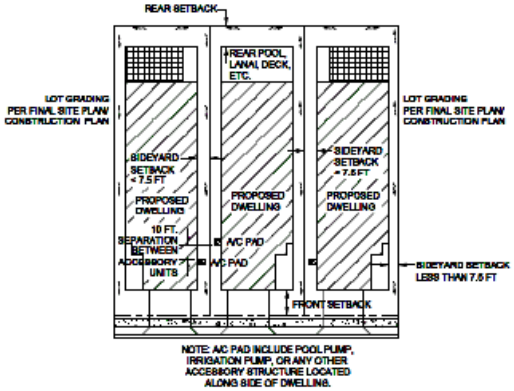
2. All fill within the 100 Year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. The 100 year compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation), except as provided below. The applicant must demonstrate either:

   - The available storage volume above the 25 Year Design High Water Level of any proposed compensation requirement
     - or –
   - Provide a stormwater routing model that utilizes Rattlesnake Slough reverse flow into the on-site lakes during a 100 year, 24 hour storm event the volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume.

3. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along Rattlesnake Slough within the project boundaries. In addition, a Drainage/Maintenance/Access Easement shall also be provided along the west bank of Rattlesnake Slough outside of wetland jurisdictional areas. At the time of Final Site Plan submittal, the applicant shall indicate the method by which access points will be provided to allow vehicular access to the Drainage/Maintenance/ Access Easement for Rattlesnake Slough at multiple locations within the development. At time of Final Site Plan submittal, the Drainage/Maintenance/Access Easement for maintenance of Rattlesnake Slough shall be shown to be unobstructed. Any existing fences or obstructions will be removed at time of development.

4. Project shall be required to provide 150% water quality treatment for Braden River/Evers Reservoir (WP-E).

5. There shall be a minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5 foot side yard setbacks.



D. BUFFERS:

1. The existing buffer area along Whitfield Avenue shall be evaluated for any deficiencies at the time of Final Site Plan and any deficiencies shall be corrected.

2. Prior to Final Plat approval, a six foot high decorative opaque wall shall be installed along the interior edge of the Enhanced Roadway Buffer for Tuttle Avenue (east and west sides) as shown on PSP. All required landscaping within the buffers shall be installed on the exterior of the solid wall.

3. Walls 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.

E. 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 or concurrent with Final Plat approval.

2. The Ecosystems Management Plan shall be submitted for review and approval at the time of Final Site Plan. A copy of the approved Ecosystems Management Plan shall be included in the HOA documents. The Ecosystems Management Plan shall, at minimum, include the following information:

   a. Nuisance/Exotic Vegetation Removal Plan that describes the target species and methodology for initial removal and those that become re-established in the upland portions of the site, including Upland Habitat creation areas. This plan should also include a long-term Maintenance Plan that includes monitoring and removal frequency and methodology.

b. Wetland Enhancement Plan that includes details for nuisance/exotic vegetation removal. This plan should also include a Monitoring/Maintenance Plan that details the steps to be taken to ensure success.

c. Wetland Creation Plan including that includes any grading that may be necessary to provide the appropriate hydrology and the species, spacing and location for all new plantings. This plan should also include a Monitoring/Maintenance Plan that will detail the steps to be taken to ensure success.

d. Upland Habitat Creation Plan that includes the species, spacing and location for all new plantings.

e. An Integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides.

f. The Ecosystems Management Plan shall identify any passive recreation uses that will be allowed within the boundaries of preserve areas. Any proposed uses shall be located in areas where minimal vegetation will be impacted and constructed in a manner that maintains the conservation values of the area. Maintenance guidelines for passive recreation uses shall be included in the Plan.

3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

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

5. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
   - Digital photographs of the well along with nearby reference structures (if existing).
   - GPS coordinates (latitude/longitude) of the well.
   - The methodology used to secure the well during construction (e.g. fence, tape).
   - The final disposition of the well - used, capped, or plugged.

F. <u>PUBLIC SAFETY:</u>

1. Any gates or emergency access points within or to the project shall be accessible to emergency service providers by a remote control, in accordance with Manatee County Ordinance 04-30. Prior to Final Site Plan approval, the applicant shall obtain written approval from EMS and the Fire Marshal approving the proposed system.

REMAINING ISSUES OF CONCERN
No remaining issues.

COMPLIANCE WITH LDC				
Standard(s) Required	**Design Proposal**	**Compliance**		**Comments**
		Y	**N**	
BUFFERS				
20' roadway buffer, Whitfield Ave	20'	Y		Existing buffer will be evaluated at time of FSP and any deficiencies shall be addressed
20' roadway buffer – Tuttle Ave	20'	Y		Enhanced landscaping & 6' wall adjacent to project lots
20' roadway buffer, Prospect Rd	20'	Y		Shown
15' perimeter buffer	15'	Y		Shown
35' perimeter buffer next to active agriculture (south and west)			N	Specific Approval Request; "active" agricultural use is grazing/pastureland for horses
Buffer landscaping	Shown	Y		To be in accordance with LDC; enhanced landscaping adjacent to Tuttle Avenue
SIDEWALKS				
5' internal sidewalks	Both sides of street	Y		Shown
5' sidewalk, exterior	Both Sides of Tuttle& Whitfield	Y		Shown
ROADS & RIGHTS-OF-WAY				
50-feet internal rights-of-way	50'	Y		Streets to be private (gated)
24-feet paved roadways	24' (12-foot lanes)	Y		Shown
Exchange of ± 120' ROW for existing Tuttle Ave ROW	120' ROW	Y		The applicant is realigning the existing County owned Tuttle Ave ROW; a ROW exchange will occur prior toFSP approval. Applicant to construct that portion of Tuttle Ave required for access.

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

Physical Characteristics:
The site is currently vacant and is used for active cattle grazing. Existing uses near the site include residential and neighborhood commercial. Nearby residential neighborhoods include The Cascades to the north, The Trails to the south, Sarapalms to the east, and the Cottages at Blu Vista (fka Savannah) to the southwest. Property zoned A-1 is located to the south and west of this project. Although suburban agricultural zoning exists adjacent to the subject site, there are no apparent active agricultural activities on these properties except for the grazing of horses and a horse barn. These uses will be separated from the proposed development by the 120-feet Tuttle Avenue ROW and a 20-foot roadway buffer on the east side.

Public Utilities, Facilities and Services:
Public potable water and sanitary sewer are available to the project by extending lines to the existing 8" water main and the existing force main at Prospect Road and Whitfield Avenue. The applicant proposes to utilize a well and/or stormwater lakes for irrigation; potable water is prohibited for irrigation purposes and re-use is prohibited since the project is located within the Evers Reservoir Watershed.The site is within one mile of Kinnan Elementary School (corner of Prospect Road & Tallevast Road) and is served by Harllee Middle and Southeast High Schools.

Major Transportation Facilities:
Manatee County currently owns the 120-feet ROW for Tuttle Avenue; the Applicant is proposing to realign the ROW and will exchange the "new" 120-feet of ROW with the "existing" ROW. All costs associated with this exchange shall be at the Applicant's expense.

The developer will construct two outside lanes of Tuttle Avenue from Whitfield to the project intersections. If approved under the terms of a proposed Reimbursement Agreement, the developer will also construct the two outside lanes of Tuttle Avenue from the project intersections to match the existing section of Tuttle Avenue south of the site.

Compatibility:
This site is bordered on three sides by residential development. The project is compatible with those existing residential developments by proposing the same housing type, single family detached; compatible lot sizes and densities; and providing the required greenbelt buffers. As currently designed there is a 45-foot separation between the proposed lots and the two (2) adjacent homes located in The Trails subdivision; a 550-foot separation between the proposed lots and the six (6) homes in the Sarapalms Subdivision; a 380-foot and 900-foot separation between the proposed lots and the two (2) adjacent homes in theSuburban Agriculture (A-1)zonedproperties.

Additionally, 20-foot roadway buffers are proposed where the site is adjacent to Whitfield Avenue and the future extension of Tuttle Avenue. The required15-foot greenbelt buffer is providedon the south property line. The site design includes a stormwater pond within the

330-foot radius of the existing bald eagle's nest located on the property to the south, providing an appropriate buffer between proposed residential activities and the nest.

This project serves as infill development in an area of the county that has the necessary infrastructure to support development.

Transitions:
The site is in an area which is transitioning from suburban agricultural uses to residential developments. Timing of the request appears appropriate with the growing residential trends in the area and the availability of potable water and sanitary sewer.

Design Quality:
The proposed planned residential development will provide for the completion of Tuttle Avenue.Two separate development areas will take access from Tuttle Avenue.

The site contains a total of 77 single family detached lots fronting an internal roadway.The site plan shows sidewalks along both sides of the internal streets. View corridors are provided at the termini of each cul-de-sac. Open space areas will provide opportunities for passive recreation, including a 0.33-acre nature trail meandering through the wetland and lake area.

Relationship to Adjacent Property:
Properties to the south and west of this project are zoned A-1; however, they do not appear to be used for active agriculture purposes with the exception of a horse barn and grazing. Additionally, these properties contain large groupings of trees along the property lines which act as natural buffers. These natural buffers, in addition to the 15 foot greenbelt buffer, and proposed building setbacks, will provide ample space to ensure an appropriate separation between residential and agricultural zoning.

Access, Streets, Drives, Parking and Service Areas:
The proposed site plan reflects a revised alignment for Tuttle Avenue (exchanging the existing Tuttle Avenue right-of-way with Manatee County) and moving the alignment closer to the western property line. The project's two access points will connect to Tuttle Avenue, a collector roadway.The developer will construct two outside lanes of Tuttle Avenue from Whitfield to the northern project intersection. If approved under the terms of a proposed Reimbursement Agreement, the developer will also construct the two outside lanes of Tuttle Avenue from the project intersectionsto match the existing section of Tuttle Avenue south of the site.

A Homeowner's Association will maintain all internal streets and driveways.

Residential parking will be provided on individual lots.

Pedestrian Systems:
Internal five-foot sidewalks are proposed on both sides of the street within the project and on both sides of Tuttle Avenue.

Natural and Historic Features - Conservation and Preservation Areas:
There are no known historic or archaeological resources within or adjacent to the project boundaries.

The site contains a total of 8.10± acres of wetlands. The project is anticipated to have 0.97± acres of impacts and the mitigation for those impacts is addressed in an Ecosystems Management Plan.

Density/Intensity:
The gross density is 1.43 du/ac and the net density is3.24 du/ac. Both are below the allowable density for the RES-6 future land use designation and are compatible with existing densities in the area.

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

Fences and Screening:
A 20-foot roadway buffer is proposed for portions of the project that are adjacent to Whitfield and Tuttle Avenues. Approximately 50% of the project's rear yards are adjacent to Tuttle Avenue; the Applicant is providing an enhanced landscape buffer including a solid wall a minimum of 6-feet high with landscaping located on the exterior.

A 15-foot greenbelt buffer is also proposed for the remainder of the site. For the most part, adjacent agriculturally zoned properties contain large groupings of trees along the property lines which act as natural buffers. These agriculturally zoned properties do not appear to maintain any active agricultural operations except for a horse barn and horse grazing.These natural buffers, in addition to the roadway and greenbelt buffers, will provide ample space to ensure an appropriate separation between this project and adjacent properties.

Yards and Setbacks:
The following chart indicates minimum proposed setbacks for the project:

Use/Type	Front	Side	Rear
Single-family detached	25'	5'/10*	15'
Wetland buffer	15'		
Waterfront	30'		

* Ten feet required if side yard has a ten foot wide drainage easement.

Trash and Utility Plant Screens:
Single family units will be served by individual can pick up.

Signs:
All signs within the project will meet the requirements of Section 724 and will be reviewed at a later development stage.

Landscaping:
Detailed landscaping plans will be provided with the Final Site Plans for each construction phase. All landscaping will meet or exceed the standards in Section 715. The design and maintenance of the roadway and greenbelt buffers will be based on a unified landscape plan. The Tuttle Avenue Roadway buffer includes enhanced landscapingand wall as shown on Sheet L-1.

Mixed Use or Entranceway Designation:
This project is not located within a Mixed-Use designation or a designated Entranceway.

Water Conservation:
Site design will incorporate the water conservation methods listed in Section 715 of the LDC as applicable. Specific designs and methods will be submitted with the Final Site Plans for specific construction phases. Non-potable water will be used for irrigation. However, reclaimed water will not be used for this project, as it is located in the Evers Reservoir Watershed Overlay District.

Rights-of-Way:
The internal streets provide 50-feet of right-of-way and will be privately owned and maintained by the HOA. The existing 120-feet Tuttle Avenue right-of-way is being relocated to the western property line.

Utility Standards:
All public utilities construction will comply with the requirements of the Manatee County Development Standards.

Sanitary sewer and potable water service will be provided through connections to public sewer and water systems.

Stormwater Management:
Stormwater management facilities will meet the requirements of Section 717 and the Manatee County Development Standards. Designs will be provided with Final Site Plans for each construction phase.

Considering volume, staging, and flow rate data is available from stormwater modeling to create the Braden River Watershed Study, staff requests, through stormwater conditions, that an all-inclusive model and supplemental data be provided in consideration of pre- versus post-development analysis with regards to staging, flow rate, and volume with respect to node-link network, floodplain volume impact/creation, and flood stages.

Open Space:
The open space provided is approximately 33.38 acres (62%) of the site which exceeds the standard for a Planned Development in the Evers Watershed Protection Overlay District of 35% open space.

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 (RES-6).
The residential use is consistent with the intent of the RES-6 FLUC which provides for low density urban, or a clustered low-moderate density urban, residential development.

Policy 2.2.1.12.2 Range of Potential Uses (RES-6).
Suburban or urban residential uses arein 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 62% open space (33.38± acres).

TRANSPORTATION

Major Transportation Facilities
The site is adjacent to Whitfield Avenue, which is an existing two-lane divided arterial roadway and is designated as a four-lane arterial roadway in the adopted Future Traffic Circulation Maps. The site is traversed by future Tuttle Avenue which is designated as a four lane collector in the Traffic Circulation Plan. The developer proposes to construct the first two lanes of a four lane thoroughfare through the project for access and connectivity.

Transportation Concurrency
Transportation concurrency compliance was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on Tuttle Avenue, Whitfield Avenue, and Tallevast Road near the project site. The results of the TIA indicated there was no level of service deficiencies on roadway segments within the impact area.

There are **two** intersections within the impact area:

1. Tuttle Avenue at Whitfield Avenue
2. Tuttle Avenue at Tallevast Road

While there are no deficiencies attributable to impacts of the proposed development at these intersections, some turning traffic is expected to have level of service "F" conditions due to impacts of existing and previously approved development. Under the transportation concurrency provisions of the State Community Planning Act, new proposed development cannot be required to mitigate adverse impacts of background traffic. Therefore, no off-site concurrency-related improvements are required for the project. (See Certificate of Level of Service Compliance table below.)

Access
In conjunction with transportation concurrency, a review of access was undertaken by County staff. The site plan for the project indicates two access points onto Tuttle Avenue, via Tallevast Road and Whitfield Avenue. Both access points allow full turning movements.

The results of the access review, which included information provided in the approved TIA, indicated no site-related improvements will be required. However, for safety and operational purposes, a 195-foot northbound left turn-lane and a 195-foot southbound left turn-lane shall be constructed at the project drives on Tuttle Avenue. These turn lanes are of adequate length to accommodate project traffic for access. The developer will construct two outside lanes of Tuttle Avenue from Whitfield to the project drives. If approved under the terms of a proposed Reimbursement Agreement, the developer will also construct the two outside lanes of Tuttle Avenue from the project drives to match the existing section of Tuttle Avenue south of the site.

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)
Tuttle Avenue	Tallevast Road to Whitfield Avenue (Link #3201)	D	C

In summary, the results of the traffic study review identified one off-site or site-related improvement being required for this project. Construct Tuttle Avenue, the two outside lanes of a four-lane section from the southernmost project drive to Whitfield Avenue.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, park's 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

Applicant Request(s):

1. **Alternative to LDC Section 702.6.7 requiring all yards contiguous to agricultural operations to be at least thirty-five (35) feet greater than otherwise required by the LDC, unless separated from such agricultural operations by a street or other designed open space at least thirty-five (35) feet in width.**
   The Code requires a 35 foot setback in addition to the required greenbelt buffer (15-feet) internal to the lots or open space at least 35-feet in width.

   Staff Analysis and Recommendation
   The properties immediately adjacent to the south and west are currently zoned for Suburban Agriculture; however, the area has been transitioning to suburban residential development for a number of years with less emphasis on agriculture. Lot 10 is the only lot that does not meet the Agricultural Operations setback. Lot 10 provides approximately 20-feet of separation. However, there are no apparent active agricultural uses on the adjacent properties other than a horse barn and grazing. Additionally, these adjacent agriculturally zoned properties contain large groupings of trees along the property lines which act as natural buffers.

   Language will be included in the Notice to Buyers informing prospective residents of the adjacent agricultural zoning and potential uses.

   Finding for Specific Approval
   Notwithstanding the failure of this plan to comply with the requirements of the 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 adjacent agricultural uses will be included in the Notice to Buyers.

2. **Alternative to LDC Section 714.8.7- Replacement Trees**
   The LDC requires replacement trees be sized at 3"/5"/7" depending on the size of the tree to be removed. However, County staff requests the Applicant replace trees at smaller sizes of 3"/4"/4". The Applicant concurs with staff's recommendation and requests this Specific Approval to reduce replacement tree sizes due to the fact that planting smaller trees will allow better performance for the new trees and will increase their survival rate. Therefore, the Applicant seeks the reduced sizes for replacement trees as requested by County staff.

Staff Analysis and Recommendation
Staff has determined that the smaller size trees typically establish and grow faster; thereby, providing 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.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1. **Comprehensive Plan Policy2.2.2.2.4 provides for any project located within the Watershed Overlay District must be submitted for approval under the Special Approval Process**
This project is located within the Evers Reservoir Watershed Protection (WPE) Overlay District and therefore is required to have a Planned Development zoning, the mechanism for Special Approval. The design of this project will provide 150% of the normally required stormwater quality treatment, consistent with requirements of Outstanding Florida Waters (OFW) and consistent with the requirements of LDC Section 717.3.7. This requirement is enforced by both Manatee County Public Works and the Southwest Florida Water Management District.

Staff Analysis and Recommendation
The project shall be required to provide 150% water quality treatment for Braden River/Evers Reservoir (WP-E). This requirement is stipulated and will be reviewed and approved by staff as part of the Construction Drawing process.

Finding for Special Approval
The Board finds that this Application meets the requirements of Comprehensive Plan Policy 2.2.2.2.4 by requiring this project to provide 150% of the normally required stormwater quality treatment.

2. **Comprehensive Plan Policy3.2.2.1 requiresany project adjacent to a perennial lake or stream must obtain Special Approval to ensure that project impacts are identified and minimized.**
This project is located adjacent to Rattlesnake Slough, a perennial stream. Water quality for the perennial stream will be maintained with the proposed project design of wet detention lakes and by providing 150% of the normally required stormwater quality treatment, consistent with requirements of Outstanding Florida Waters (OFW). This requirement is enforced by both Manatee County Public Works and the Southwest Florida Water Management District.

Staff Analysis and Recommendation
This project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Rattlesnake Slough and will provide 150% of the normally required stormwater quality treatment. These requirements are stipulated and will be reviewed and approved by staff as part of the Construction Drawing process.

Finding for Special Approval
The Board finds that this Application meets the requirements of Comprehensive Plan Policy 3.2.2.1 by requiring this project to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Rattlesnake Slough.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Request for Specific Approval**
3. **Request for Special Approval**
4. **Traffic Impact Analysis**
5. **Copy of Newspaper Advertising**
6. **Public Comment Letter**

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

		Maximum Net Residential Density: 12 dwelling units per acre
Policy:	2.2.2.2.3	Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the WO Overlay District are contained under Objective 2.3.4 of the Future Land Use Element, Objective 9.5.2 and Policy 9.4.1.4 of the Public Facilities Element, Goal 3.2 of the Conservation Element, Objective 5.3.2 of the Traffic Sub-Element, of this Comprehensive Plan. Compliance with all goals, objectives, and policies listed in this subsection, and with other applicable goals, objectives, and policies, and development regulations is required for all activity within the Watershed Overlay District.
Policy:	2.2.2.2.4	Effect of Mapping: a) Any project which is at least partially within the Watershed Overlay District (WO) shall be submitted for approval under the special approval process. The area designated under the WO District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the WO District. The extent and coverage of the area designated is shown in greater detail on the official zoning atlas of Manatee County, but is, however, subject to adjustment pursuant to (c) below. b) See also policies listed under Policy 2.2.2.2.3 above. c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of property shown on the official zoning atlas as being within the Watershed Overlay where the owner or agent thereof is seeking to demonstrate that property is not located within the Lake Manatee Watershed, the Evers Reservoir, or the Peace River Watershed. Where the review concludes that the subject property, or part thereof, is located outside the Watershed Overlay, adjustments to the zoning atlas should be processed pursuant to an administrative procedure established within any land development regulations developed pursuant to Sec. 163.3202, F.S.
Policy:	2.3.1.2	Minimize the alteration or relocation of any perennial lake or stream, or of adjacent jurisdictional wetlands by promoting the transfer of density/intensity away from the water body and out

		of the floodplain, except for improvements for public water supply sources, upon a finding of overriding public interest by the Board of County Commissioners. Also, limit the density or intensity credit which may be transferred from any acreage of altered or relocated wetlands to 50% of the maximum density or intensity associated with the future land use category on any such wetland. Any such reduction in density or intensity credit shall be in addition to any reduction (see Policy 2.3.1.1) caused by wetland acreage being in excess of 20% of gross project acreage. Implementation Mechanism: a) Planning Departments review any proposed site development plans to ensure compliance with this policy**.**
Policy:	2.3.3.2	Require that all fill within the 100-year floodplain shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within the 100-year floodplain. Areas within the 100-year floodplain adjacent to a tidally-influenced water body shall not be subject to this level of service performance standard.
Objective:	2.3.4	**Land Use Consistent with Watershed Protection:** Limit land use in the Lake Manatee, Evers Reservoir, and Peace River WO Districts to maintain and improve water quality and the natural environment and resources within those watersheds which contribute to filtration.
Policy:	2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to: - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3]
Policy:	2.6.2.8	Utilize the techniques of policy 2.6.1.1, as appropriate, to mitigate noise and/or other traffic impacts for residential development adjacent to roadways classified as arterials and

		limited access facilities.
Objective:	2.6.5	**Quality in Project Design:** Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.
Policy:	2.6.5.1	Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs. Implementation Mechanism(s): a) Density or intensity increments in future land use categories reserved for planned unit developments only, through the special approval process. b) Limitations on scale of development unless planned unit development is utilized through the special approval process. c) Land development regulations developed pursuant to §163.3202, F.S., providing for a planned unit development review process that minimizes the duration of reviews, and the number of discretionary approvals. d) Available clustering options for planned unit development projects. e) Require planned development zoning to grant special approval for all projects within the MU category, excluding single family homes and related accessory uses on lots of record.
Objective:	2.9.1	**Strong Communities:** Create and maintain communities which are characterized by their: - connection, integration, and compatibility with surrounding land uses, - community spaces and focal points, - protection of the natural environment, - connection and integration of pedestrian, bicycle, and vehicular systems, - usable open spaces, and public access to water features, - unifying design elements and features, - variety of housing stock, - pedestrian oriented structures, and pedestrian friendly design, - connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and

		commercial uses.
Policy:	2.9.1.2	Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)
Policy:	2.9.1.5	Promote the development of pedestrian friendly designs.
Objective:	2.9.4	**Community Image:** Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.
GOAL:	**3.2**	**Protection of Surface and Groundwater Resources at Lowest Possible Cost for Potable Water Use, Recreational Use, and to Provide Aquatic Habitat for Native Flora and Fauna.**
Policy:3.2.2.1		Require all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that project impacts on these water bodies are identified and minimized. [See policy 2.3.1.2] Implementation Mechanism: (a) Planning Department's review of all applicable development requests for compliance with this policy.
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]
Objective:	3.3.1	**Wetlands Protection:** Preserve and protect existing, viable wetland systems to: - maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas;

- achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands;
- maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer;
- achieve water recharge of surficial aquifers through wetland areas;
- maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animal and plant species;
- maintain essential chemical and energy cycles facilitated by wetlands;
- maintain educational and recreational opportunities provided by wetlands.

Policy: 3.3.1.2

Require that the extent of wetland areas on any proposed development or redevelopment site be identified on a signed-and-sealed wetlands delineation at time of preliminary site plan, preliminary plat, or other preliminary development plan or similar approval. Manatee County may revoke any development orders where the difference between an estimate of wetland areas shown on a signed-and-sealed survey and actual wetlands on site is determined to be significant enough to warrant substantial project redesign.

Policy: 3.3.1.3

When development related impacts are unavoidable (see policy 3.3.1.1), require that all development-related impacts to wetlands be mitigated.

(1) When mitigation is required by the State, the type and quantity of mitigation shall be determined by the Uniform Wetland Mitigation Assessment Method (UMAM) as outlined in Chapter 62-345 F.A.C., as amended.

(2) In those instances where wetland mitigation is not required by the State wetland mitigation shall be provided in accordance with Subparagraphs (a) through (d) below. The type of wetland mitigation or combination thereof as described in subparagraphs (a) through (d) below shall be determined by the County based on site conditions. The order of preference considered by the County shall be as follows:

(a) **Wetland Enhancement/Restoration:** Five acres of enhanced or restored on site wetlands shall be provided for every one acre of wetland

to be impacted.

(b) **Upland Preservation:** In the event there is inability to create viable wetland enhancement/restoration on the site, five acres of native upland habitat shall be preserved for every one acre of wetland to be impacted. Preserved uplands utilized for wetland mitigation shall be on site of the proposed development and shall be in excess of the requirement of Policy 3.3.2.2

(c) **Payment in Lieu of Mitigation:** In lieu of the mitigation requirements in subparagraphs (a) and (b) above, the County may collect a mitigation fee. The fee charged shall be based on the acreage of impact and shall be an amount sufficient to achieve full and complete compensation for the impact.

(d) **Wetland Creation:** Two acres of herbaceous wetlands shall be or created for every acre of herbaceous wetlands altered. Four acres of forested or mangrove wetlands shall be created for every acre of such wetlands altered, unless other requirements are enforced pursuant to (3) below.

3) Wetland mitigation provided in accordance with Section (2) above shall also be subject to the following:

(a) All approved mitigation shall be required to demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% coverage of desirable wetland species for a period of at least two years for herbaceous wetland communities, and an 85% planting survival rate for at least five years for forested and mangrove communities.

(b) All areas which are created, in accordance with this policy shall be protected.

Objective: 3.3.2 **Wildlife and Upland Habitat Protection:** Protect and preserve native wildlife, endangered, threatened and species of special concern, and native upland habitat through appropriate acquisition, restoration, and development controls to provide:

- areas for passive recreation and enhanced quality of life;

		- large pervious areas for improved water quality and groundwater recharge; - species biodiversity; and - natural area greenways.
Policy:	3.3.3.1	Participate in the development and preservation of natural area greenways which should include wildlife corridors, recreation areas, environmentally sensitive lands, and other cultural and historic resources which may serve the passive recreational needs of residents and visitors.
Policy:	5.2.1.5	Implement, through this Comprehensive Plan and land use regulations, standards which shall limit or prohibit development of structures, parking areas, or drainage facilities within the location of further transportation corridors and rights-of-way as generally configured and indicated on the Future Traffic Circulation: Right of Way Needs Map, (Map 5C) and specified on Table 5.1. Other thoroughfare uses may be allowed within designated Future Transportation Corridors, including temporary uses. Future transportation corridors and rights-of-way to be protected shall be established during the review of each individual proposed project in proximity to the future transportation corridors generally located on the Future Traffic Circulation Map Series. These transportation corridors shall be designed so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross-section as required for facility types specified on the Major Thoroughfare Map Series. Protected future transportation corridors rights-of-way shall be identified during project review for development order approval. Dedication, where required, shall occur on or before issuance of a Certificate of Level of Service Compliance unless a development order specifies a later dedication date. Mitigation measure shall be utilized to preclude the taking of private property without compensation. These measures shall address properties which are located in a manner, or exhibit characteristics, which preclude the reasonable use of such property if the protected right-of-way is dedicated or maintained free of structures, drainage facilities, or parking areas during development of the property. These measures also shall consider the transportation impacts of the specific development being proposed on the roadway. Mitigation measures may include, but not be limited to:

	- granting of impact fee credits in accordance with land development regulations; - repositioning the roadway through the land to maximize development potential - transferring of development rights which may be considered pursuant to the Future Land Use Map from the area within the protected right-of-way to an area outside the protected right-of-way on the project site; - granting alternative and more valuable land uses; - offering development opportunities for clustering the increasing densities at key nodes and parcels within the project site off the protected transportation corridors; - altering or changing the road pattern; and - reduce the building setbacks, required buffers, and other requirements otherwise contained in this Comprehensive Plan or contained in other local land development regulations, if such requirement is considered on a case-by-case basis.
Objective: 5.3.2	**Natural Resource Considerations:** Ensure that all transportation improvements are conducted in a manner which minimizes adverse impact on important natural resources.
Objective: 9.5.2	**Potable Water Reservoir:** Preserve the Manatee River Reservoir as a long-term source of potable water.

DEVELOPMENT DATA

PRELIMINARY SITE PLAN CHECKLIST ITEMS:

EXISTING SITE CONDITIONS

2. A. TOTAL PROJECT AREA IS 53.78 AC
TRACT A 16.13 AC
TRACT B 16.45 AC
TRACT C 10.90 AC
OUTPARCEL 1 (STONEBRIER–LEVITT OFFSITE PURCHASE) 10.29 AC (CURRENTLY OWNED BY JACBO, LLC; PID 1878310009)
OUTPARCEL 2 (DEDICATED ROW – TUTTLE AVE) 4.92 AC
TOTAL 58.70 AC (LESS 4.92 AC EXISTING DEDICATED ROW FOR TUTTLE AVE) (58.70 – 4.92 = 53.78 AC)

B. EXISTING ZONING IS PDR/WP–E/ST, EXISTING LAND USE ONSITE IS AGRICULTURE (GRAZING/PASTURE) AND EXISTING LAND USES WITHIN 200' OF PROPERTY BOUNDARY ARE SHOWN ON THE AERIAL SITE PLAN SHEET

C. THE LOCATION AND SIZE OF EXISTING EASEMENTS, PLATTED STREETS, DRAINAGEWAYS, UTILITIES AND BUILDINGS ARE SHOWN ON THE PRELIMINARY SITE PLAN SHEETS. THERE ARE NO KNOWN HISTORIC SITES ON THE PROJECT AREA.

D. THE LOCATION OF EXISTING AND PLATTED STREETS, DRAINAGEWAYS, AND UTILITIES ON CONTIGUOUS PROPERTIES 100' BEHIND THE PROJECT BOUNDARY ARE SHOWN ON THE PRELIMINARY SITE PLAN SHEETS.

E. THE EXISTING TOPOGRAPHIC CONTOURS WERE CREATED FROM TOPOGRAPHIC SURVEY DATA COLLECTED BY STANTEC (JULY 2013) TOPOGRAPHIC SURVEY DATUM IS NGVD 29.

F. THIS SITE IS LOCATED WITHIN FLOOD ZONES "X" AND "A" PER MANATEE COUNTY, COMMUNITY PANEL 120153 0342 C (JULY 15, 1992) EXISTING FIRM MAP SHALL BE UTILIZED UNTIL FEMA DFIRM IS EFFECTIVE. THE SCHEDULED EFFECTIVE DATE OF THE DFIRM 100–YEAR FLOODPLAIN DELINEATION IS MARCH 17, 2014.

G. THIS PROJECT DOES NOT EXCEED 100 ACRES.

H. WETLANDS DATA PROVIDED BY ECo CONSULTANTS OF SRASOTA, LLC (2013), AND IS DEPICTED ON THE AERIAL SITE PLAN AND THE PRELIMINARY SITE PLAN SHEETS.

I. EXISTING TREE GROUPINGS ARE SHOWN ON THE LANDSCAPE PLANS, AERIAL, AND PRELIMINARY SITE PLAN SHEETS.

DEVELOPMENT DESCRIPTION

3. A. PROPOSED SITE COVERAGE:

THE PROPOSED PROJECT INCLUDES:

SINGLE–FAMILY DETACHED RESIDENTIAL UNITS (MINIMUM LOT SIZE 50'X130')
PASSIVE RECREATIONAL OPEN SPACE AND/OR OPTIONAL COMMUNITY AMENITY CENTER WITH POOL

B. GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE

GROSS RESIDENTIAL ACREAGE = 53.92 AC (58.70 AC – 4.78 AC (PROPOSED TUTTLE ROW))

PROPOSED NUMBER OF RESIDENTIAL UNITS = 77

GROSS DENSITY = 1.43 DU/ACRE
77/53.92 AC

NET DENSITY: TOTAL UNITS / GROSS ACREAGE – WETLAND (CREATION AREA), WETLAND BUFFERS, AMENITY AREA, LANDSCAPE BUFFERS AND OTHER UPLAND OPEN SPACES

AREA OF WETLAND = 8.00± AC
AREA OF WETLAND CREATION = 0.75± AC
AREA OF WETLAND BUFFER = 4.60± AC
AREA OF WETLAND BUFFER COMPENSATION = 0.89± AC
AREA OF FLOODPLAIN COMPENSATION = 2.60± AC
AREA OF UPLAND HABITAT CREATION = 3.22± AC
RECREATIONAL FACILITIES ACREAGE = 0.33± AC
LANDSCAPE BUFFERS = 2.33± AC
OTHER OPEN SPACE = 7.35± AC
TOTAL AREA = 30.07± AC
NET DENSITY = 3.37 DU/AC
77/22.85 AC (53.92 – 30.07 = 22.85)

REQUIRED OPEN SPACE (35% 53.92 DEVELOPED SITE AREA) = 18.87± AC

AREA OF WETLAND = 8.00± AC
AREA OF WETLAND CREATION = 0.75± AC
AREA OF WETLAND BUFFER = 4.60± AC
AREA OF WETLAND BUFFER COMPENSATION = 0.89± AC
AREA OF UPLAND HABITAT CREATION = 3.22± AC
RECREATIONAL FACILITIES ACREAGE = 0.33± AC
LANDSCAPE BUFFERS = 2.33± AC
TOTAL LAKE AREA = 6.18± AC
OTHER OPEN SPACE = 7.35± AC
TOTAL AREA = 33.65± AC
TOTAL OPEN SPACE PROVIDED 62% (33.65/53.92)

C. NA – NO NON–RESIDENTAL USES PROVIDED

D. NA – NO NON–RESIDENTAL USES PROVIDED

E. PROJECT CONSTRUCTION TO START Q1 2014 AND BE COMPLETED Q4 2017. PROJECT PHASING SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN

4. PROPOSED SITE DESIGN

Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.

A. DIMENSIONS AND LOCATION OF PROPOSED BUILDINGS, STRUCTURES, INFRASTRUCTURE, EASEMENTS, OPEN SPACE AREAS, PARKING AND LOADING AREAS ARE SHOWN ON THE PRELIMINARY SITE PLAN SHEETS AND THE LANDSCAPE PLANS.

B. RESIDENTIAL LOT REQUIREMENTS:

BUILDING SETBACKS:
FRONT – 25'
SIDE – 5'
REAR – 15'

MINIMUM WATERFRONT SETBACK: 30'
MINIMUM WETLAND BUFFER SETBACK: 15'
MAXIMUM BUILDING HEIGHT: 35'

C. 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.

5. REQUIRED IMPROVEMENTS

1. WATER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING COUNTY FACILITIES AS DEPICTED HEREIN.
2. SEWER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING COUNTY FACILITIES AS DEPICTED HEREIN.
3. SOLID WASTE SERVICE WILL BE VIA RESIDENTIAL CAN PICKUP.
4. FIRE FLOW OF 1000 GPM WILL BE PROVIDED TO PROPOSED HYDRANTS (TO BE DEMONSTRATED AT TIME OF FINAL SITE PLAN).
5. EFFLUENT REUSE IS PROHIBITED (EVERS RESERVOIR WATERSHED) IRRIGATION WILL BE PROVIDED BY WELL AND/OR STORMWATER LAKES.
6. SIDEWALKS, EXISTING AND PROPOSED, ARE DEPICTED HEREIN.
7. ACCESS, INCLUDING CROSS SECTIONS, ARE DEPICTED HEREIN.
8. GENERAL DRAINAGE DESIGN INTENT IS DEPICTED HEREIN.

6. SUPPLEMENTAL INFORMATION

A. REQUIRED EASEMENTS, DEDICATIONS, AND RESERVATIONS ARE DEPICTED HEREIN AND SHALL TAKE PLACE WITH RECORDING OF (OR PRIOR TO) FINAL PLAT.

ADDITIONAL NOTES:

1. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT.
2. ALL INTERNAL ROADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS STANDARDS. THE SUBDIVISION ROADS WILL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. THE EXTENSION OF TUTTLE AVENUE WILL BE CONSTRUCTED TO MEET ALL PUBLIC WORKS STANDARDS AND WILL BE COUNTY OWNED AND MAINTAINED.
3. SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT FOR OWNERSHIP AND MAINTENANCE.
4. THE POTABLE 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.
5. ALL INTERNAL ROADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS STANDARDS. THESE ROADS WILL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION EXCEPT AS NOTED ON THE PLANS. SEE TYPICAL ROADWAY SECTION.
6. 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.
7. 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.

PRELIMINARY SITE PLAN

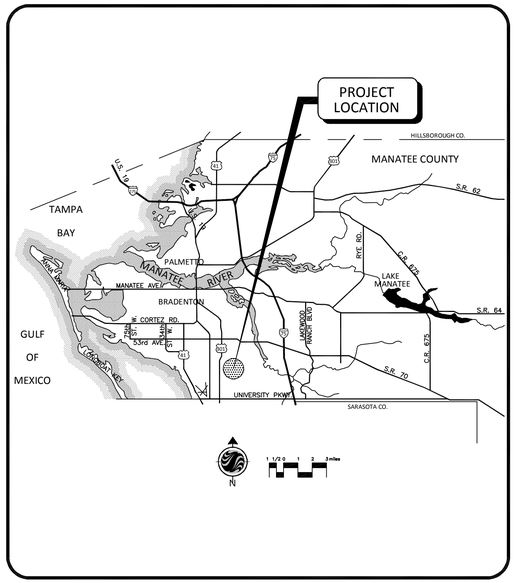
WOODBROOK II

SECTION 20, 21, 28 AND 29 TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

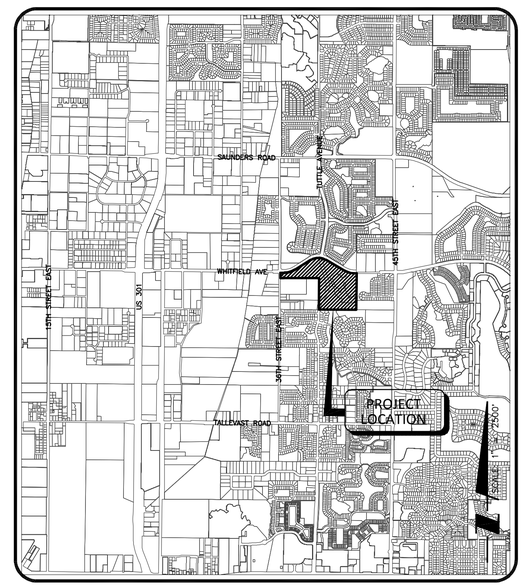
A DEVELOPMENT BY

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

5800 LAKEWOOD RANCH BLVD
SARASOTA, FLORIDA 34240
(941) 328-1111



LOCATION MAP



SITE MAP

Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL SITE PLAN
3	MASTER SITE PLAN
4	PRELIMINARY SITE PLAN
5	PRELIMINARY SITE PLAN
6	PRELIMINARY SITE PLAN
	LANDSCAPE
L1	LANDSCAPE PLAN
L2	LANDSCAPE NOTES

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
E	02/04/14	RELOCATE EAST ENTRANCE AND OPTIONAL AMENITY–REVISE TO 24' PAVEMENT	DKL/89396
D	01/06/14	REVISED PER MANATEE COUNTY COMMENTS – ADD TURN LANES TO TUTTLE AVE	DKL/89396
C	12/19/13	REVISE WETLAND COMPENSATION LOCATION ADD PUBLIC BENEFIT UPLAND HABITAT	DKL/89396
B	12/16/13	REVISED PER MANATEE COUNTY COMMENTS – REVISE WETLAND AND LAKES	DKL/89396
A	10/30/13	REVISED PER MANATEE COUNTY COMMENTS – REVISE DEVELOPMENT DATA	DKL/89396

STATUS : REVISIONS

PROJECT PLANNER	PROJECT ENGINEER	PROJECT MANAGER
KATIE LABARR, AICP	DOUGLAS, BRAUER, E.I.	ANDREW D. EILAND, P.E. FLORIDA LICENSE NO. 69810

PRELIMINARY SITE PLAN

PROJECT NAME: WOODBROOK II

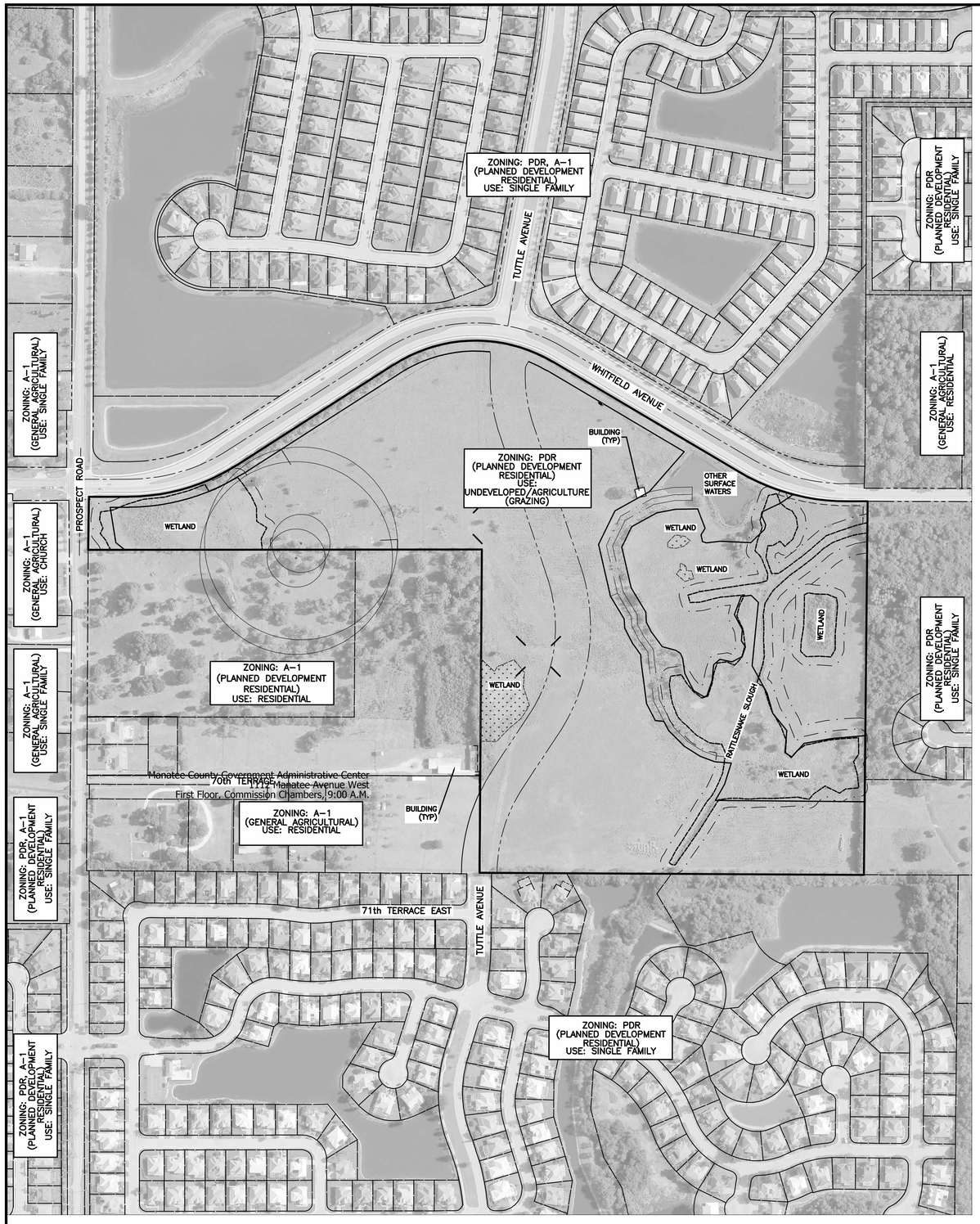
APPROVED _____ Date _____ File Number

Project Planner (PD)
Project Engineer (PW)
Concurrency (PD)
Natural Resources Dept.
Environmental Health
Fire District
Owner/Agent

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

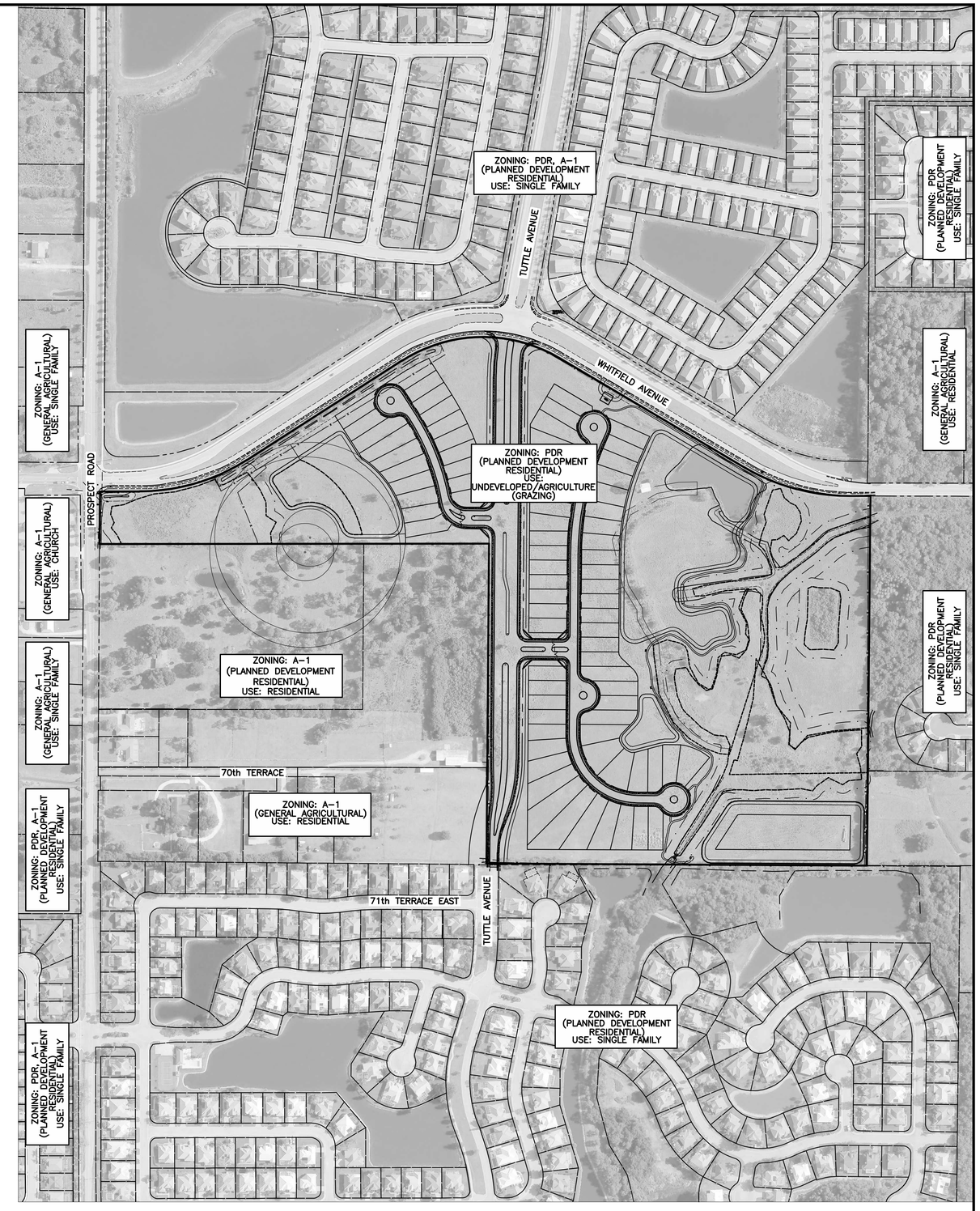
PROJECT NUMBER
215611500

DATE	INDEX NUMBER
AUGUST 2013	215611500-01C-001CV



Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.

EXISTING CONDITIONS AERIAL PLAN



PROPOSED CONDITIONS AERIAL PLAN

△REV NO.	REVISION	DATE	DRWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	RELOCATE EAST ENTRANCE DRIVE 450' SOUTH – REVISE STREETS TO 24' PAVEMENT	02/04/14	DKL/89396	
D	REVISED PER MANATEE COUNTY COMMENTS – ADD TURN LANES TO TUTTLE AVE	01/06/14	DKL/89396	
C	REVISE WETLAND COMPENSATION LOCATION AND ADD PUBLIC BENEFIT UPLAND HABITAT	12/19/13	DKL/89396	
B	REVISE PER MANATEE COUNTY COMMENTS – REVISE WETLANDS AND LAKES	12/16/13	DKL/89396	
A	REVISE PER MANATEE COUNTY COMMENTS – REVISE EAGLE NEST LOCATION	10/30/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	ADE/84503	8/2013
DRAWN BY:	TMG/95367	8/2013
CHECKED BY:	ADE/84503	8/2013
CONTRACT ADMIN. BY:	ADE/84503	8/2013
STNTC APPROVED BY:	ADE/84503	8/2013

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: WOODBROOK II

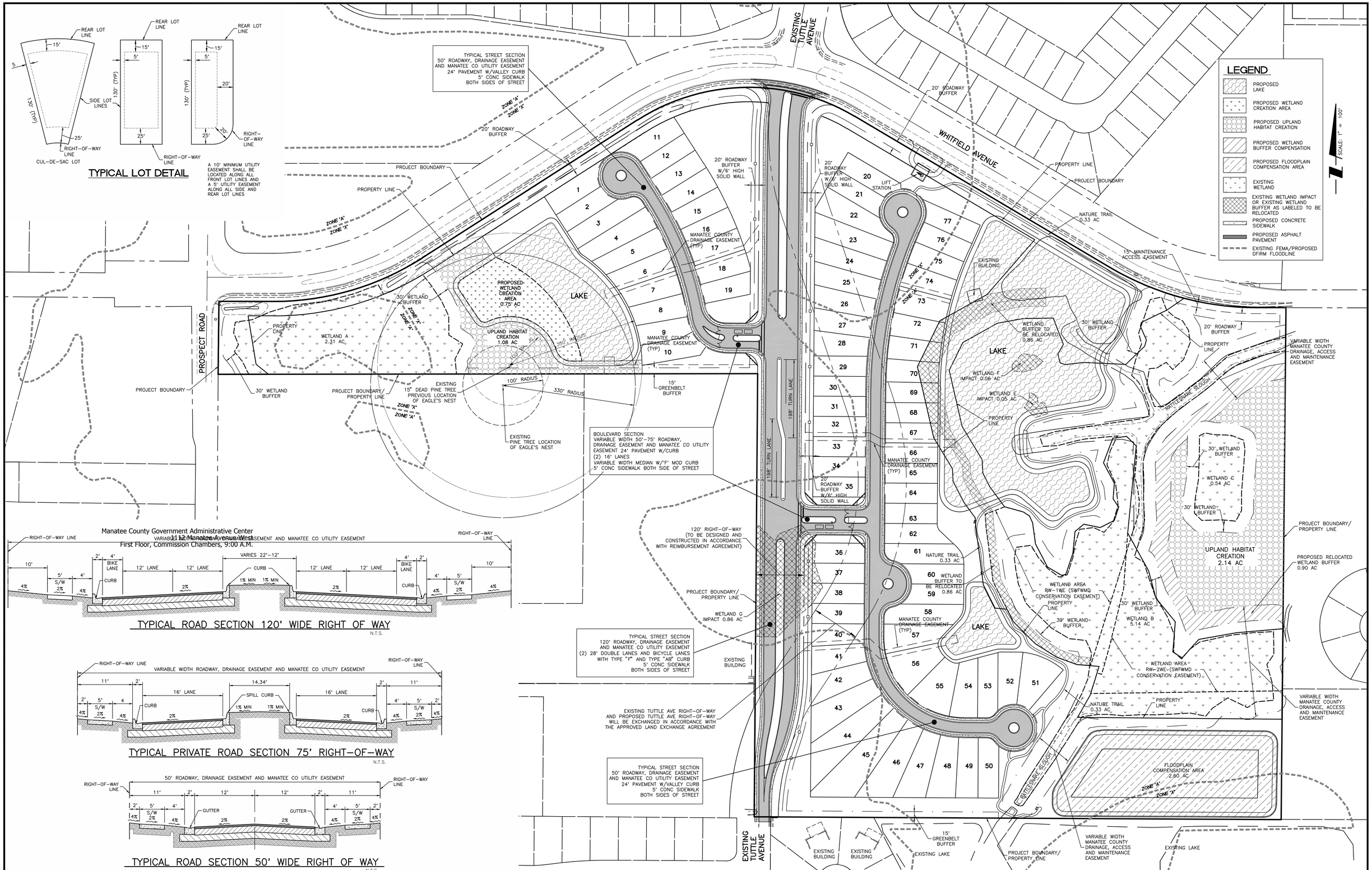
DATE: 8/2013
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: NA
SEC: 20, 21, 28, 29 TWP: 35S RGE: 18E

TITLE: AERIAL SITE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611500

ANDREW D. EILAND, P.E.
FLORIDA LICENSE NO. 69810

INDEX NUMBER: 215611500-01C-002PL
SHEET NUMBER: 2 OF 6



REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	RELOCATE EAST ENTRANCE DRIVE 450' SOUTH – REVISE STREETS TO 24' PAVEMENT	02/04/14	DKL/89396	
D	REVISED PER MANATEE COUNTY COMMENTS – ADD TURN LANES TO TUTTLE AVE	01/06/14	DKL/89396	
C	REVISE WETLAND COMPENSATION LOCATION AND ADD PUBLIC BENEFIT UPLAND HABITAT	12/19/13	DKL/89396	
B	REVISE WETLANDS, LAKES, FLOODPLAIN COMP– ADD DFIRM TO LEGEND – MAINTENANCE ESMT – ROW NOTES	12/16/13	DKL/89396	
A	REVISE TYP SECTIONS – ADD BUFFER IMPACTS AND EASEMENTS – REVISE EAGLE NEST LOCATION – ADD WALL	10/30/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	ADE/84503	8/2013
DRAWN BY:	TMG/95367	8/2013
CHECKED BY:	ADE/84503	8/2013
CONTRACT ADMIN. BY:	ADE/84503	8/2013
STNTC APPROVED BY:	ADE/84503	8/2013

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: WOODBROOK II

DATE: 8/2013
HORIZONTAL SCALE: 1" = 100
VERTICAL SCALE: NA
SEC.: 20, 21, 28, 29 TWP.: 35S RGE.: 18E

TITLE: MASTER SITE PLAN

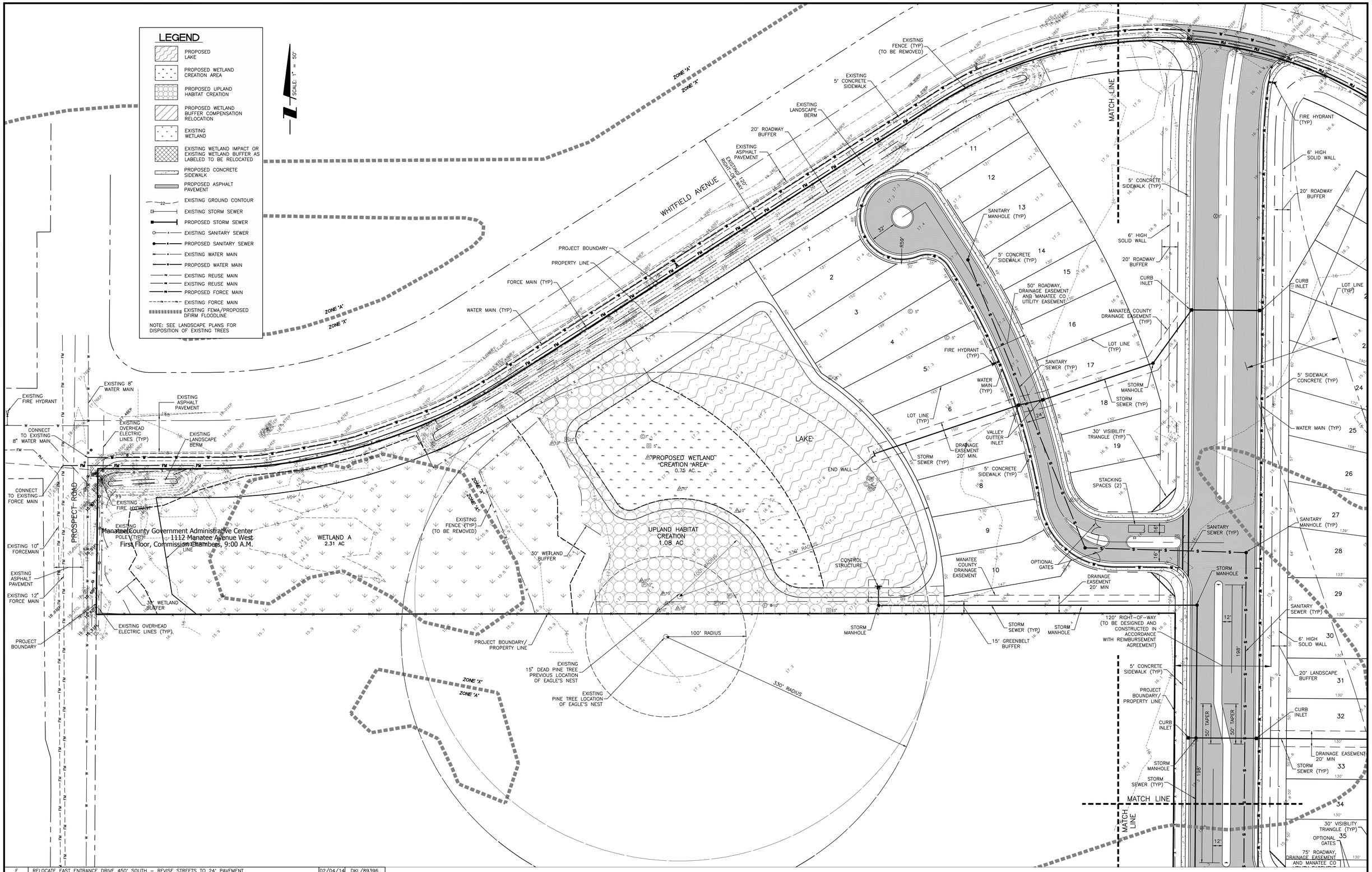
CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611500

ANDREW D. EILAND, P.E.
FLORIDA LICENSE NO. 69810

INDEX NUMBER: 215611500–01C–102SP

SHEET NUMBER: 3 OF 6



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	RELOCATE EAST ENTRANCE DRIVE 450' SOUTH – REVISE STREETS TO 24' PAVEMENT	02/04/14	DKL/89396	
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C	REVISE WETLAND COMPENSATION LOCATION AND ADD PUBLIC BENEFIT UPLAND HABITAT	12/19/13	DKL/89396	
B	REVISE WETLANDS,LAKES,FLOODPLAIN COMP–ADD DFIRM TO LEGEND–ADD STORM LABEL –MOVE STR IN ROW	12/16/13	DKL/89396	
	ADD MAINTENANCE EASEMENT – ADD ROW NOTES			
A	ADD BUFFER IMPACTS AND EASEMENTS – REVISE EAGLE NEST LOCATION – ADD WALL	10/30/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	ADE/84503	8/2013
DRAWN BY:	TMG/95367	8/2013
CHECKED BY:	ADE/84503	8/2013
CONTRACT ADMIN. BY:	ADE/84503	8/2013
STNTC APPROVED BY:	ADE/84503	8/2013

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

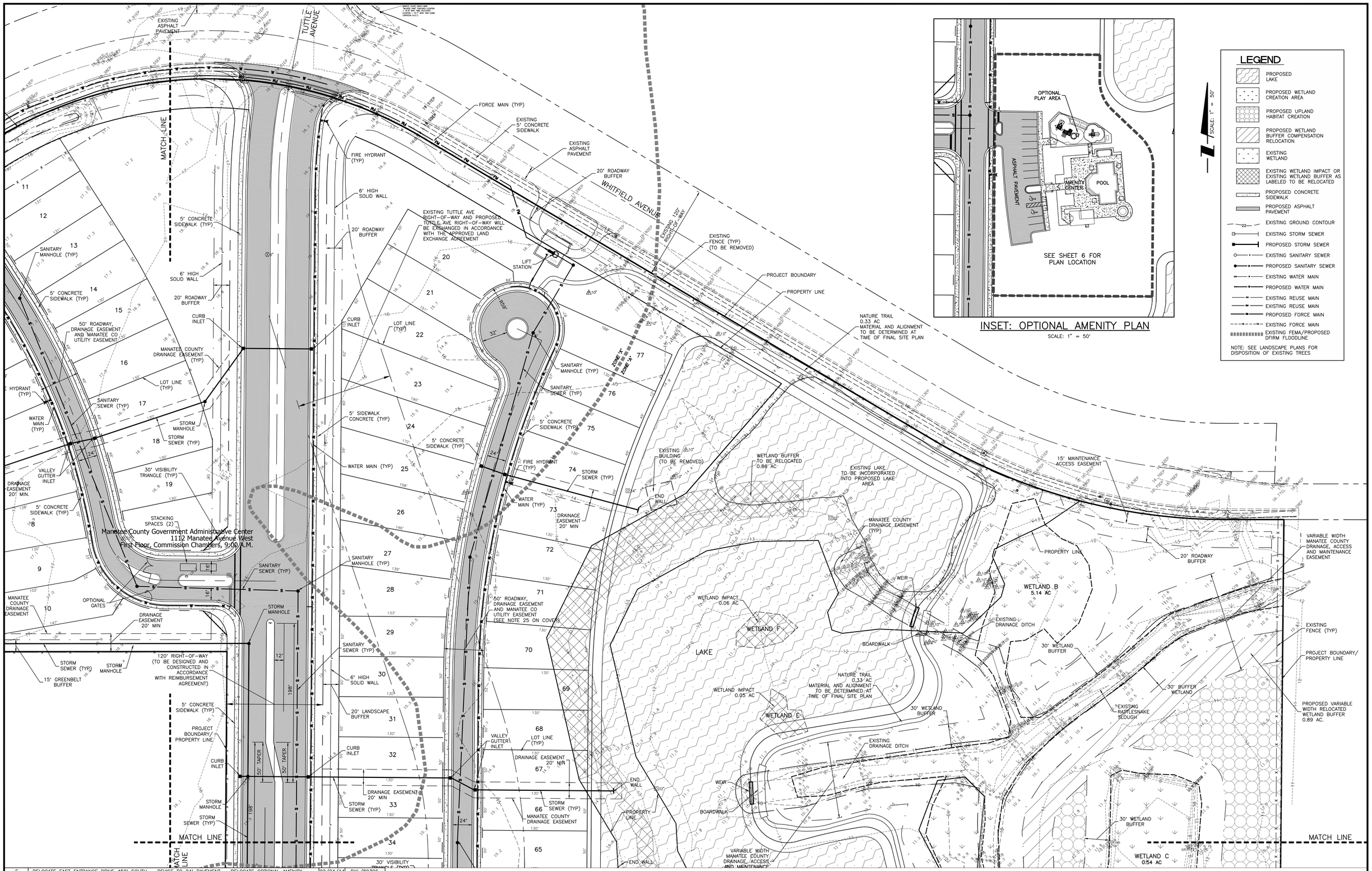
PROJECT: WOODBROOK II

DATE: 8/2013
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: NA
SEC: 20, 21, 28, 29 TWP: 35S RGE: 18E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611500

TITLE: PRELIMINARY SITE PLAN

ANDREW D. EILAND, P.E.
FLORIDA LICENSE NO. 69810

INDEX NUMBER: 215611500-01C-111SP
SHEET NUMBER: 4 OF 6



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	RELOCATE EAST ENTRANCE DRIVE 450' SOUTH – REVISE TO 24' PAVEMENT – RELOCATE OPTIONAL AMENITY	02/04/14	DKL/89396	
D	REVISED PER MANATEE COUNTY COMMENTS – ADD TURN LANES TO TUTTLE AVE	01/06/14	DKL/89396	
C	REVISE WETLAND COMPENSATION LOCATION AND ADD PUBLIC BENEFIT UPLAND HABITAT	12/19/13	DKL/89396	
B	REVISE WETLANDS,LAKES,FLOODPLAIN COMP–ADD DFIRM TO LEGEND–ADD STORM LABEL –MOVE STR IN ROW	12/16/13	DKL/89396	
	ADD MAINTENANCE EASEMENT – ADD ROW NOTES			
A	ADD BUFFER IMPACTS – ADD COMMENTS – ADD WALL	10/30/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	ADE/84503	8/2013
DRAWN BY:	TMG/95367	8/2013
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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: WOODBROOK II

DATE: 8/2013
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: NA
SEC: 20, 21, 28, 29 TWP: 35S RGE: 18E
CROSS REFERENCE FILE NO.:

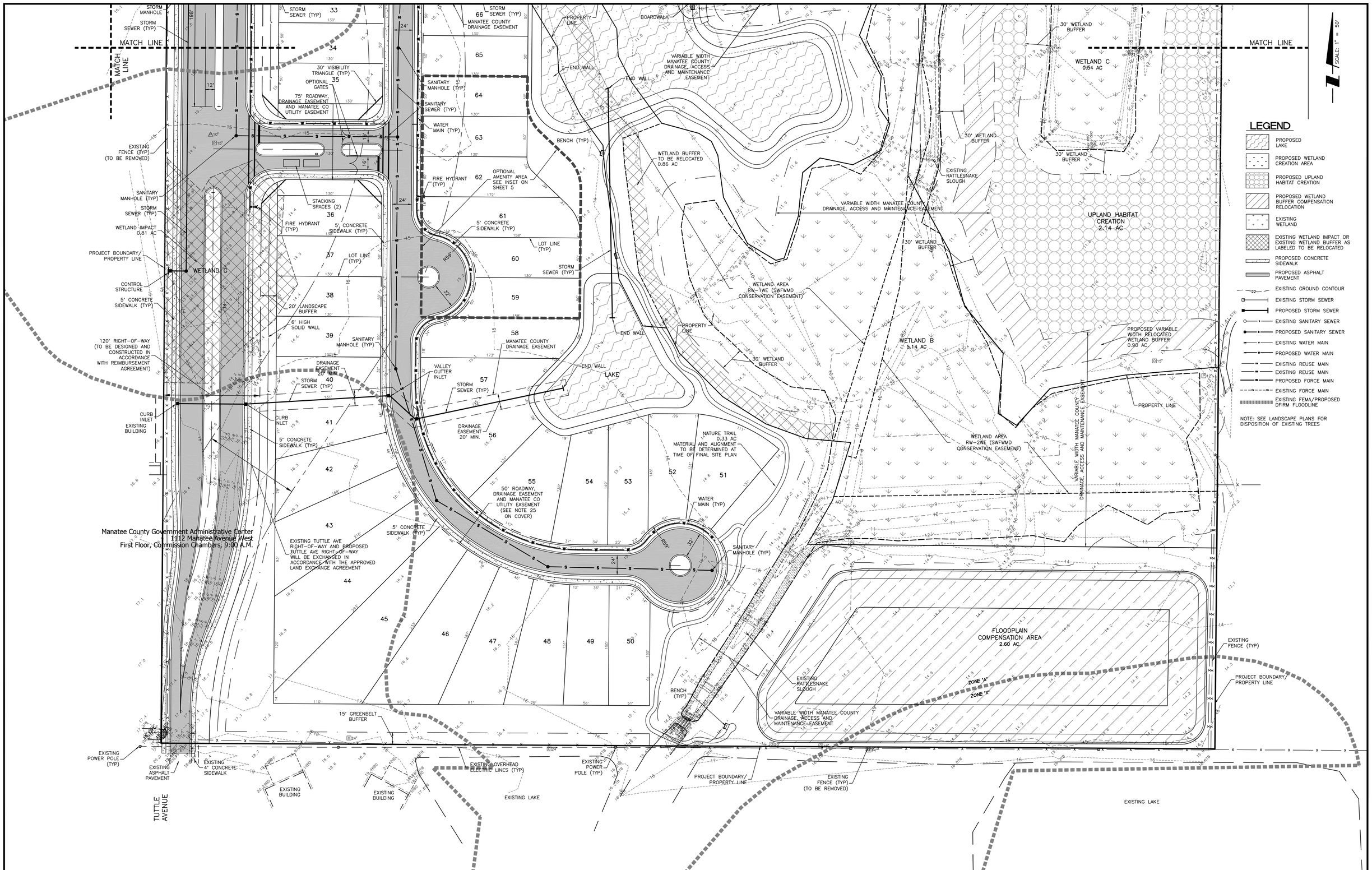
TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215611500

ANDREW D. EILAND, P.E.
FLORIDA LICENSE NO. 69810

INDEX NUMBER: 215611500-01C-111SP

SHEET NUMBER: 5 OF 6



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	RELOCATE EAST ENTRANCE DRIVE 450' SOUTH – REVISE TO 24' PAVEMENT – RELOCATE OPTIONAL AMENITY	02/04/14	DKL/89396	
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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: WOODBROOK II

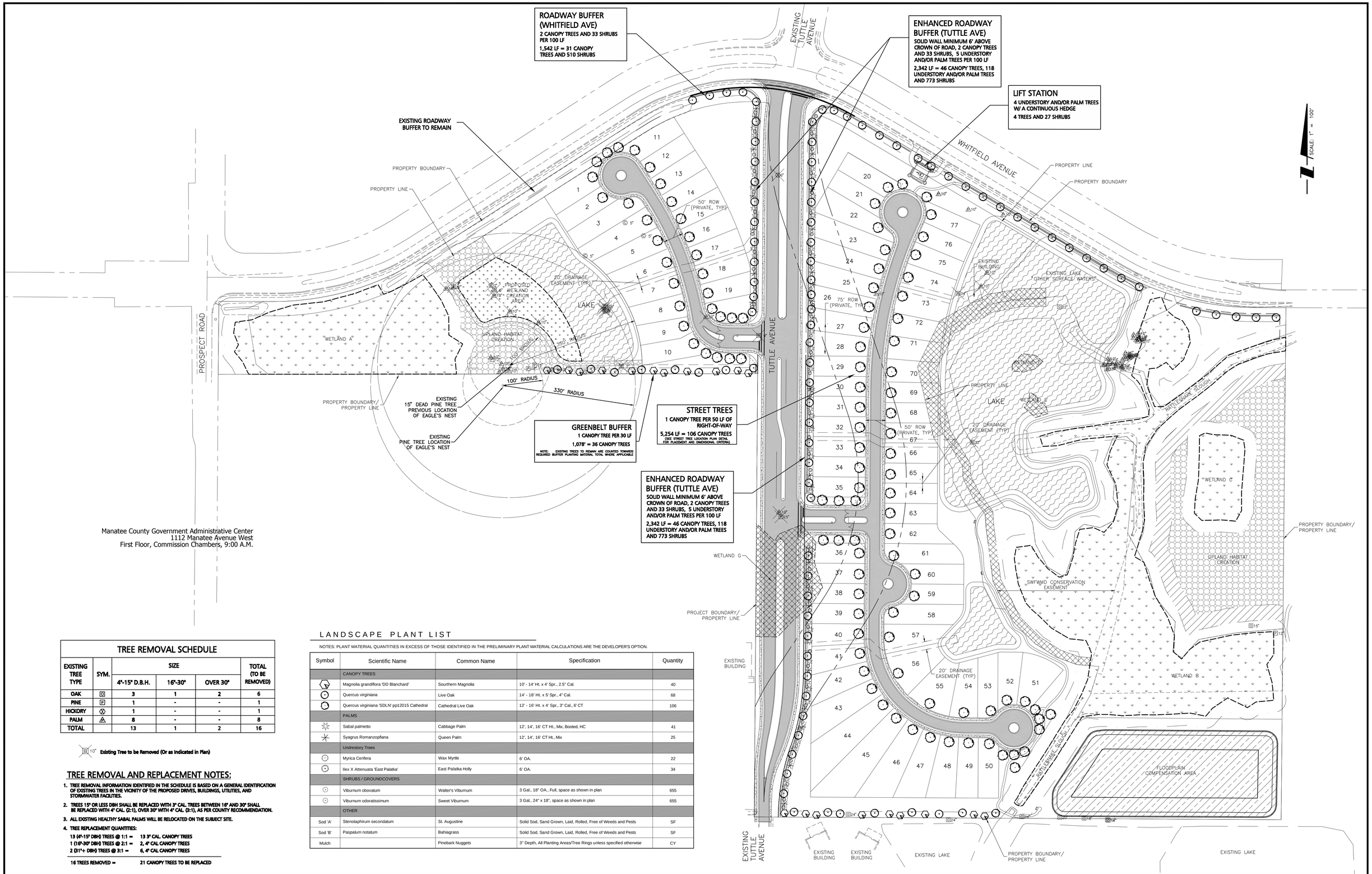
DATE: 8/2013
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: NA
SEC: 20, 21, 28, 29 TWP: 35S RGE: 18E
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215611500

ANDREW D. EILAND, P.E.
FLORIDA LICENSE NO. 69810

INDEX NUMBER: 215611500–01C–111SP
SHEET NUMBER: 6 OF 6



Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.

TREE REMOVAL SCHEDULE

EXISTING TREE TYPE	SYM.	SIZE 4"-15" D.B.H.	SIZE 16"-30"	SIZE OVER 30"	TOTAL (TO BE REMOVED)
OAK	O	3	1	2	6
PINE	P	1	-	-	1
HICKORY	X	1	-	-	1
PALM	A	8	-	-	8
TOTAL		13	1	2	16

10" Existing Tree to be Removed (Or as Indicated in Plan)

TREE REMOVAL AND REPLACEMENT NOTES:

1. TREE REMOVAL INFORMATION IDENTIFIED IN THE SCHEDULE IS BASED ON A GENERAL IDENTIFICATION OF EXISTING TREES IN THE VICINITY OF THE PROPOSED DRIVES, BUILDINGS, UTILITIES, AND STORMWATER FACILITIES.
2. TREES 15" OR LESS DBH SHALL BE REPLACED WITH 3" CAL. TREES BETWEEN 16" AND 30" SHALL BE REPLACED WITH 4" CAL. (2:1), OVER 30" WITH 4" CAL. (3:1), AS PER COUNTY RECOMMENDATION.
3. ALL EXISTING HEALTHY SABAL PALMS WILL BE RELOCATED ON THE SUBJECT SITE.
4. TREE REPLACEMENT QUANTITIES:

13 (4"-15" DBH) TREES @ 1:1 = 13 3" CAL. CANOPY TREES
1 (16"-30" DBH) TREES @ 2:1 = 2, 4" CAL CANOPY TREES
2 (31"+ DBH) TREES @ 3:1 = 6, 4" CAL CANOPY TREES

16 TREES REMOVED = 21 CANOPY TREES TO BE REPLACED

LANDSCAPE PLANT LIST

NOTES: PLANT MATERIAL QUANTITIES IN EXCESS OF THOSE IDENTIFIED IN THE PRELIMINARY PLANT MATERIAL CALCULATIONS ARE THE DEVELOPER'S OPTION.

Symbol	Scientific Name	Common Name	Specification	Quantity
	CANOPY TREES			
	Magnolia grandiflora 'DD Blanchard'	Southern Magnolia	10' - 14' Ht. x 4' Spr., 2.5" Cal.	40
	Quercus virginiana	Live Oak	14' - 18' Ht. x 5' Spr., 4" Cal.	68
	Quercus virginiana 'SDLN' pp12015 Cathedral	Cathedral Live Oak	12' - 16' Ht. x 4' Spr., 3" Cal., 6' CT	106
	PALMS			
	Sabal palmetto	Cabbage Palm	12', 14', 16' CT Ht., Mix, Booted, HC	41
	Syagrus Romanzoffiana	Queen Palm	12', 14', 16' CT Ht., Mix	25
	Undrestory Trees			
	Myrica Cerifera	Wax Myrtle	6' OA.	22
	Ilex X Attenuata 'East Palatka'	East Palatka Holly	6' OA.	34
	SHRUBS / GROUNDCOVERS			
	Viburnum obovatum	Walter's Viburnum	3 Gal., 18" OA., Full, space as shown in plan	655
	Viburnum odoratissimum	Sweet Viburnum	3 Gal., 24" x 18", space as shown in plan	655
	OTHER			
Sod 'A'	Stenotaphirum secondatum	St. Augustine	Solid Sod, Sand Grown, Laid, Rolled, Free of Weeds and Pests	SF
Sod 'B'	Paspalum notatum	Bahiagrass	Solid Sod, Sand Grown, Laid, Rolled, Free of Weeds and Pests	SF
Mulch		Pinebark Nuggets	3" Depth, All Planting Areas/Tree Rings unless specified otherwise	CY

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
E	RELOCATE EAST ENTRANCE DRIVE 450' SOUTH	02/04/14	DKL/89396	
D	REVISED PER MANATEE COUNTY COMMENTS – ADD TURN LANES TO TUTTLE AVE	01/06/14	DKL/89396	
C	REVISE WETLAND COMPENSATION LOCATION AND ADD PUBLIC BENEFIT UPLAND HABITAT	12/19/13	DKL/89396	
B	REVISE BUFFERS PER NEW WETLANDS – ADD ENHANCED BUFFER NOTE TO NORTHERN TUTTLE AVE	12/16/13	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS – ADD ENHANCED BUFFER ON TUTTLE AVE – ADD PLANT LIST	10/30/13	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	ADE/84503	8/2013
DRAWN BY:	TMG/95367	8/2013
CHECKED BY:		
CONTRACT ADMIN. BY:		
STNTC APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: WOODBROOK II

DATE: 8/2013
HORIZONTAL SCALE: 1" = 100
VERTICAL SCALE: NA
SEC: 21 28 29 TWP: 35S RGE: 18E

TITLE: LANDSCAPE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611500

SCOTT A. BUITIARI, L.A.
FLORIDA LICENSE NO. 1756

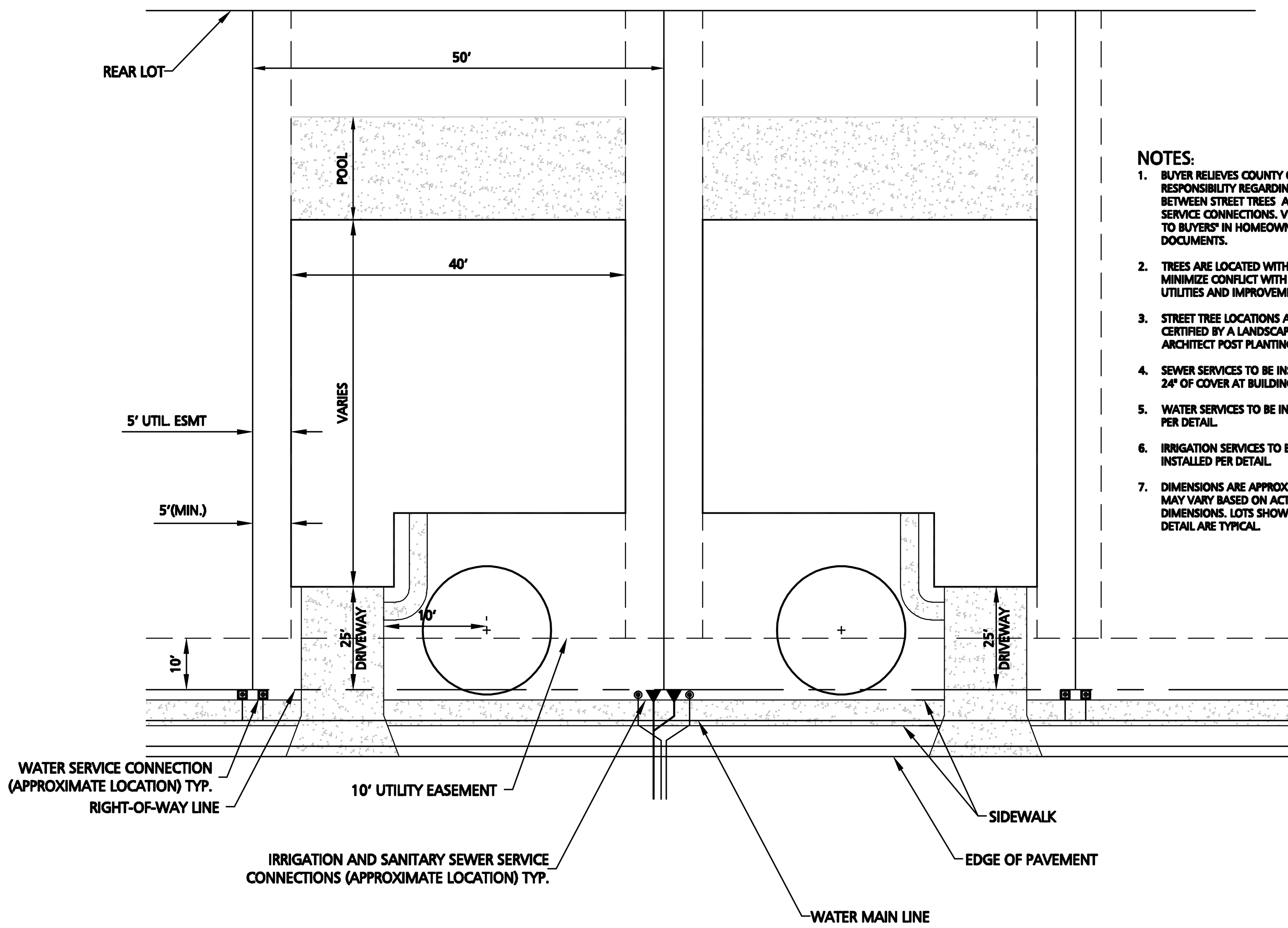
INDEX NUMBER: 215611500-01L-001SP
SHEET NUMBER: L1 OF 1

LANDSCAPE NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.
2. CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. PLANS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BEGINNING INSTALLATION. ALL EXISTING SITE IMPROVEMENTS, PAVING, LANDSCAPE, LIGHTING, AND OTHER SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER TO NOT IMPEDE THE PROGRESS OF WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING GROUND COVERS FOR ALL NEW PLANTING BEDS BY APPROVED MEANS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING PLANTING OR LAWN AREAS INDICATED TO REMAIN WHILE COMPLETING NEW PLANTING INSTALLATION WORK WITH SAME KIND OF PLANTS OR GRASS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8. THE CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH SOIL TESTING AND SOIL AMENDMENTS AS REQUIRED AS A RESULT OF THE SOIL TESTING LABORATORY'S RECOMMENDATIONS. PRIOR TO INITIATING INSTALLATION THE CONTRACTOR SHALL PROVIDE SOIL TEST FOR AT LEAST TWO ON-SITE LOCATIONS.
9. ALL PLANT CONTAINER SIZES NOTED ON THE PLANT LIST/MATERIAL SCHEDULE ARE MINIMUM. INCREASE SIZE OF CONTAINERS IF NECESSARY TO CONFORM TO THE PLANT SIZE AND SPECIFICATIONS.
10. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER THE DETAILS AND/OR SPECIFICATIONS FOR ALL SLOPES THAT ARE GREATER THAN 3:1 (SLOPES 1' VERTICAL FOR EVERY 3' HORIZONTAL). SEE CIVIL ENGINEERING PLANS FOR LOCATIONS WHERE SLOPES ARE GREATER THAN 3:1.
11. SHRUB AND GROUND COVER PLANTINGS ARE TYPICALLY SHOWN ON THE PLANS IN MASS PLANTING BEDS. PLANTS SHALL BE SET IN A TRIANGULAR SPACING PATTERN (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE INDICATED IN THE PLANT LIST.
12. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST THE LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING TREES AND UNDERSTORY VEGETATION TO REMAIN, UNDERGROUND AND ABOVE GROUND UTILITIES AND ALL OTHER ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY CHANGES.
13. WHEN NECESSARY, PLANTING WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. ALL NEW PLANTINGS WITHIN THE DRIPLINE/CANOPY SHOULD BE HAND-DUG AND FIELD ADJUSTED TO AVOID ROOTS AS NECESSARY.
14. ANY SUBSTITUTIONS TO PLANT MATERIAL SIZE OR TYPE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE PLANTING PLANS OR PLANT LIST & MATERIALS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. ANY LANDSCAPE PLANTING INSTALLED THAT DOES NOT CONFORM TO THE PLANS, PLANT LIST AND SPECIFICATIONS SHALL BE REPLACED IMMEDIATELY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AS REQUIRED TO MAINTAIN AND ESTABLISH ALL PLANTING (NEW, EXISTING TO BE RELOCATED, AND EXISTING PLANTINGS TO REMAIN WHILE IRRIGATION SYSTEM IS BEING INSTALLED OR REPAIRED) TO SUPPLEMENT IRRIGATION AND RAINFALL. THE IRRIGATION SYSTEM IS DESIGNED TO MAINTAIN THE LANDSCAPE PLANTINGS AND NOT ESTABLISH THEM. THE CONTRACTOR IS RESPONSIBLE FOR WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION SYSTEMS.
16. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, AND WEEDING, ETC.) UNTIL THE JOB IS ACCEPTED.
17. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
18. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. LANDSCAPE RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OR RECYCLED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT STORED ON-SITE SHALL BE KEPT IN AN ORGANIZED MANNER DAILY.
19. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR FROM INSTALLATION WORK. THE CONTRACTOR SHALL REPLACE BY EQUAL SIZE AND QUALITY ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT RELOCATION, AND/OR INSTALLATION.

Manatee County Government Administrative Center
1112 Manatee Avenue West
First Floor, Commission Chambers, 9:00 A.M.

20. EXISTING TREES OR OTHER PLANT MATERIAL INDICATED ON THE PLANS TO BE RELOCATED SHALL BE HANDLED, CARED FOR, AND MAINTAINED AS NEW PLANTINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED ROOT PRUNING, WRAPPING, TREE SPADING OR BALL AND BURLAPPING, ADDITIONAL SUPPLEMENTAL HAND WATERING, IRRIGATION MISTERS INSTALLED AT THE TREE CANOPY, OR ANY OTHER SOUND HORTICULTURAL PRACTICE REQUIRED TO ENSURE THE SURVIVAL OF ALL RELOCATED PLANT MATERIAL.
21. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, SPECIFICATIONS, PLANT LIST AND PLANS FOR FURTHER AND COMPLETE PLANTING INSTALLATION INSTRUCTIONS.
22. LANDSCAPE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF / HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
23. FOR SITE GRADING AND CONTOUR INFORMATION, EXISTING VEGETATION TO REMAIN, BUILDINGS AND OTHER SITE FEATURE LOCATIONS AND THE LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SEE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL, CIVIL, ELECTRICAL, STRUCTURAL AND MECHANICAL ENGINEERING DRAWINGS AS PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD LOCATE ALL UNDERGROUND UTILITIES, EXISTING VEGETATION TO REMAIN AND ANY OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING ANY LANDSCAPE PLANTING OR IRRIGATION INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE COMMITTED TO EXISTING OR PROPOSED ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER AND OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL AND EDGES OF PLANTING BEDS FOR THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY INSTALLATION OF THE LANDSCAPE PLANTINGS.
25. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES AS REQUIRED.
26. THE CONTRACTOR SHALL REQUEST INSPECTION OF THE PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE THE WORK SUBSTANTIALLY COMPLETE. THE CONTRACTOR IS TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE (1) WEEK OF NOTICE.
27. GUYING/STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC., TO PENETRATE OUTER SURFACE OF THE TREE OR PALM. PLANT MATERIAL REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. REMOVAL OF ALL STAKING AND GUYING OF TREES AND PALMS AFTER FINAL ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
28. ALL PLANT MATERIAL SHALL BE FLORIDA NO.1 OR BETTER AT TIME OF INSTALLATION AND SHALL BE MAINTAINED IN THIS SAME CONDITION UNTIL FINAL ACCEPTANCE. THE CONTRACTOR GUARANTEES THE PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FOLLOWING DATE OF SUBSTANTIAL COMPLETION.
29. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO.1 GRADE, ACCORDING TO THE *GRADES AND STANDARDS FOR NURSERY PLANTS* , PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIAL IN SOME INSTANCES EXCEED NO.1 GRADE IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.



NOTES:

1. BUYER RELIEVES COUNTY OF FUTURE RESPONSIBILITY REGARDING CONFLICT BETWEEN STREET TREES AND UTILITY SERVICE CONNECTIONS. VIA "NOTICE TO BUYERS" IN HOMEOWNER'S DOCUMENTS.
2. TREES ARE LOCATED WITH INTENT TO MINIMIZE CONFLICT WITH PROPOSED UTILITIES AND IMPROVEMENTS.
3. STREET TREE LOCATIONS ARE TO BE CERTIFIED BY A LANDSCAPE ARCHITECT POST PLANTING.
4. SEWER SERVICES TO BE INSTALLED AT 24" OF COVER AT BUILDING FOOTER.
5. WATER SERVICES TO BE INSTALLED PER DETAIL.
6. IRRIGATION SERVICES TO BE INSTALLED PER DETAIL.
7. DIMENSIONS ARE APPROXIMATE AND MAY VARY BASED ON ACTUAL LOT DIMENSIONS. LOTS SHOWN IN THE DETAIL ARE TYPICAL.

Street Tree Location Plan
T1A SCALE: N.T.S.

TREE PROTECTION NOTES

A. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE (3) INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE COUNTY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.

B. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

C. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

D. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

E. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

F. INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIPLINE OF ALL TREES/PALMS AS POSSIBLE AND/OR TO THE MAXIMUM LIMIT OF IMPROVEMENT(S) AS POSSIBLE (OF COURSE REALIZING THAT THE TREE BARRICADES MAY HAVE TO BE "BACKED OFF" THE IMPROVEMENT(S) BY 1' TO 2' MAXIMUM TO INSTALL THE IMPROVEMENT(S). DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES/PALMS.

G. LAND ALTERATION AND CONSTRUCTION ACTIVITIES SHALL BE APPROVED WITHIN THE DRIPLINE OF A TREE TO BE RETAINED ON THE SITE PROVIDED DESIGN TECHNIQUES ARE USED THAT MINIMIZE DAMAGE TO THE ROOT SYSTEM OF THE TREE (E.G., RETAINING WALLS, TREE WELLS, ROOT AERATION DEVICES, PERVIOUS PAVERS, PERVIOUS CONCRETE, GREEN SPACE, AS APPROPRIATE). WHERE IT IS NOT PRACTICAL FOR UNDERGROUND UTILITY LINES TO BE ROUTED AROUND THE DRIPLINE, TUNNELING SHALL BE EMPLOYED TO ROUTE THE LINES THROUGH THIS AREA.

IRRIGATION NOTES

A. ALL PROPOSED LANDSCAPING TO IRRIGATED BY A 100% AUTOMATIC SYSTEM.

B. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.

C. IRRIGATION SPRINKLER ZONES TO BE SEPERATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.

D. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO MINIMIZED.

E. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.

F. IRRIGATION PIPINGTO BE LOCATED WITHIN PLANTING OR SODE AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.

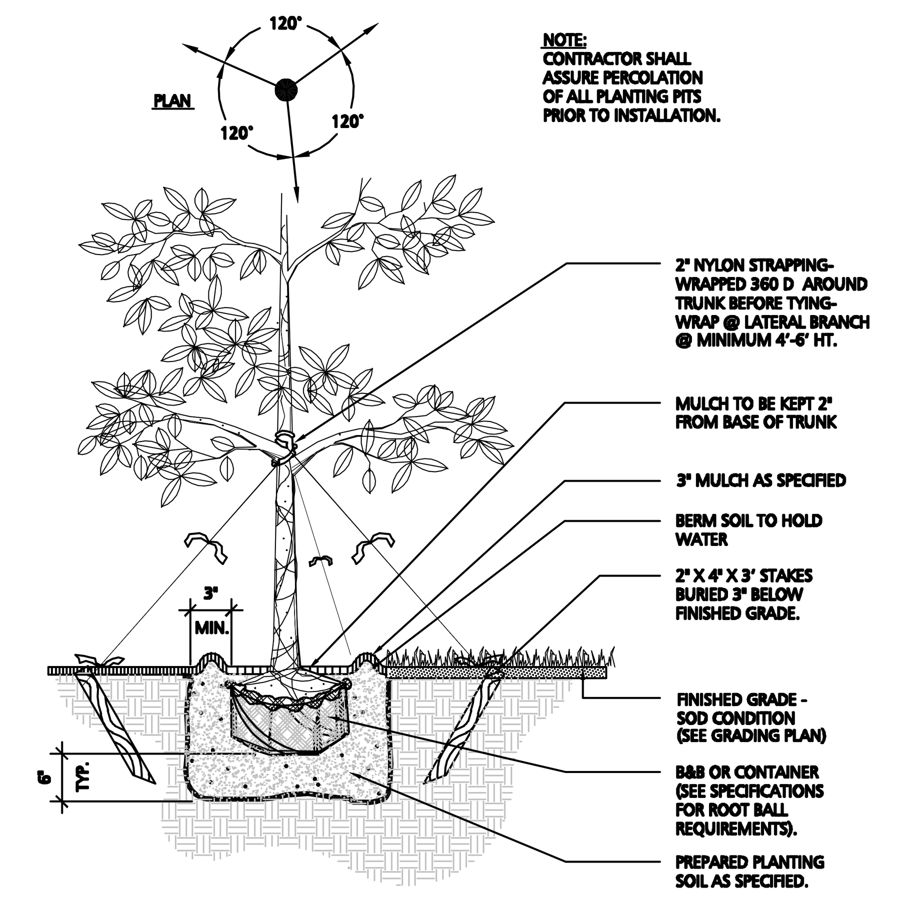
G. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP / MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.

H. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.

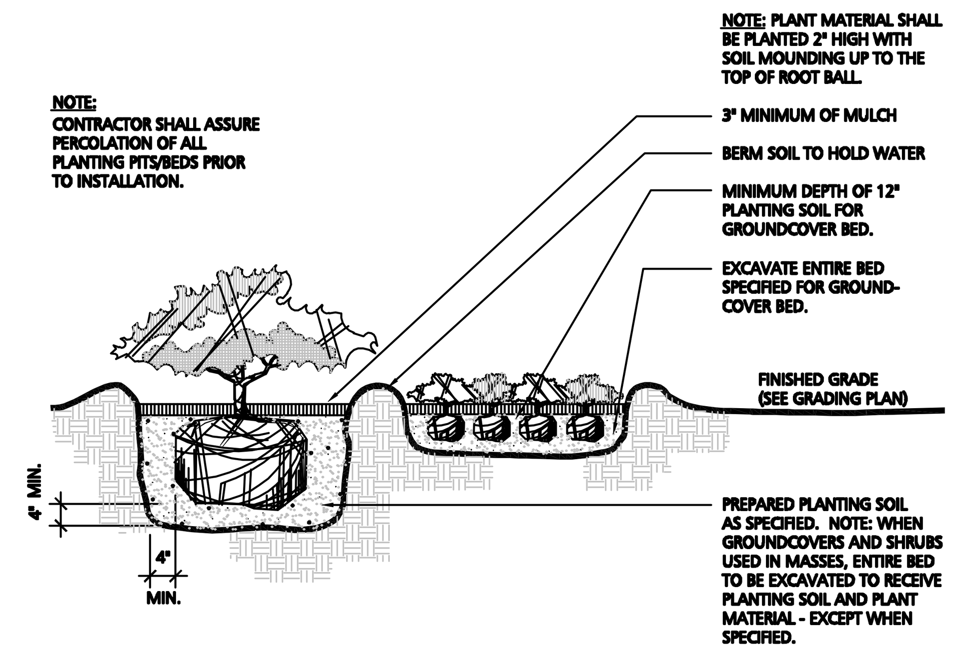
I. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.

J. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE 'MICRO-SPRAY' LOCATED ABOVE EXISTING GRADE.

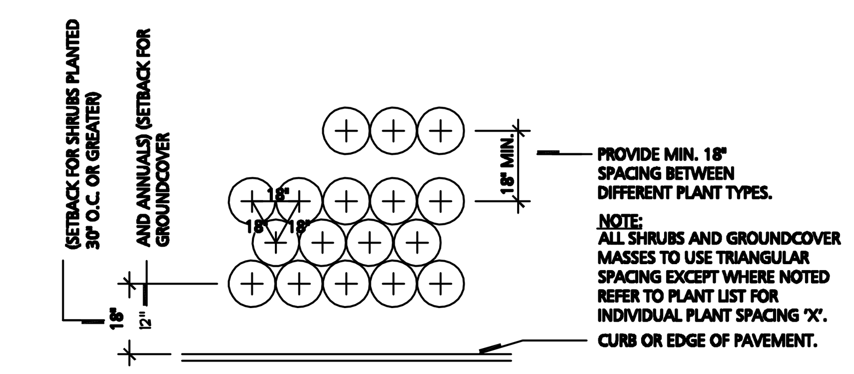
K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE COMPLETE DESIGN AND CONSTRUCTION OF AN IRRIGATION SYSTEM FOR THE PROJECT, INCLUDING ALL PIPING, VALVES, HEADS, SLEEVES, AND WIRING. THE SYSTEM SHALL BE DESIGNED TO SUPPLY SUFFICIENT IRRIGATION TO ALL PLANTING AREAS ACROSS THE ENTIRE SITE TO SUPPORT THE GROWTH AND MAINTENANCE OF THE LANDSCAPING. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, AS SHOP-DRAWING, THE DETAILED LAYOUT OF THE SYSTEM FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.



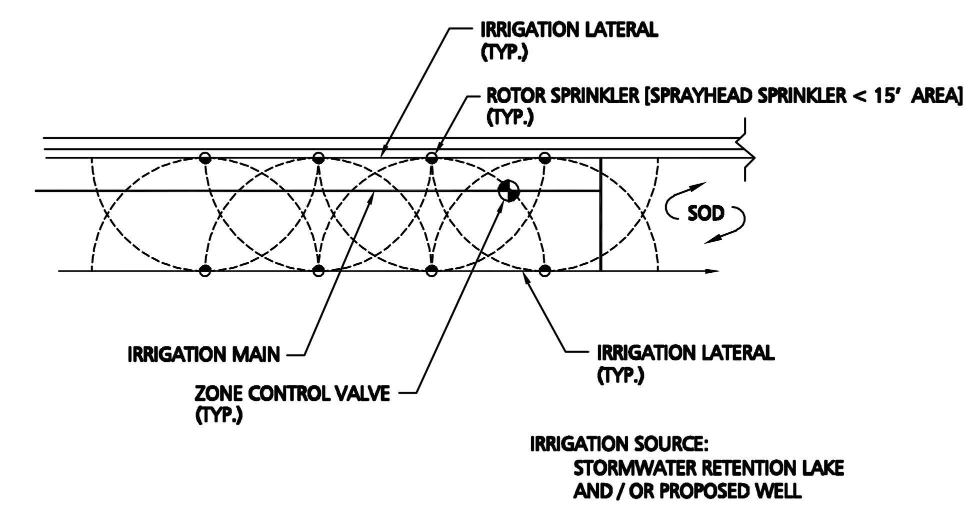
Large Tree
1 SCALE: nts



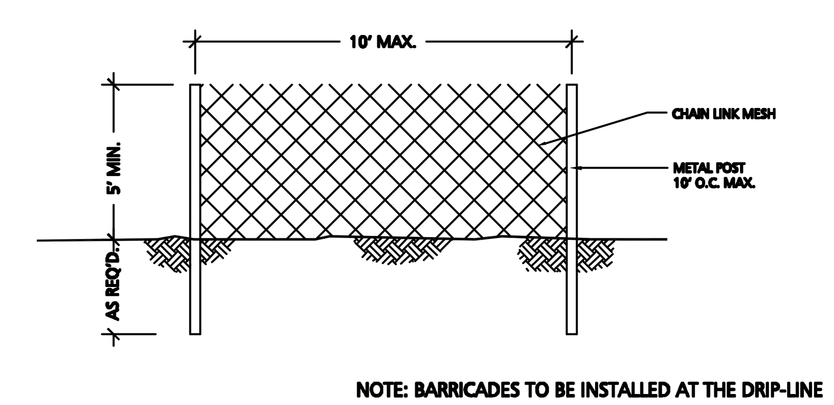
Shrub and Groundcover
4 SCALE: nts



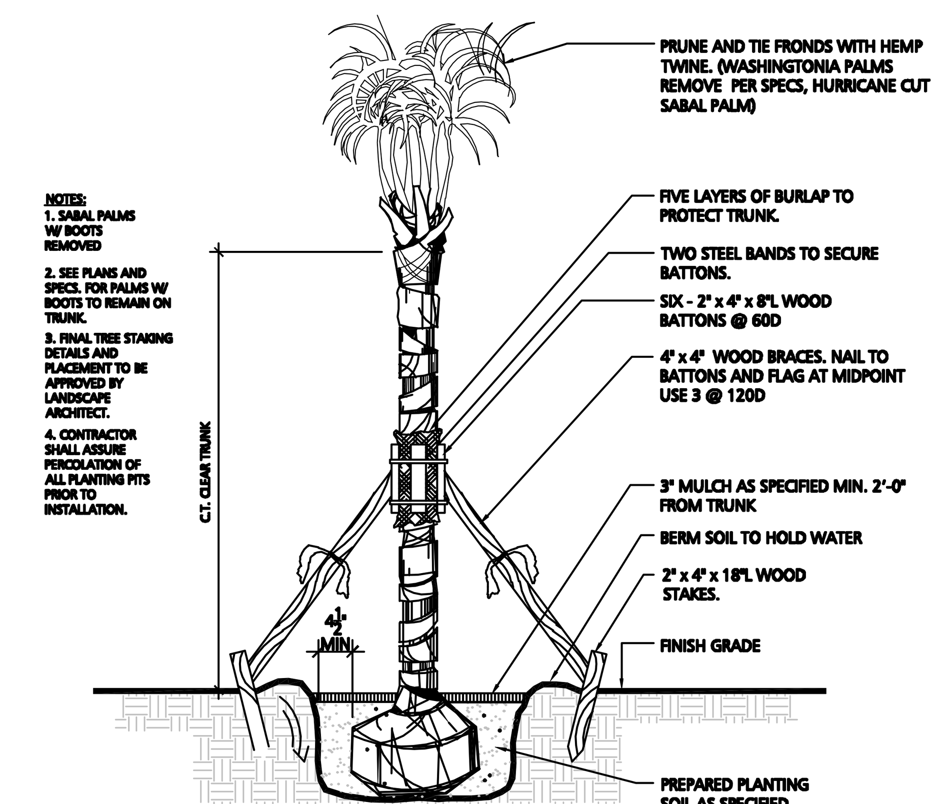
Groundcover Spacing
5 SCALE: nts



Typical Irrigation Plan
2 SCALE: nts



Typical Tree Barricade Detail
3 SCALE: nts



Cabbage Palm
6 SCALE: N.T.S.

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	ADE/84503	8/2013
DRAWN BY:	TMG/95367	8/2013
CHECKED BY:		
CONTRACT ADMIN. BY:		
STNTC APPROVED BY:		

REV NO. | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO.

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT: WOODBROOK II

DATE: 8/2013
HORIZONTAL SCALE: 1" = 100
VERTICAL SCALE: NA
SEC: 20, 21 28, 29 TWP: 35S RGE: 18E

TITLE: LANDSCAPE NOTES
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611500

SCOTT A. BUTTARI, L.A.
FLORIDA LICENSE NO. 1756
INDEX NUMBER: 215611500-01L-001SP
SHEET NUMBER: L2 OF 2

February 13, 2014 Planning Commission
Agenda Item #4

Subject
Ordinance 14-13 - Land Development Code Amendment - Right of Way - Legislative - William Clague

Briefings
None

Contact and/or Presenter Information

William Clague

Deputy County Attorney

941-748-4501, ext. 3750

Action Requested

RECOMMENDED MOTION:

I move to recommend that the Board of County Commissioners adopt Ordinance No. 14-13, amending Sections 722.1.3, 807.4 and 809.2 of the Manatee County Land Development Code as consistent with the Manatee County Comprehensive Plan.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

The CAO has recommended that the Board amend Sections 722.1.3, 807.4 and 809.2 of the Land Development Code to comply with recent developments in case law decisions of the Florida and Federal Courts. The CAO has prepared a draft Ordinance No. 14-13. The Ordinance provides for the following changes:

1. Change the County's right-of-way preservation program from a "dedication" to a "reservation" (or "setback") system except in cases where dedication is supported by a traffic impact analysis; and

2. Change the way the County determines site-related v. non-site related improvements for roads to be consistent with all other infrastructure improvements.

The recently approved settlement agreement between the County and Medallion Homes requires that the CAO present these amendments to the Board with our recommendation of adoption (though it does not legally bind the Board to adopt the amendments) no later than the end of March, 2014. In keeping with that agreement, we will present the ordinance to the Planning Commission during its February regular meeting, and present it to the Board in two public hearings shortly thereafter.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Ordinance prepared by: William Clague

Reviewing Attorney
Clague

Instructions to Board Records
n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Section 722.1.3 Right-of-Way Final for PC.pdf
Attachment: Copy of Newspaper Adv - Ord 14-13 - Land Development Code Amend - Right of Way - 02-13-14PC.pdf

ORDINANCE NO. 14-13

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING FINDINGS; AMENDING SECTION 722.1.3 OF THE LAND DEVELOPMENT CODE TO PROVIDE PROCEDURES FOR PROTECTION OF FUTURE ROAD RIGHTS-OF-WAY; AMENDING SECTION 201 OF THE LAND DEVELOPMENT CODE TO MODIFY OR DELETE TERMS RELATING TO SITE-RELATED AND NON-SITE-RELATED IMPROVEMENTS; AMENDING SECTIONS 807.4 AND 809.2 OF THE LAND DEVELOPMENT CODE TO PROVIDE PROCEDURES FOR PROVIDING IMPACT FEE CREDITS FOR NON-SITE RELATED IMPROVEMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. Section 722.1.3 of the Code sets forth the requirements for protection of future road rights-of-way for construction and expansion of roads.

2. Section 201 of the Code sets forth defined terms relating to site-related and non-site related improvements.

3. Sections 807.4 and 809.2 of the Code set forth provisions relating to the award of impact fee credits for non-site related improvements.

4. The United States Supreme Court has issued decisions in the cases of *Nollan v. California Coastal Commission*, 483 U.S. 825 (1987), *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and *Koontz v. St. Johns River Water Management District,* 133 S. Ct. 2586 (2013), establishing standards for the exaction of road rights-of-way by local governments as conditions of approval of development projects, and it is the express intent of this Ordinance to

amend the Code to assure that the County's right-of-way preservation program complies with the standards established by the United States Supreme Court in the aforementioned cases.

5. It is in the interest of the public health, safety and welfare to amend and restate Section 722.1.3 of the Code to reflect changes in the law regarding the reservation and dedication of rights-of-way in conjunction with new development.

6. It is in the interest of the public health, safety and welfare to amend the definitions set forth in Section 201 of the Code and the provisions of Sections 807.4 and 809.2 of the Code to reflect changes in the law regarding the award of impact fee credits for non-site related improvements constructed or dedicated in conjunction with new development.

7. The Manatee County Planning Commission held a duly noticed and advertised public hearing on _____, 2014, received public comments, the staff report and has reviewed the amendments set forth in this Ordinance and has found these amendments to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 503 of the Code, and has recommended their adoption to the Board, on ___, 2014.

Section 3. Amendment of Section 722.1.3 of the Land Development Code. Section 722.1.3 of the Code is hereby amended as set forth in Exhibit "A" to this Ordinance.

Section 4. Amendment of Section 201 of the Land Development Code. Section 201 of the Land Development Code is hereby amended to modify defined terms and delete in their entirety other defined terms, as set forth in Exhibit "B" to this Ordinance.

Section 5. Amendment of Sections 807.4 and 809.2 of the Land Development Code. Sections 807.4 and 809.2 of the Code are hereby amended as set forth in Exhibit "C" to this Ordinance.

Section 6. Codification. The publisher of the County's Land Development Code, the Municipal Code Corporation, is directed to incorporate the amendments in Sections 3, 4 and 5 of this Ordinance into the Land Development Code.

Section 7. Applicability. The amendments set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 8. 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 invalidity or unconstitutionality shall not be construed as to

render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 9. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the __ day of _____, 2014.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: _____
Chairman

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

By: _____
Deputy Clerk

ORDINANCE EXHIBIT "A"
AMENDMENT OF SECTION 722.1.3
OF THE LAND DEVELOPMENT CODE
(underlined language added, strike-through language deleted)

722.1.3. *Rights-of-Way.*

722.1.3.1.*Circulation.* Road rights-of-way shall be built as necessary to widen or extend streets; establish or enhance traffic circulation; provide safe ingress/egress, and conform to the requirements of the Comprehensive Plan.

722.1.3.2. *Rights-of-Way Dedication; Future Traffic Circulation ~~Major Thoroughfare~~ Map.* The land lying within or abutting the proposed development, which is included ~~in the Major Thoroughfare Ordinance and~~ on the Future Traffic Circulation ~~Major Thoroughfare~~ Map, shall be reserved or dedicated to Manatee County to the extent required pursuant to ~~indicated by~~ Section 722.1.3.3.2 ~~that Ordinance, in accordance with this Code and the Rights-of-Way Protection Ordinance~~.

722.1.3.3. *Future Traffic Circulation Map and Rights-of-Way Protection Ordinance:*

722.1.3.3.1. This Section 722.1.3.3 shall be known and cited as the Rights-of-Way Protection Ordinance ~~The Future Traffic Circulation Map and Rights-of-Way Protection Ordinance, prepared by the Planning Department after consultation with the Environmental Management Director, and adopted by the Board may from time to time be amended, in accordance with the criteria set forth in the Comprehensive Plan~~.

722.1.3.3.2. When a site scheduled for improvements or development encompasses or abuts any roadway included on the Future Traffic Circulation Map:~~, and either such segment of roadway is operating at a level of service below the current year level of service standard as set forth in the Table 5-1 of the Current Plan, or such segment is scheduled for improvement within the next five (5) fiscal years as shown on Table 12-1 of the Current Plan, or the improvement or development will generate traffic which constitutes more than one (1) percent of the traffic on the segment of roadway, the developer shall~~

(i) Subject to the County making an individualized determination of rough proportionality of the needed right-of-way to the transportation impacts generated by the applicant's project based upon a traffic impact analysis, in accordance with applicable case law and based upon competent and substantial evidence, the County shall require the applicant to dedicate land to accommodate (a) in the event the development encompasses the roadway, the full

width of the right-of-way needed for such roadway ~~as shown on the Future Traffic Circulation Map~~, or (b)~~.~~ ~~I~~if the development abuts such roadway, one-half the width of the roadway ~~shall be dedicated to Manatee County~~. All dedications shall be to the extent of the legal interest of the property owner. Such dedication shall not relieve the developer from obtaining a Certificate of Level of Service~~.~~;

(ii) An applicant may voluntarily dedicate, and the County may, in its discretion, accept the road right-of-way needed for all or a portion of such roadway pursuant to a development agreement or other contract that is supported by mutual consideration and is legally binding upon the applicant and its successors in interest; or

(iii) An applicant shall be required to reserve, and maintain an appropriate future right-of-way setback (in addition to all other setbacks and buffers required under this Code) sufficient to accommodate (a) in the event the development encompasses the roadway, the full width of the right-of-way needed for such roadway, or (b) if the development abuts such roadway, one-half the width of the roadway. In either case the applicant will not be required to dedicate such rights-of-way.

~~"Increase in the intensity of the use" of a site, as used herein, shall mean any development or any change in the use of property that will result in an increase in vehicle trip generation, other than a de minimis increase, or in a change from automobile trips to heavy truck trips.~~

~~In making the determination described above, the Planning Director and Environmental Management Director shall consider (1) the provisions of the Comprehensive Plan, (2) the standards appearing in the most current edition of "An Institute of Transportation Engineers Informational Report—Trip Generation" or other such commonly used source of trip-generation information acceptable to the Environmental Management Department, (3) the trip-generation characteristics of any existing use, if known, (4) the extent to which the facility or use proposed will experience an increase in capacity to provide accommodations, goods, services, or the like, and (5) other relevant matters; but shall not consider characteristics of the proposed development or use or other matters that are not properly subject to control or enforcement by the County.~~ the County shall:

722.1.3.3.3. In the case of property devoted to several different uses, if divided into two or more discrete sites for purposes of an application for development approval, and the impacts of development approval would be associated with only one of such discrete sites, the applicant shall be required to reserve or dedicate, as the case may be, rights-of-way only

along or encompassing the portion of the road way shown on the Future Traffic Circulation Map that crosses or abuts such discrete site.

722.1.3.3.4. For the purposes of the reservation or dedication, the center line of the future rights-of-way shall be the center line of any roadway that presently exists at that location, unless determined otherwise by the Director ~~County Engineer~~.

722.1.3.3.5. The owner of any property abutting a roadway included on the Future Traffic Circulation Map, or any other interested party with written concurrence of the owner, who certifies in writing that he has a bona fide present intention to seek rezoning, or other type of development approval for such property, may request in writing from the ~~Planning~~ Director, upon forms or in a manner prescribed a determination regarding any matter which under Section 722.1.3.3.2 is discretionary.

722.1.3.3.6. The dedication of land for roadway purposes~~, unless otherwise required by this Section,~~ will not be required under Section 722.1.3.3.2.(i) where the ~~Environmental Management~~ Director~~, after consultation with the Planning Director,~~ determines that because of that location, configuration, or other characteristics of the property, or other circumstances peculiar to the particular site, such dedication:

(i) Would be disproportionate to the relative impacts of the proposed development upon the road system, or

(ii) Would deprive the owner thereof of any opportunity to continue an established use or to make some reasonable use of the property, provided that, if feasible, a lesser dedication consistent with the impacts of the subject development upon the road system may be required.

722.1.3.3.7. *Off-site Thoroughfare Improvements.* Construction and/or improvements to off-site thoroughfares designated on the Future Traffic Circulation ~~Major Thoroughfare~~ Map shall be required in accordance with the provisions of the Comprehensive Plan.

722.1.3.3.8. *On-Site Thoroughfare Construction.* Where there are missing segments in the thoroughfare system or new thoroughfares are to be constructed which are designated on the Future Traffic Circulation ~~Major Thoroughfare~~ Map, such portions of the segments or new thoroughfares lying within the proposed development shall be improved by the developer along with other required improvements in accordance with the requirements of this Code.

722.1.3.3.9. ~~Upon adoption of the Right-of-Way Reservation Ordinance, n~~No structures or parking, landscaping, or retention required facilities by this Code shall be located within the land needed to accommodate the full

width of the right-of-way needed for such roadway as shown on the Future Traffic Circulation Map, including without limitation land reserved or dedicated pursuant to Section 722.1.3.3.2. The ~~Environmental Management~~ Director~~, after consultation with the Planning Director,~~ may allow certain facilities in such areas where it is determined that because of location, configuration, or other characteristics unique to that property, such prohibition of such facilities from said land would deprive the owner thereof any opportunity to continue an established use or to make some reasonable use of the property.

722.1.3.4. *Circulation and Traffic Control.* To facilitate on and off-site traffic circulation, a developer shall construct or install street signs at each intersection of the development, any traffic controlling techniques (signalization, turn lanes, service roads, deceleration lanes, etc.) and provide for adequate horizontal and vertical sight distances, as provided in the Manatee County Public Works Standards or deemed necessary by the Director ~~County Engineer~~ in accordance with professional engineering and roadway standards, when the need for improvement is directly attributable to the development.

722.1.3.5. *Street Designations.* All streets, whether public or private, shall be designated and approved by the ~~Planning~~ Building and Development Services Department in conformance with Section 742, Street and Structure Numbering Standards. Street signs will be required in accordance with the Street Addressing Standards for all public and private streets. On Terra Ceia Island the provisions of Chapter 65-695, Laws of Florida, Special Acts (1975), shall apply.

722.1.3.6. *Exemptions.* The provisions of this Section shall not apply to Interstates and other similar limited access highways.

722.1.3.7. *Deferred Improvement.* Where the ~~Environmental Management~~ Director deems such improvements currently infeasible for the County, or to minimize traffic or safety problems, the developer shall provide funds or proper security for his current share of the cost to pay for such improvements at a later date.

~~722.1.3.8. Nothing in this Section shall be construed to limit in any way the discretion, authority and prerogative of the County to require rights-of-way dedication and/or improvements, as authorized by this Code or otherwise, in connection with any development approvals.~~

ORDINANCE EXHIBIT "B"
NEW OR DELETED DEFINED TERMS FOR SECTION 201
(underlined language added)

Non-Site Related Improvements means contributions, construction or dedication of land for Capital Countywide Parks Facilities, Capital Law Enforcement Facilities, Capital Roads Facilities, or Capital Public Safety Facilities that are not Site-Related Improvements.

Site-Related Improvements means all Capital Local Park Facilities, Capital Countywide Park/Open Space Facilities, Capital Law Enforcement Facilities, Capital Roads Facilities, or Capital Public Safety Facilities, located inside or outside the boundaries of the proposed development and designed and intended to serve only the needs of that development.

The definitions of *Non-Site Related Capital Roads Facilities* and *Site-Related Capital Transportation Facilities* are hereby deleted in their entirety.

ORDINANCE EXHIBIT "C"
AMENDMENT OF SECTIONS 807.4 AND 809.2
OF THE LAND DEVELOPMENT CODE
(underlined language added, strike-through language deleted)

807.4.*Roads Credits.* For any Roads Impact Fees proposed to be paid, a credit of up to one hundred (100) percent of the Roads Impact Fees shall be provided for any contribution, payment, construction or dedication of land for right-of-way (ROW) for Non-Site Related Improvements ~~Capital Roads Facilities~~ that expand the capacity of the Impact Fee Road System. The credit shall be valued at one hundred (100) percent of the fair market value of the contribution, payment, construction of improvements, or dedication of land.

809.2.*Construction of Site-Related Improvements ~~and Site-Related Capital Roads Facilities~~.* Nothing in this chapter shall restrict the County from requiring an applicant for an Application for Development Approval to construct Site-Related Improvements~~, Site-Related Capital Roads Facilities,~~ or other reasonable project improvements required to serve the applicant's project, whether or not such improvements are of a type for which credits would otherwise be available under Section 807. Such Site-Related Improvements ~~and Site-Related Capital Roads Facilities~~ shall not be eligible for credits pursuant to Section 807.

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, February 13, 2014

Time: 9:00 AM or soon thereafter

Place: Manatee County Government
Administrative Center
1112 Manatee Avenue West,
1st Floor Chambers

ORDINANCE NO. 14-13 – LAND DEVELOPMENT CODE AMENDMENT, RIGHTS-OF-WAY/SITE-RELATED AND NON-SITE-RELATED IMPROVEMENTS

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING FINDINGS; AMENDING SECTION 722.1.3 OF THE LAND DEVELOPMENT CODE TO PROVIDE PROCEDURES FOR PROTECTION OF FUTURE ROAD RIGHTS-OF-WAY; AMENDING SECTION 201 OF THE LAND DEVELOPMENT CODE TO MODIFY OR DELETE TERMS RELATING TO SITE-RELATED AND NON-SITE-RELATED IMPROVEMENTS; AMENDING SECTIONS 807.4 AND 809.2 OF THE LAND DEVELOPMENT CODE TO PROVIDE PROCEDURES FOR PROVIDING IMPACT FEE CREDITS FOR NON-SITE RELATED IMPROVEMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; 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 13-189(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

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Sarasota Herald Tribune

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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

February 13, 2014 Planning Commission
Agenda Item #5

Subject
PA-14-01 - ORD-14-07 - PLAN AMENDMENT CRA/TCEA - LEGISLATIVE - Kathleen Thompson, AICP

Briefings
None

Contact and/or Presenter Information

Kathleen Thompson, AICP

941-748-4501, ext. 6841

Action Requested

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, and the Manatee County Comprehensive Plan, I move to recommend Transmittal of Plan Amendment PA14-01, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• A recommendation from the Urban Land Institute (ULI) was that in order to promote successful economic growth there was a need to start with a greater focus on redevelopment in the southwest quadrant of the County.

• Homes and businesses in the southwest area of the county have aged and lagged behind other areas of the county in terms of growth and development.

• To encourage redevelopment and provide a funding source in the southwest area, Manatee County is proposing to establish the Southwest (Home Rule) Tax Increment Financing (TIF) district.

• Currently, there are two Community Redevelopment Areas within the proposed SW TIF district boundaries – the South County and the 14th Street West CRA's.

• The County must dissolve both Community Redevelopment Areas (CRA's) to create the Southwest Tax Increment Financing District.

• The first step in this task is a Comprehensive Plan text amendment to remove references to and illustrations of the Community Redevelopment Areas (CRA).

• Manatee County will pursue an alternative concurrency and multi-modal approach to the entire SW TIF district, the Urban Core as well as the Urban Infill Redevelopment Area (UIRA) in North County. These changes will be part of future County initiated changes.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Maureen Secoria reviewed and responded.

Reviewing Attorney
Sikora

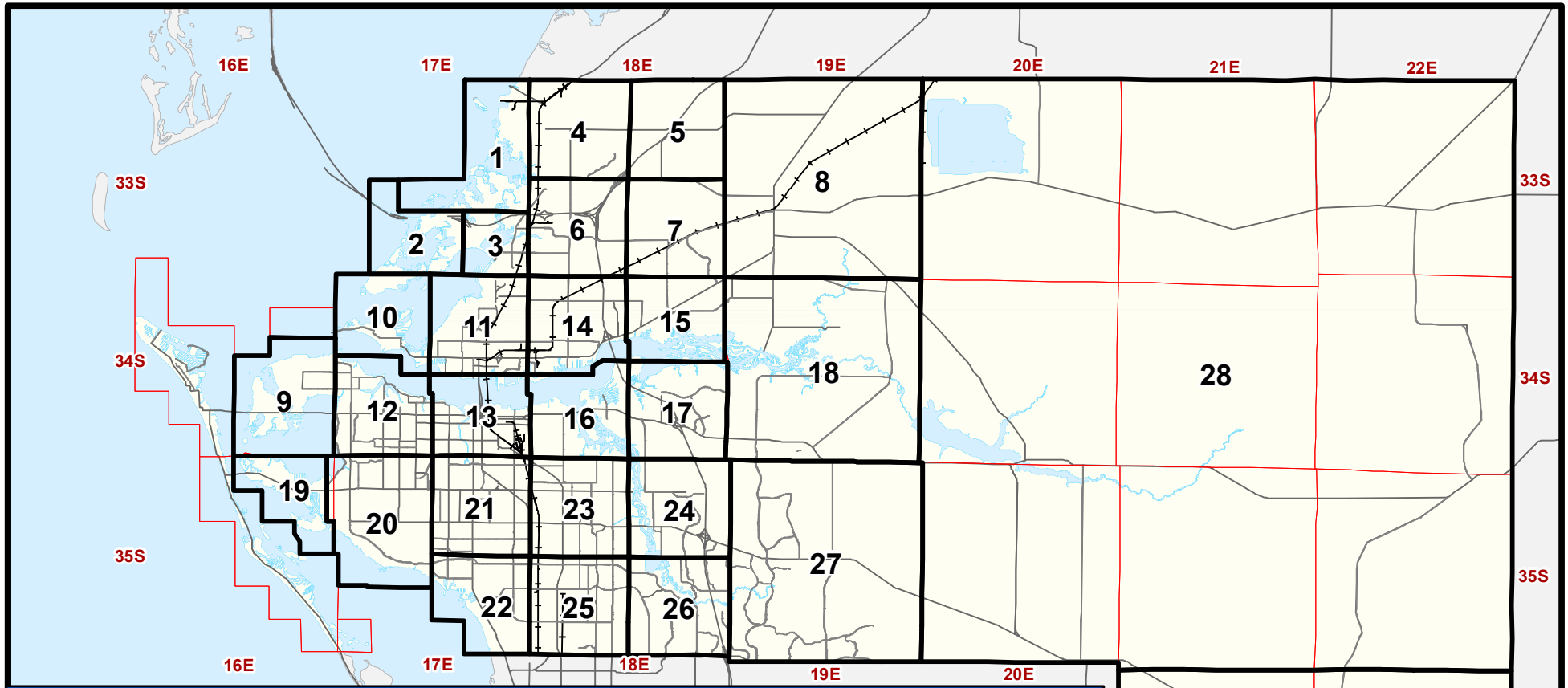
Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: FLU Map Series Index Feb2014.pdf
Attachment: Map I - TCEA.pdf
Attachment: Map J - TCEA.pdf
Attachment: Staff Report - PA-14-01 - CRA -TCEA - CAO MS REVISION.pdf
Attachment: Copy of Newpaper Adv - PA-14-01 - ORD-14-07 - CRA - TCEA - 02-13-14PC.pdf



Manatee County Comprehensive Plan
Future Land Use Map Series

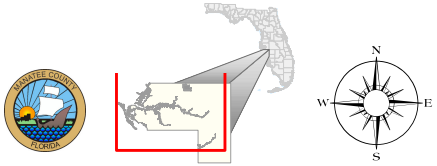
Pages

1 - 29 Future Land Use Maps

Additional Maps

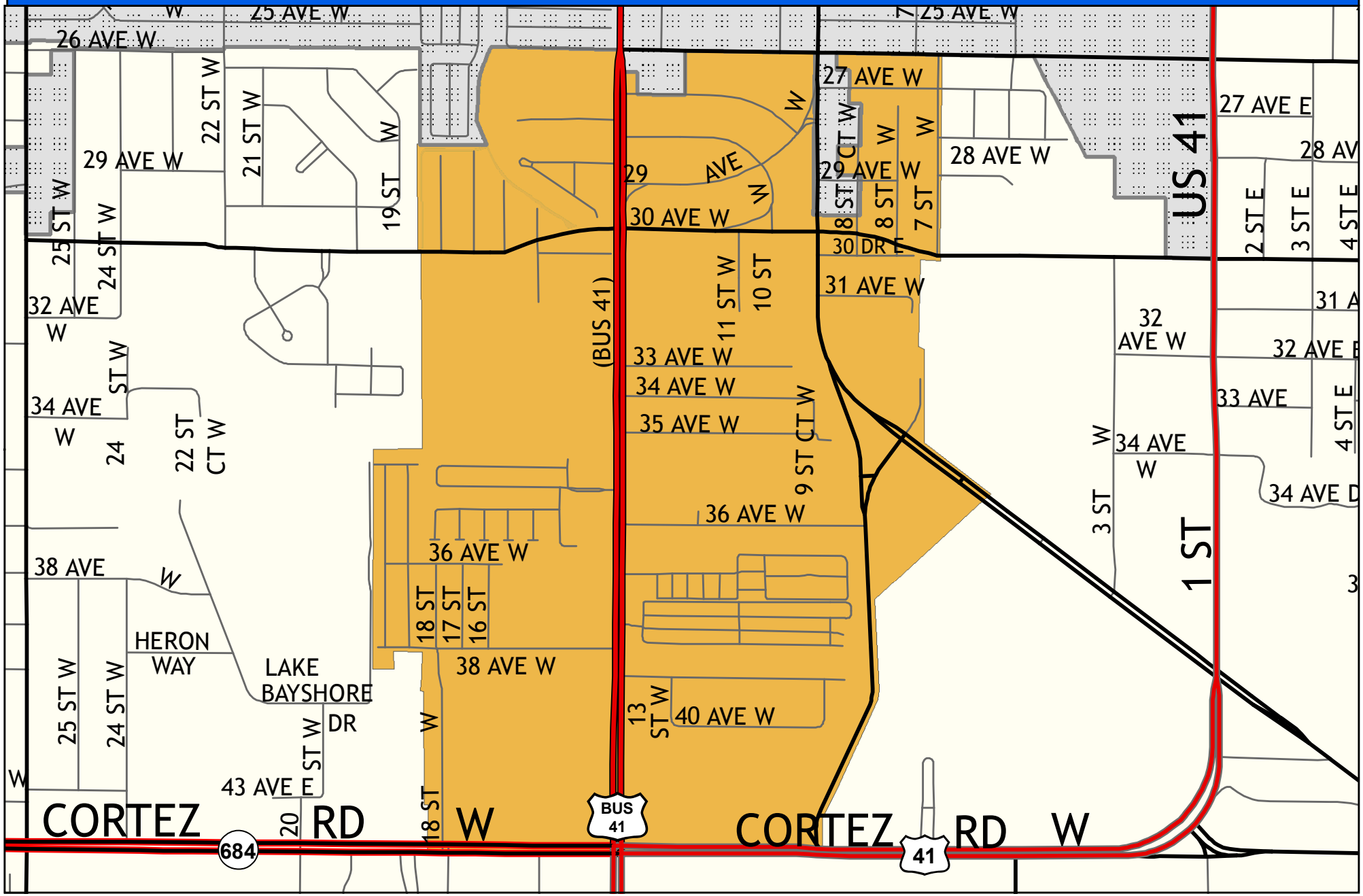
A. Wetlands
B. Soils
C. Potable Wells
D. Regional Spoil Disposal Site
E. Coastal Storm Vulnerability Area Overlay
F. Coastal Evacuation Area Overlay
G. Urban Infill and Redevelopment Area
H. Urban Core
~~I. 14th St West CRA~~ Transportation Concurrency Exception Area
~~J. South County CRA~~ Transportation Concurrency Exception Area

Comprehensive Plan
Manatee County, FL



This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

MAP I - TRANSPORTATION CONCURRENCY EXCEPTION AREA
~~14TH ST WEST CRA~~



~~14TH ST WEST CRA~~

MUNICIPALITIES

Effective 2/28/08

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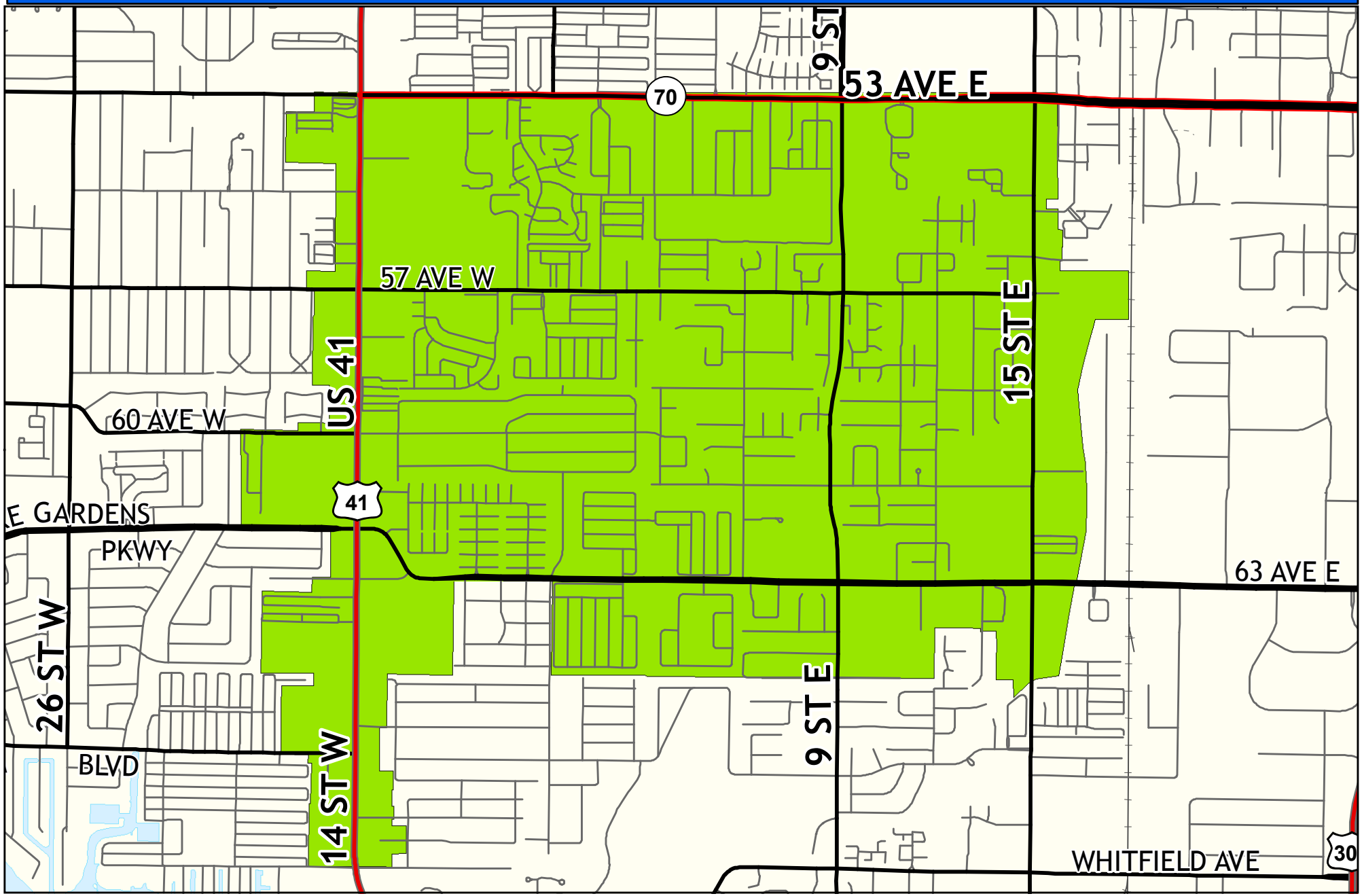
0 250 500 750 1,000 Feet

MAP J - TRANSPORTATION CONCURRENCY EXCEPTION AREA
~~SOUTH COUNTY CRA~~



~~South County CRA~~

Effective 2/28/08

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0 520 1,040 1,560 2,080
Feet

PLAN AMENDMENT PA-14-01 (ORDINANCE 14-07)

Transmittal of a Plan Amendment amending the Manatee County Comprehensive Plan to delete references to the Community Redevelopment Areas (CRA) and to delete or amend the references to the Transportation Concurrency Exception Areas (TCEA) from all applicable portions of both the text and maps contained within the Comprehensive Plan; providing for a purpose and intent; providing findings; amending provisions of the Comprehensive Plan to preserve internal consistency; providing for severability; and providing for an effective date.

P.C.: 02/13/2014 **B.O.C.C.:** Transmittal 02/25/2014

App.Rec.: County Initiated Type of Amendment: Text

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, and the Manatee County Comprehensive Plan, I move to recommend Transmittal of Plan Amendment PA14-01, as recommended by staff.

PLAN AMENDMENT SUMMARY SHEET

Name: **County Initiated Text Amendment**

File Number: **PA-14-01/Ordinance-14-07**

REQUEST: Transmittal of a Plan Amendment

BACKGROUND

One of the principal recommendations made by the Urban Land Institute (ULI) panel during its review of Manatee County's "How Will We Grow?" plan was that in order to promote successful economic growth there was a need for a greater focus on redevelopment and new development in the southwest quadrant of the County.

As homes and businesses in the southwest part of the County have aged, the area lagged behind other areas of the County in terms of growth and development. A number of factors have created this disinvestment, including less expensive land in "greenfield" areas, suburban design based regulations, aging and constrained infrastructure, and difficulty aggregating parcels for development.

To encourage economic development with a funding source in the southwest area, Manatee County is proposing to create the Southwest Tax Increment Financing (TIF) district under home rule authority. The area is generally identified as Manatee Avenue West on the north, US 301 on the east, Sarasota County line on the south, and the bays (Palma Sola Bay and Sarasota Bay) on the west. Significant assets exist within this area – the Bradenton-Sarasota International Airport, several higher education facilities, the world-renowned IMG Academy, Downtown Bradenton, and the DeSoto Square Mall.

In 2002, the Board of County Commissioners established two community redevelopment areas (South County CRA and 14th Street West CRA) pursuant to the procedures set forth in Chapter 163, Part III, Florida Statutes. The Board declared itself to be the governing board of each community redevelopment area. The Board approved a community redevelopment plan and an ordinance for tax increment funding within each area. The community redevelopment plans were amended in 2006 and specify a time period of 40 years from the date of adoption in 2002 for completion of all redevelopment. During the past 12 years, community redevelopment tax increment funds have been collected and expended in accordance with the plans. The existing community redevelopment areas encompass property proposed for the Southwest TIF district.

On January 7, 2014, the Board of County Commissioners made a policy decision to proceed with the creation of the Southwest TIF district and to dissolve both community redevelopment areas and the community redevelopment agency. Elimination of the community redevelopment areas begins by terminating the community redevelopment

plans. Termination of these plans will require review by the Manatee County Planning Commission (as the local planning agency) for conformity with the County's comprehensive plan. Since the Manatee County Comprehensive Plan contains goals, objectives and policies that refer to the community redevelopment areas, such provisions must be repealed from the County's comprehensive plan before any proposed changes to the community redevelopment plans are considered.

Staff has prepared a Comprehensive Plan text amendment that deletes provisions relating to the community redevelopment areas (CRA). All references and illustrations of the CRA will be removed from the Future Land Use Map Series. In addition, Map I (TCEA – 14th Street West CRA) and Map J (TCEA – South County CRA) of the Future Land Use Map Series will be amended to repeal the CRA references.

Manatee County intends to pursue an alternative concurrency approach for transportation within the existing TCEA boundary areas as well as throughout the Southwest TIF district and the Urban Core. Such approach will provide similar benefits and a multi-modal approach to the new Southwest TIF district, the Urban Core, and the Urban Infill Redevelopment Area (UIRA) located in North County. These changes will be brought forward in the future as County initiated amendments to the Comprehensive Plan.

LEGISLATIVE POLICY DECISION

The Plan Format and Administration Section C.2.3.3. of the Manatee County Comprehensive Plan specifies the following criteria for approval of plan amendments by the Board of County Commissioners: whether the goal, objective, policy, or map sought to be amended is no longer in the best interest of the public. Staff would submit that the language and depictions pertaining to community redevelopment areas in the Comprehensive Plan are no longer in the best interest of the public for the following reasons:

- The existing community redevelopment areas are relatively small, not contiguous to each other, and do not provide connectivity along the entire length of the 14th Street/US 41 corridor.

- Chapter 163, Part III, Florida Statutes, imposes procedures and requirements on community redevelopment areas with respect to plan amendments, amount of tax increment revenues, use of funds, preparation of audits, filing reports, governing board, and other matters.

- Some properties located within the proposed Southwest TIF district do not meet the definitions of slum and blight set forth in Section 163.340, Florida Statutes, required for community redevelopment areas.

- The proposed Southwest TIF district will have more autonomy and flexibility in planning, constructing, and funding infrastructure, improvements and projects.

- The proposed Southwest TIF district will have more discretion in collecting and spending tax increment revenues for economic development and new development in addition to redevelopment.

PROPOSED COMPREHENSIVE PLAN AMENDMENT RELATING TO CRA

Part I – Remove the references to CRA from the text throughout the Comprehensive Plan.

Amendments to the Comprehensive Plan are shown in ~~strike-through~~ and <u>underline</u> format as follows:

FUTURE LAND USE ELEMENT

Objective:	2.1.3	**Revitalization of the Urban Core Area:** Limit urban sprawl through the infill and redevelopment of residential and non-residential uses into the urban core area thereby encouraging the continued vitality and economic prosperity of these areas.
Policy:	2.1.3.1	Consider the establishment of minimum density requirements within the urban core area, in association with planning efforts for increased mobility through greater street connectivity and transit services. This effort shall respect the Comprehensive Plan policy structure to limit density within vulnerable coastal areas.
Policy:	2.1.3.2	Consider the establishment of higher floor area ratios in the urban area.
Policy:	2.1.3.3	By ~~2012~~ <u>2015</u> establish urban development criteria within the Manatee County Land Development Code. [See also Policy 2.7.1.2]
Policy:	2.1.3.4	Continue to work with the Manatee Sheriff's Office to understand and reduce criminal activity within the urban area.
Policy:	2.1.3.5	Continue to appropriately fund infrastructure needs within the urban area.
Policy:	2.1.3.6	Continue to implement innovative funding mechanisms to meet community needs.
Policy:	2.1.3.7	Continue to leverage funds from the Community Development Block Grant Program ~~and the Community Redevelopment Agency~~ to implement redevelopment plans.
Policy:	2.1.3.8	Continue to develop and implement specific Community

Improvement Plans for neighborhoods within the urban area.

Policy: 2.1.3.9 Manatee County will continue to identify needs and coordinate improvement activities in neighborhoods throughout the urban area.

Policy: 2.1.3.10 Encourage projects within the TCEAs established pursuant to Policy 5.0.4.1 to mitigate transportation impacts with multi-modal and design alternatives.

Policy: 2.1.3.11 Establish a mechanism to track the transportation impacts from projects located within ~~Community Redevelopment Areas and~~ the Urban Infill Redevelopment Area to facilitate additional public transit and other alternative transportation modes serving those areas.

Implementation Mechanism:

a) Adopt provisions in the Land Development Code and Administrative Procedures.

TABLE 2-1
SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM
PART I: FUTURE LAND USE DISTRICTS
Page 1 of 5

Future Land Use Category	Map Symbol	Maximum Potential Density*(Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity* (Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
1) Conservation Lands	CON	0	0	0	Open Space or Passive Nature Parks, Selected Agriculture Activities, Accessory Structures	See 2.2.1.7.3
2) Agriculture/Rural	AG/R	0.2	2	0.23	Agriculture, Rural Residential Uses, Mining, Agro-Industrial Uses, Commercial Uses Related To Agriculture, Neighborhood Retail Uses, and Professional/Personal Services Office Uses, Recreational Facilities.	Small
3) Estate Rural	ER	0.2	1	0.23	Clustered suburban residential uses, neighborhood retail, 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.	Small
4) Residential-1 DU/GA	RES-1	1.0	See 2.2.1.9.3	0.23	Residential Uses, Neighborhood-Retail Uses and Professional/Personal Service Office Uses, Recreation Facilities (Generally limited to Neighborhood Retail Uses)	Medium
5) Residential-3.0 DU/GA	RES-3	3.0 Min. 2.5 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	6 9 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in ~~CRA's and~~ UIRA	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
6) Urban Fringe-3.0 DU/GA	UF-3	3.0	9	0.23	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed) • Community –serving commercial	Medium *Large
7) Residential-6 DU/GA	RES-6	6.0 Min. 5.0 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	12 16 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in ~~CRA's and~~ UIRA	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
8) Residential-9 DU/GA	RES-9	9.0 Min 7.0 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	16 20 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in ~~CRA's and~~ UIRA	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
9) Residential-12 DU/GA	RES-12	12.0 Min 10.0 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	16 24 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in ~~CRA's and~~ UIRA	Same as for RES-1 Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium

TABLE 2-1

SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM

PART I: FUTURE LAND USE DISTRICTS

Page 2 of 5

Future Land Use Category	Map Symbol	Maximum Potential Density*(Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity*(Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
10) Residential-16 DU/GA**	RES-16	16.0 Min 13.0 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	20 28 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.25 1.0 in ~~CRA's and~~ UIRA	Same as for RES-1; also, Hotel/Motel Neotraditional development is limited to Small (Neighborhood Retail Uses – wholesale uses not allowed)	Medium
11) Low Intensity Office	OL	6.0 Min 5.0 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	12 16 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	0.23 1.0 in ~~CRA's and~~ UIRA	Professional, Personal Service, Business Service, Financial Service, and Other Offices Uses, Residential Uses, Recreational Facilities	Small (Office Uses Only)
12) Medium Intensity Office	OM	0	0	.30 (Outside of the Urban Core Area) .50 (Inside the Urban Core Area 1.0 in ~~CRA's and~~ UIRA	Professional office and/or research / corporate park uses are the primary non-residential uses, neighborhood retail uses, public or semi-public uses, schools, medium intensity recreational uses and appropriate water-dependent/water-related/water-enhanced uses can serve as appropriate secondary uses.	Max. 5,000 sf (Outside of the Urban Core Area) Max. 10,000 sf (Inside the Urban Core Area)
13) Retail/Office/ Residential	ROR	9.0 Min 7.0 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	20.0 24 in ~~CRA's and~~ UIRA for residential projects that designate a min. of 25% of the dwelling units as "Affordable Housing"	0.35 1.0 in ~~CRA's and~~ UIRA 1.0 for Hotels	Neighborhood Retail Uses, Community Serving Retail Uses, and Regional Retail Uses, Office Uses, Residential Uses, Hotel/Motel, Recreational Facilities	Large
14) Industrial-Light	IL	1	1	0.75 1.0 in ~~CRA's and~~ UIRA 1.0 for Hotels	Office, Light Industry, Research/Corporate Parks, Warehouse/Distribution, Intensive Commercial Uses, Neighborhood Retail Uses, Hotel/Motel, Selected Single-Family, Residential Uses	Small
15) Industrial-Heavy	IH	0	0	0.5 1.0 in ~~CRA's and~~ UIRA	Light Industry, Heavy Industry, Ports, Intensive Commercial Uses, Neighborhood Retail Uses. Phosphate mining is not an allowable use.	Small
16) Urban Industrial	IU	0	0	1.25	Light Industry, Heavy Industry, Warehouse/ Distribution, Neighborhood Retail Uses	Small
17) Mixed Use	MU	9.0 Min 7.0 in ~~CRA's and~~ UIRA for	20.0 24 in ~~CRA's and~~ UIRA for	1.0 2.0 in ~~CRA's and~~	Neighborhood Retail Uses, Community Serving Retail Uses and Regional Retail, Office, Light Industrial, Research/Corporate Parks, Warehouse/ Distribution,	Large

		residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"	UIRA	Residential Uses, Hotel/Motel	
18) Public/Semi-Public(1)	P/SP(1)	See Policies	See Policies	See Policies	Landfills, Permanent Water and Wastewater Treatment Storage/ Disposal Facilities, and Other Major Public Facilities Including But Not Limited To Major Maintenance Facilities, Solid Waste Transfer Stations, Major Utility Trans mission Corridors and Permitted Uses Therein	See 2.2.1.22.2 and 2.2.1.23.2

Policy: 2.2.1.10 **RES-3:** Establish the Residential-3 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.10.1 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 moderate-density suburban, or a clustered low density urban, residential environment. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these moderate density suburban, or low density urban areas.

Policy: 2.2.1.10.2 Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3 - 2.1.2.7): 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: 2.2.1.10.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Minimum Gross Residential Density: 2.5 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:
6 dwelling units per acre

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

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

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: 2.2.1.10.4 Other Information:

a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which gross density exceeds 2.0 dwelling units 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 of gross building area shall require special approval.

Policy: 2.2.1.12 **RES-6:** Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.12.3 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: 2.2.1.13 **RES-9:** Establish the Residential-9 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.13.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
9 dwelling units per acre

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

Maximum Net Residential Density:
16 dwelling units per acre

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

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

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

Policy: 2.2.1.14 **RES-12:** Establish the Residential-12 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.14.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
12 dwelling units per acre

Minimum Gross Residential Density: 10.0 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:
16 dwelling units per acre

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

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

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

Policy: 2.2.1.15 **RES-16:** Establish the Residential-16 Dwelling Units/Acre future land use category as follows:

Policy: 2.2.1.15.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
16 dwelling units per acre

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

Maximum Net Residential Density:
20 dwelling units per acre

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

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

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

Policy: 2.2.1.16 **OL:** Establish the Low Intensity Office future land use category as follows:

Policy: 2.2.1.16.3 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 in ~~CRA's and~~ UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio: 0.23
1.00 inside the ~~CRA's and~~ UIRA

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

Policy: 2.2.1.17 **R/O/R:** Establish the Retail/Office/Residential future land use category as follows:

Policy: 2.2.1.17.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:

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

For new development -
9 dwelling units per acre

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

Maximum Net Residential Density:

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

For new development -
16 dwelling units per acre

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

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

Maximum Floor Area Ration for Hotels: 1.0

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

Policy: 2.2.1.18 **IL:** Establish the Industrial-Light future land use category as follows:

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: 2.2.1.19 **IH:** Establish the Industrial-Heavy future land use category as follows:

Policy: 2.2.1.19.3 Range of Potential Intensity:

Maximum Floor Area Ratio: 0.5
1.0 inside the ~~CRA's and~~ UIRA

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

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

Policy: 2.2.1.21.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
9 dwelling units per acre

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

Maximum Net Residential Density:
20 dwelling units per acre

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

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

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

Policy: 2.2.1.27.1 **OM**: Establish the Medium Intensity Office future land use category as follows:

Policy: 2.2.1.27.4 Range of Potential Density/Intensity:

Maximum Floor Area Ratio: 0.30 (Outside Urban Core) and 0.50 (Inside Urban Core) and 1.0 (Inside ~~CRA's and~~ UIRA)

Maximum Square Footage for Neighborhood Retail Uses: 5,000sf

Maximum Square Footage for Office Uses: Medium 150,000sf

Objective: 2.9.3 **Innovative Community Planning:** Establish innovative community planning efforts.

Policy: 2.9.3.1 Continue implementation of the community planning program. This program shall identify critical neighborhood issues, resources, and themes. Community Plans shall include review of, but not be limited to the following:

- land uses,
- density and intensity of land uses,
- availability of central services,
- traffic circulation,
- pedestrian and bicycle systems,
- drainage, and
- recreational opportunities.
- This program shall include community citizen input.

Implementation Mechanism:

a) Planning Department actions consistent with implementation of this policy.

b) Continue implementation of Community Plans established to date including:

- The Bayshore Area Community Plan
- The Cortez Village Plan
- ~~The 14th Street Community Redevelopment Area (CRA) Plan~~
- ~~The South County Community~~

~~Redevelopment Area (CRA) Plan~~

- The Palmetto/North Manatee County Urban Infill Redevelopment Area (UIRA) Plan
- Samoset Plan

TRAFFIC SUB-ELEMENT

Objective: 5.0.4 Establish Transportation Concurrency Exception Areas (TCEA) within the Urban Core Area which promote economic revitalization and community redevelopment goals.

Policy: 5.0.4.1 The maps ~~Community Redevelopment Areas adopted pursuant to Chapter 163, Part III and~~ graphically identified on the Future Land Use Map Series; Transportation Map Series and as Maps I and J in the Future Land Use Element are hereby established as Transportation Concurrency Exception Areas.

Policy: 5.0.4.2 Development / Redevelopment within the TCEA shall mitigate impacts through ~~mechanisms supporting the CRA plan and~~ multi-modal objectives and policies of the Comprehensive Plan.

Policy: 5.0.4.3 Mitigating measure(s) shall be in proportion to the transportation impacts.

Policy: 5.0.4.4 Mitigating measure(s) shall advance the goals of adopted area or subject matter plans specific to the location of the development/redevelopment such as:

- ~~Community Redevelopment Plans~~
- Neighborhood Revitalization Plans
- Corridor Revitalization Plans
- Bike and Pedestrian Master Plan
- Transit Development Plan

Policy: 5.0.4.5 Mitigating measure(s) may include but not be limited to the following:

- Operational and / or Capital Enhancements for MCAT
- Participation in a transit pass program for employees, van pooling and/or ride sharing programs
- Pedestrian improvements

- Bus shelter/Transit stop improvements
- Bicycle improvements
- Lighting improvements
- Connectivity improvements
- Roadway/Intersection improvements
- Streetscape improvements
- Enhancements to the Automated Traffic Management System (ATMS)
- Creating parallel travel ways connecting adjacent development
- Financial contributions to implement actions consistent with this policy
- Any other measures which increase mobility options and inter-modal connections as may be approved by the County
- Where segment or intersection improvements are not possible due to policy, physical, or financial constraints, the County shall have the option of utilizing the funds collected to make improvements designed to alleviate congestion on other facilities in the TCEA.

Implementation Mechanism:

a) Adopt provisions in the Land Development Code and Administrative Procedures within 12 months of the effective date of this Ordinance.

Policy: 5.0.4.6 Any development or redevelopment project within the TCEA that impacts roadway segments or intersections outside the TCEA shall be subject to concurrency requirements for those impacts outside the TCEA.

Policy: 5.0.4.7 The County shall explore the establishment of Transportation Demand Management (TDM) strategies within the TCEA to minimize impacts on the transportation network during peak hours.

The County shall coordinate these efforts with the local business community and the MPO.

Policy: 5.0.4.8 The effectiveness of the TCEA shall be periodically evaluated. This evaluation will take place at a minimum with the state required Evaluation and Appraisal of the Comprehensive Plan.

Performance measures may include:

- Level of development/redevelopment in the TCEA
- Utilization of TDM programs
- Mitigating actions described in Policy 5.0.4.5
- Impacts on the roadway network outside the TCEA

Policy: 5.0.4.9 — Manatee County shall seek funding and pursue creative financing methods to increase mobility within the Transportation Concurrency Exception Area.

HOUSING ELEMENT

Objective: 6.1.3 — **Affordable Housing:** Continue to Develop and Implement Programs to Meet Affordable Housing Needs.

Policy: 6.1.3.9 — Continue to promote appropriate redevelopment activities in ~~Community Redevelopment Areas (CRA's),~~ the Urban Infill and Redevelopment Area (UIRA) and other appropriate areas of the County (also see Objective 2.9.1).

Implementation Mechanism:

a) Implementation of ~~CRA plans,~~ UIRA plans and other appropriate area, neighborhood and corridor plans.

HISTORIC ELEMENT

Objective: 7.3.1 — **Cultural Diversity and Accessibility:** Increase the diversity, accessibility and variety of cultural facilities and opportunities available to Manatee County residents and visitors.

Policy: 7.3.1.4 — Coordinate with the Manatee County Arts Council and the Ringling School of Art to develop public art throughout Manatee County~~, especially in the Community Redevelopment Areas~~ and to beautify bus shelters.

MONITORING ELEMENT

Objective: 6.1.3

Fair and Affordable Housing: Continue to Develop and Implement Programs to Meet Affordable Housing Needs.

Monitoring Measures

1. Increased number of affordable housing programs established.

2. Improved data collection on the affordable housing market.

3. Adoption of performance measures for affordable housing by 2007 which include transit oriented design considerations.

4. Maintenance of the affordable housing trust fund.

5. Replacement of affordable housing eliminated by development with equivalent units.

6. Need for affordable rental units determined by 2007.

7. Continued implementation of ~~CRA,~~ UIRA and other neighborhood plans.

8. Fair Housing Ordinance revised to remove impediments by 2007.

Part 2 – Remove the references to 14th Street West CRA and South County CRA from the Index Sheet of the Future Land Use Map Series.

Part 3 – Remove the references to 14th Street West CRA and South County CRA from Map I (TCEA – 14th Street West CRA) and Map J (TCEA – South County CRA).

ATTACHMENTS:
1. Consistency with Florida Statutes
2. Copy of Newspaper Notice
3. Index Sheet of Future Land Use Map Series
4. Proposed Amendments to Maps I and J

ATTACHMENT 1

CONSISTENCY OF THE LOCAL COMPREHENSIVE
PLAN AMENDMENT WITH FLORIDA STATUTES

PA-14-01

The proposed amendment is consistent with
Chapter 163, Part II, Florida Statutes

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, 163.3245 and 163.3248

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
The county has determined there is no need to amend the Comprehensive Plan through the Evaluation and Appraisal process (December 2013).

163.3245 Sector plans
There are no sector plans established at this time.

163.3248 Rural Land Stewardship areas
There are no Rural Land Stewardship areas established at this time.

All State goals and policies taken from Section 187.201, Florida Statutes.

The proposed amendment is consistent with the following goals and policies
of the State Comprehensive Plan:

187.201(21)(a)
187.201(21)(b)1.

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Bradenton Herald

NOTICE OF LAND USE CHANGE

OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNICORPORATED 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, February 13, 2014
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.

PA-14-01 (ORDINANCE 14-07) – PLAN AMENDMENT CRA (COMMUNITY REDEVELOPMENT AREA) AND TCEA (TRANSPORTATION CONCURRENCY EXCEPTION AREA)

Transmittal of a Plan Amendment amending the Manatee County Comprehensive Plan to delete references to the Community Redevelopment Areas (CRA) and to delete or amend the references to the Transportation Concurrency Exception Areas (TCEA) from all applicable portions of both the text and maps contained within the Comprehensive Plan; providing for a purpose and intent; providing findings; amending provisions of the Comprehensive Plan to preserve internal consistency; providing for severability; and providing for an effective date.

The areas referenced as CRA and TCEA covered by the proposed plan amendment are depicted on the maps in this notice.

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 13-189(PC). 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

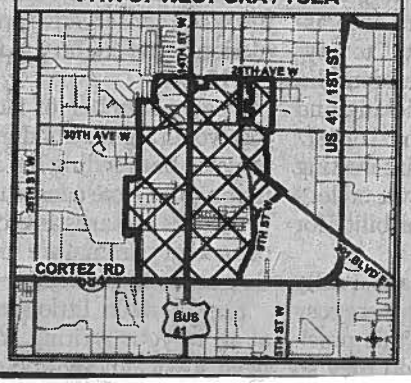
All written comments will be entered into the record.

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.

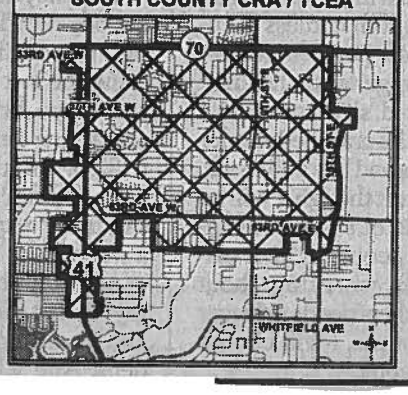
Americans with Disabilities: The Manatee County Planning Commission does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission's functions including one's access to and participation in public hearings. Anyone requiring 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.

14TH ST WEST CRA / TCEA



SOUTH COUNTY CRA / TCEA



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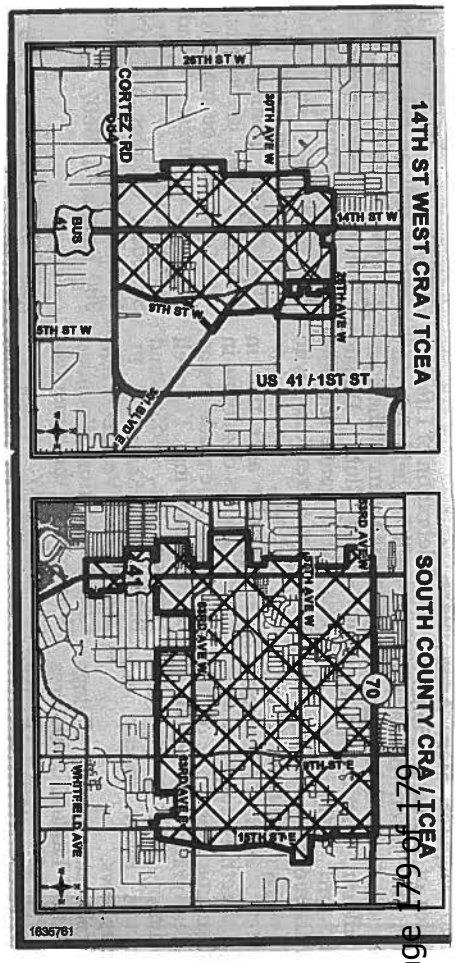
Sarasota Herald Tribune