www.mymanatee.org

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

March 13, 2014 - Planning Commission Meeting

MEETING CALLED TO ORDER (Richard Bedford, Chairman)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. February 13, 2014 - Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485 - QUASI - JUDICIAL - STEPHANIE MORELAND * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - Stewart Grove - PDR-13-43(Z)(P) - 03-13-2014 PC.pdf
Attachment: Staff Report - PDR-13-43(Z)(P) - Stewart Grove Subdivision - DTS20130485 - 03-13-2014 PC .pdf
Attachment: Specific Approval Request - Stewart Grove - PDR-13-43(Z)(P) - B258 - DTS20130485 - 03-13-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - Stewart Grove - PDR-13-43(Z)(P) - B258 - DTS20130485 - 03132014 PC.pdf
Attachment: Traffic Impact Analysis - Stewart Grove - PDR-13-43(Z)(P) - B258 - DTS20130485 - 03-13-2014 PC.pdf
Attachment: Copy of Newspaper Adv - Stewart Grove - PDR-13-43(Z)(P) - 03-13-2014 PC.pdf
Attachment: Site Plan - PDR-13-43(Z)(P) - Stewart Grove Subdivision - dts20130485 - B00000258 - 03-13-2014PC.pdf

3. PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - DTS #20130496 - QUASI - JUDICIAL - SHELLEY HAMILTON * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - Xpress Storage - PDC-05-79 - PSP-13-76 - 03-13-2014 PC.pdf
Attachment: Staff Report - XPress Storage at Portal Crossing - PDC-05-79 - PSP-13-76 - DTS20130496 - 03-13-2014 PC.pdf
Attachment: Request for Specific Approval - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - DTS20130496 - 03-13-2014 PC.pdf
Attachment: Elevation - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - DTS20130496 - 03-13-2014 PC.pdf
Attachment: Traffic Impact Statement - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - 140313 PC.pdf
Attachment: Parking Analysis - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - DTS20130496 - 03-13-2014 PC.pdf
Attachment: Copy of Newspaper Adv - Xpress Storage - PDC-05-79 - PSP-13-76 - 03-13-2014 PC.pdf
Attachment: Site Plan - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - DTS20130496.pdf

4. PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - B00000250 - DTS 20130440 - QUASI - JUDICIAL - STEPHANIE MORELAND * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - Riker - PDR1339 (Z)(P) - 03-13-2014 PC.pdf
Attachment: Staff Report - Riker Subdivision - PDR-13-39(Z)(P) - B250 - DTS20130440 - 03-13-2014 PC.pdf
Attachment: Special Approval Request - Riker - PDR-13-39(Z)(P) - B250 - dts20130440 - 03132014 PC.pdf
Attachment: Specific Approval Request - Riker - PDR-13-39(Z)(P) - B250 - dts20130440 - 03132014 PC.pdf
Attachment: Zoning Disclosure Affidavit - Riker - PDR-13-39(Z)(P) - B250 - dts20130440 - 03132014 PC.pdf
Attachment: Traffic Impact Analysis - Riker - PDR1339(Z)(P) - 03-13-2014 PC.pdf
Attachment: Copy of Newspaper Adv - Riker - PDR1339(Z)(P) - 03-13-2014 PC.pdf
Attachment: Site Plan - Riker - PDR1339(Z)(P) - 03-13-2014 PC.pdf

5. ORDINANCE 14-04 – DRI # 13 - CREEKWOOD INVESTORS, LTD/CREEKWOOD EAST - PARCELS 8-15 - DTS 20130501 - ROSSINA LEIDER * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - ORD-14-04 - DRI-13 - DTS20130501 - CreekwoodDRI - PAR 8-15 - 20140313 PC.pdf
Attachment: Staff Report - Creekwood - ORD-14-04 - DRI-13 - DTS20130501 - 03-13-2014 PC.pdf
Attachment: ORDINANCE - ORD 14-04 - DRI-13 - DTS20130501 - CREEKWOOD - 03-13-2014 PC .pdf
Attachment: Site Plan - ORD-14-04 - DRI-13 - DTS20130501 - CreekwoodDRI - PAR 8-15 - 20140313 PC.pdf

Attachment: Traffic Impact Statement - ORD-14-04 - DRI-13 - DTS 20130501 - 20140313 PC.pdf
Attachment: Copy of Newspaper Adv - ORD-14-04 - DRI-13 - DTS20130501 - CreekwoodDRI - PAR 8-15 - 20140313 PC.pdf

6. Z-84-76(G)(R11) – CREEKWOOD INVESTORS, LTD/CREEKWOOD EAST REZONE OF LOTS 8-15 - DTS 20130502 - ROSSINA LEIDER * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - Z-84-76(G)(R11) - DTS 20130502 - Creekwood - 20140313 PC.pdf
Attachment: Staff Report - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: Zoning Ord - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: GDP Revised MASTER DEV PLAN - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: Sign Plan - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: Traffic Impact Statement - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: Copy of Newspaper Adv - Z-84-76(G)(R11) - DTS 20130502 - Creekwood - 20140313 PC.pdf
Attachment: Site Plan - Z-84-76(G)(R11) - DTS 20130502 - Creekwood - 20140313 PC.pdf

REGULAR

Building and Development Services Department

7. PDW-01-01(P)(R) – PS BAY, LLC - PARROT COVE MARINA - DTS 20130126 - QUASI - JUDICIAL - SHELLEY HAMILTON * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - Parrot Cove Marina - PDW-01-01(P)(R) - 03-13-2014 PC.pdf
Attachment: Staff Report - Parrot Cove - PDW-01-01(P)(R) - DTS20130126 - 03-13-2014 PC.pdf
Attachment: Copy of Newspaper Adv - Parrot Cove Marina - PDW-01-01(P)(R) - 03-13-2014 PC.pdf
Attachment: Site Plan - Parrot Cove Marina - PDW-01-01(P)(R) - DTS20130126 - 03-13-2014 PC.pdf

March 13, 2014 - Planning Commission Meeting
Agenda Item #1

Subject
February 13, 2014 - Minutes for Approval

Briefings
None

Contact and/or Presenter Information

Glenna K. Campana

Senior Planning Tech

941-748-4501, ext. 6847

Action Requested

Recommended Motion:

I move to approve the minutes for February 13, 2014.

Enabling/Regulating Authority

Manatee County Land Development Code

Manatee County Comprehensive Plan

Background Discussion
n/a

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

March 13, 2014 - Planning Commission Meeting
Agenda Item #2

Subject
PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485 - QUASI - JUDICIAL - STEPHANIE MORELAND

Briefings
None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941-748-4501, ext. 3880

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-13-43(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.3, B.1 - B.3, C.1, and D.1 - D.5; GRANTING Special Approval for a project: 1) exceeding a gross density of one dwelling unit per acre in the UF-3 Future Land Use Category (FLUC); 2) adjacent to a perennial stream; and 3) partially in the Coastal High Hazard Area; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative(s) to LDC Sections 714.8.7, 715.3.4, and 715.3.2.c.1, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- Ms. Rachel Layton, Agent for John Neal Homes, requests approval of a Rezone of 39.71± acres from A (General Agriculture – one dwelling unit per five acres) and RSF-1 (Residential Single-Family – One

dwelling unit per acre) to PDR (Planned Development Residential) zoning district and Preliminary Site Plan for 76 lots for single-family detached residences.

- The site is on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road. The site has approximately 1,167 feet of frontage along Upper Manatee River Road. The site is made up of six parcels which are part of a previously platted subdivision, Stewart Subdivision. The site is currently occupied by a total of three single-family residences and several accessory structures, including a stable and a buried dock.
- The site is in the UF-3 (Urban Fringe – three dwelling units per acre) Future Land Use Category (FLUC) which allows consideration of suburban or urban residential uses in the range of potential uses. A gross density of 1.91 dwelling units per acre is consistent with the UF-3 (Urban Fringe – three dwelling units per acre) FLUC. Special Approval is required for a project with a gross density exceeding one dwelling unit per acre.
- The site is partially in the CHHA (Coastal High Hazard Area) Overlay district and in an area of known flooding. Any encroachment, including fill, within the regulatory floodway will require No-Rise Certification.
- The site is in Flood Zones X, AE with Base Flood Elevations between 18'- 22' NGVD 1929 and the regulatory floodway of Manatee River per FIRM Panels 120153 0220C and 0240C, revised 7/15/92. Construction in the 100-Year floodplain must meet the required elevation and all other requirements in the LDC and the Manatee County Floodplain Ordinance. Special Approval is required for a project adjacent to a perennial stream (Manatee River) and in the CHHA Overlay district.
- Lot 49 is platted to the floodway boundary. A Letter of Mitigation will be required for any structure within 50' of the floodway. A stipulation to this effect is included in the staff report.
- There is a 50-foot wide wetland buffer adjacent to the Manatee River. No impact is proposed to the buffer. There are no on-site wetlands.
- Planned Development is the procedure required to acquire Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate any potential adverse impacts on the surrounding neighborhood.
- Except for the small strip of land zoned RSF-1(Residential Single-Family, one dwelling unit per acre), most of the site is currently zoned A (General Agriculture-one dwelling unit per five acres).
- 11.71± acres are proposed for recreational acreage. Recreational amenities include passive recreational areas with trails and an optional pavilion and picnic tables.
- The design shows part of an existing roadway (169th St. N.E.) connecting Upper Manatee River Road will serve as the project's entrance. The design indicates the internal roads will be public. The applicant requests an option for private streets if entrance gates are utilized.
- The site is more than two miles from Gene Witt Elementary School. The design shows five-foot wide sidewalks along both sides of the entrance road and on one side of internal streets within the subdivision and along the north side of Upper Manatee River Road, extending west to the second existing driveway.
- As recommended by staff, the applicant requests Specific Approval to reduce tree replacement sizes, allow one canopy tree per lot and a variable width buffer for a view corridor and flexibility for an option to relocate the required plant material for the roadway buffer adjacent to the stormwater pond area
- The applicant held a neighborhood meeting on December 10, 2013. According to the applicant, five people attended. There were no significant issues raised but there were questions relative to setbacks, buffers, fencing and the lift station. Since the meeting the lift station's location was changed to avoid any impacts to the eight existing residential homes.
- Staff recommends approval with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded via email on 02/12/2014.

Reviewing Attorney
Schenk

Instructions to Board Records

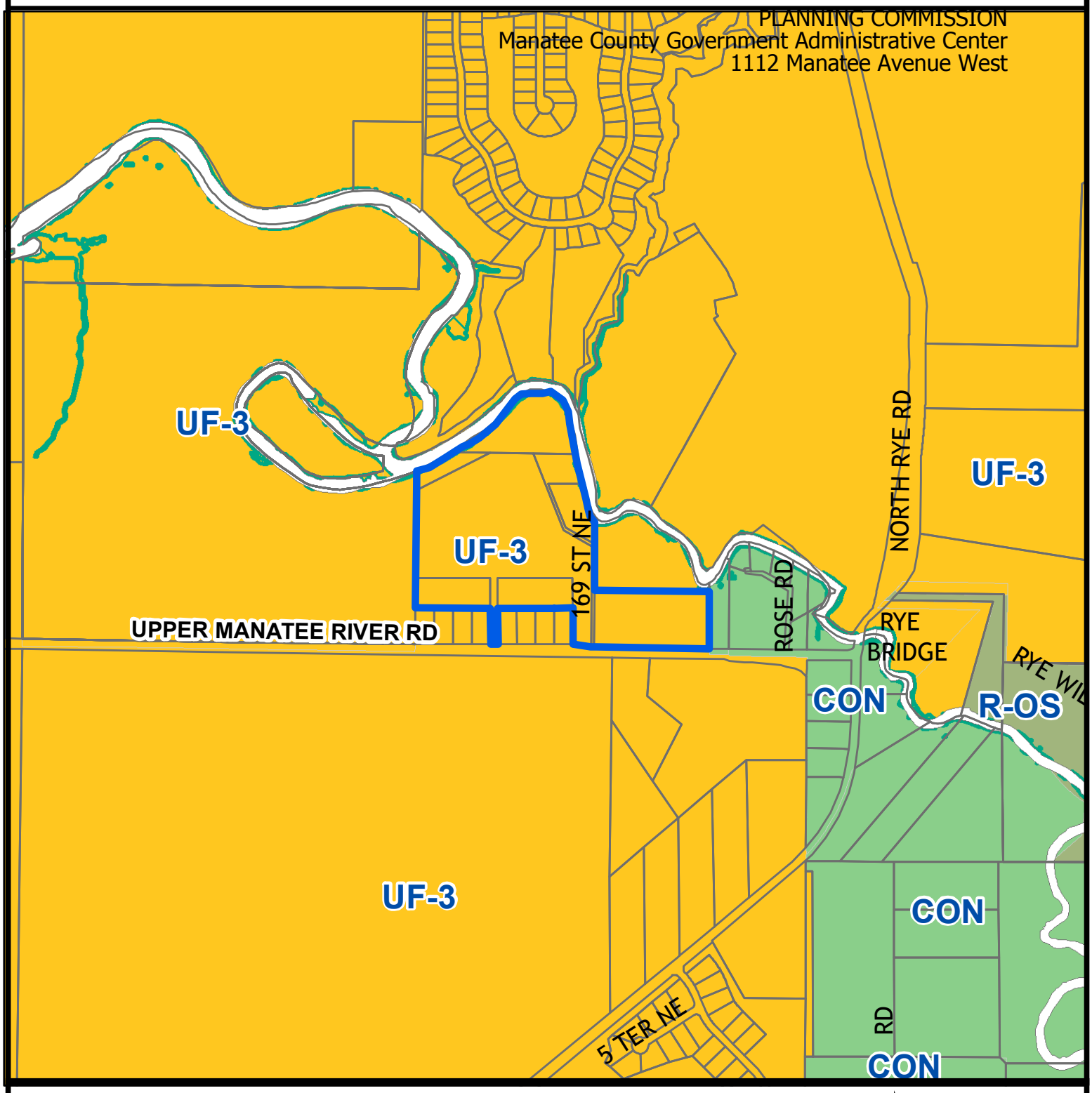
n/a

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 - Stewart Grove - PDR-13-43(Z)(P) - 03-13-2014 PC.pdf
Attachment: Staff Report - PDR-13-43(Z)(P) - Stewart Grove Subdivision - DTS20130485 - 03-13-2014 PC .pdf
Attachment: Specific Approval Request - Stewart Grove - PDR-13-43(Z)(P) - B258 - DTS20130485 - 03-13-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - Stewart Grove - PDR-13-43(Z)(P) - B258 - DTS20130485 - 03132014 PC.pdf
Attachment: Traffic Impact Analysis - Stewart Grove - PDR-13-43(Z)(P) - B258 - DTS20130485 - 03-13-2014 PC.pdf
Attachment: Copy of Newspaper Adv - Stewart Grove - PDR-13-43(Z)(P) - 03-13-2014 PC.pdf
Attachment: Site Plan - PDR-13-43(Z)(P) - Stewart Grove Subdivision - dts20130485 - B00000258 - 03-13-2014PC.pdf

FUTURE LAND USE



Parcel ID #(s) 524411409,522900000,524411509,524610003,524400059,524410008

Manatee County
Staff Report Map

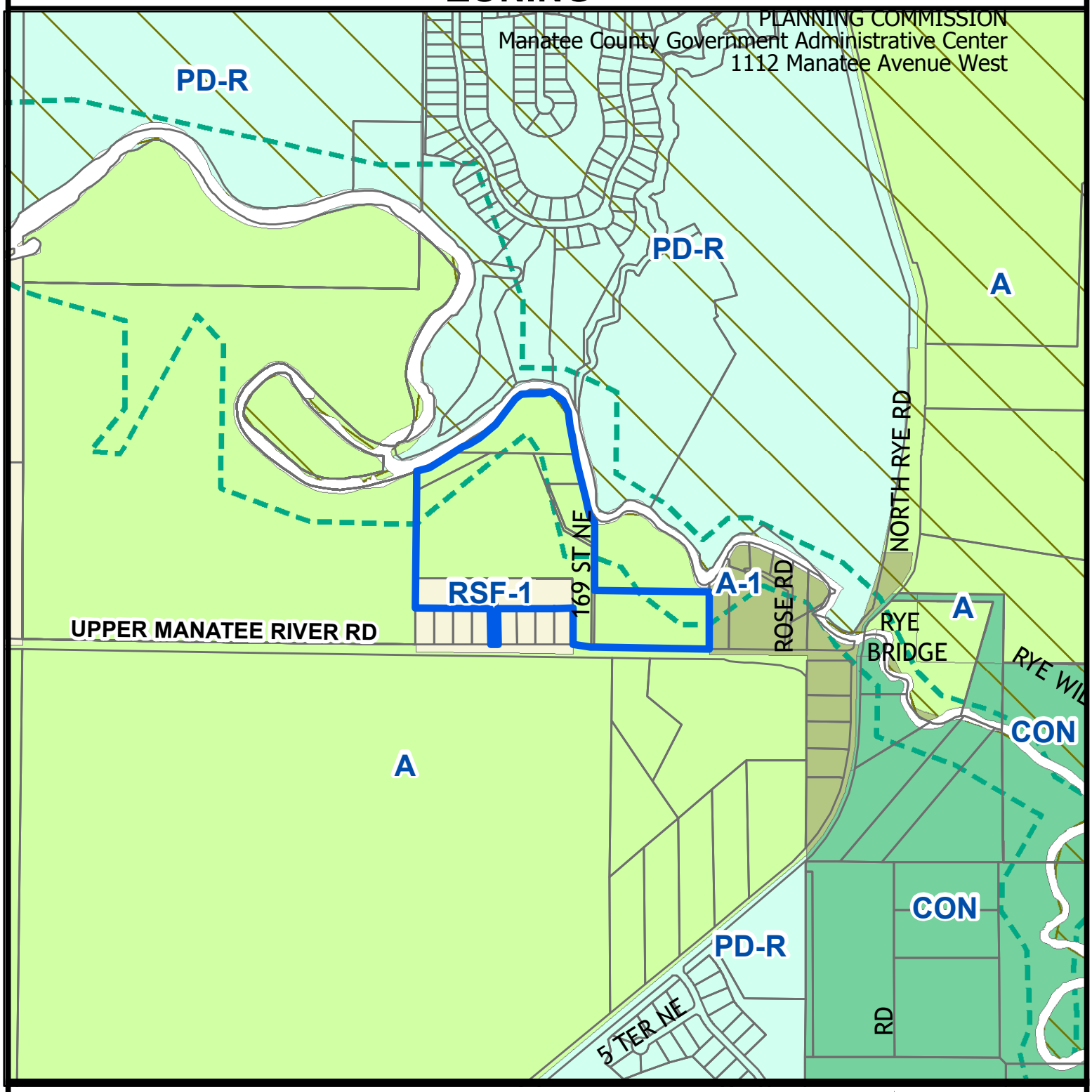
Map Prepared 11/22/2013
1 inch = 896 feet

Project Name:	Stewart Grove
Project #:	PDR-13-43 (Z)(P)
DTS#:	20130485
Proposed Use:	Residential

S/T/R:	Sec 14 Twn 34 Rng 19
Acreage:	39.71
Existing Zoning:	RSF-1, A
Existing FLU:	UF-3
Overlays:	NCO
Special Areas:	NONE

CHH:	Y
Watershed:	NONE
Drainage Basin:	MANATEE RIVER BL DAM
Commissioner:	Larry Bustle

ZONING



Parcel ID #(s) 524411409,522900000,524411509,524610003,524400059,524410008

Manatee County
Staff Report Map

Map Prepared 11/22/2013
1 inch = 896 feet

CHH - Zoning

Project Name:	Stewart Grove
Project #:	PDR-13-43 (Z)(P)
DTS#:	20130485
Proposed Use:	Residential

S/T/R:	Sec 14 Twn 34 Rng 19
Acreage:	39.71
Existing Zoning:	RSF-1, A
Existing FLU:	UF-3
Overlays:	NCO
Special Areas:	NONE

CHH:	Y
Watershed:	NONE
Drainage Basin:	MANATEE RIVER BL DAM
Commissioner:	Larry Bustle

AERIAL

Parcel ID #(s) 524411409,522900000,524411509,524610003,524400059,524410008

Manatee County
Staff Report Map

Map Prepared 11/22/2013
1 inch = 896 feet

Project Name:	Stewart Grove
Project #:	PDR-13-43 (Z)(P)
DTS#:	20130485
Proposed Use:	Residential
S/T/R:	Sec 14 Twn 34 Rng 19
Acreage:	39.71
Existing Zoning:	RSF-1, A
Existing FLU:	UF-3
Overlays:	NCO
Special Areas:	NONE
CHH:	Y
Watershed:	NONE
Drainage Basin:	MANATEE RIVER BL DAM
Commissioner:	Larry Bustle

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton (South County), from the A (General Agriculture - One dwelling unit per five acres) and RSF-1 (Residential, Single-Family, One dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 03/13/2014 **B.O.C.C.: 04/03/2014**

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-13-43(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.3, B.1 - B.3, C.1, and D.1 - D.5; GRANTING Special Approval for a project: 1) exceeding a gross density of one dwelling unit per acre in the UF-3 Future Land Use Category (FLUC); 2) adjacent to a perennial stream; and 3) partially in the Coastal High Hazard Area; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative(s) to LDC Sections 714.8.7, 715.3.4, and 715.3.2.c.1, as recommended by staff.

PROJECT SUMMARY	
CASE Number:	**PDR-13-43(Z)(P), dts #20130485, B00000258**
PROJECT NAME	**Stewart Grove Subdivision**
APPLICANT(S):	**Philip S. and Rosemary L. Stewart**
GENERAL LOCATION:	**North side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road @ 1064 and 1805 169th Street N.E.**
ACREAGE:	**39.71± acres**
FUTURE LAND USE CATEGORY:	**UF-3 (Urban Fringe – three dwelling units per acre)**
EXISTING ZONING:	**A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential Single-Family- one dwelling unit per acre)**
PROPOSED USE(S):	**76-lots for single-family detached residences**
EXISTING USE:	**Existing single-family residences, sheds, stable, and buried dock**
SPECIAL APPROVAL:	**1. Gross Density exceeding one dwelling unit per acre in UF-3 FLUC 2. Adjacent to a perennial stream 3. Partially in Coastal High Hazard Area**
SPECIFIC APPROVAL:	**1. Reduced tree replacement sizes 2. To allow one canopy tree per lot 3. variable width buffer for view corridor and flexibility for an option to relocate the required plant material for the roadway buffer adjacent to the stormwater pond area.**
OVERLAY DISTRICTS:	**Partially in Coastal High Hazard Area**
CASE MANAGER:	**Stephanie Moreland**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

The request is to rezone a 39.71± acre site to PDR (Planned Development Residential) and approve a Preliminary Site Plan for 76 lots for single-family detached residences.

The site has approximately 1,167 feet of frontage along Upper Manatee River Road. The site is made up of six parcels which are part of a previously platted subdivision, Stewart Subdivision. The site is currently occupied by a total of three single-family residences and several accessory structures, including a stable and a buried dock.

The site is in the UF-3 (Urban Fringe - three 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. The proposed 76-lot residential single-family development at a gross density of 1.91 dwelling units per acre is consistent with the UF-3 (Urban Fringe – three dwelling units per acre) FLUC. Special Approval is required for a project with a gross density exceeding one dwelling unit per acre.

The site is partially in the CHHA (Coastal High Hazard Area) Overlay district and in an area of known flooding. Any encroachment, including fill, within the regulatory floodway will require No-Rise Certification.

The site is in Flood Zones X, AE with Base Flood Elevations between 18'- 22' NGVD 1929 and the regulatory floodway of Manatee River per FIRM Panels 120153 0220C and 0240C, revised 7/15/92. Special approval is required for a project adjacent to a perennial stream (Manatee River) and in the CHHA Overlay district.

Lot 49 is platted to the floodway boundary. A Letter of Mitigation will be required for any structure within 50' of the floodway. A stipulation to this effect is included in the staff report.

Construction in the 100-Year floodplain must meet the required elevation and all other requirements in the LDC and the Manatee County Floodplain Ordinance.

There is a 50-foot wide wetland buffer adjacent to the Manatee River. No impact is proposed to the buffer. There are no on-site wetlands.

Planned Development is the procedure required to acquire Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate any potential adverse impacts on the surrounding neighborhood.

Except for the small strip of land zoned RSF-1(Residential Single-Family, one dwelling unit per acre), most of the site is currently zoned A (General Agriculture-one dwelling unit per five acres).

11.71± acres are proposed for recreational acreage. Recreational amenities include passive recreational areas with trails and an optional pavilion and picnic tables.

The design shows part of an existing roadway (169th St. N.E.) connecting Upper Manatee River Road will serve as the project's entrance. The design indicates the internal roads will be public. The applicant requests an option for private streets if entrance gates are utilized.

The site is more than two miles from Gene Witt Elementary School. The design shows five-foot wide sidewalks along both sides of the entrance road and on one side of internal streets within the subdivision and along the north side of Upper Manatee River Road, extending west to the second existing driveway.

As recommended by staff, the applicant requests Specific Approval for the following:

- to reduce tree replacement sizes;
- to allow one canopy tree per lot;
- variable width buffer for view corridor and flexibility for an option to relocate the required plant material for the roadway buffer adjacent to the stormwater pond area.

The applicant held a neighborhood meeting on December 10, 2013. According to the applicant, five people attended. There were no significant issues raised but there were questions relative to setbacks, buffers, fencing and the lift station. Since the meeting the lift station's location was changed to avoid any impacts to the eight existing residential homes.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
DENSITY:	**Gross – 1.91 dwelling units per acre** **Net – 2.71 dwelling units per acre**
FLOOD ZONE(S):	**X and AE – F.I.R.M PANEL 120153 0220 C and 240 C (7/15/92). The site is in a floodway**
HURRICANE EVACUATION ZONE:	**Level E**
AREA OF KNOWN FLOODING:	**Yes**
UTILITY CONNECTIONS:	**County Water and Sewer**
SURROUNDING USES & ZONING	
NORTH	**Single-family residence zoned PDR (Planned Development Residential)**
SOUTH	**Single-family residences zoned RSF-1 (Residential Single-Family - one dwelling unit per acre).**
EAST	**Vacant land zoned A (General Agriculture - one dwelling unit per five acres)**
WEST	**Passive Recreational Use (Dream Oaks Camp) zoned A.**

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

ENVIRONMENTAL INFORMATION	
Wetland Acreage:	**None**
Wetland Buffer	**None**
Proposed Impact Acreage:	**None**

Wetlands:

According to the environmental narrative provided by Eco Consultants dated October 18, 2013, there were no wetlands on-site. There is only a wetland off-site (Manatee River) which abuts the north property line of the project area. No impacts are proposed to this wetland and a 50-foot wetland buffer is being provided with a 15-foot wetland buffer setback.

Uplands:

A small area of Temperate Hardwoods fall within the proposed 50-foot wetland buffer and therefore will be preserved.

Endangered Species:

According to the environmental narrative no known listed species were found utilizing the site or adjacent properties. Staff may require an updated inventory be provided prior to Final Site Plan approval and has provided a stipulation for this.

Trees:

According to the Preliminary Site Plan, there is a total of 23 trees and 21 palms proposed for removal. Replacement is proposed at 28 trees and 21 palms, in accordance with LDC Section 714.8.7. Staff has provided findings for Specific Approval for an alternative to this section to allow for 3”/4”/4” caliper replacement sizes in lieu of 3”/5”/7” caliper. A total of 18 trees are proposed for removal within lots, and are not subject to replacement requirements.

Landscaping/Buffers:

The applicant is proposing a 20’ wide roadway buffer along Upper Manatee River Road and 15’ wide greenbelt buffers around the perimeter of the project where it does not abut a roadway with landscaping materials in accordance with the LDC. Street trees are proposed at one per lot per frontage and staff has provided findings for an alternative to LDC Section 715.3.4 to reduce the quantity to this amount in lieu of one tree per 50 linear feet.

SITE DESIGN DETAILS	
MINIMUM LOT SIZE(S):	**60'x120' = 7,200 square feet**
SETBACKS:	**Front: 25*; Side: 5'; Rear: 15'; Wetland buffer: 15'; Waterfront: 30'**
OPEN SPACE:	**Required: 25% or 9.93± acres Provided: 48% or 19.39± acres**
RECREATIONAL ACREAGE:	**11.71± acres**
ACCESS:	**One entrance connecting Upper Manatee River Road.**

NEARBY DEVELOPMENT

RESIDENTIAL				
Project	**Lot /units**	**Density**	**Minimum Lot size**	**Approved**
Brookside Estates	**63**	**1.56**	**7,800 sq. ft.**	**2013**
Country Creek Phase 3	**82**	**1.13**	**18,600 sq. ft.**	**2000**
Country Meadows	**247**	**0.96**	**15,200 sq. ft.**	**2001**
Del Tierra	**610**	**2.62**	**6,000 sq.ft.**	**2014**
Greyhawk Landing	**789**	**1.22**	**7,500 sq. ft.**	**2001**
Greyhawk Landing West	**501**	**1.60**	**7,200 sq. ft.**	**2005**
Hidden Oaks	**81**	**0.98**	**19,200 sq. ft.**	**1988**
Mill Creek (Phase 1-VII)	**745**	**0.87**	**18,000 sq. ft.**	**1985-2002**
Raven Crest	**38**	**2.1**	**7,800 sq. ft.**	**2013**
River Chase	**231**	**0.54**	**12,000 sq. ft.**	**2002**
River's Reach	**326**	**1.31**	**7,020 sq. ft.**	**2005 - 2011 (revised)**
Rye Wilderness Estates	**298**	**0.87**	**21,780 sq. ft.**	**2004**
Rye Road Subdivision	**152**	**2.6**	**6,325 sq. ft.**	**2012**
Southern Oaks	**139**	**1.96**	**7,150**	**2013**
Wilderness Crossings	**68**	**1.82**	**14,000 sq. ft.**	**2011**

POSITIVE ASPECTS

- **Nearby area is transitioning from suburban agricultural uses to single-family residential development.**
- **Almost half of the site is open space.**
- **The proposed amendment is the logical expansion of PDR zoning to the north, across Manatee River.**
- **Growth is occurring from west to east consistent with availability of services.**
- **Timing appears to be consistent with development trends in the area.**
- **Proposal to connect to Manatee County Wastewater Treatment Service.**

NEGATIVE ASPECTS

- **The site is adjacent to a floodway.**
- **Proposed lots are smaller than allowed in the RSF-1 zoning district to the south.**

MITIGATING MEASURES

- **Letter of Mitigation will be required for any structure within 50' of the floodway**.

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, and in a separate addendum to the sales contract and in the Final Site Plan shall include the following language to inform prospective homeowners:

   a. Of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

   b. That the banks of the Manatee River are prone to severe erosion and washouts. Manatee County shall not be responsible for any property damage caused by severe rain events and shall not be responsible for repairing erosion or washouts caused by such events."

2. Walls or fences within roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

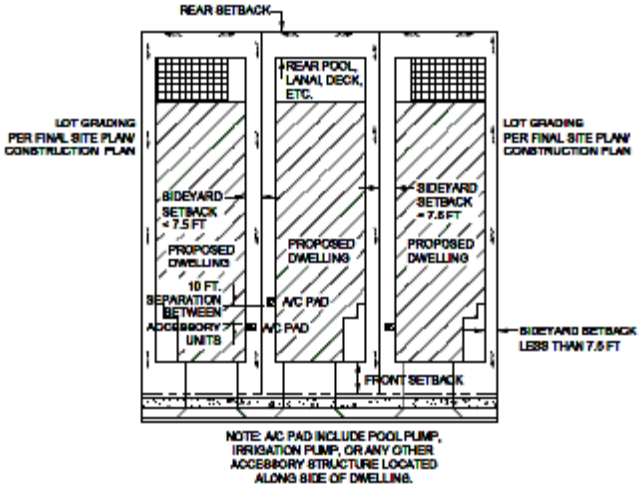
3. All other applicable state permits shall be obtained before commencement of the development.

B. STORMWATER CONDITIONS:

1. An Exclusive Common Area Tract shall be provided for areas within the FEMA Floodway which are not associated with stormwater or floodplain compensation areas. No vertical construction shall be allowed within the Exclusive Commons Areas unless a no-rise permit has been submitted and approved.

2. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).

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



C. FLOODPLAIN MANAGEMENT:

1. Any encroachment, including fill, within the floodway will require No-Rise Certification. If Lot 49 encroaches within the floodway, any structure within 50' will require a letter of mitigation.

D. ENVIRONMENTAL CONDITIONS:

1. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate state or federal agency, shall be provided to the Building and Development Services Department for any listed species found on-site, prior to commencement of construction.

2. 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.

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 to be included in the ESCP information on the final Site Plan in accordance with LDC section 519.

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.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20’ roadway buffer along Upper Manatee River Road	20’	Y		Shown
15’ & 35’perimeter buffers	15’ & 35’	Y		Shown
50’ wetland buffer adjacent to Manatee River	50’	Y		Shown
SIDEWALKS				
5’ internal sidewalks	5’	Y		Shown
5’ sidewalk, exterior	5’	Y		Shown
ROADS & RIGHTS-OF-WAY				
50’ internal rights-of-way	50’	Y		Streets to be public
24’ paved roadways	24’	Y		Shown

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

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

Physical Characteristics:

The site has approximately 1,167 feet of frontage along Upper Manatee River Road. The site is made up of six parcels which are part of a previously platted subdivision, Stewart Subdivision. The site is currently occupied by a total of three single-family residences and several accessory structures, including a stable and a buried dock.

The site is in Flood Zone Categories X and AE with Base Flood Elevations between 18'- 22' NGVD 1929 and the regulatory floodway of Manatee River per FIRM Panel 120153 0220C and 240C), revised 7/15/92. Special Approval is required for a project adjacent to a perennial stream.

Construction in the 100-Year Floodplain must meet the required elevation and all other requirements in the LDC and the Manatee County Floodplain Ordinance.

The site is in an area of known flooding. Any encroachment, including fill, within the regulatory floodway will require No-Rise Certification. Lot 49 is platted to the floodway boundary. If the floodway encroaches even minimally in the floodway, a Letter of Mitigation will be required for any structure within 50' of the floodway.

Public Utilities, Facilities and Services:

The site will be served by County water and sewer.

Water Connection:
An 8" diameter waterline is along the north side of Upper Manatee River Road in the existing right-of-way.
A 42" diameter waterline is along the south side of Upper Manatee River Road in the existing right-of-way.
A 24" diameter waterline stub-out is along the north side of Upper Manatee River Road in the existing right-of-way.

Wastewater Connection:

A 6" diameter force main is at the intersection of Rye Road and Rivers Reach Boulevard in the existing right-of-way.
A 6" diameter force main is at the intersection of Rye Road and Rivers Reach Boulevard in the existing right-of-way.
A 4" diameter force main is at the intersection of Upper Manatee River Road and 143rd Street N.E. in the existing right-of-way.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Schools:

Schools servicing the site are Gene Witt Elementary, Carlos E. Haile Middle School and Lakewood Ranch High School. According to information received from the School Board, there is sufficient capacity to support the proposed request.

Compatibility:

The site is adjacent to the Manatee River to the north and east. A residence and vacant land are to the south across Upper Manatee River Road. To the west is the Dream Oaks Camp. The proposed use is compatible and consistent with the existing residential development patterns nearby.

Transitions:

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

Design Quality:

The one-phased project consists of 76 lots for single-family detached residences at a density of 1.91 dwelling units per acre. The minimum lot size proposed is 7,200 square feet with a minimum lot width of 60 feet. All lots are arranged to have frontage from the internal roadways. The following chart indicates minimum proposed setbacks for the project:

Use/Type	Front	Side	Rear
Single-family detached	25	5’	15’
Wetland buffer adjacent to Manatee river	50’		
Waterfront	30’		

Streets, Drives, Parking and Service Areas:

The proposed internal streets are to be constructed to County standards and proposed to be public. The applicant requests an option for gates and private streets.

Pedestrian Systems:

The design shows five-foot wide sidewalks along both sides of the entrance road and one side of internal roadways in the subdivision. Sidewalks are shown along Upper Manatee River Road along the property frontage to the east and extending west from the entrance to the second residential driveway.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Natural and Historic Features, Conservation and Preservation Areas:

There are no on-site wetlands. The site design shows a 50-foot wide wetland buffer adjacent to the Manatee River. There are no known historical or archaeological resources on-site.

Density:

A density of 1.91 is consistent and below the allowable potential density (three) for the UF-3 FLUC.

Height:

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

Fences and Screening:

No fences are proposed along the perimeters of the subdivision. The design shows a 35-foot wide perimeter buffer along the east boundary adjacent to agricultural zoned property and 15-foot wide perimeter buffers along the south and west boundaries. A 20-foot wide roadway buffer is proposed adjacent to Upper Manatee River Road.

Trash and Utility Plant Screens:

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

Signs:

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

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing. The surrounding area is characterized by residential and agricultural uses.

Policy 2.2.1.11.1 Intent. The site is intended for a low-density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. The proposed gross density of 1.91 exceeds the Special Approval threshold (one dwelling unit per acre) in the UF-3 FLUC.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Policy 2.2.1.11.2 Range of Potential Uses. Single-family detached homes are in the range of potential uses.

Policy 2.6.1.1 Compatibility. PDR developments can be designed to permit development consistent with the growing residential trends in the area. In addition, PDR allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Upper Manatee River Road, which is an existing two-lane urban collector roadway and is designated as a four-lane collector roadway in the adopted Future Traffic Circulation Maps.

Transportation Concurrency

Transportation concurrency compliance was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on Upper Manatee River Road near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated there are no level of service deficiencies on roadway segments within the impact area. The intersection of Upper Manatee River Road and Rye Road is within the impact area and is expected to operate at the adopted level of service with existing and previously approved development.

Access

In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The project will have only one driveway onto Upper Manatee River Road. This access point will provide full turning movement access. One eastbound left turn lane and one westbound right turn lane have each been proposed at the project access point.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Upper Manatee River Road	3250	D	B

In summary, the results of the TIA review identified no off-site concurrency improvements. However, site-related improvements (i.e. an eastbound left-turn lane and a westbound right-turn lane on Upper Manatee River Road at the project driveway) are required.

OTHER CONCURRENCY COMPONENTS

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

SPECIAL APPROVAL - ANALYSES, RECOMMENDATIONS, FINDINGS

Manatee Comprehensive Plan defines Special Approval as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners; or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC.

1. Special Approval is required for a density exceeding one dwelling unit per acre in the UF-3. FLUC. The intent of the UF-3 FLUC in Policy 2.2.1.11.1, indicates, "development in the UF-3 FLUC shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept."

   The site meets the intent of the UF-3 FLUC. The site is in an area where development is occurring. Brookside Subdivision, on the south side of Upper Manatee River Road was recently approved for 63 lots at a density of 1.56 dwelling units per acre. Del

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Tierra, a recently approved but not yet constructed subdivision (610 lots) is on the west side of Rye Road and approved at a density of 2.6 dwelling units per acre. A gross density of 1.91 dwelling units per acre is above the special approval threshold in UF-3 FLUC, the proposed density is consistent with recently approved densities in the area.

2. Special Approval is required for a project adjacent to a perennial stream. The Manatee River is adjacent to the northern part of the site. The design of the project avoids impacts to the river and 50-foot wetland buffer. There are no adverse impacts from the proposed stormwater ponds which are designed to retain runoff from the development.

3. Special Approval is required for a project partially in the Coastal High Hazard Area Overlay District (CHHA). The boundaries of the CHH are in the northern and easternmost parts of the site. This area is occupied mostly by floodplain compensation, passive recreational and conservation areas, floodway and wetland buffer areas.

The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

The analysis in the staff report represents a true evaluation of the proposed design for potential impacts on natural resources, adjacent land uses and public facilities.

FINDING FOR SPECIAL APPROVAL IN UF-3 FLUC

The Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed design which indicates the proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

2. Request

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

3. Request:

LDC Section 715.3.2.c.1 requires plantings in the form of canopy trees at one tree and 33 shrubs per 100 linear feet (understory trees at 5 trees and 50 shrubs per 100 linear feet where overhead power lines are present) in a buffer width of 20 feet. The applicant requests permission to install a variable width roadway buffer to incorporate a view corridor of the stormwater pond and native habitat north of the pond. Additionally, the applicant requests flexibility for an option to relocate the required plant material for the roadway buffer adjacent to the stormwater pond area.

Staff Analysis and Recommendation:

Staff supports the Specific Approval request There are no uses to screen in this location other than the stormwater pond. The applicant proposes to provide the same quantities of planting material within the general area to include screening from the roadway for the two single-family lots west of the stormwater pond.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, because view corridors of the stormwater pond and native habitat north of the pond are provided.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Request for Specific Approval**
3. **Zoning Disclosure Affidavit**
4. **Traffic Impact Analysis**
5. **Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES	
Policy: 2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy: 2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy: 2.2.1.11	**UF-3:** Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.11.1	Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically

	growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)
Policy: 2.2.1.11.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy: 2.2.1.11.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: 3 dwelling units per acre Maximum Net Residential Density: 9 dwelling units per acre (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5) Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only) Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf) Large (300,000)* *With Limitations (See Policy 2.2.1.11.5)

Policy: 2.2.1.11.4

Other Information:

a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further

defined in any land development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.

c) Any nonresidential project exceeding 30,000 square feet shall require special approval.

Policy: 2.2.1.11.5

In order to serve more than day to day needs within the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non-residential uses:

a) Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan.

Policy: 2.2.2.5

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 form 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 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 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: 2.2.2.5.4

Effect of Mapping:

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 designated as 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

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

	survey of the site shall be utilized to determine the extent of the CHHA District Overlay.
Policy: 2.6.1.3	Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).
Policy: 2.6.2.1	Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.
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: 2.9.1.5	Promote the development of pedestrian friendly designs.
Policy: 2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

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 waterbodies are identified and minimized. [See policy 2.3.1.2]

December 20, 2013

Board of County Commissioners
Manatee County Government
1112 Manatee Avenue West
Bradenton, Florida 34205

RE: Revised Specific Approval Requests
Stewart Grove PDR-13-43(Z)(P), B00000258, DTS 20130485
ZNS No.: 00-43541

Honorable Commissioners:

On behalf of the Applicant, we are respectfully requesting Manatee County's approval of the following Special and Specific Approvals with the request to rezone the subject parcel to Planned Development Residential to Preliminary Site plan standards.

The Manatee County Comprehensive Plan provides that all projects proposed in the UF-3 Future Land Use Category require Special Approval pursuant to Policy 2.2.1.11.4.b. "All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval." Special Approval is addressed through the rezoning of the property to Planned Development Residential (PDR). The proposed residential use does not exceed 3 dwelling units per acre.

The Manatee County Comprehensive Plan also provides that project within a Perennial Stream require Special Approval pursuant to Policy 3.2.2.1. Special Approval is addressed through the rezoning of the property. There are no proposed impacts to the perennial stream, further a fifty foot wetland buffer is proposed along the boundaries of the perennial stream.

Where possible, the strict application of the Land Development Code has been included in the design of the site. The proposed Planned Development Residential district includes a request for Specific Approval of requirements for development under standard district regulations that shall be designed so as to be sensitive to the impacts of the specific approval requested.

We are respectfully requesting the following Specific Approvals to the Land Development Code for the Preliminary Site Plan:

ZNS ENGINEERING
P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

1. Tree Replacement Size – Section 714.8.7

   The Applicant is requesting a Specific Approval for an alternative to Section 714.8.7 of the LDC. This approval will allow the installation of smaller diameter trees that will require a shorter timeframe for establishment and will ultimately provide superior tree canopy. Additionally, the Land Development Code is slated to reflect the smaller replacement tree sizes with the upcoming amendment to Section 714 – Tree Protection.

   This request is in accordance with staff recommendations.

2. Street Trees – Section 715.3.4

   The Applicant is requesting a Specific Approval for an alternative to Section 715.3.4 of the LDC. This approval will allow the installation of 1 street tree per roadway frontage (corner lots will have 2 trees) on lots with a frontage width of 60' or less. Additionally, to be consistent, we request that even lots that are wide enough to accommodate more than one per frontage be allowed to have only one street tree to alleviate conflicts with utilities and other infrastructure.

3. Roadway Buffers – Section 715.3.2

   The Applicant is requesting a Specific Approval for an alternative to Section 715.3.2 of the LDC. This Specific Approval will allow the applicant the option to provide a variable width roadway buffer to incorporate a view corridor of the stormwater pond. The applicant would prefer this Specific Approval provide flexibility for the option to relocate the required plant material for the roadway buffer within the area of the stormwater facility.

Thank you for your consideration. Please do not hesitate to contact me with any questions regarding the Special Approval request and Specific Approval requests.

Sincerely,
ZNS Engineering, L.C.

Rachel W Layton

Rachel W. Layton, AICP
Director of Planning
cc: John Neal, Neal Land Ventures
Patrick K. Neal, Neal Land Ventures
Jeb Mulock, P.E., ZNS Engineering, L.C.

ZNS ENGINEERING
P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: Stewart Grove

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner ( ) or contract purchaser (X)	
John Neal Homes/Neal Communities	
5800 Lakewood Ranch Boulevard	
Sarasota, FL 34240	

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: [signature]

(Applicant): JOHN NEAL AUTH AGENT

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 14th day of November 20 13 by John Neal, who is personally known to me or who has produced N/A as identification.
(type of identification)

Christine Heuring
Notary Signature

My Commission Expires: 11-13-16

Christine Heuring
Print or type name of Notary

Commission No: EE 844020

Notary
Title or Rank

Revised 2/8/10
B-4

CHRISTINE HEURING
Notary Public - State of Florida
My Comm. Expires Nov 13, 2016
Commission # EE 844020
Bonded Through National Notary Assn.

EXHIBIT A

Parcel 1: PI#5229.0000/0

Commencing at a CM located at the NW corner of the SW ¼ of the SE ¼ of Section 14, Township 34 South, Range 19 East; thence S 0°22'45" East along the Westerly line of said SW ¼ of the SE ¼, 138.05 feet to a CM for a Point of Beginning; thence continue South 0°22'45" East along said Westerly line, 114.46 feet to a CM; thence North 61°43'30" East (paralleling Manatee River, more or less, 535.57 feet to a CM located on the Northerly line of said SW ¼ of the SE ¼; thence south 89°50'07" West along said northerly line 199.02 feet to a CM; thence continue South 89°50'07" West along said Northerly line 37 feet, more or less to its intersection with the Southerly shore line of Manatee River; thence Southwesterly along said Southerly shore line to its intersection with the Westerly line of said SW ¼ of SE ¼; thence South 0°22'45" East along said Westerly line of the SW ¼ of SE ¼, 14 feet, more or less to the Point of Beginning. Lying and being in the SW ¼ of SE ¼ of Section 14, Township 34 South, Range 19 East.

Parcel 2: PI #5246.1000/3

That part of the NW ¼ of the SE ¼ of Section 14, Township 34 South, Range 19 East, Manatee County, Florida, lying South of the Manatee River.

Parcel 3: PI #5244.1000/8

Commence at the SE corner of Section 14, Township 34 South, Range 19 East, Manatee County, Florida; thence West, along the South line of said Section 14, a distance of 1437.45 feet; thence N 0°07'17" W, 35 feet to the North R/W line of the Upper Manatee River Road; thence continue N 00°07'17" W, 590.95 feet; thence N 5°13'29" W, 91.24 feet; thence N 61°17'54" W, 271.65 feet; thence N 22°31'27" W, 298.92 feet for the Point of Beginning; thence continue N 22°31'27" W, 216.52 feet to a point on the North line of the SW ¼ of the SE ¼ of said Section 14; thence N 89°40'15" E, along said North line, 265.55 feet to a concrete monument; thence continue, along said North line, 1 foot more or less, to the waters of the Manatee River; thence meander South and East, along

said waters, 200 feet, more or less to its intersection with a line that bears N 89°40'15" East from the Point of Beginning; thence S 89°40'15" West, along said line 220 feet, more or less to the Point of Beginning.

and

Commence at the SE corner of Section 14, Township 34 South, Range 19 East, Manatee County, Florida; thence West along the South line of said Section 14, a distance of 1437.45 feet; thence N 0°7'17" West, 35 feet to the North R/W line of the Upper

ZNS ENGINEERING
P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

Manatee River Road for the Point of Beginning; thence continue N 0°07'17" W, 590.95 feet; thence N 5°13'29" W, 91.24 feet; thence 61°17'54" W, 271.65 feet; thence N 22°31'27" W, 298.92 feet; thence N 89°40'15" E, 21.65 feet; thence S 22°31'27" E, 284.08 feet; thence S 61°17'54" E, 277.19 feet; thence S 5°13'29" E, 101.54 feet; thence S 0°07'17" E, along a line lying 105 feet East of and parallel to the East line of the SW ¼ of the SE ¼ of said Section 14, a distance of 592.79 feet; thence West along the North R/W line of the Upper Manatee River Road, 20 feet to the Point of Beginning, all lying in Manatee County, Florida.

Parcel 4: PI #5244.0005/9

SW ¼ of SE ¼ of Section 14, Township 34 South, Range 19 East, Manatee County, Florida, LESS a strip 35 yards East and West by 300 yards North and South off the NE corner; AND LESS property described in Deed dated June 10, 1959, recorded in Deed Book 407, Pages 193 and 194, and in Deed dated August 10, 1982, recorded in Official Record Book 1032, Page 2530, and in Deed dated October 15, 1999, recorded in Official Records Book 1614, Page 7611,; AND LESS, all of STEWART SUBDIVISION, according to the plat thereof as recorded in Plat Book 41, Pages 23 through 26, all in the Public Records of Manatee County, Florida, AND LESS any portion lying within the Right of Way of Upper Manatee River Road.

Together with the following described lands:

Begin at the SW corner of the SE ¼ of SE ¼, Section 14, Township 34 South, Range 19 East, Manatee County, Florida, thence go North 420 feet; thence East 660 feet, thence South to South line of Section 14, thence West to Point of Beginning, LESS any portion lying within the Right of Way of Upper Manatee River Road.

Parcel 5: PI #5244.1150/9

Lot 1, of STEWART SUBDIVISION, according to the plat thereof as recorded in Plat Book 41, Pages 23 through 26, of the Public Records of Manatee County, Florida.

LESS commence at the Southwest corner of Lot 1, of Stewart Subdivision, as recorded in Plat Book 41, Pages 23 through 26, Public Records of Manatee County, Florida for a Point of Beginning; thence N 00°22'45" W, along the westerly line of said Lot 1, a distance of 240.01 feet; thence S 89°50'57" E, a distance of 125.00 feet to the Northwest corner of Lot 2 of said Stewart Subdivision; thence S 00°22'45" E, along the westerly line of said Lot 2, a distance of 240.01 feet to the Southwest corner thereof; thence N 89°50'57" W, along the southerly line of said Lot 1, a distance of 125.00 feet to the Point of Beginning, being and lying in Section 14, Township 34 South, Range 19 East, Manatee County, Florida.

ZNS ENGINEERING
P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

Parcel 6: PI #5244.1140/9

Lot 8 of STEWART SUBDIVISION, according to the plat thereof as recorded in Plat Book 41, Pages 23 through 26, of the Public Records of Manatee County, Florida, LESS the South 240.01 feet thereof lying adjacent to Lot 7 of said Stewart Subdivision, being an area approximately 125.00 feet in width and 240.01 feet in length.

ZNS ENGINEERING

P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: Stewart Grove

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner (X) or contract purchaser ( )	
Philip S. & Rosemary L. Stewart	
1064 169th Street N.E.	
Bradenton, FL 34212	

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): JOHN NEAL AUTH AGENT

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 14th day of November 20 13 by John Neal, who is personally known to me or who has produced N/A as identification.
(type of identification)

Christine Heuring
Notary Signature

My Commission Expires: 11-13-16

Christine Heuring
Print or type name of Notary

Commission No: EE 844020

Notary
Title or Rank

Revised 2/8/10
B-4

CHRISTINE HEURING
Notary Public - State of Florida
My Comm. Expires Nov 13, 2016
Commission # EE 844020
Bonded Through National Notary Assn.

EXHIBIT A

Parcel 1: PI#5229.0000/0

Commencing at a CM located at the NW corner of the SW ¼ of the SE ¼ of Section 14, Township 34 South, Range 19 East; thence S 0°22'45" East along the Westerly line of said SW ¼ of the SE ¼, 138.05 feet to a CM for a Point of Beginning; thence continue South 0°22'45" East along said Westerly line, 114.46 feet to a CM; thence North 61°43'30" East (paralleling Manatee River, more or less, 535.57 feet to a CM located on the Northerly line of said SW ¼ of the SE ¼; thence south 89°50'07" West along said northerly line 199.02 feet to a CM; thence continue South 89°50'07" West along said Northerly line 37 feet, more or less to its intersection with the Southerly shore line of Manatee River; thence Southwesterly along said Southerly shore line to its intersection with the Westerly line of said SW ¼ of SE ¼; thence South 0°22'45" East along said Westerly line of the SW ¼ of SE ¼, 14 feet, more or less to the Point of Beginning. Lying and being in the SW ¼ of SE ¼ of Section 14, Township 34 South, Range 19 East.

Parcel 2: PI #5246.1000/3

That part of the NW ¼ of the SE ¼ of Section 14, Township 34 South, Range 19 East, Manatee County, Florida, lying South of the Manatee River.

Parcel 3: PI #5244.1000/8

Commence at the SE corner of Section 14, Township 34 South, Range 19 East, Manatee County, Florida; thence West, along the South line of said Section 14, a distance of 1437.45 feet; thence N 0°07'17" W, 35 feet to the North R/W line of the Upper Manatee River Road; thence continue N 00°07'17" W, 590.95 feet; thence N 5°13'29" W, 91.24 feet; thence N 61°17'54" W, 271.65 feet; thence N 22°31'27" W, 298.92 feet for the Point of Beginning; thence continue N 22°31'27" W, 216.52 feet to a point on the North line of the SW ¼ of the SE ¼ of said Section 14; thence N 89°40'15" E, along said North line, 265.55 feet to a concrete monument; thence continue, along said North line, 1 foot more or less, to the waters of the Manatee River; thence meander South and East, along

said waters, 200 feet, more or less to its intersection with a line that bears N 89°40'15" East from the Point of Beginning; thence S 89°40'15" West, along said line 220 feet, more or less to the Point of Beginning.

and

Commence at the SE corner of Section 14, Township 34 South, Range 19 East, Manatee County, Florida; thence West along the South line of said Section 14, a distance of 1437.45 feet; thence N 0°7'17" West, 35 feet to the North R/W line of the Upper

ZNS ENGINEERING
P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

Manatee River Road for the Point of Beginning; thence continue N 0°07'17" W, 590.95 feet; thence N 5°13'29" W, 91.24 feet; thence 61°17'54" W, 271.65 feet; thence N 22°31'27" W, 298.92 feet; thence N 89°40'15" E, 21.65 feet; thence S 22°31'27" E, 284.08 feet; thence S 61°17'54" E, 277.19 feet; thence S 5°13'29" E, 101.54 feet; thence S 0°07'17" E, along a line lying 105 feet East of and parallel to the East line of the SW ¼ of the SE ¼ of said Section 14, a distance of 592.79 feet; thence West along the North R/W line of the Upper Manatee River Road, 20 feet to the Point of Beginning, all lying in Manatee County, Florida.

Parcel 4: PI #5244.0005/9

SW ¼ of SE ¼ of Section 14, Township 34 South, Range 19 East, Manatee County, Florida, LESS a strip 35 yards East and West by 300 yards North and South off the NE corner; AND LESS property described in Deed dated June 10, 1959, recorded in Deed Book 407, Pages 193 and 194, and in Deed dated August 10, 1982, recorded in Official Record Book 1032, Page 2530, and in Deed dated October 15, 1999, recorded in Official Records Book 1614, Page 7611,; AND LESS, all of STEWART SUBDIVISION, according to the plat thereof as recorded in Plat Book 41, Pages 23 through 26, all in the Public Records of Manatee County, Florida, AND LESS any portion lying within the Right of Way of Upper Manatee River Road.

Together with the following described lands:

Begin at the SW corner of the SE ¼ of SE ¼, Section 14, Township 34 South, Range 19 East, Manatee County, Florida, thence go North 420 feet; thence East 660 feet, thence South to South line of Section 14, thence West to Point of Beginning, LESS any portion lying within the Right of Way of Upper Manatee River Road.

Parcel 5: PI #5244.1150/9

Lot 1, of STEWART SUBDIVISION, according to the plat thereof as recorded in Plat Book 41, Pages 23 through 26, of the Public Records of Manatee County, Florida.

LESS commence at the Southwest corner of Lot 1, of Stewart Subdivision, as recorded in Plat Book 41, Pages 23 through 26, Public Records of Manatee County, Florida for a Point of Beginning; thence N 00°22'45" W, along the westerly line of said Lot 1, a distance of 240.01 feet; thence S 89°50'57" E, a distance of 125.00 feet to the Northwest corner of Lot 2 of said Stewart Subdivision; thence S 00°22'45" E, along the westerly line of said Lot 2, a distance of 240.01 feet to the Southwest corner thereof; thence N 89°50'57" W, along the southerly line of said Lot 1, a distance of 125.00 feet to the Point of Beginning, being and lying in Section 14, Township 34 South, Range 19 East, Manatee County, Florida.

ZNS ENGINEERING
P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

Parcel 6: PI #5244.1140/9

Lot 8 of STEWART SUBDIVISION, according to the plat thereof as recorded in Plat Book 41, Pages 23 through 26, of the Public Records of Manatee County, Florida, LESS the South 240.01 feet thereof lying adjacent to Lot 7 of said Stewart Subdivision, being an area approximately 125.00 feet in width and 240.01 feet in length.

ZNS ENGINEERING
P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

STEWART PROPERTY

TRAFFIC IMPACT ANALYSIS

Prepared for:

Neal Land Ventures

Prepared By:

Grimail Crawford, Inc.

November 2013

grimail crawford inc.
4600 West Cypress Street, Suite 550
Tampa, Florida 33607
Phone: (813) 387-0084 Fax: (813) 387-0085

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer, properly registered in the State of Florida for practicing with Grimail Crawford, Inc., a corporation authorized to operate as an engineering business, Certificate of Authority No. 0008370, by the State of Florida Department of Professional Regulation, Board of Professional Engineers. I am qualified to accomplish work in the areas of Traffic, Transportation and Civil Engineering. I have prepared or been in responsible charge of the evaluations, findings, opinions, conclusions or technical advice attached hereto for:

PROJECT: Stewart Property – Neal

LOCATION: Manatee County, Florida

CLIENT: Neal Land Ventures

I hereby acknowledge that the procedures and references used to develop the results contained in these analyses, computations and design are standard to the professional practices of Traffic, Transportation and Civil Engineering as applied through professional judgment and experience.

Name: Joseph J. Grimail, P.E.

P.E. No.: 43298

Signature: Joseph Grimail

grimail
crawford
inc.

Date: 11/12/13

STEWART PROPERTY
TRAFFIC CONCURRENCY STUDY

TABLE OF CONTENTS

PAGE

I. INTRODUCTION 1
II. METHODOLOGY 1
III. PROJECT TRIP GENERATION 3
IV. PROJECT DISTRIBUTION AND ASSIGNMENT 3
V. SCHEDULED IMPROVEMENTS 5
VI. STUDY NETWORK DETERMINATION 5
VII. EXISTING TRAFFIC CONDITIONS 8
VIII. BACKGROUND VOLUMES 11
IX. FUTURE TRAFFIC CONDITIONS AND TOTAL VOLUMES 13
X. CONCLUSION 16

LIST OF FIGURES

FIGURE 1 – PROPOSED PROJECT LOCATION 2
FIGURE 2 – NET NEW EXTERNAL PROJECT TRIPS 4
FIGURE 3 – PROJECT STUDY NETWORK 7
FIGURE 4 – EXISTING PM PEAK HOUR TRAFFIC VOLUMES 9
FIGURE 5 – FUTURE BACKGROUND TRAFFIC VOLUMES 12
FIGURE 6 – FUTURE TOTAL TRAFFIC VOLUMES 14

LIST OF TABLES

TABLE 1 – PROJECT TRIP GENERATION 3
TABLE 2 – PROJECT STUDY NETWORK IDENTIFICATION 6
TABLE 3 – INTERSECTION CAPACITY ANALYSIS – EXISTING CONDITIONS 10
TABLE 4 – EXISTING ROADWAY SEGMENT VOLUMES AND LEVELS OF SERVICE 10
TABLE 5 – INTERSECTION CAPACITY ANALYSIS - FUTURE CONDITIONS 13
TABLE 6 – ROADWAY SEGMENT LEVELS OF SERVICE 15

LIST OF APPENDICES

APPENDIX 1 – CONCEPTUAL SITE PLAN
APPENDIX 2 – METHODOLOGY STATEMENT
APPENDIX 3 – EXISTING TURNING MOVEMENT COUNTS/PEAK SEASON FACTORS
APPENDIX 4 – EXISTING INTERSECTION HCS WORKSHEETS
APPENDIX 5 – BACKGROUND TRAFFIC DETERMINATION
APPENDIX 6 – TURNING MOVEMENT VOLUME CALCULATIONS
APPENDIX 7 – FUTURE TOTAL VOLUME INTERSECTION HCS WORKSHEETS

I. INTRODUCTION

The purpose of this report is to document a traffic concurrency analysis for the Stewart Property residential development (Project). The Project is a single-phase project consisting of 76 single-family detached homes. The Project has a scheduled build-out year of 2016 and is located on Upper Manatee River Road, west of Rye Road. This report summarizes the methodologies, procedures, and findings of the analysis. A conceptual site plan is provided in ***Appendix 1***.

Primary access to the site is proposed through a connection on Upper Manatee River Road. ***Figure 1*** illustrates the general location of the Project site, including the adjacent external roadway system.

II. METHODOLOGY

This analysis has been prepared consistent with Manatee County's *Traffic Impact Analysis Requirements and Procedures (November 2012)* and the approved methodology statement provided in ***Appendix 2***.

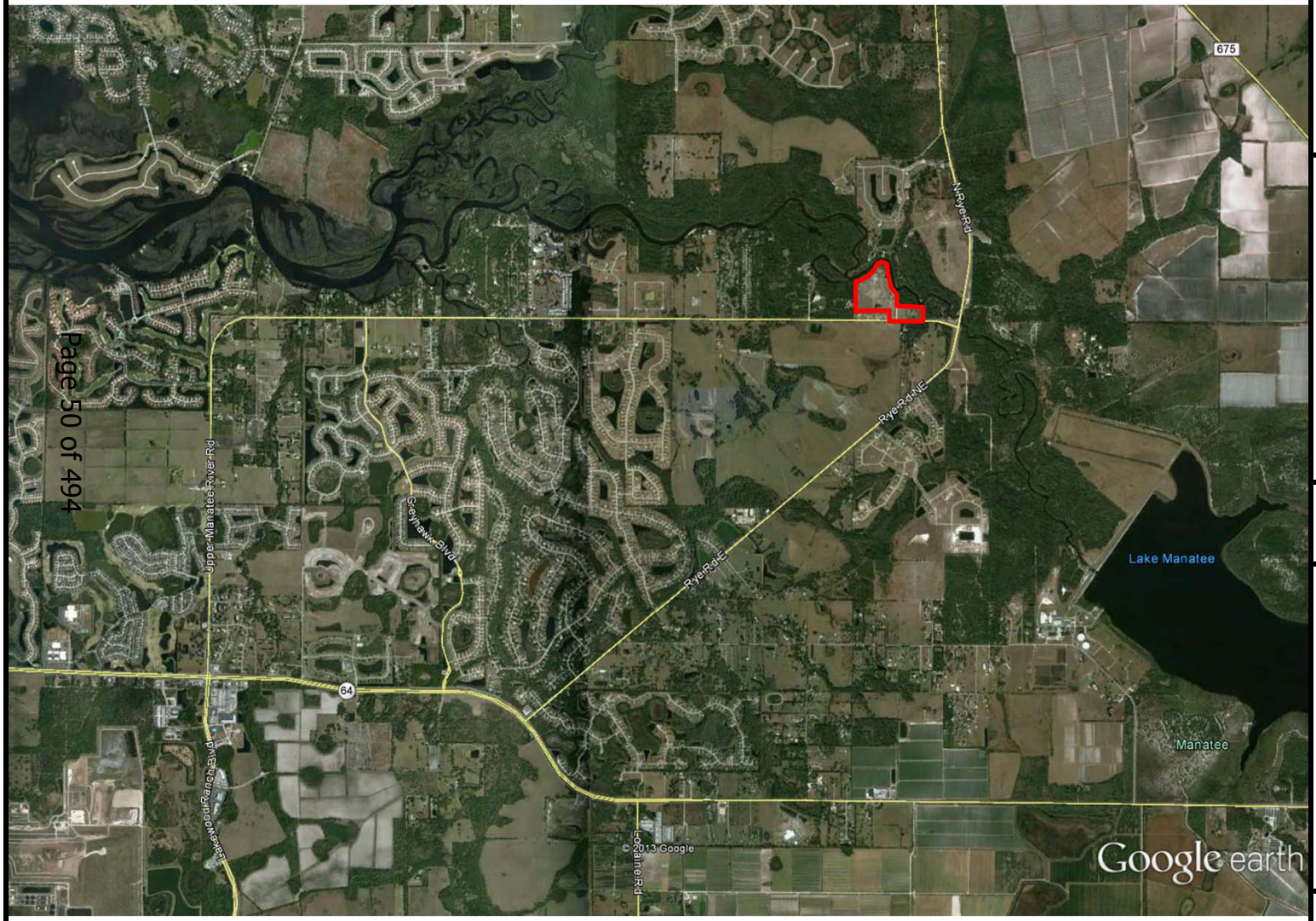


FIGURE # 1

Project Location

Stewart Property

Manatee County, Florida

Project Number: 10383.130216

November 2013

LEGEND

Project Location

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

grimail crawford inc.

III. PROJECT TRIP GENERATION

Traffic volumes generated by the project were estimated based upon the trip generation equations provided in ITE's *Trip Generation Manual,* 9th Ed. (2012). Trip generation calculations were performed for the daily, a.m. peak hour and p.m. peak hour time periods. The gross trip generation estimates for the Project are reported in ***Table 1***.

Table 1 – Project Trip Generation

Land Use	LUC	Size	Units	Daily Trips	Gross AM Peak Hour Trips		Gross PM Peak Hour Trips	
					In	Out	In	Out
Single-Family Detached Housing	210	76	d.u.	816	16	47	52	30
			Gross Trips	816	16	47	52	30

Source : ITE, Trip Generation, 9th Ed., 2012

IV. PROJECT DISTRIBUTION AND ASSIGNMENT

Project trips on Upper Manatee River road were distributed based upon review of a turning movement count at the Rye Road intersection, which is located about 0.34 miles to the east of the Project driveway. This count indicates an eastbound/westbound distribution of 54%/46% on Upper Manatee Road. Therefore, 54% of Project trips were distributed to/from the west and 46% to/from the east. To assign Project trips at the intersection of Upper Manatee River Road and Rye Road, the existing turning movement proportions were applied to the approaching and departing volumes. The resulting Project trip assignment is illustrated in ***Figure 2***.

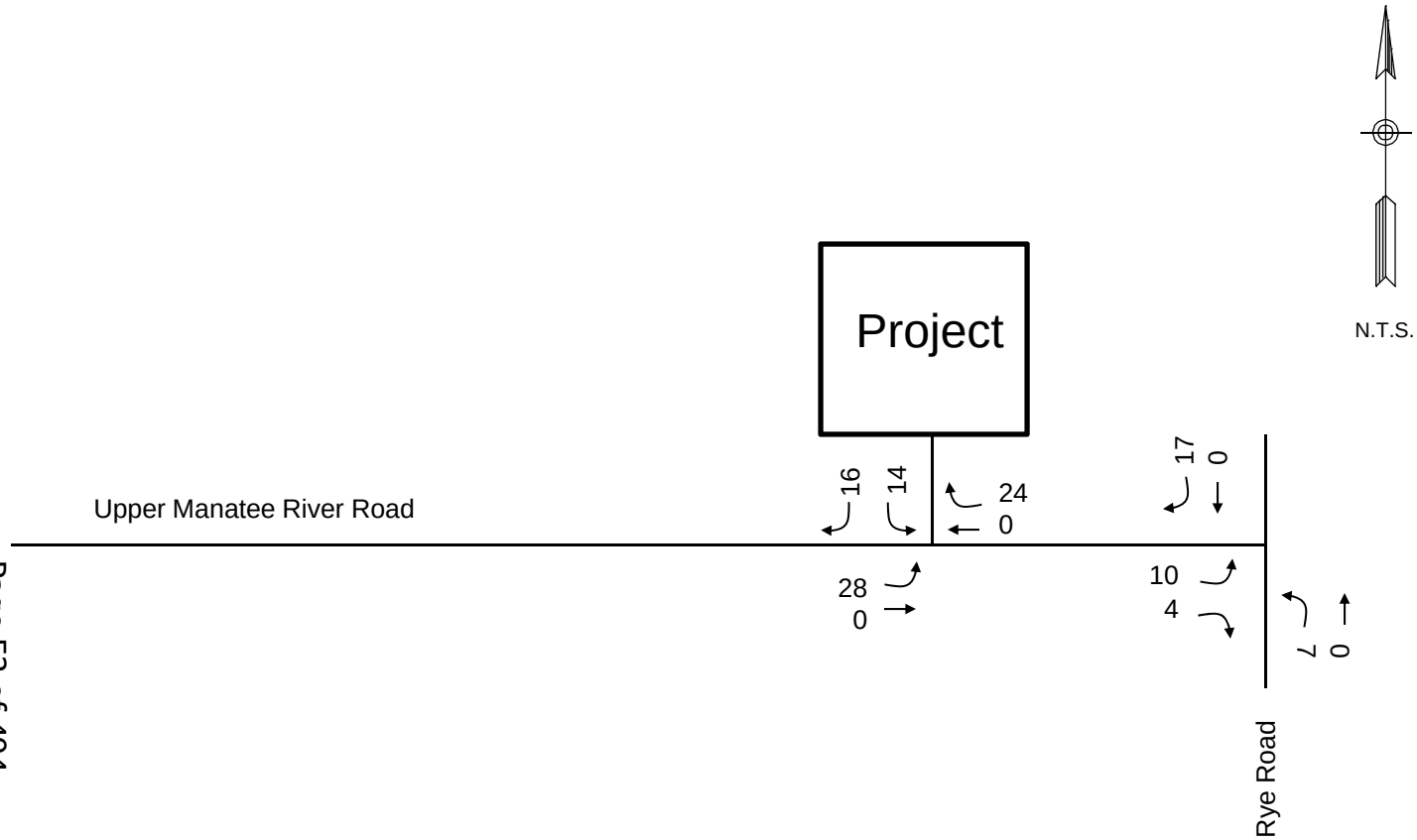


FIGURE # 2

Net New External Project Trips

Stewart Property

Manatee County, Florida

Project Number: 10383.130216

November 2013

LEGEND

XX

XX = PM Peak Hour Traffic

grimail crawford inc.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

V. SCHEDULED IMPROVEMENTS

The identification of scheduled roadway improvements within the study area was performed based upon a review of the current Florida Department of Transportation (FDOT) Work Program and the Capital Improvement Program for Manatee County. Based on this review, no capacity improvements were identified within the study area.

VI. STUDY NETWORK DETERMINATION

The transportation study area for the Project was identified in accordance with current Manatee County transportation concurrency requirements. The study area includes all regionally significant roadway links, intersections, and interchanges on which Project traffic consumes 5.0 percent or more of the adopted two-way peak hour level of service volume.

Level of service volumes were obtained from the most recent version of the FDOT Q/LOS Tables (12/18/12 version). Based on Project trip generation and distribution, the Project is not significant on any thoroughfare roadway. Therefore, the study area is the first directly-accessed thoroughfare roadway link of Upper Manatee River Road, from the Curve to Rye Road, including the intersection at Upper Manatee River Road and Rye Road. ***Table 2*** reports the study network determination and ***Figure 3*** illustrates the Project Study Network.

Table 2
Study Network Identification
Stewart Property

Roadway		From	Lanes	LOS Standard	Two-way Pk Hr Service Volume	Project Trip Dist.	PM Peak Hour Project Volumes		Project Vol % of Ser Volume	Significant Impact?	In Study Area?
							NB/EB	SB/WB			
Rye Rd	CR 675	Upper Manatee River Rd.	2LU	D	2,170	33.0%	10	17	1.24%	No	No
	Upper Manatee River Rd.	SR 64	2LU	D	2,170	13.0%	7	4	0.51%	No	No
Upper Manatee River Rd	SR 64	Curve	2LU	D	2,170	54.0%	28	16	2.03%	No	No
	Curve	Project Driveway	2LU	D	2,170	54.0%	28	16	2.03%	No	Yes
	Project Driveway	Rye Rd	2LU	D	2,170	46.0%	14	24	1.75%	No	Yes

Project Trips:

52 in

30 out

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

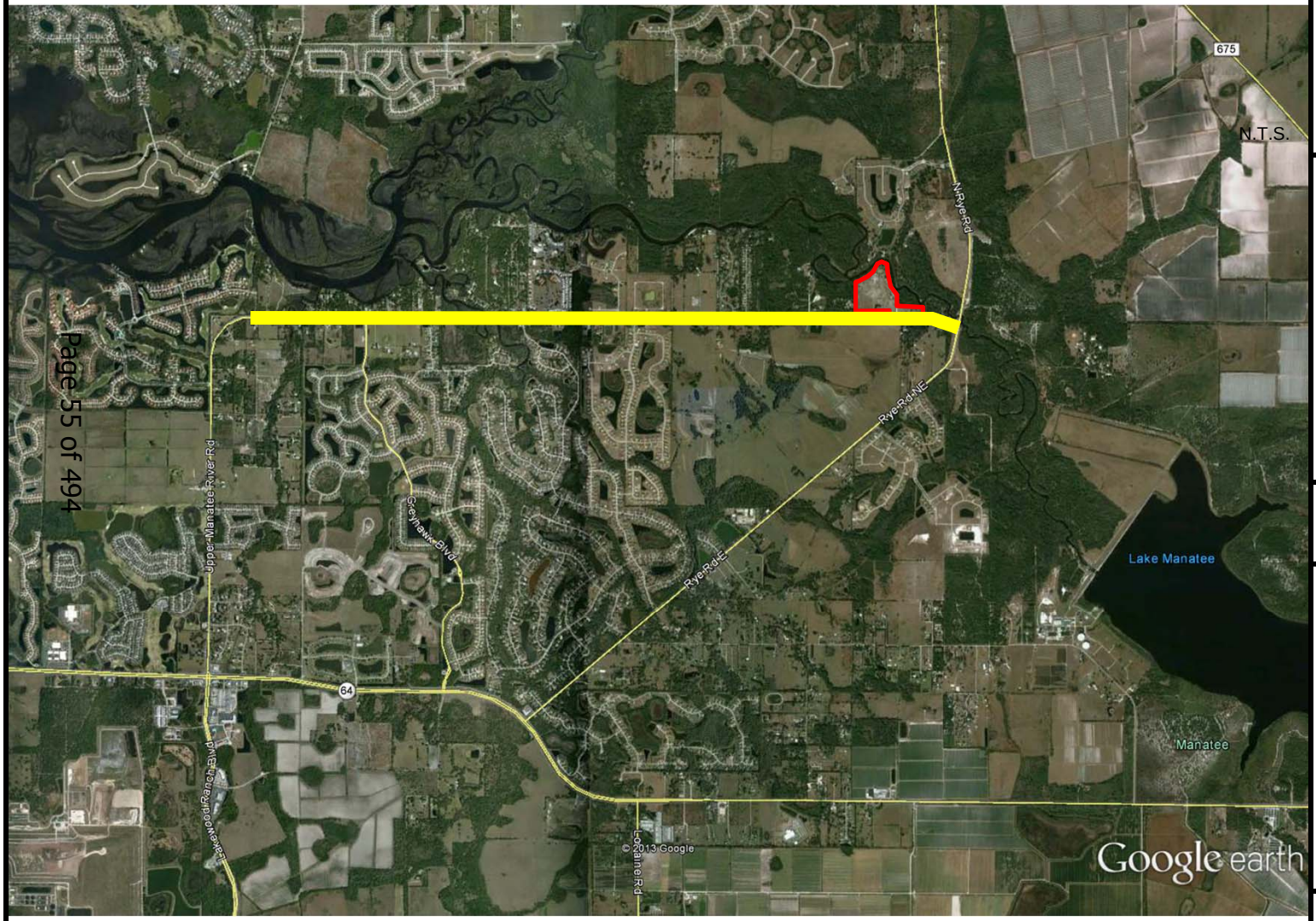


FIGURE # 3

Study Network

Stewart Property

Manatee County, Florida

Project Number: 10383.130216

November 2013

LEGEND

Study Segment

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

grimail crawford inc.

VII. EXISTING TRAFFIC CONDITIONS

Existing traffic conditions at the study area intersection were estimated based on a p.m. peak hour turning movement count collected within one year of the concurrency analysis. The count was adjusted to reflect peak-season conditions by applying the seasonal adjustment factor from the Florida DOT 2012 Florida Traffic Information (FTI) DVD. A copy of the adjusted turning movement count for the study area intersection and the appropriate peak season factor are provided in ***Appendix 3***. ***Figure 4*** illustrates the existing traffic volumes at the intersection located within the study area.

An intersection capacity analysis was conducted for this intersection under existing conditions during the p.m. peak hour. This analysis was conducted based on the 2010 *Highway Capacity Manual* (HCM) and the supporting Highway Capacity Software (HCS 2010).

Using the HCS Two-Way Stop Control software, this intersection is determined to be operating within adopted LOS standards for existing conditions. ***Table 3*** reports the findings of the intersection capacity analysis for existing conditions. The HCS worksheet for this intersection is provided in ***Appendix 4***.

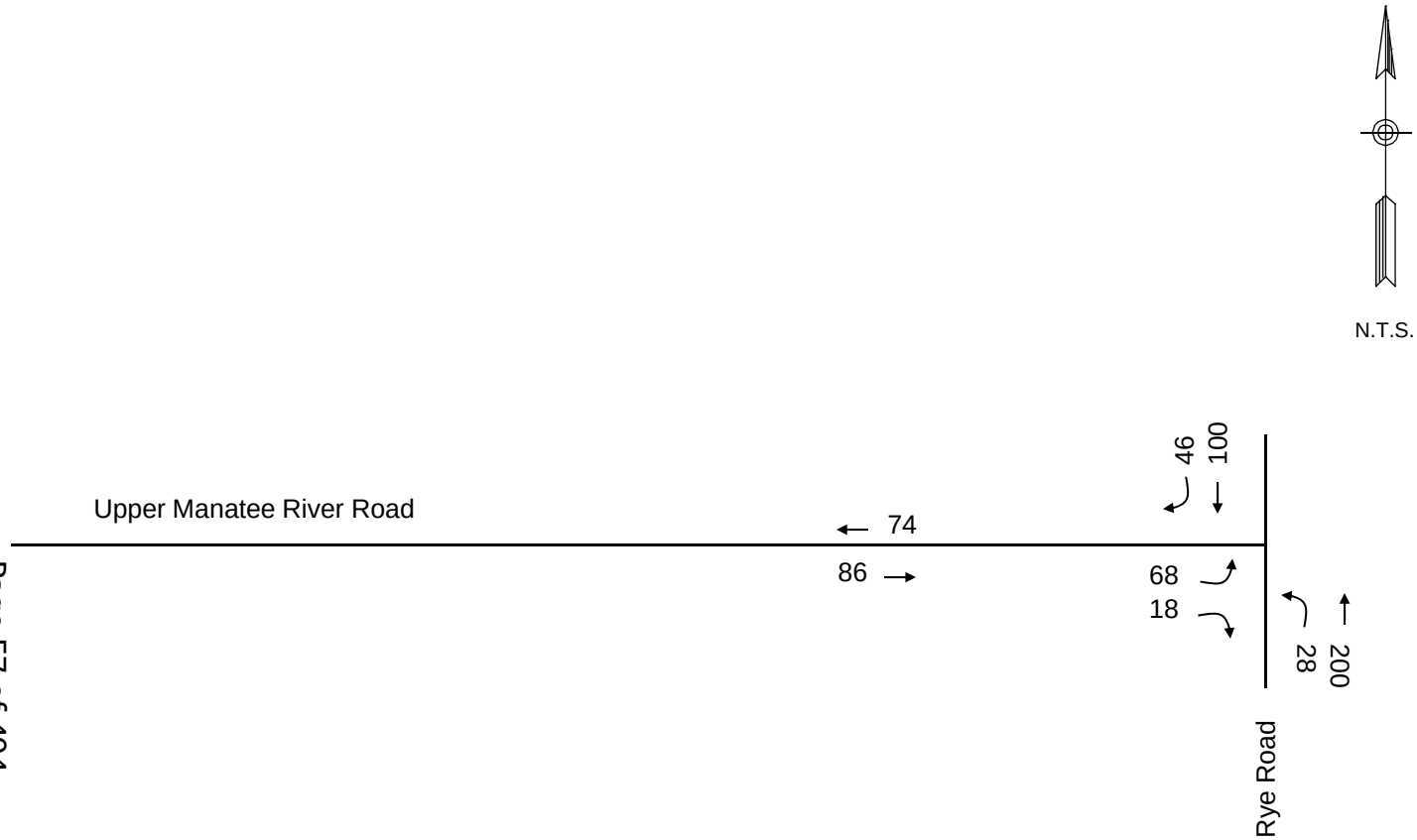


FIGURE # 4

Existing Traffic (2013)

Stewart Property

Manatee County, Florida

Project Number: 10383.130216

November 2013

LEGEND

XX

XX = PM Peak Hour Traffic

grimail crawford inc.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Table 3 – Intersection Capacity Analysis – Existing Conditions

Intersection	LOS
Upper Manatee River Road & Rye Road	B/A **(EB-LR/NB-L)**

Roadway segment capacity analyses were performed within the identified study area under existing conditions during the p.m. peak hour. Roadway segment volumes for the section of Upper Manatee River Road from the Curve to the Project driveway were estimated based upon an average of the approaching and departing volumes from the p.m. peak hour TMC's at Upper Manatee River Road and SR 64, and Upper Manatee River Road and Rye Road. (Each of these TMC's is provided in ***Appendix 4***.) East of the Project driveway, the segment volumes were estimated from the TMC at Upper Manatee River Road and Rye Road. ***Table 4*** reports the existing segment volumes and the corresponding LOS. Note that the LOS thresholds are based on the FDOT 12/18/12 two-way service volumes for an urban-area, uninterrupted roadway, using a directional factor of 0.55, which is the standard factor for deriving two-way service volumes from directional service volumes.

Table 4 – Existing Roadway Segment Volumes and Levels of Service

Roadway	From	To	Lanes	Existing PM Peak Hour Volumes		Peak Hour Service Volume		Existing LOS	
				EB	WB	EB	WB	EB	WB
Upper Manatee River Rd	Curve	Project Driveway	2LU	401	214	1,190	980	B	B
	Project Driveway	Rye Rd	2LU	86	74	1,190	980	B	B

As reported in ***Table 4***, all roadway segments are operating at or better than the adopted LOS standard for existing p.m. peak hour conditions.

VIII. BACKGROUND VOLUMES

For the section of Upper Manatee River Road within the study area, reserved trip amounts were obtained from the 7/26/12 version of Manatee County's Concurrency Reservations (see ***Appendix 5***). When applied to existing count data, these reserved trip volumes result in a 39% growth in traffic over 3 years, or 13% per year. When adjusted using recent County methodology by 75%, and then including a 3% per year factor for general through-trip background growth, this results in an annual growth rate of 13% per year as well. Given the low existing volumes, this is not an unreasonable estimate. Therefore, the application of 75% of reserved trips plus a 3% general through-trip background growth rate was used for Upper Manatee River Road. Additionally, the trips from the M/I Homes residential development (also located on Upper Manatee River Road) were included in full. These trips were obtained from the M/I Homes UMRR Property traffic study, which was performed by Grimail Crawford, Inc., and recently approved by Manatee County.

At the intersection of Upper Manatee River Road and Rye Road, an estimate of future year background traffic on Rye Road was derived in order to analyze the intersection under total traffic conditions. For Rye Road, the reserved trips result in a 420% growth in traffic over 3 years. Considering the 75% reserved trip adjustment, the total growth is still 315%. Over three years, this would be a growth rate of 105% per year. This is not reasonable. If it is considered that these reserved trips more likely represent growth over a longer term of 10 years, the annual growth rate is 31.5%. While this is still unlikely, it represents a fairly reasonable and conservative assumption for analyzing future conditions at the intersection. Therefore, for the Rye Road approaches, a 31.5% annual growth rate was applied to existing traffic. The trips from the M/I Homes development mentioned above were then added to the intersection volumes. Future turning movement calculations are documented in ***Appendix 6***. Background volumes are illustrated in ***Figure 5***.

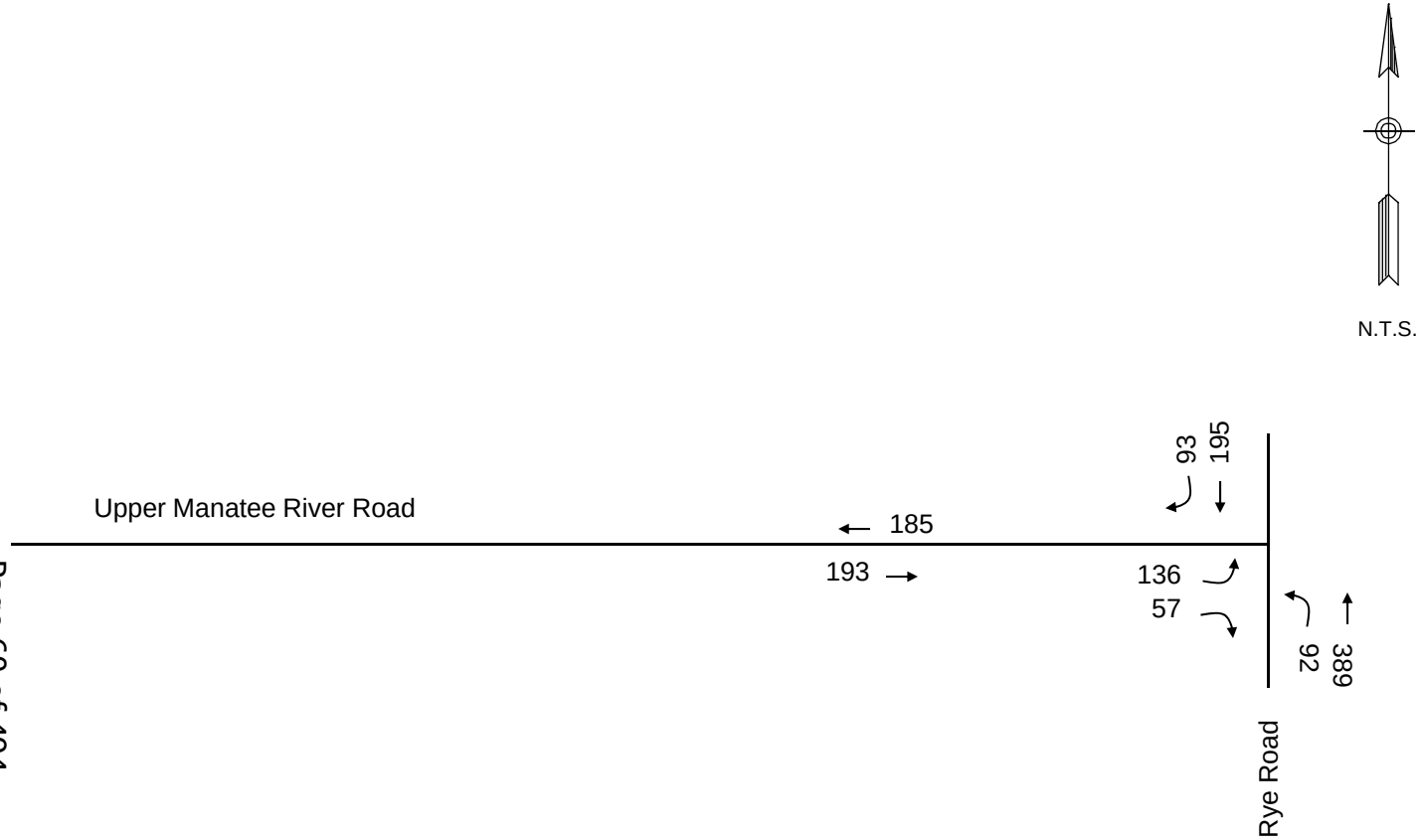


FIGURE # 5

Background Traffic (2016)

Stewart Property

Manatee County, Florida

Project Number: 10383.130216

November 2013

LEGEND

XX

XX = PM Peak Hour Traffic

grimail crawford inc.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

IX. FUTURE TRAFFIC CONDITIONS AND TOTAL VOLUMES

To develop the future total traffic volumes used in this study, the future 2016 background trips were combined with the distributed Project trips. The future total traffic volume is the sum of the non-Project background trips and the Project trips. Future total traffic volumes are illustrated in ***Figure 6***. A detailed table of turning movement volumes including the existing volumes, the future background volumes, and the Project volumes is provided in ***Appendix 6***. The p.m. peak hour intersection capacity analysis for future 2016 conditions was performed using HCS 2010. The findings of this analysis are reported in ***Table 5***.

Table 5 – Intersection Capacity Analysis - Future Conditions

Intersection	LOS
Upper Manatee River Road & Rye Road	D/A **(EB-LR/NB-L)**

As reported above, the intersection of Upper Manatee River Road and Rye Road is estimated to operate within adopted LOS standards under total traffic conditions. The corresponding HCS worksheet is documented under ***Appendix 7***.

An access management analysis was also conducted at the proposed Project driveway on Upper Manatee River Road to evaluate the need for turn lanes. A left-turn warrant analysis was conducted using *NCHRP Report 457* methodology. The posted speed limit on Upper Manatee River Road is 45-mph, so an 85th percentile speed of 50-mph was considered. As documented in ***Appendix 7***, this analysis shows that an eastbound left-turn lane is not warranted at the Project driveway. The *FDOT Driveway Information Guide* was used to assess the need for a westbound right-turn lane at the Project driveway. As documented in ***Appendix 7***, the lowest threshold for requiring a right-turn lane on Upper Manatee River Road is 80 right-turns per hour. Since the maximum estimated number of peak hour right-turns into the site is 23, a right-turn lane is not required at the Project driveway.

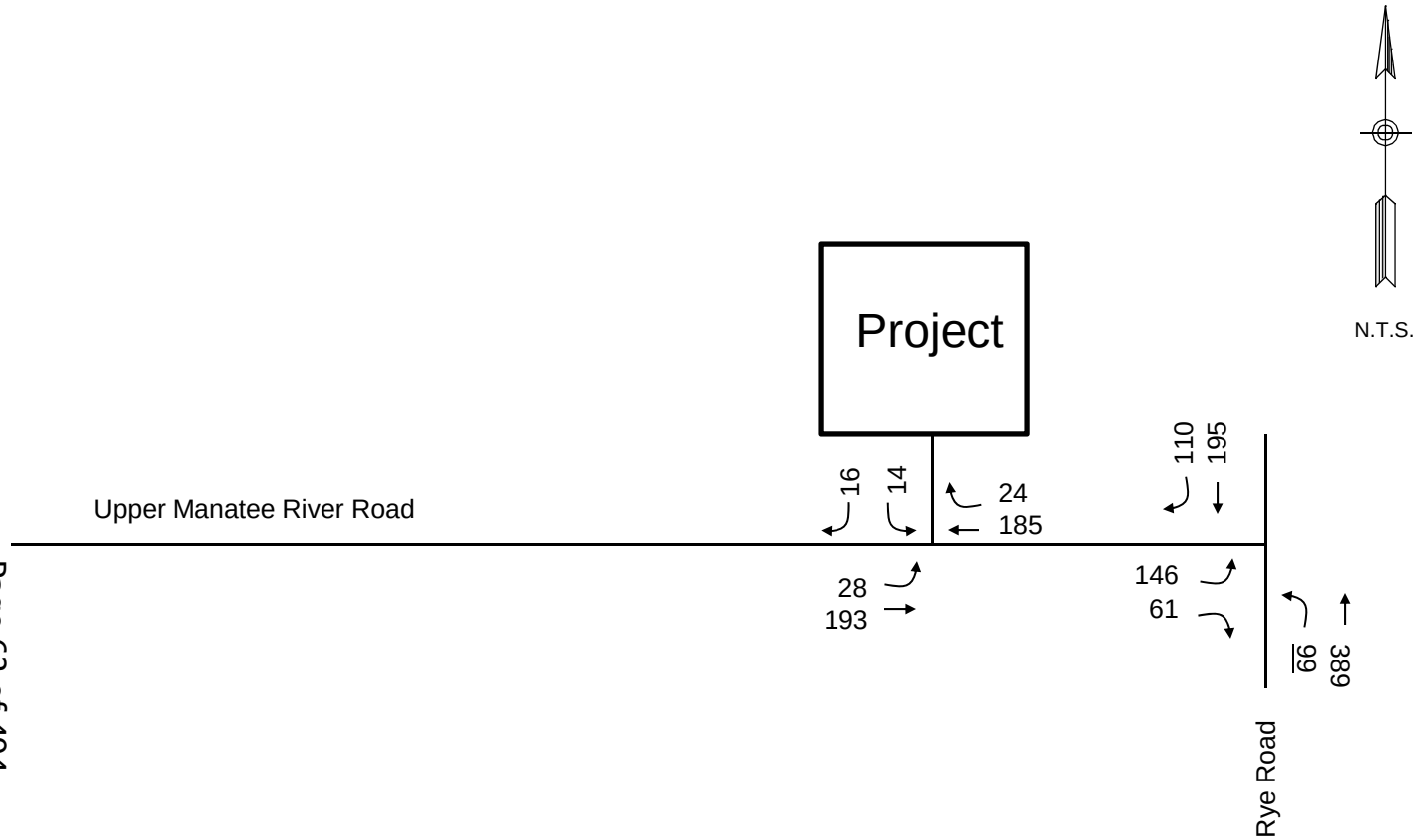


FIGURE # 6

Future Total Traffic Volumes (2016)

Stewart Property

Manatee County, Florida

Project Number: 10383.130216

November 2013

LEGEND

XX

XX = PM Peak Hour Traffic

grimail crawford inc.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

The study segment on Upper Manatee River Road area was analyzed under future conditions by comparing the projected total traffic volumes to the generalized service volumes. The findings of this analysis are reported in ***Table 6***.

Table 6 – Roadway Segment Levels of Service

Roadway	From	To	Lanes	Existing PM Peak Hour Volumes		Growth Rate	75% Reserved Trips		M/I Homes UMRR Property Trips		Total Background Trips		PM Peak Hour Project Trips		Total Traffic Volumes (2016)		Peak Hour Service Volume		Future LOS (2016)	
				EB	WB		EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
Upper Manatee River Rd	Curve	Project Driveway	2LU	401	214	3.00%	91	90	29	18	557	341	26	16	583	357	1,190	980	C	C
	Project Driveway	Rye Rd	2LU	86	74	3.00%	91	90	8	14	193	185	13	23	206	208	1,190	980	B	B

The above analysis shows that all roadway segments operate at or better than the adopted LOS standard under future 2016 total traffic conditions.

X. CONCLUSION

The traffic analysis conducted for this Project evaluated the potential impact that the development, consisting of 76 single-family homes, would have on the roadways and intersections in the study area under future 2016 conditions. A capacity analysis was conducted for intersections and roadways within the study area. The analysis prepared is in response to Manatee County transportation concurrency requirements. Findings of the future-year capacity analyses demonstrate that no transportation improvements are required to accommodate the Project.

Date to be Published: Wednesday, February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434,

5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	ANNE BEUCHAT		
COMPANY:	BRADENTON HERALD	DEPT:	CLASSIFIEDS
FAX #:	708-7758	PHONE #	745-7066
FROM:	BOBBI ROY		
FAX #:	941-749-3071	PHONE #	941-748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	SHAY TURNER		
COMPANY:	MANATEE HERALD-TRIBUNE	DEPT: CLASSIFIEDS	
FAX #:	361-4199	PHONE #	361-4104
FROM:	BOBBI ROY		
FAX #:	749-3071	PHONE #	748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

To: Newspapers,
Cc: Rossina Leider/MCG, Glenna Campana/MCG, Stephanie Moreland/MCG, Shelley Hamilton/MCG,
Bcc:
Subject: Legal Line ad to be published Wednesday, February 26, 2014

140313 PC.doc 140313 PC Instructions.doc

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

Herald-Tribune

Order:	SC52G0NCLS	Pubs:	4,10	Rate:	LE
Phone:	(941)749-3070	Class:	0005	Charges:	$ 0.00
Account:	27042400	Start Date:	02/26/2014	List Price:	$ 327.50
Name:	N/A, Bobbi	Stop Date:	02/26/2014	Payments:	$ 0.00
Caller:	Ordinance 14-04	Insertions:	2	Balance:	$ 327.50
Taken By:	SC52	Columns:	1	Lines:	262
Schedule:	2/26 1x, 2/26 1x, , ,			Taken On:	02/21/2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

Attention:_____ Fax:_____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

BRADENTON HERALD
CLASSIFIED ADVERTISING

Order:	052165466	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	$ 0.00
Account:	11950	Start Date:	02/26/2014	List Price:	$ 370.89
Name:	MANATEE,	Stop Date:	02/26/2014	Payments:	$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	$ 370.89

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

PRELIMINARY SITE PLAN

TO SERVE

STEWART GROVE

LOCATED IN

SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

ZONED:
A/RSF-1
FUTURE LAND USE:
UF-3

INDEX

- [X] COVER SHEET. 1
- [X] AERIAL SITE PLAN. 2
- [X] OVERALL SITE PLAN. 3
- [X] PRELIMINARY SITE PLAN. 4-6
- [X] PRELIMINARY ENGINEERING PLAN. 7-9
- [X] PRELIMINARY SECTIONS AND DETAILS. 10
- [X] TREE PROTECTION PLAN PLS-01
- [X] PLANTING PLAN ..... PLS-02 - PLS-04
- [X] PLANTING NOTES & DETAILS PLS-05

[X] INCLUDED IN THIS SET

NOTES:

1. THE SITE IS CURRENTLY ZONED A AND RSF-1.
2. PROPOSED ZONING IS PD-R.
3. THE SITE IS DESIGNATED AS FLOOD ZONE X & AE ON F.I.R.M. PANEL #120153 0220C, DATED 7/15/92, AND PANEL 120153 0260C, DATED 7/16/92, AND IS LOCATED WITHIN A FLOODWAY.
4. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR HIDDEN AREAS OF HISTORIC ORIGIN, EXISTING EASEMENTS, PLATTED STREETS LOCATED ON THIS SITE.
5. THERE ARE NO KNOWN WETLANDS UNDER THE JURISDICTION OF SWFWMD AND FDEP WITHIN THE BOUNDARIES OF THIS PLAN.
6. THERE ARE NO KNOWN WELLS WITHIN THE BOUNDARIES OF THIS PLAN.
7. COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
8. THE RESIDENCES WILL BE SINGLE FAMILY DETACHED, WITH A MAXIMUM HEIGHT OF 35'.
9. STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION.
10. THERE WILL BE PROPOSED SIGNS TO IDENTIFY THE SUBDIVISION.
11. INFRASTRUCTURE CONSTRUCTION WILL COMMENCE 2014 AND WILL BE COMPLETED WITHIN THREE YEARS UPON CONSTRUCTION PLAN APPROVAL AND CERTIFICATE OF LEVEL OF SERVICE APPROVAL.
12. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND PUBLICLY MAINTAINED.
13. A 10' MINIMUM UTILITY EASEMENT WILL BE LOCATED ALONG ALL FRONT LOT LINES AND A 5' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
14. SUBDIVISION STREETS WILL BE CONSTRUCTED TO MANATEE COUNTY TRANSPORTATION DEPARTMENT STANDARDS LATEST REVISED DATE AT THE TIME OF CONSTRUCTION DRAWING APPROVAL UNLESS THE GATED COMMUNITY OPTION IS DESIGNED AT THE TIME OF THE FINAL SITE PLAN. ROADWAYS CONSTRUCTED WITHIN THE 50 FOOT RIGHT-OF-WAY WILL BE PUBLICLY OWNED AND MAINTAINED, UNLESS GATED WHICH WOULD NECESSITATE PRIVATELY OWNED ROADS.
15. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY INDIVIDUAL CAN PICK-UP.
16. A SCHOOL NEED ASSESSMENT WILL BE REQUIRED BY THE DEVELOPER WHEN THE 50 SCHOOL CHILDREN THRESHOLD IS REACHED FOR THE OVERALL PROJECT.
17. STREET TREE LANDSCAPING SHALL BE ACCOMPLISHED THROUGH THE INSTALLATION OF [1] TEN FOOT [10'] CANOPY TREE HAVING A 2 1/2" CALIPER AND SPACED NO LESS THAN 35' AND AN AVERAGE 50'. TREES SHALL BE LOCATED WITHIN THE FIRST 20' OF THE FRONT YARD BUT NOT WITHIN THE RIGHT-OF-WAY. PLANTING SHALL TAKE PLACE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH DWELLING UNIT. LANDSCAPE BUFFER AREAS SHALL BE 100% AUTOMATICALLY IRRIGATED.
18. PREVIOUS APPROVALS: NONE.
19. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 21" ABOVE THE CROWN OF THE ADJACENT ROADWAY OR IF WITHIN THE 100 YEAR FLOOD PLAIN, A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
20. THE SITE IS BORDERED TO THE NORTH BY THE MANATEE RIVER, AS ILLUSTRATED.
21. THE SITE IS LOCATED WITHIN THE MANATEE RIVER WATERSHED AND WILL NOT REQUIRE A 50% REDUCTION IN ALLOWABLE RUNOFF.
22. ANY ENCROACHMENT OF THE 100-YEAR FLOOD PLAIN OR FLOOD WAY SHALL BE MITIGATED IN ACCORDANCE WITH FEMA AND MANATEE COUNTY STANDARDS.
23. SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE IN COMPLIANCE WITH SECTION 717 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAYBALES, STAKED SILT SCREENS OR INLET DEBRIS CONTROL SCREENS ARE TO BE PLACED AT STORM INLETS, OUTFALL LOCATIONS AND ADJACENT PROPERTY LINES AS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION BARRIERS IN A WORKING MANNER FOR THE DURATION OF CONSTRUCTION AND SHOULD BE CHECKED DAILY. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS. IN ADDITION TO SPECIFIED EROSION CONTROL LOCATIONS, THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE EROSION CONTROL IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL DEVICES FOLLOWING COMPLETION OF ALL CONSTRUCTION AND FINAL STABILIZATION.
24. NOTIFY MANATEE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT (EMD) WATER QUALITY DIVISION PRIOR TO THE INITIATION OF CONSTRUCTION. A PRE CONSTRUCTION INSPECTION OF THE SEDIMENTATION AND EROSION CONTROL (SAEC) DEVICES MAY BE REQUIRED AND WILL BE THE OPTION OF THE EMD STAFF.
25. EXOTIC, NUISANCE VEGETATION SHALL BE REMOVED FROM THE WETLAND BUFFERS PRIOR TO FINAL PLAT APPROVAL.
26. CONTRACTOR SHALL LOCATE EROSION CONTROL MEASURES (ECM'S) ALONG WETLAND BUFFERS AS IDENTIFIED ON PLAN. EXOTIC NUISANCE SPECIES LOCATED WITHIN WETLAND BUFFER SHALL BE MANUALLY REMOVED WITH CARE TAKEN TO PROTECT EXISTING NATIVE VEGETATION UNLESS OTHERWISE SPECIFICALLY ADDRESSED ON THE APPROVED PLANS. IN THOSE INSTANCES WHERE ADDITIONAL AREAS OF THE WETLAND BUFFER ARE SO HEAVILY VEGETATED WITH EXOTIC NUISANCE SPECIES AS TO MAKE MANUAL REMOVAL UNFEASIBLE, THE CONTRACTOR SHALL PROVIDE PROJECT ENGINEER AND MANATEE COUNTY ENVIRONMENTAL MANAGEMENT DIVISION SHOP DRAWING SHOWING LIMITS OF ADDITIONAL ECHANGED CLEARING WITHIN BUFFER, PLANS TO RELOCATE ECM'S AND PROPOSED STABILIZATION OF CLEARING WITHIN WETLAND BUFFERS. ALL PROPOSED MODIFICATIONS TO LOCATIONS OF ECM'S, SOIL STABILIZATION, SHOP DRAWINGS AND PROCESSING FOR APPROVAL SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
27. FORCEMAIN CONNECTION TO BE DETERMINED AT THE TIME OF THE FINAL SITE PLAN/CONSTRUCTION PLANS DUE TO LIMITED AMOUNT OF INFORMATION.
28. AN EXCLUSIVE COMMON AREA TRACT SHALL BE PROVIDED FOR AREAS WITHIN THE FEMA FLOODWAY WHICH ARE NOT ASSOCIATED WITH STORMWATER OR FLOODPLAIN COMPENSATION AREAS. NO VERTICAL CONSTRUCTION SHALL BE ALLOWED WITHIN THE EXCLUSIVE COMMON AREAS UNLESS A NO-RISE PERMIT HAS BEEN SUBMITTED AND APPROVED.
29. 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.
30. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC AND STORMWATER STANDARDS WITHIN THE 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.
31. ALL CONTOURS/ELEVATIONS UTILIZED ON THESE PLANS ARE NGVD 1929 DATUM.

DESCRIPTION:

PARCEL 1: PI #5229000

COMMENCING AT A CM LOCATED AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE S 0°22'45" EAST ALONG THE WESTERLY LINE OF SAID SW 1/4 OF THE SE 1/4, 138.05 FEET TO A CM FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°22'45" EAST ALONG SAID WESTERLY LINE, 114.46 FEET TO A CM; THENCE NORTH 61°43'30" EAST (PARALLELING MANATEE RIVER, MORE OR LESS, 535.57 FEET TO A CM LOCATED ON THE NORTHERLY LINE OF SAID SW 1/4 OF THE SE 1/4; THENCE SOUTH 89°50'07" WEST ALONG SAID NORTHERLY LINE 199.02 FEET TO A CM; THENCE CONTINUE SOUTH 89°50'07" WEST ALONG SAID NORTHERLY LINE 37 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY SHORE LINE OF MANATEE RIVER; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY SHORE LINE TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID SW 1/4 OF SE 1/4; THENCE SOUTH 0°22'45" EAST ALONG SAID WESTERLY LINE OF THE SW 1/4 OF SE 1/4, 14 FEET, MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN THE SW 1/4 OF SE 1/4 OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST.

PARCEL 2: PI #5246100003

THAT PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LYING SOUTH OF THE MANATEE RIVER.

PARCEL 3: PI #5246110008

COMMENCE AT THE SE CORNER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1437.45 FEET; THENCE N 0°07'17" W, 35 FEET TO THE NORTH R/W LINE OF THE UPPER MANATEE RIVER ROAD; THENCE CONTINUE N 00°07'17" W, 590.95 FEET; THENCE N 5°13'29" W, 91.24 FEET; THENCE N 41°17'54" W, 271.65 FEET; THENCE N 22°31'27" W, 298.92 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N 22°31'27" W, 316.23 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 14; THENCE N 89°40'15" E, ALONG SAID NORTH LINE, 265.55 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE, ALONG SAID NORTH LINE, 1 FOOT MORE OR LESS, TO THE WATERS OF THE MANATEE RIVER; THENCE MEANDER SOUTH AND EAST, ALONG SAID WATERS, 200 FEET, MORE OR LESS TO ITS INTERSECTION WITH A LINE THAT BEARS N 89°40'15" EAST FROM THE POINT OF BEGINNING; THENCE S 89°40'15" WEST, ALONG SAID LINE 220 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

COMMENCE AT THE SE CORNER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1407.45 FEET; THENCE N 0°07'17" WEST, 35 FEET TO THE NORTH R/W LINE OF THE UPPER MANATEE RIVER ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE N 0°07'17" W, 590.95 FEET; THENCE N 5°13'29" W, 91.24 FEET; THENCE 41°17'54" W, 271.65 FEET; THENCE N 22°31'27" W, 298.92 FEET; THENCE N 89°40'15" E, 21.65 FEET; THENCE S 22°31'27" E, 284.06 FEET; THENCE S 41°17'54" E, 277.19 FEET; THENCE S 5°13'29" E, 101.54 FEET; THENCE S 0°07'17" E, ALONG A LINE LYING 105 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 14, A DISTANCE OF 592.79 FEET; THENCE WEST ALONG THE NORTH R/W LINE OF THE UPPER MANATEE RIVER ROAD, 20 FEET TO THE POINT OF BEGINNING, ALL LYING IN MANATEE COUNTY, FLORIDA.

PARCEL 4: PI #5246400059

SW 1/4 OF SE 1/4 OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, LESS A STRIP 35 YARDS EAST AND WEST BY 300 YARDS NORTH AND SOUTH OFF THE NE CORNER; AND LESS PROPERTY DESCRIBED IN DEED DATED JUNE 10, 1959, RECORDED IN DEED BOOK 407, PAGES 193 AND 194, AND IN DEED DATED AUGUST 10, 1993, RECORDED IN OFFICIAL RECORD BOOK 1032, PAGE 2530, AND IN DEED DATED OCTOBER 15, 1999, RECORDED IN OFFICIAL RECORDS BOOK 1614, PAGE 7611; AND LESS, ALL OF STEWART SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 23 THROUGH 26, ALL IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LESS ANY PORTION LYING WITHIN THE RIGHT OF WAY OF UPPER MANATEE RIVER ROAD.

TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE SW CORNER OF THE SE 1/4 OF SE 1/4, SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THENCE GO NORTH 420 FEET; THENCE EAST 660 FEET, THENCE SOUTH TO SOUTH LINE OF SECTION 14, THENCE WEST TO POINT OF BEGINNING, LESS ANY PORTION LYING WITHIN THE RIGHT OF WAY OF UPPER MANATEE RIVER ROAD.

PARCEL 5: PI #5246411509

LOT 1, OF STEWART SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 23 THROUGH 26, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, OF STEWART SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGES 23 THROUGH 26, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE N 00°22'45" W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 240.01 FEET; THENCE S 89°50'57" E, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID STEWART SUBDIVISION; THENCE S 00°22'45" E, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 240.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89°50' 57" W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 6: PI #5246411409

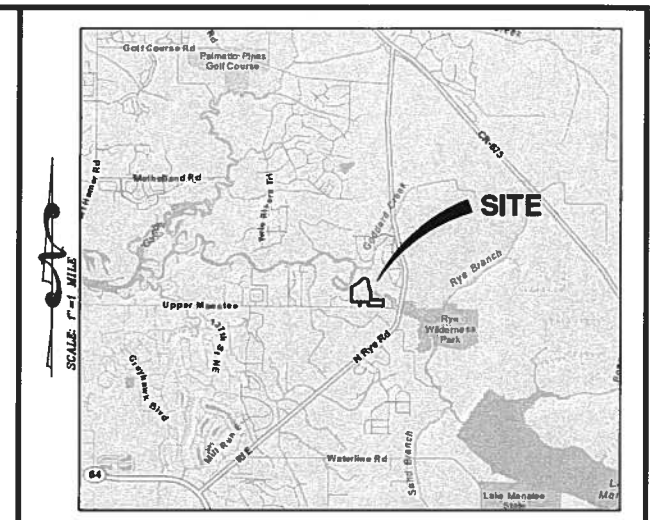
LOT 8 OF STEWART SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 23 THROUGH 26, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE SOUTH 240.01 FEET THEREOF LYING ADJACENT TO LOT 7 OF SAID STEWART SUBDIVISION, BEING AN AREA APPROXIMATELY 125.00 FEET IN WIDTH AND 240.01 FEET IN LENGTH.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00°19'24" E, ALONG THE WEST LINE OF THE S.E. /14 OF SAID SECTION 14, A DISTANCE OF 274.96 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE, N 00°19'24" E, ALONG SAID WEST LINE, A DISTANCE OF 895.16 FEET TO AN INTERSECTION WITH THE SOUTHERLY MEAN HIGH WATER LINE OF MANATEE RIVER; THENCE IN AN EASTERLY DIRECTION ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 23 COURSES: (1) N 60°43'38" W, A DISTANCE OF 100.90 FEET; (2) N 42°06'22" E, A DISTANCE OF 117.60 FEET; (3) N 63°15'40" E, A DISTANCE OF 93.62 FEET; (4) N 88°28'19" E, A DISTANCE OF 55.59 FEET; (5) N 88°11'48" E, A DISTANCE OF 101.74 FEET; (6) N 49°06'11" E, A DISTANCE OF 109.69 FEET; (7) N 40°42'46" E, A DISTANCE OF 72.58 FEET; (8) N 42°06'40" E, A DISTANCE OF 73.07 FEET; (9) N 42°12'59" E, A DISTANCE OF 73.25 FEET; (10) N 66°33'09" E, A DISTANCE OF 131.21 FEET; (11) N 89°45'57" E, A DISTANCE OF 119.04 FEET; (12) S 84°12'59" E, A DISTANCE OF 81.46 FEET; (13) S 54°08'07" E, A DISTANCE OF 41.12 FEET; (14) S 15°24'42" E, A DISTANCE OF 200.38 FEET; (15) S 13°43'44" E, A DISTANCE OF 53.55 FEET; (16) S 06°13'44" E, A DISTANCE OF 124.30 FEET; (17) S 14°10'27" E, A DISTANCE OF 141.07 FEET; (18) S 00°38'01" W, A DISTANCE OF 53.81 FEET; (19) S 36°08'28" E, A DISTANCE OF 55.25 FEET; (20) S 13°02'51" E, A DISTANCE OF 96.54 FEET; (21) S 21°53'37" E, A DISTANCE OF 32.41 FEET; (22) S 52°41'52" E, A DISTANCE OF 59.49 FEET; (23) S 60°58'00" E, A DISTANCE OF 59.44 FEET; THENCE S 00°07'19" W, A DISTANCE OF 439.54 FEET; THENCE S 89°31'25" E, A DISTANCE OF 663.92 FEET TO AN INTERSECTION WITH SOUTHERLY MEAN HIGH WATER LINE OF THE MANATEE RIVER; THENCE IN AN EASTERLY DIRECTION ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 8 COURSES: (1) S 39°46'09" E, A DISTANCE OF 8.06 FEET; (2) S 68°20'04" E, A DISTANCE OF 10.73 FEET; (3) N 74°06'31" E, A DISTANCE OF 17.67 FEET; (4) S 25°32'56" E, A DISTANCE OF 4.61 FEET; (5) N 42°00'02" E, A DISTANCE OF 19.41 FEET; THENCE S 89°31'25" E, A DISTANCE OF 50.08 FEET; THENCE S 00°08'22" W, A DISTANCE OF 398.81 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE N 89°11'52" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 930.89 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 OF STEWART, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE 23 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°14'53" E, ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 241.77 FEET; THENCE N 89°11'06" W, ALONG THE NORTH LINE OF LOT 5 THROUGH LOT 7 OF SAID SUBDIVISION AND THEIR EASTERLY EXTENSION, A DISTANCE OF 499.95 FEET; THENCE S 00°17'52" W, ALONG THE WEST LINE OF SAID LOT 5 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 241.86 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID UPPER MANATEE RIVER ROAD; THENCE N 89°13'58" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.03 FEET; THENCE N 00°21'08" W, ALONG THE EAST LINE OF LOT 4 OF SAID SUBDIVISION AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 241.85 FEET; THENCE N 89°10'06" W, ALONG THE NORTH LINE OF LOT 2 THROUGH LOT 4 OF SAID SUBDIVISION AND THEIR WESTERLY EXTENSION, A DISTANCE OF 500.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.71 ACRES, MORE OR LESS.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West



VICINITY MAP

SITE DATA:

TOTAL PROJECT AREA:	39.71 AC
TOTAL LOTS:	76 LOTS
OPEN SPACE:	
REQUIRED (25%):	9.93 AC.
PROVIDED:	19.39 AC. (48.8%)
EX. WETLAND AREA:	0.00 AC.
REC. AREA:	11.58 AC.
OPEN SPACE CONSERVATION AREA:	1.24 AC.
NET AREA: (TOTAL AREA-WETLANDS-REC. AREA -CONSERVATION EASEMENTS)	26.89 AC.
GROSS DENSITY: (TOTAL LOTS/TOTAL AREA)	76/39.71 = 1.91 DU/AC.
NET DENSITY: (TOTAL LOTS/NET AREA)	76/26.89 = 2.83 DU/AC.
TYPICAL LOT SIZE:	60'X120' (7,200 SF)

SETBACKS:

FRONT*:	25'
REAR:	15'
SIDE**:	5'
WATERFRONT:	30'
WETLAND BUFFER:	15'

BUFFERS:

	MINIMUM REQUIRED	PROVIDED
ROADWAY:	20'	20'
SOUTH:	15'	15'
NORTH:	15'	15'
EAST:	15'	15'
WEST:	15'	15'
AGRICULTURAL:	35'	35'
MANATEE RIVER:	50'	50'

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES SIGNATURE BLOCK

PROJECT NUMBER: _____ PROJECT NAME: STEWART GROVE

APPROVAL TYPE: PRELIMINARY SITE PLAN DTS NUMBER: _____

PROJECT PLANNER _____ DATE _____

PROJECT ENGINEER _____ DATE _____

CONCURRENCY _____ DATE _____

ENVIRONMENTAL PLANNING _____ DATE _____

ENVIRONMENTAL HEALTH _____ DATE _____

FIRE DISTRICT _____ DATE _____

Attention: The combination of this signed plan and accompanying letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affects this project approval

Res'd by OWNER/AGENT _____ DATE _____

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
EB 0027476 LB 0000882
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
LC 0000080
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 56 AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316

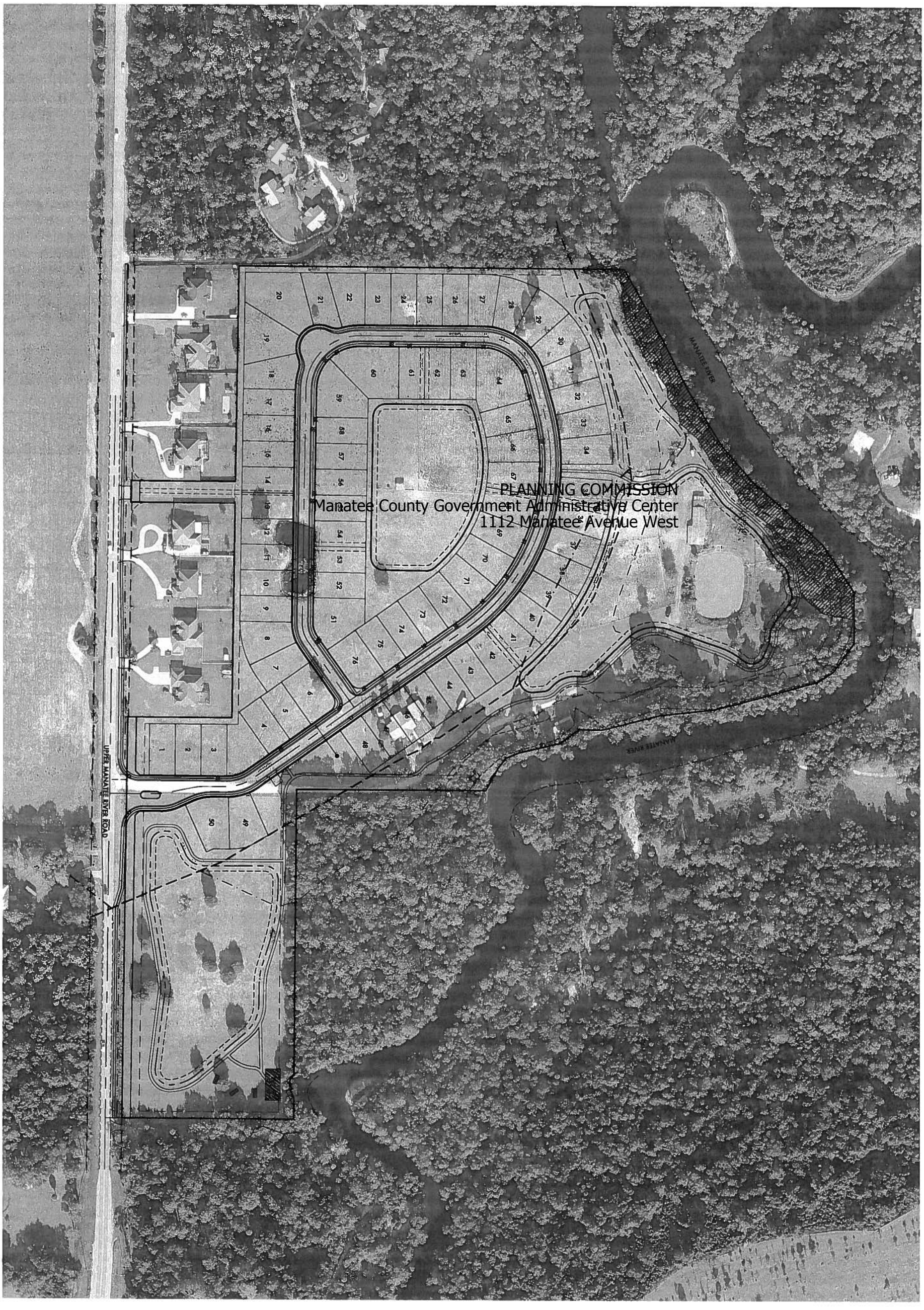
PREPARED FOR:
JOHN NEAL HOMES
5800 LAKEWOOD RANCH BOULEVARD
SARASOTA, FL 34240
941.328.1111

PROJECT DATA:
STEWART GROVE
00-43541

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRO-DUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

SHEET 1

Mon, 27 Jan 2014 - 8:06am X:\Acad\Stewart Property - Neal (43541)\PL\SP-COV.dwg



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

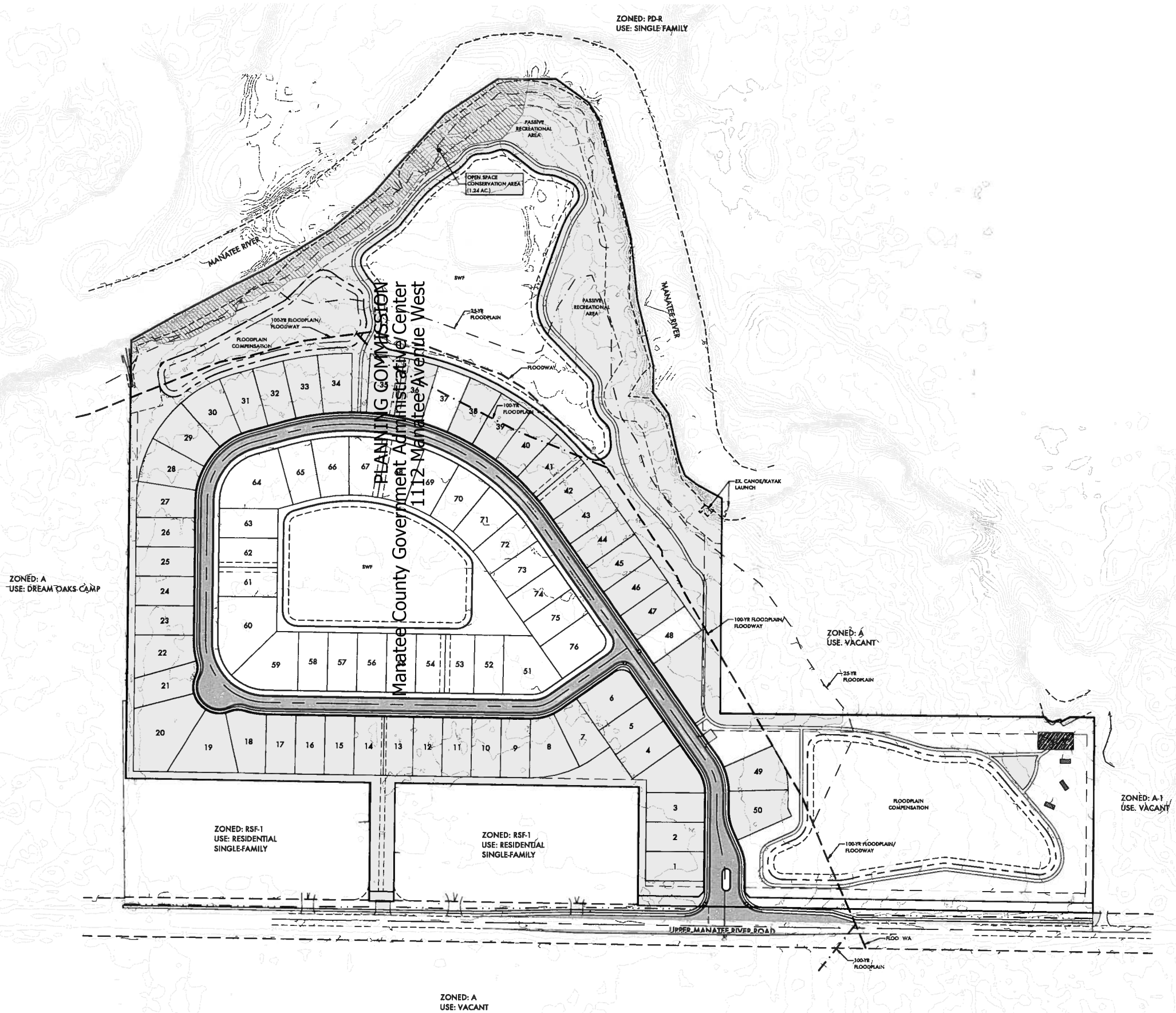
DESIGNED JM
DRAWN MF
DATE 11.2013
JOB NO. 00-43541
SCALE 1"=100'
SHEET 2

AERIAL SITE PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

©ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS
1
2
3
4
5
6
7

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
EB 0027474 LB 0006980
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
LC 0000365
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941 748 8080 | FAX 941 748 3316



1"=50'

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 18th AVENUE (NW) EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941 748 8080 | FAX 941 748 2316

REVISIONS
1
2
3
4
5
6
7

©2015 ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE UNITED STATES COPYRIGHT OFFICE. DUPLICATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON IN ANY MANNER IS PROHIBITED WITHOUT WRITTEN CONSENT OF ZNS ENGINEERING, L.C. COPYRIGHT VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW WITH F.S. CHAPTER 119

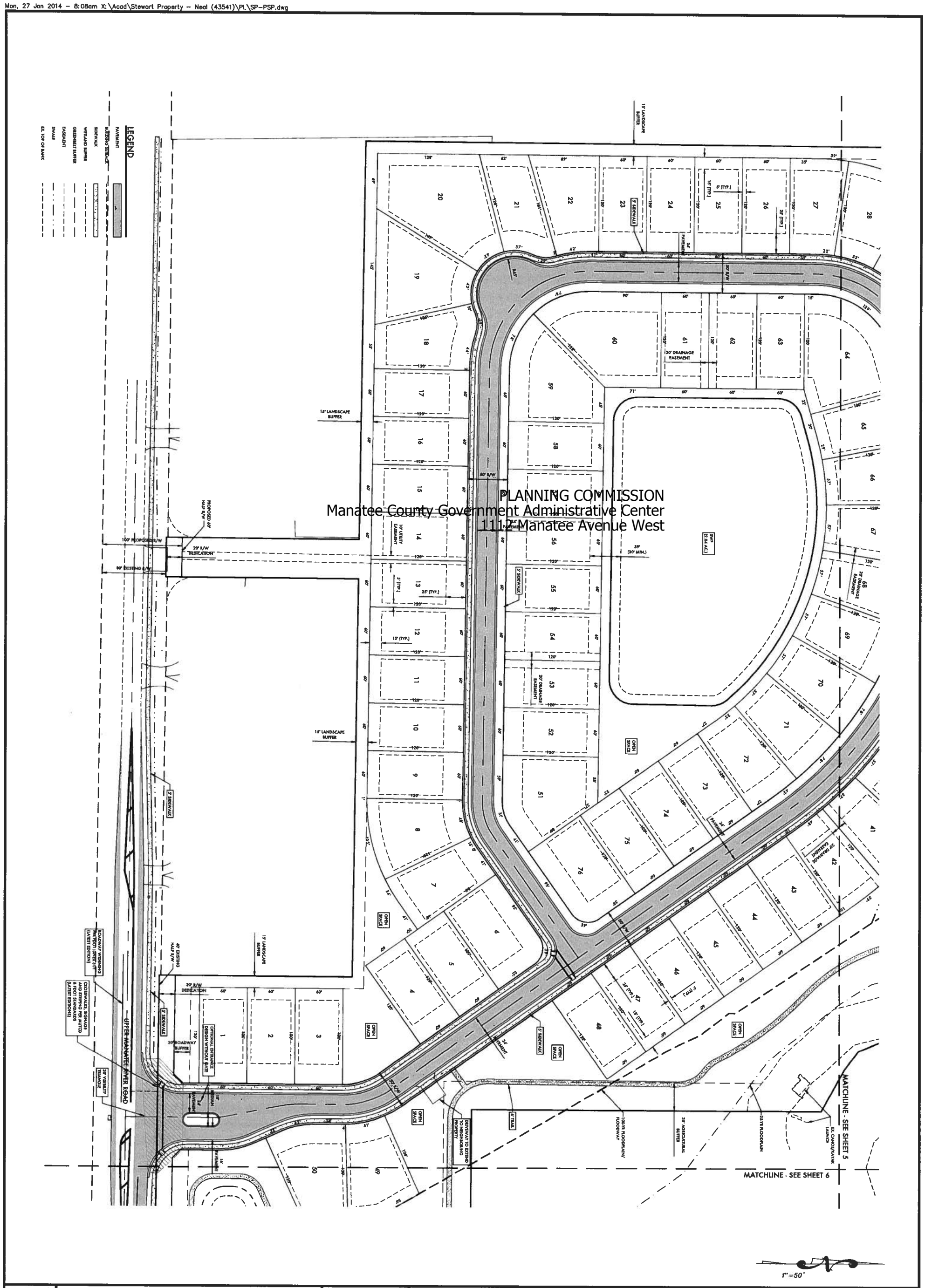
OVERALL SITE PLAN
FOR
STEWART GROVE

LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED JM
DRAWN JEF
DATE 11.2013
JOB NO. 00-6541
SCALE 1"=100'

SHEET 3

Mon, 27 Jan 2014 - 8:07am X:\Acad\Stewart Property - Neal (43541)\PL\SP-OA.dwg



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

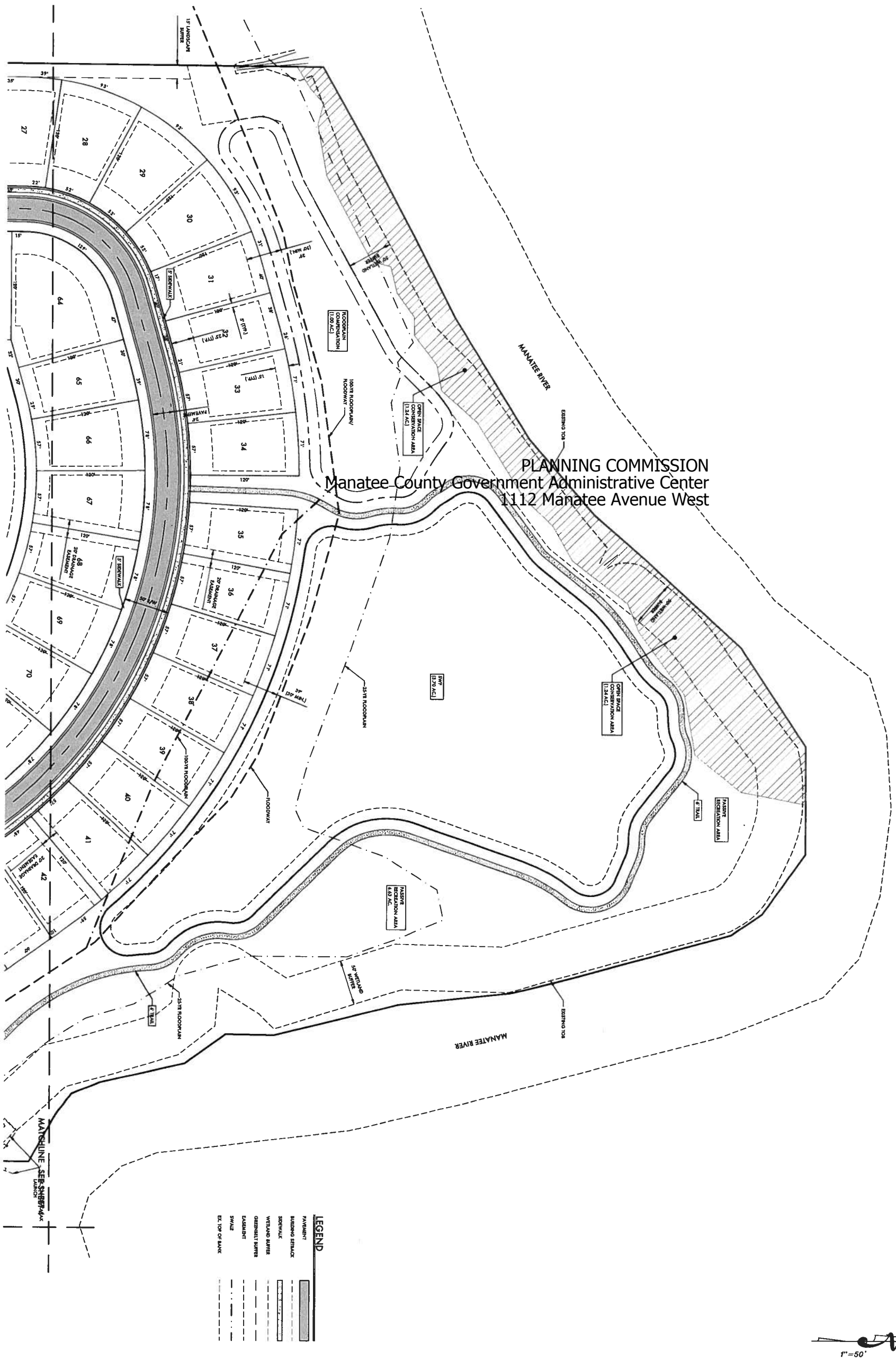
DESIGNED JM
DRAWN MF
DATE 11.2013
JOB NO. 00-43541
SCALE 1"=50'
SHEET 4

PRELIMINARY SITE PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CERTAIN RIGHTS HAVE BEEN GRANTED DIRECTLY TO THE MANATEE COUNTY AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS
1
2
3
4
5
6
7

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
EB 0007476 LB 0006992
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
LC 0000365
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 56 AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941 748 8080 | FAX 941 748 3316



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

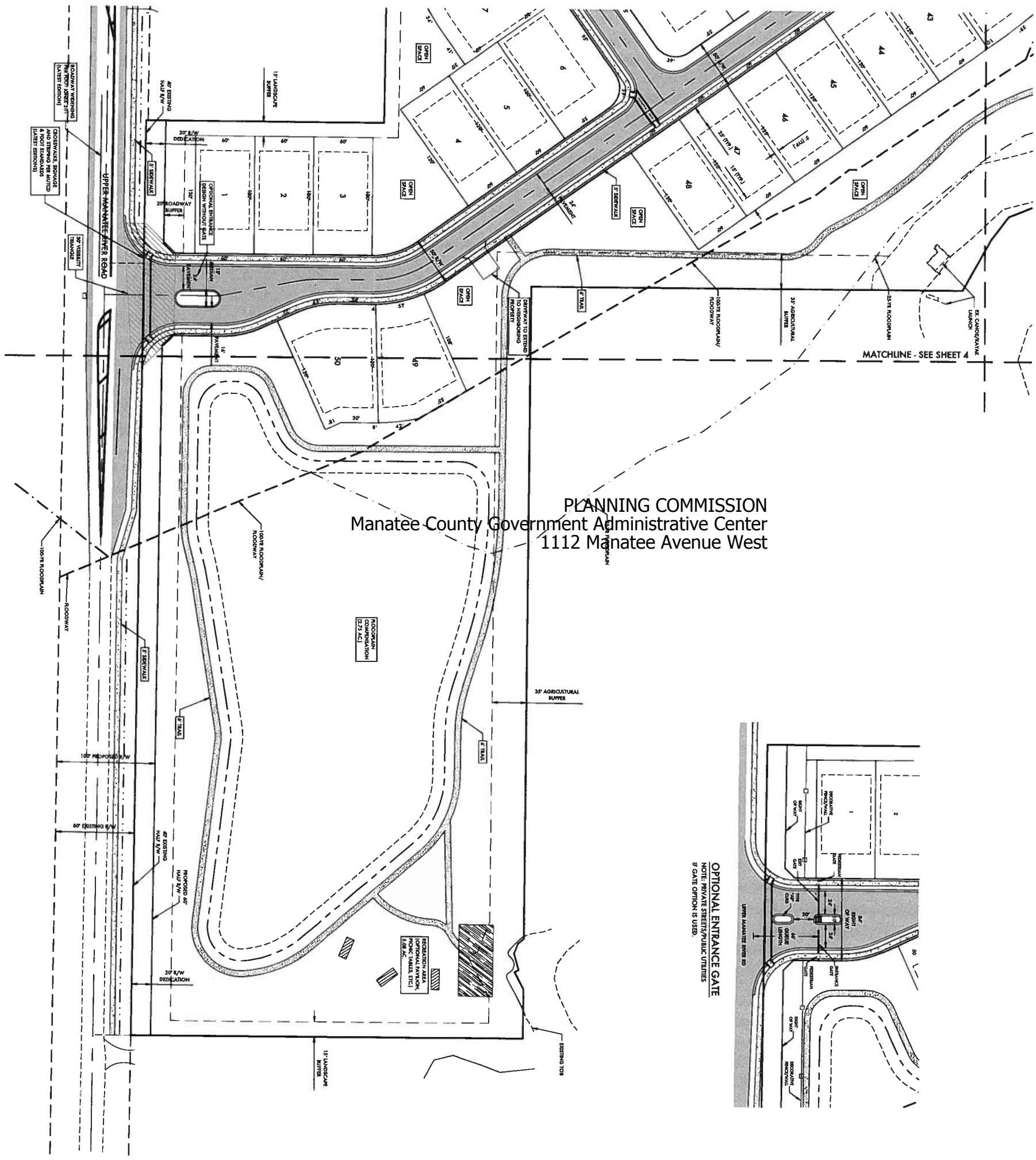
DESIGNED JM
DRAWN MF
DATE 11.2013
JOB NO. 00-43541
SCALE 1"=50'
SHEET 5

PRELIMINARY SITE PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT MAY BE GRANTED UPON REQUEST TO GOVERNMENT AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS
1
2
3
4
5
6
7

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 301 56 AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

OPTIONAL ENTRANCE GATE
NOTE: PRIVATE STREETS/PUBLIC UTILITIES IF GATE OPTION IS USED.

LEGEND
- PAVEMENT
- BUILDING SETBACK
- SIDEWALK
- WETLAND BUFFER
- GREENBELT BUFFER
- EASEMENT
- SWALE
- EX. TOP OF BANK

1"=50'

DESIGNED JM
DRAWN MF
DATE 11.2013
JOB NO. 00-43541
SCALE 1"=50'
SHEET 6

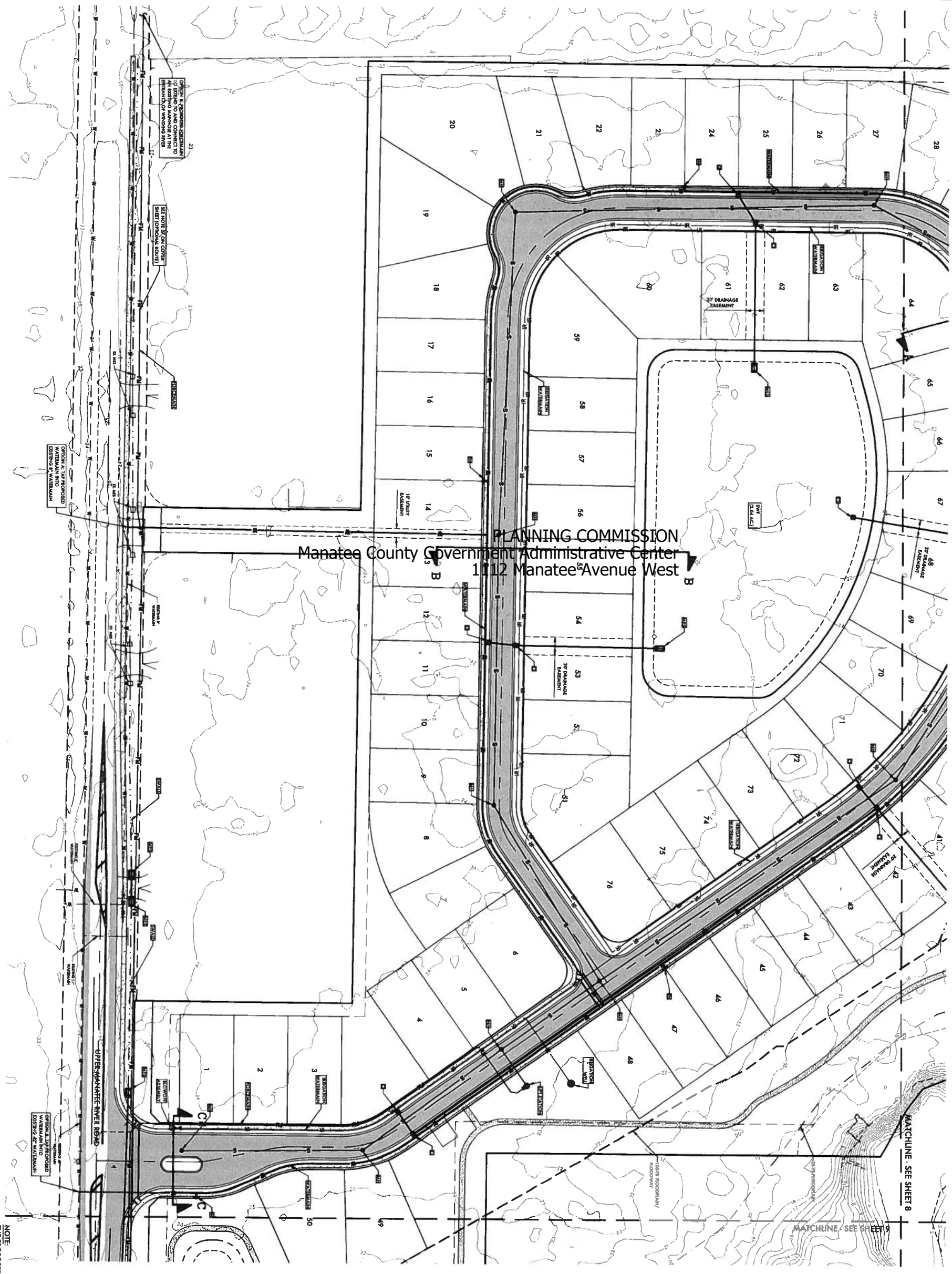
PRELIMINARY SITE PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

©ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENT AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS
1
2
3
4
5
6
7

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316

Mon, 27 Jan 2014 - 8:08am X:\Acad\Stewart Property - Neal (43541)\PL\SP-PEP.dwg



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

NOTE:
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.

LEGEND

PAVEMENT	
SIDEWALK	
WETLAND BUFFER	
GREENBELT BUFFER	
EASEMENT	
DRAINAGE PIPE	
WATERMAIN	W
RECLAIM WATERMAIN	RE
FORCEMAIN	FM
SWALE	
EX. TOP OF BANK	
CI	CURB INLET
JB	JUNCTION BOX
CS	CONTROL STRUCTURE
MES	MITERED END SECTION
FH	FIRE HYDRANT
MH	MANHOLE

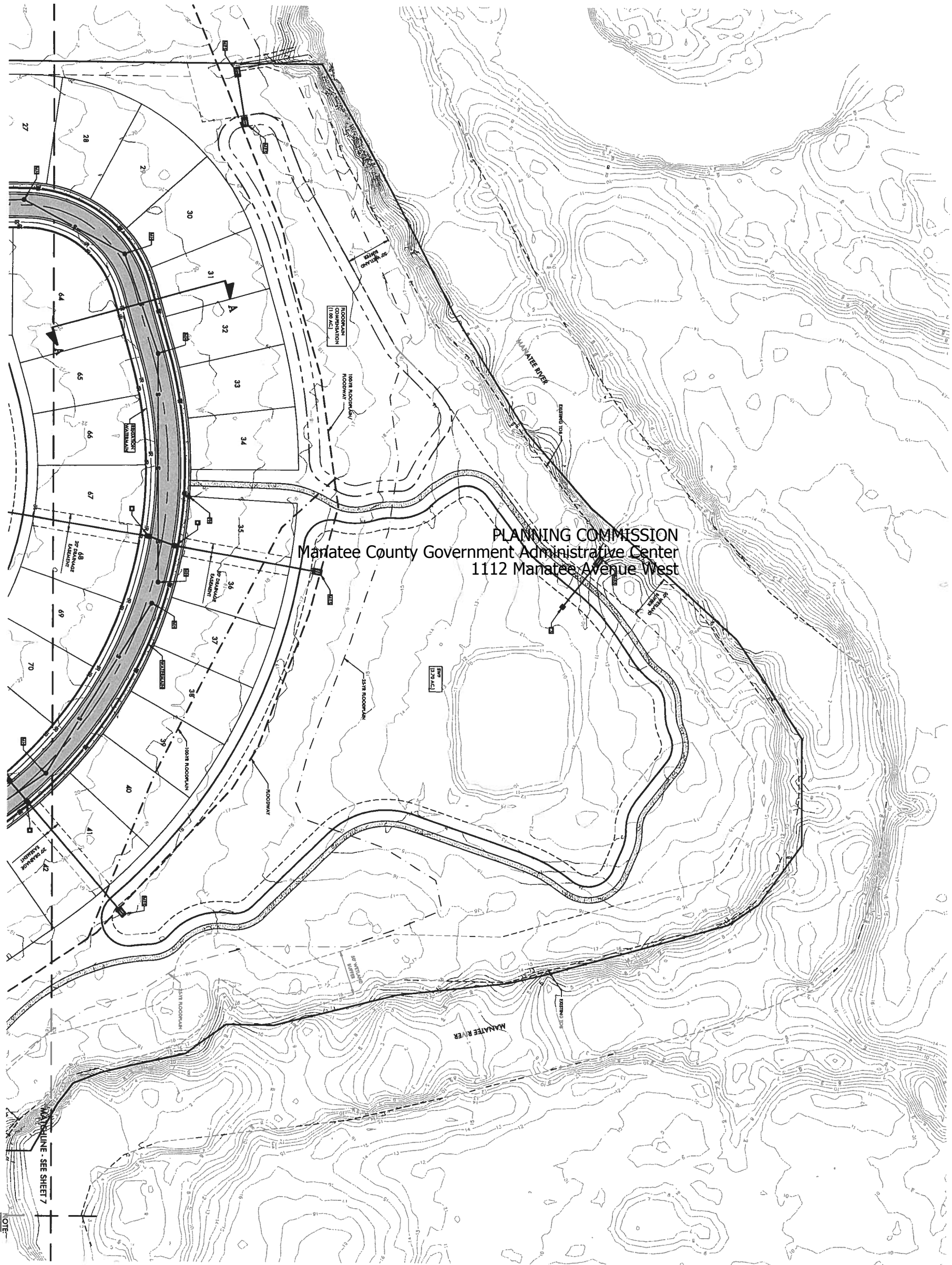
DESIGNED JM
DRAWN MF
DATE 11.2013
JOB NO. 00-43541
SCALE 1"=50'
SHEET 7

PRELIMINARY ENGINEERING PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. ONLY THE PERMITTED PERSONS OR GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS
1
2
3
4
5
6
7

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LB 0007476
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
LC 0000366
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3314



LEGEND

PAVEMENT
SIDEWALK
WETLAND BUFFER
GREENBELT BUFFER
EASEMENT
DRAINAGE PIPE
WATERMAIN
RECLAIM WATERMAIN
FORCEMAIN
SWALE
EX. TOP OF BANK
CI — CURB INLET
JB — JUNCTION BOX
CS — CONTROL STRUCTURE
MES — MITERED END SECTION
FH — FIRE HYDRANT
MH — MANHOLE

NOTE:
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.

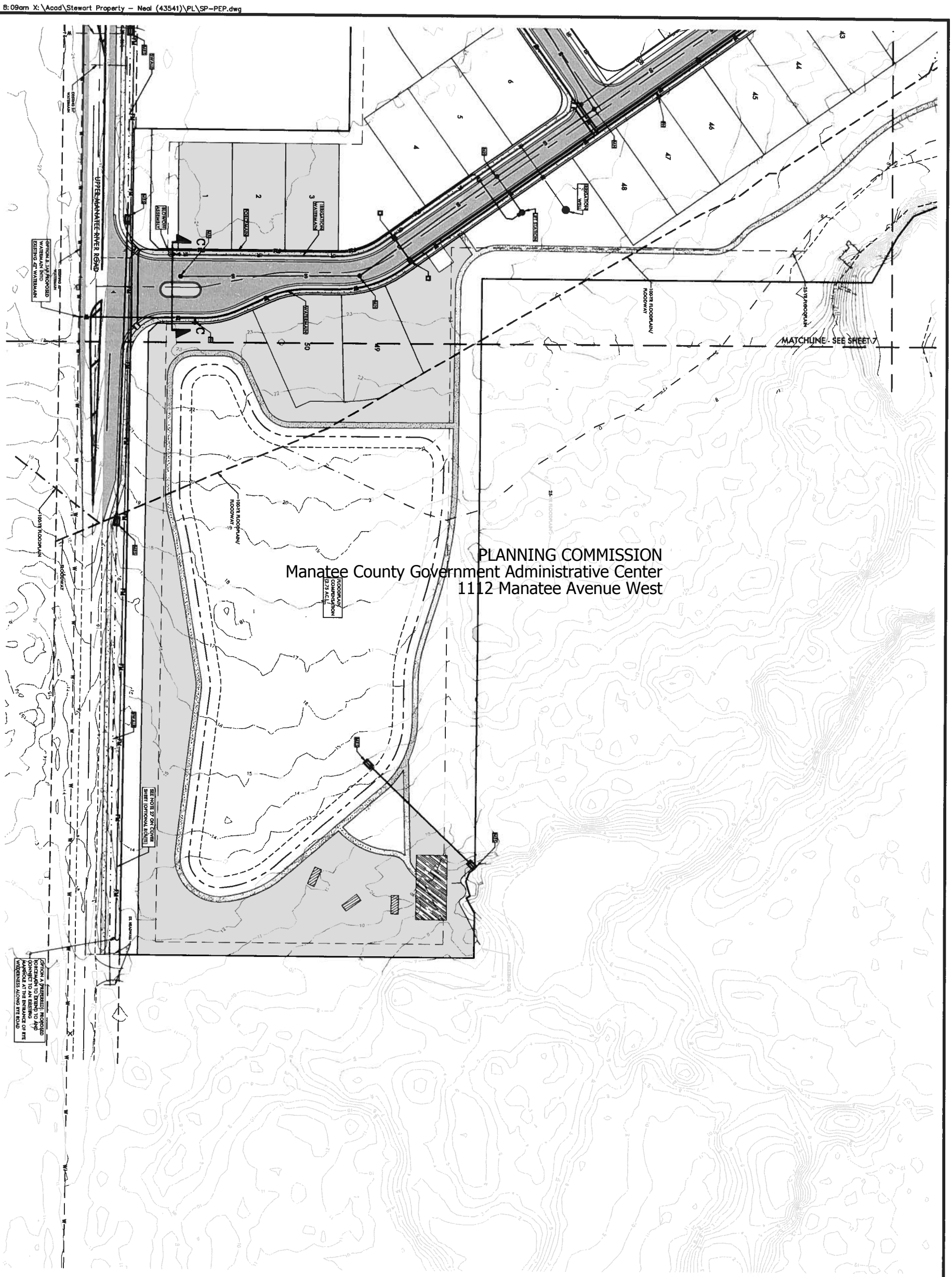
DESIGNED JM
DRAWN MF
DATE 11.2013
JOB NO. 00-43541
SCALE 1"=50'
SHEET 8

PRELIMINARY ENGINEERING PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES AND REVIEWERS THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS
1
2
3
4
5
6
7

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL ZNS@ZNSENG.COM | TELEPHONE 941 748 8080 | FAX 941 748 3316



NOTE:
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.

LEGEND

PAVEMENT
SIDEWALK
WETLAND BUFFER
GREENBELT BUFFER
EASEMENT
DRAINAGE PIPE
WATERMAIN
RECLAIM WATERMAIN
FORCEMAIN
SWALE
EX. TOP OF BANK
CI CURB INLET
JB JUNCTION BOX
CS CONTROL STRUCTURE
MES MITERED END SECTION
FH FIRE HYDRANT
MH MANHOLE

1" = 50'

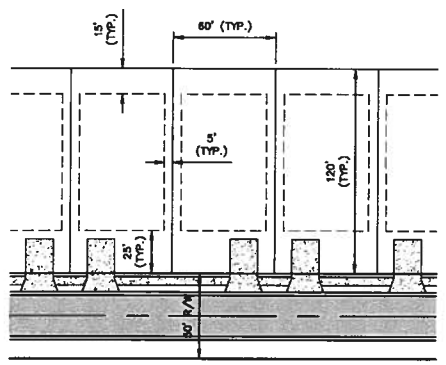
DESIGNED	JM
DRAWN	MF
DATE	11.2013
JOB NO.	00-43541
SCALE	1"=50'
SHEET	9

PRELIMINARY ENGINEERING PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

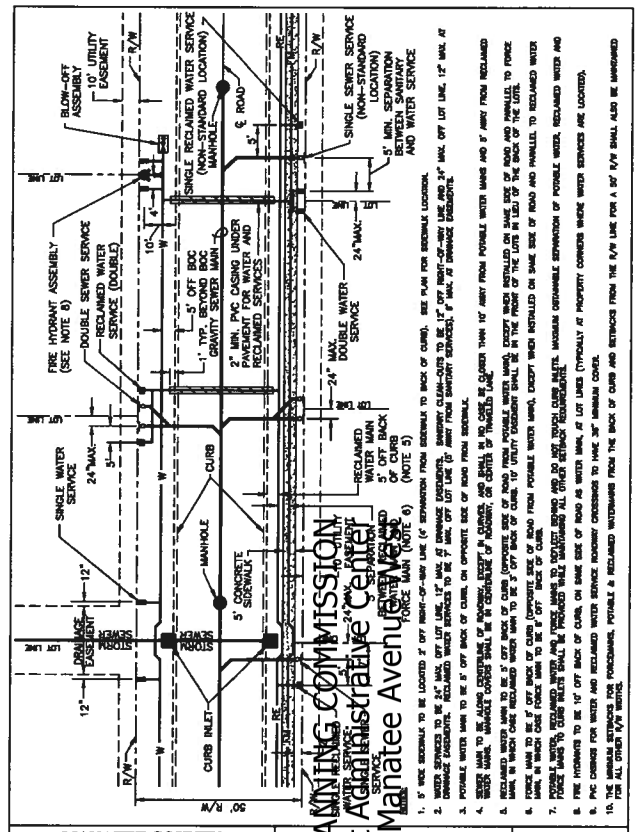
© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS
1
2
3
4
5
6
7

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316



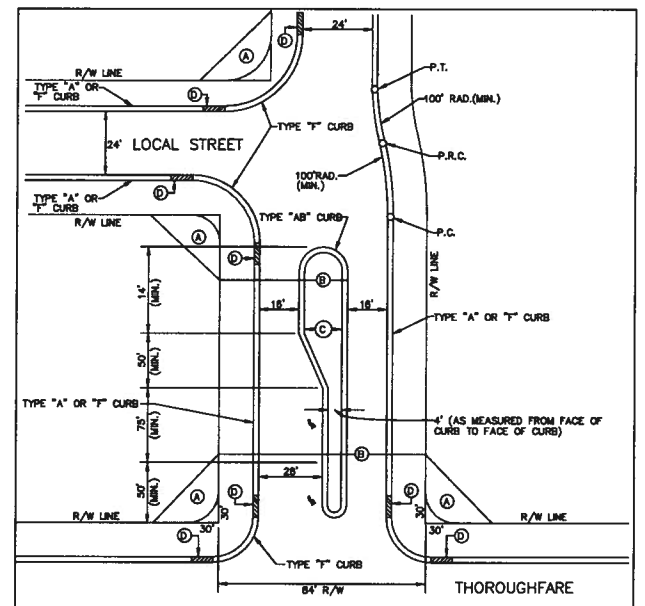
TYPICAL LOT LAYOUT
N.T.S.



1. 5' WIDE SIDEWALK TO BE LOCATED 2' OFF RIGHT-OF-WAY LINE (4' SEPARATION FROM SIDEWALK TO BACK OF CURB). SEE PLAN FOR SIDEWALK LOCATION.
2. WATER SERVICES TO BE 3/4" MIN. OFF LOT LINE, 12" MAX. IN DRAINAGE EASEMENTS. SHARPED CLEAN-OUTS TO BE 12" OFF RIGHT-OF-WAY LINE AND 24" MAX. OFF LOT LINE, 12" MAX. AT DRAINAGE EASEMENTS. SEWER SERVICES TO BE 4" MIN. OFF LOT LINE, 12" MAX. IN DRAINAGE EASEMENTS. SEWER SERVICES TO BE 5' MIN. SEPARATION FROM WATER SERVICES, 9' MAX. AT DRAINAGE EASEMENTS.
3. POTABLE WATER MAIN TO BE 3' OFF BACK OF CURB, ON OPPOSITE SIDE OF ROAD FROM SIDEWALK.
4. SEWER MAIN TO BE ALIGNED CENTERLINE OF ROADWAY, EXCEPT IN CURVES, AND SHALL BE NO CLOSER THAN 10' AWAY FROM RECLAIMED WATER MAIN. DRAINAGE CURBS SHALL BE 6" CENTERLINE OF ROADWAY OR GUTTER OF THROUGH LANE.
5. SINGLE WATER SERVICE TO BE 3/4" MIN. OFF LOT LINE, 12" MAX. IN DRAINAGE EASEMENTS. SINGLE CLEAN-OUTS TO BE 12" OFF RIGHT-OF-WAY LINE AND 24" MAX. OFF LOT LINE, 12" MAX. AT DRAINAGE EASEMENTS. SINGLE RECLAIMED WATER SERVICE TO BE 3/4" MIN. OFF LOT LINE, 12" MAX. IN DRAINAGE EASEMENTS.
6. FORCE MAIN TO BE 3' OFF BACK OF CURB (OPPOSITE SIDE OF ROAD FROM POTABLE WATER MAIN), EXCEPT WHEN INSTALLED ON SAME SIDE OF ROAD AND PARALLEL TO RECLAIMED WATER MAIN. FORCE MAIN TO BE 5' MIN. SEPARATION FROM RECLAIMED WATER MAIN.
7. POTABLE WATER, RECLAIMED WATER, AND FORCE MAIN TO BE 5' MIN. SEPARATION AND TO NOT TOUCH CURB INLETS. MAXIMUM DRAINABLE SEPARATION OF POTABLE WATER, RECLAIMED WATER AND FORCE MAIN TO CURB INLETS SHALL BE PROVIDED WITH SANITARY SEWER, OTHERWISE REFRACTORY.
8. FIRE HYDRANTS TO BE 10' OFF BACK OF CURB, ON SAME SIDE OF ROAD AS WATER MAIN, AT LOT LINES (TYPICALLY AT PROPERTY CORNERS WHERE WATER SERVICES ARE LOCATED).
9. PVC CASINGS FOR WATER AND RECLAIMED WATER SERVICE ROADWAY CROSSINGS TO HAVE 24" MINIMUM COVER.
10. ALL SERVICES SHALL BE LOCATED 5' OFF PROPERTY LINE, EXCEPT WHEN SHARED BY ADJACENT PURCHASERS. POTABLE & RECLAIMED WATERMAINS FROM THE BACK OF CURB AND SETBACKS FROM THE R/W LINE FOR A 50' R/W SHALL ALSO BE MAINTAINED FOR THE ALL OTHER R/W SIZES.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT			
REV.BY	DATE		
CLB/BR	11/10	MAY 100, 20011 DATE OF APPROVAL	LAYOUT FOR R/W	UG-17

PAGE 117



* (A) VISIBILITY TRIANGLE. 30' X 30' AREA PERMITTING NO OBSTRUCTION (1.0 FT. DIA. OR LESS) HIGHER THAN 2' NOR LOWER THAN 8.5', TO ASSURE PROPER VISIBILITY. (SEE L.D.C. 713).

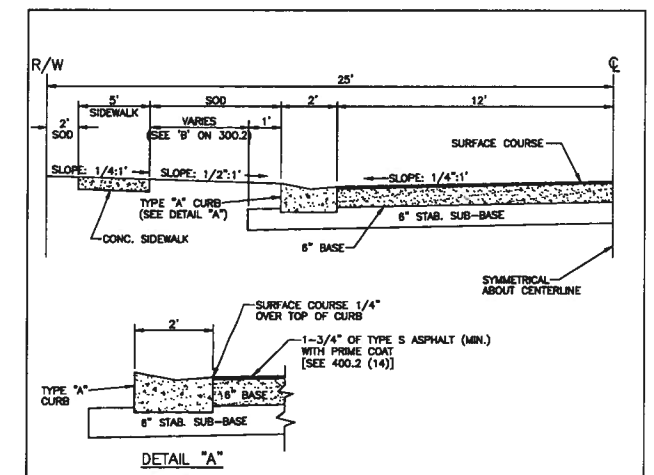
(B) EXTENSION OF VISIBILITY TRIANGLE ACROSS MEDIAN STRIP TO COMPLY WITH STANDARD ABOVE.

(C) MEDIAN STRIP MINIMUM WIDTH 19.33' FROM BACK OF CURB TO BACK OF CURB, LENGTH – 300' MAX NOT EXTENDING BEYOND P.C. OF PAVEMENT INTERSECTION RADIUS OR R/W LINE OF INTERSECTING STREET.

(D) MINIMUM 5' CURB TRANSITION.
SEE SECTION 200 "CURB & GUTTER" SHEET 201.0 FOR CURB TYPE.
SEE SHEET 400.1 "GENERAL NOTES"
RADIUS AS REQUIRED BY ROAD DESIGNATION, LOCAL TO LOCAL 25' R., LOCAL TO THOROUGHFARE 35' R., THOROUGHFARE TO THOROUGHFARE 50' R.

* 30' IS A MINIMUM, MAY BE GREATER, VISIBILITY TRIANGLE TO BE DESIGNED PER F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONST. & MAIN. FOR STREETS & HIGHWAYS (GREEN BOOK), LATEST REVISION.

MANATEE COUNTY TRANSPORTATION DEPARTMENT			
REV.BY	DATE		
		6/12/07 DATE OF B.O.C.C. APPROVAL	MEDIAN REQUIREMENTS	402.2



NOTES:

A) 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. A performance bond shall be required if the second lift is delayed beyond acceptance of the road.

B) Base course shall consist of 4-1/2" compacted sand asphalt base (1200 lbs. stab.) or 6" Caloosahatchee shell compacted to 98% AASHTO T-180 density LBR 100 or 6" soil cement.*

C) 6" stabilized sub-base shell marl blended with sandy sub-grade minimum LBR 40, 98% T180 AASHTO.

D) On new construction, sanitary sewer may be placed on centerline of R/W if desired. All laterals to be installed at the same time as sanitary sewer main line.

E) See section 201.0 for curb and gutter types.

F) No portion of drainage pipe shall be allowed in sub-base. 12"minimum cover is required on storm drain.

G) Sidewalk shall be 1'or 2' inside R/W line, with 2' preferable. To be constructed per section 300.1

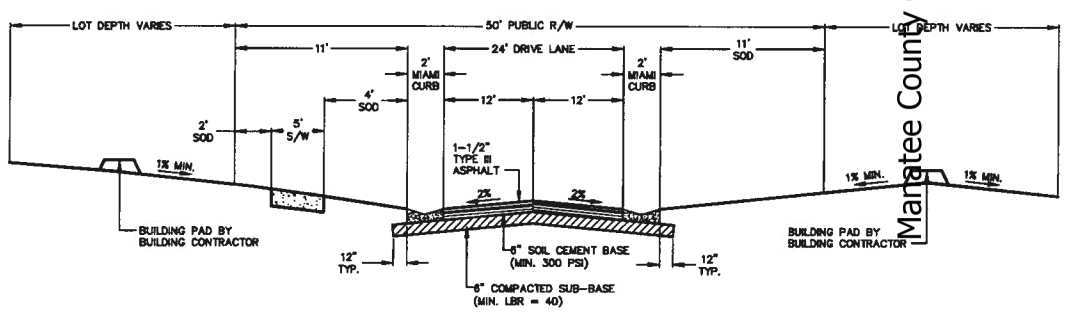
H) Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.

I) If sidewalks are not required, only 2' of sod is required back of curb. Hydromulch balance of right-of-way.

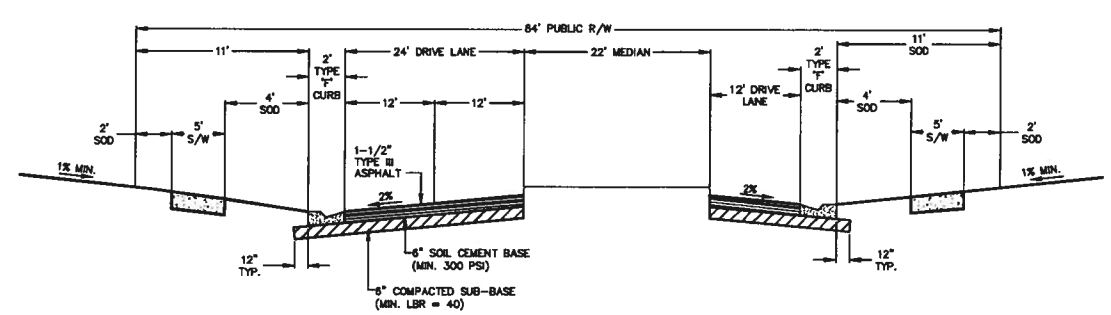
J) Sodding shall be installed per section 400.1 (8)

* Or approved equal, meeting same structural number.

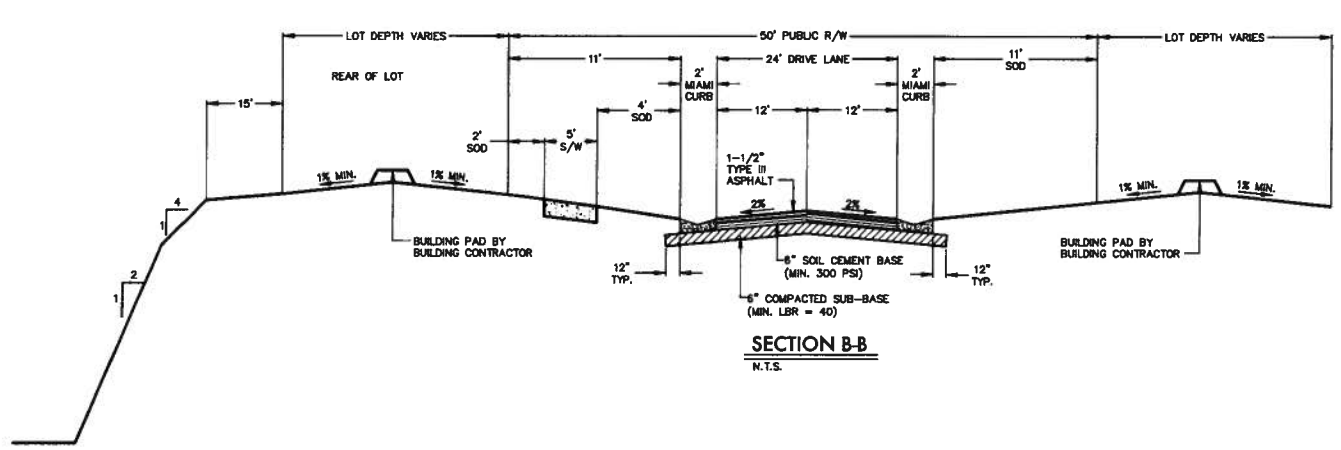
MANATEE COUNTY TRANSPORTATION DEPARTMENT			
REV.BY	DATE		
		6/12/07 DATE OF B.O.C.C. APPROVAL	LOCAL URBAN RESIDENTIAL	401.8



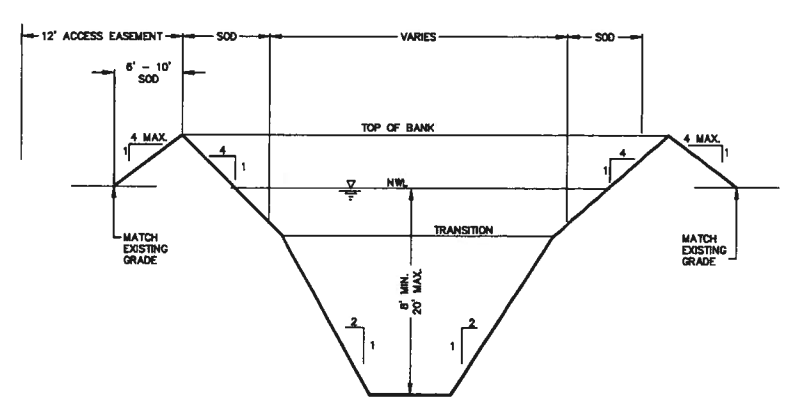
SECTION A-A
N.T.S.



SECTION C-C
N.T.S.



SECTION B-B
N.T.S.



TYPICAL SWF DETAIL
N.T.S.

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 948 BRADENTON, FL 34206 | 301 6th AVENUE EAST BRADENTON, FL 34208
PHONE: (941) 748-3031 | FAX: (941) 748-3034 | WWW.ZNSENGINEERING.COM

REVISIONS
1
2
3
4
5
6
7

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE UNITED STATES COPYRIGHT ACT. REPRODUCTION OF ALL OR PART OF THIS DOCUMENT BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED EXCEPT WITH THE WRITTEN PERMISSION OF ZNS ENGINEERING, L.C. AND UNDERSTANDING AND AGREEMENT TO COMPENSATE ZNS ENGINEERING, L.C. FOR ANY UNAUTHORIZED USE. VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. CHAPTER 119 F.S.

PRELIMINARY SECTIONS AND DETAILS
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	JCM
DRAWN	JAF
DATE	11.2013
JOB NO.	09-43541
SCALE	AS SHOWN
SHEET	10

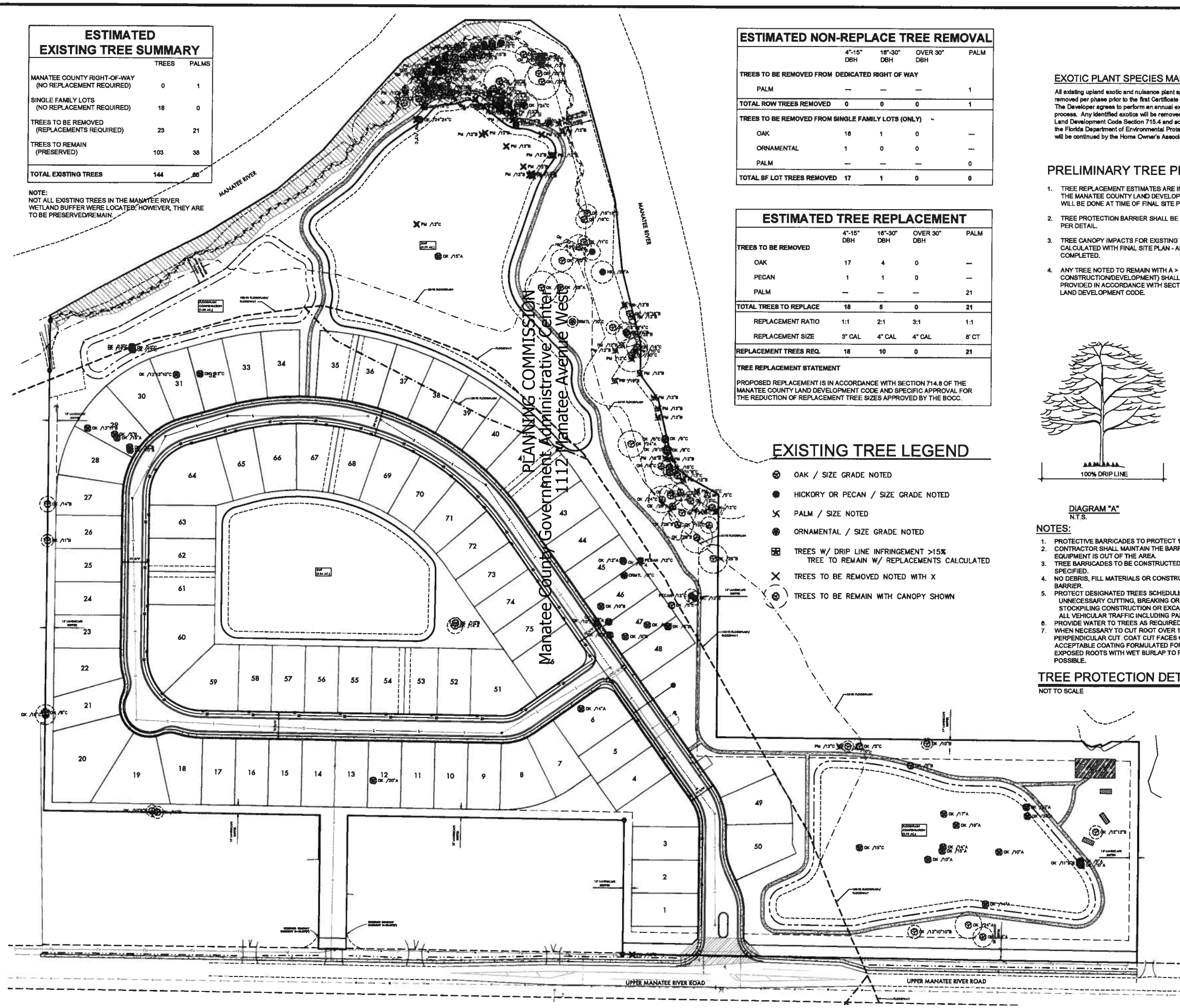
Mon, 27 Jan 2014 - 8:09am X:\Acad\Stewart Property - Neal (43541)\PL\SP-DET.dwg

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West
Bradenton, Florida

ESTIMATED EXISTING TREE SUMMARY

	TREES	PALMS
MANATEE COUNTY RIGHT-OF-WAY (NO REPLACEMENT REQUIRED)	0	1
SINGLE FAMILY LOTS (NO REPLACEMENT REQUIRED)	18	0
TREES TO BE REMOVED (REPLACEMENTS REQUIRED)	23	21
TREES TO REMAIN (PRESERVED)	103	38
TOTAL EXISTING TREES	144	60

NOTE:
NOT ALL EXISTING TREES IN THE MANATEE RIVER WETLAND BUFFER WERE LOCATED, HOWEVER, THEY ARE TO BE PRESERVED/REMAIN.



ESTIMATED NON-REPLACE TREE REMOVAL

	4"-15" DBH	16"-30" DBH	OVER 30" DBH	PALM
TREES TO BE REMOVED FROM DEDICATED RIGHT OF WAY				
PALM	—	—	—	1
TOTAL ROW TREES REMOVED	0	0	0	1
TREES TO BE REMOVED FROM SINGLE FAMILY LOTS (ONLY)				
OAK	16	1	0	—
ORNAMENTAL	1	0	0	—
PALM	—	—	—	0
TOTAL SF LOT TREES REMOVED	17	1	0	0

ESTIMATED TREE REPLACEMENT

	4"-15" DBH	16"-30" DBH	OVER 30" DBH	PALM
TREES TO BE REMOVED				
OAK	17	4	0	—
PECAN	1	1	0	—
PALM	—	—	—	21
TOTAL TREES TO REPLACE	18	5	0	21
REPLACEMENT RATIO	1:1	2:1	3:1	1:1
REPLACEMENT SIZE	3" CAL	4" CAL	4" CAL	8' CT
REPLACEMENT TREES REQ.	18	10	0	21

TREE REPLACEMENT STATEMENT

PROPOSED REPLACEMENT IS IN ACCORDANCE WITH SECTION 714.8 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE AND SPECIFIC APPROVAL FOR THE REDUCTION OF REPLACEMENT TREE SIZES APPROVED BY THE BOCC.

EXISTING TREE LEGEND

- OAK / SIZE GRADE NOTED
- HICKORY OR PECAN / SIZE GRADE NOTED
- PALM / SIZE NOTED
- ORNAMENTAL / SIZE GRADE NOTED
- TREES W/ DRIP LINE INFRINGEMENT >15% TREE TO REMAIN W/ REPLACEMENTS CALCULATED
- TREES TO BE REMOVED NOTED WITH X
- TREES TO BE REMAIN WITH CANOPY SHOWN

0' 40 80 160
SCALE: 1"=80'

EXOTIC PLANT SPECIES MANAGEMENT PLAN

All existing upland exotic and nuisance plant species existing on the site shall be removed per phase prior to the first Certificate of Occupancy issuance of that phase. The Developer agrees to perform an annual exotic inspection during the development process. Any identified exotics will be removed in accordance with Manatee County Land Development Code Section 715.4 and acceptable procedures as established by the Florida Department of Environmental Protection. Annual inspections and removal will be continued by the Home Owner's Association.

PRELIMINARY TREE PROTECTION NOTES

1. TREE REPLACEMENT ESTIMATES ARE IN ACCORDANCE WITH SECTION 714 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. FINAL CALCULATIONS WILL BE DONE AT TIME OF FINAL SITE PLAN.
2. TREE PROTECTION BARRIER SHALL BE INSTALLED FOR TREES TO REMAIN AS PER DETAIL.
3. TREE CANOPY IMPACTS FOR EXISTING TREES TO REMAIN WILL BE CALCULATED WITH FINAL SITE PLAN - AFTER GRADING PLANS HAVE BEEN COMPLETED.
4. ANY TREE NOTED TO REMAIN WITH A > 15% IMPACT TO THE CANOPY (DUE TO CONSTRUCTION/DEVELOPMENT) SHALL HAVE REPLACEMENT TREES PROVIDED IN ACCORDANCE WITH SECTION 714 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.

DIAGRAM "A"
N.T.S.

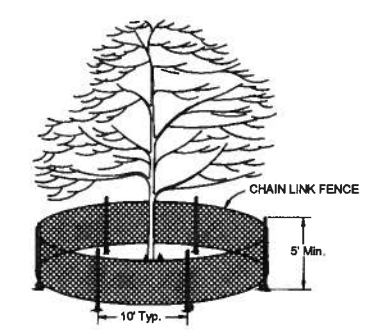


DIAGRAM "B"
N.T.S.

NOTES:

1. PROTECTIVE BARRICADES TO PROTECT 100% OF CANOPY UNLESS OTHERWISE SPECIFIED.
2. CONTRACTOR SHALL MAINTAIN THE BARRIERS UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF THE AREA.
3. TREE BARRICADES TO BE CONSTRUCTED OF CHAIN LINK FENCE (NEW OR USED) UNLESS OTHERWISE SPECIFIED.
4. NO DEBRIS, FILL MATERIALS OR CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN CONFINES OF BARRIER.
5. PROTECT DESIGNATED TREES SCHEDULED TO REMAIN AGAINST: UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP LINE, EXCESS FOOT AND ALL VEHICULAR TRAFFIC INCLUDING PARKING.
6. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR VIGOR.
7. WHEN NECESSARY TO CUT ROOT OVER 1" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN, PERPENDICULAR CUT. COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.

TREE PROTECTION DETAIL

NOT TO SCALE

KRIEGER L. BERGTEIER
LANDSCAPE ARCHITECT (001180)
SIGNATURE

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 1148 BRADENTON, FL 34206 | 301 6th AVENUE DRIVE EAST BRADENTON, FL 34208
PHONE: 941.748.3031 | FAX: 941.748.3034 | WWW.ZNSENGINEERING.COM

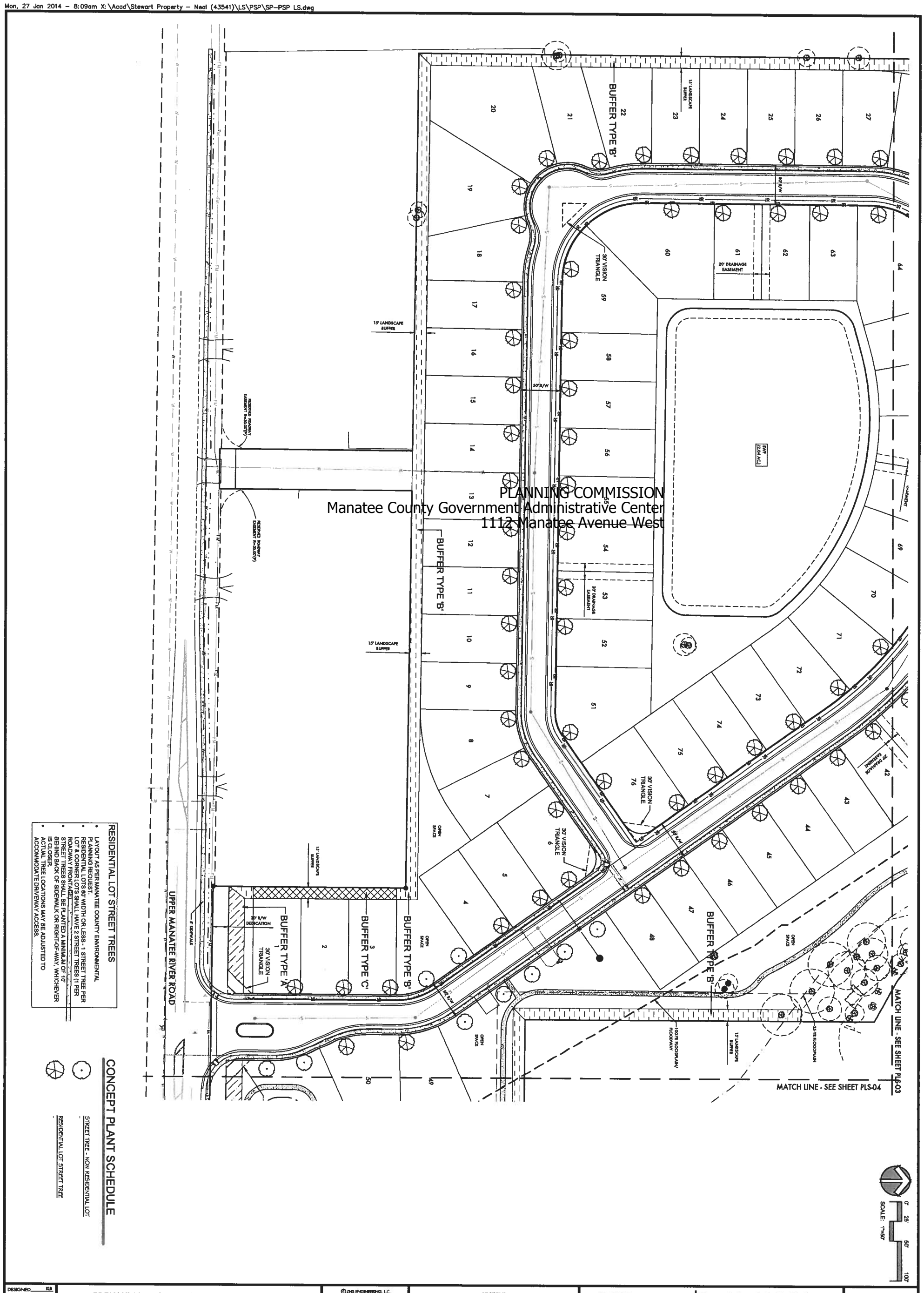
REVISIONS	
1. PSP SUBMITTAL	2013.11.14 KLB
2. REVISED AS PER MC COMMENTS	2013.12.19 KLB
3.	
4.	
5.	
6.	
7.	

©ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE UNITED STATES COPYRIGHT ACT. REPRODUCTION OF THIS DOCUMENT OR ANY PART OF THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZNS ENGINEERING, L.C. COPYRIGHT VIOLATORS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

PRELIMINARY SITE PLAN - TREE PROTECTION PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: KLB
DRAWN: KLB
DATE: 11/2013
JOB NO.: 09-43541
SCALE: 1"=80'
SHEET: 15/31

Mon, 27 Jan 2014 - 8:09am X:\Acad\Stewart Property - Neal (43541)\LS\PSP\SP-PSP TRR.dwg



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

RESIDENTIAL LOT STREET TREES

- LAYOUT AS PER MANATEE COUNTY ENVIRONMENTAL PLANNING REQUEST.
- RESIDENTIAL LOTS 60' WIDTH OR LESS - 1 STREET TREE PER LOT & CORNER LOTS SHALL HAVE 2 STREET TREES (1 PER ROADWAY FRONTAGE).
- STREET TREES SHALL BE PLANTED A MINIMUM OF 10' BEHIND BACK OF SIDEWALK OR RIGHT-OF-WAY, WHICHEVER IS CLOSER.
- ACTUAL TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY ACCESS.

CONCEPT PLANT SCHEDULE

STREET TREE - NON RESIDENTIAL LOT

RESIDENTIAL LOT STREET TREE

DESIGNED	KLB
DRAWN	KLB
DATE	11.2013
JOB NO.	00-43541
SCALE	1"=50'
SHEET	PLS-02

PRELIMINARY SITE PLAN - PLANTING PLAN

FOR

STEWART GROVE

LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

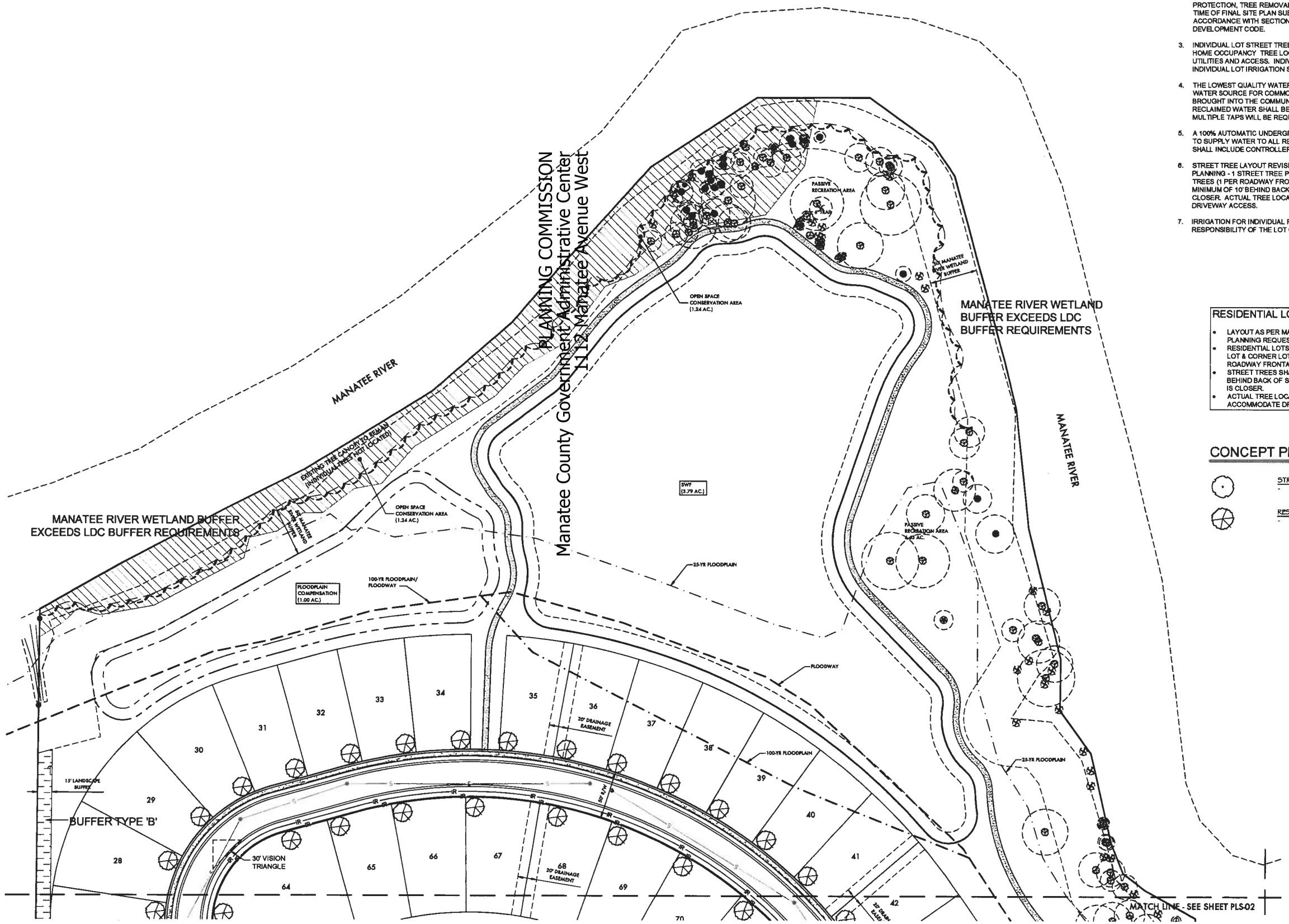
© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. NO PERSON IS GRANTED PERMISSION BY ZNS TO CONTRACTORS OR AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS

1	PSP SUBMITTAL	2013.11.14 KLB
2	REVISED AS PER MC COMMENTS	2013.12.19 KLB
3		
4		
5		
6		
7		

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 301 9th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316

KIMBER L. BERGTER
LANDSCAPE ARCHITECT #001580
SIGNATURE



0' 25' 50' 100'
SCALE: 1"=50'

PRELIMINARY SITE PLAN NOTES

1. THIS IS A PRELIMINARY LANDSCAPE PLAN. ADDITIONAL AND MORE SPECIFIED INFORMATION WILL BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMITTAL.
2. A TREE LOCATION SURVEY WILL BE COMPLETED ALONG WITH TREE PROTECTION, TREE REMOVAL AND TREE REPLACEMENT CALCULATIONS AT TIME OF FINAL SITE PLAN SUBMITTAL. CALCULATIONS WILL BE IN ACCORDANCE WITH SECTION 714 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
3. INDIVIDUAL LOT STREET TREES SHALL BE INSTALLED BY BUILDER PRIOR TO HOME OCCUPANCY TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES AND ACCESS. INDIVIDUAL LOT TREES WILL BE IRRIGATION BY THE INDIVIDUAL LOT IRRIGATION SYSTEMS.
4. THE LOWEST QUALITY WATER SOURCE SHALL BE USED AS AN IRRIGATION WATER SOURCE FOR COMMON AREA PLANTINGS. RECLAIMED WATER WILL BE BROUGHT INTO THE COMMUNITY VIA UPPER MANATEE RIVER ROAD. RECLAIMED WATER SHALL BE USED AS THE IRRIGATION WATER SOURCE. MULTIPLE TAPS WILL BE REQUIRED THROUGHOUT THE DEVELOPMENT.
5. A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLY WATER TO ALL REQUIRED LANDSCAPE MATERIAL. THE SYSTEM SHALL INCLUDE CONTROLLERS WITH RAIN SENSORS.
6. STREET TREE LAYOUT REVISED AS PER MANATEE COUNTY ENVIRONMENTAL PLANNING - 1 STREET TREE PER LOT - CORNER LOTS SHALL HAVE 2 STREET TREES (1 PER ROADWAY FRONTAGE). STREET TREES SHALL BE PLANTED A MINIMUM OF 10' BEHIND BACK OF SIDEWALK OR RIGHT-OF-WAY, WHICHEVER IS CLOSER. ACTUAL TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY ACCESS.
7. IRRIGATION FOR INDIVIDUAL RESIDENTIAL LOT STREET TREES SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

RESIDENTIAL LOT STREET TREES

- LAYOUT AS PER MANATEE COUNTY ENVIRONMENTAL PLANNING REQUEST.
- RESIDENTIAL LOTS 60' WIDTH OR LESS - 1 STREET TREE PER LOT & CORNER LOTS SHALL HAVE 2 STREET TREES (1 PER ROADWAY FRONTAGE)
- STREET TREES SHALL BE PLANTED A MINIMUM OF 10' BEHIND BACK OF SIDEWALK OR RIGHT-OF-WAY, WHICHEVER IS CLOSER.
- ACTUAL TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY ACCESS.

CONCEPT PLANT SCHEDULE

STREET TREE - NON RESIDENTIAL LOT

RESIDENTIAL LOT STREET TREE

KIMBER L. BERUTER
LANDSCAPE ARCHITECT FL#1080
SIGNATURE DATE

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 848 BRADENTON, FL 34206 | 201 9th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3314

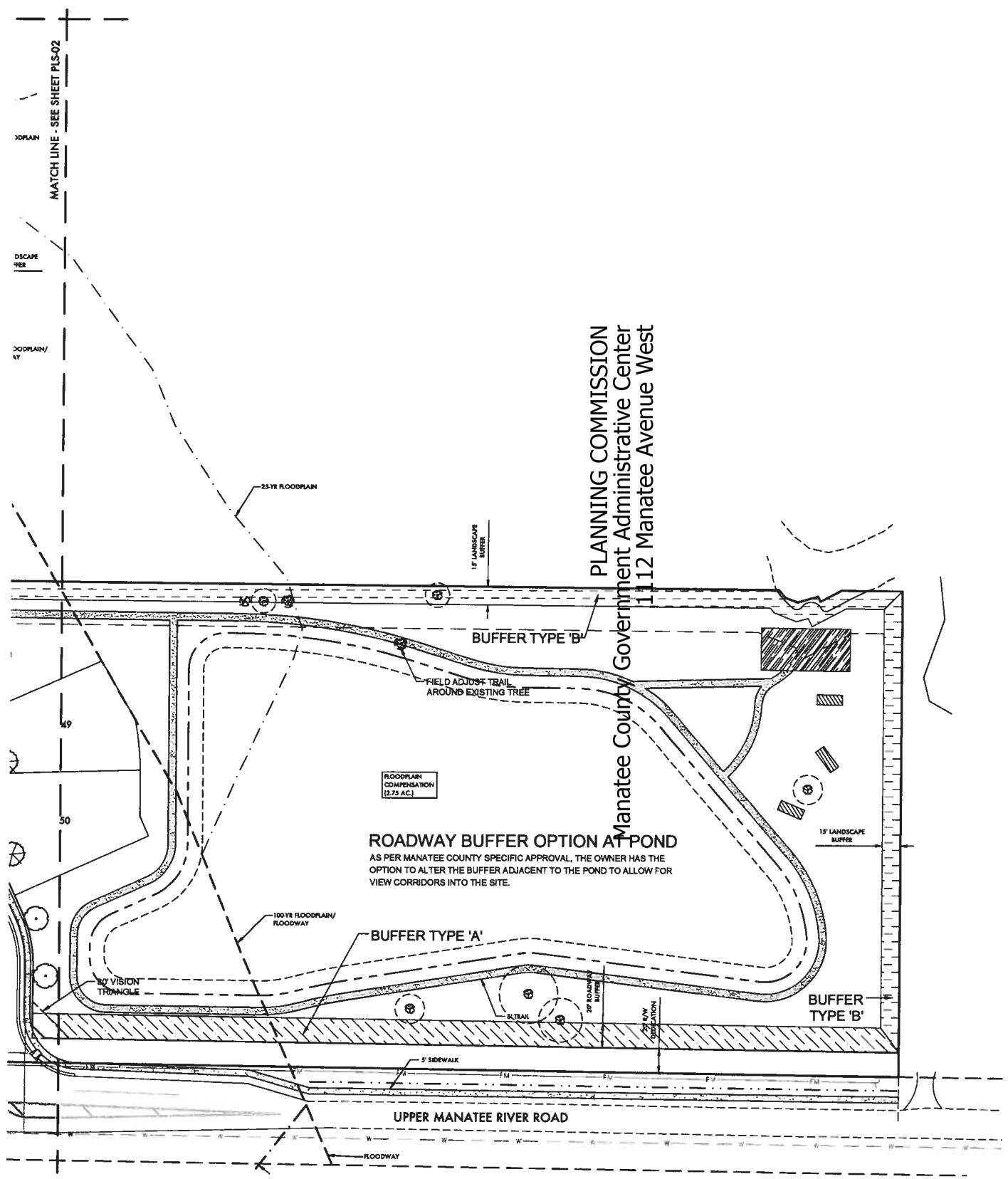
REVISIONS	
1 PSP SUBMITTAL	2013.11.14 KLB
2 REVISED AS PER MC COMMENTS	2013.12.19 KLB
3	
4	
5	
6	
7	

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE UNITED STATES COPYRIGHT LAW. REPRODUCTION OR ALTERATION OF THE DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS, WHETHER ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. COMPRISES COPYRIGHT INFRINGEMENT AND IS SUBJECT TO LEGAL SERVICE WITH F.S. CHAPTER 119.

PRELIMINARY SITE PLAN - PLANTING PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: KLB
DRAWN: BB
DATE: 11.20.13
JOB NO.: 02-43541
SCALE: 1"=50'
SHEET: PLS-01

Mon, 27 Jan 2014 - 8:10am X:\Acad\Stewart Property - Neal (43541)\LS\PSP\SP-PSP LS.dwg

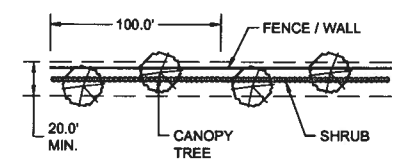


PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

TYPICAL BUFFER TYPES & REQUIREMENTS

NOTE: EXISTING WETLANDS, WETLAND BUFFERS, AND UPLAND PRESERVATION AREAS TO REMAIN LOCATED WITHIN REQUIRED BUFFERS SHALL BE USED TO MEET PERIMETER BUFFER REQUIREMENTS.

BUFFER TYPE 'A'

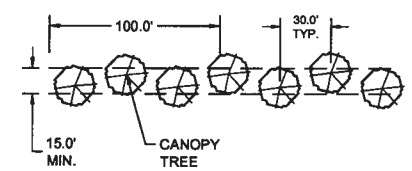


AS PER SECTION 715.3.2, RESIDENTIAL ROADWAY BUFFERS SHALL MEET THE FOLLOWING CRITERIA:

1. MINIMUM WIDTH OF 20.0' ALONG A THOROUGHFARE
2. CONTINUOUS FENCE / WALL
3. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEROF:
   - CANOPY TREES - MIN. TWO 2.5" CAL., 10' HT & 4' SPR
   - SHRUBS - MIN. 33 SHRUBS.
   - OPACITY TO MEET MANATEE COUNTY STANDARDS

ROADWAY BUFFER - UPPER MANATEE RIVER ROAD

BUFFER TYPE 'B'

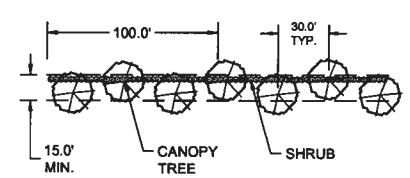


AS PER SECTION 715.3.2, RESIDENTIAL GREENBELT BUFFERS SHALL MEET THE FOLLOWING CRITERIA:

1. MINIMUM WIDTH OF 15.0'
2. CONTAIN THE FOLLOWING:
   - CANOPY TREES - ONE 2.5" CAL., 10' HT & 4' SPR, PER 30' LF OF GREENBELT BUFFER

GREENBELT BUFFER - ADJACENT TO RESIDENTIAL & RECREATIONAL

BUFFER TYPE 'C'



AS PER SECTION 715.3.2, RESIDENTIAL GREENBELT BUFFERS SHALL MEET THE FOLLOWING CRITERIA:

1. MINIMUM WIDTH OF 15.0'
2. CONTAIN THE FOLLOWING:
   - CANOPY TREES - ONE 2.5" CAL., 10' HT & 4' SPR, PER 30' LF OF GREENBELT BUFFER

ADDITIONAL SCREENING:
1. SHRUBS - MIN. 33 SHRUBS PER 100 LF

ENHANCED GREENBELT BUFFER - RESIDENTIAL
REAR YARDS ADJACENT TO EXISTING SIDE YARDS

RESIDENTIAL LOT STREET TREES

- LAYOUT AS PER MANATEE COUNTY ENVIRONMENTAL PLANNING REQUEST.
- RESIDENTIAL LOTS 60' WIDTH OR LESS - 1 STREET TREE PER LOT & CORNER LOTS SHALL HAVE 2 STREET TREES (1 PER ROADWAY FRONTAGE).
- STREET TREES SHALL BE PLANTED A MINIMUM OF 10' BEHIND BACK OF SIDEWALK OR RIGHT-OF-WAY, WHICHEVER IS CLOSER.
- ACTUAL TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY ACCESS.

CONCEPT PLANT SCHEDULE

STREET TREE - NON RESIDENTIAL LOT

RESIDENTIAL LOT STREET TREE

0' 25' 50' 100'
SCALE: 1"=50'

KIMBER L. BRENNER
LANDSCAPE ARCHITECT FL#1660
SIGNATURE

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 1445 BRADENTON, FL 34206 | 301 10th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941 748 8080 | FAX 941 748 3316

REVISIONS
1. PSP SUBMITTAL 2013.11.14 KLB
2. REVISED AS PER MC COMMENTS 2013.12.19 KLB
3.
4.
5.
6.
7.

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE UNITED STATES COPYRIGHT ACT. THE DUPLICATION OR ALTERATION OF THE DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. COPIES IF ALLOWED MUST BE MADE IN ACCORDANCE WITH THE ABOVE COPYRIGHT LAW AND WITH F.S. CHAPTER 119

PRELIMINARY SITE PLAN - PLANTING PLAN
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED KLB
DRAWN KLB
DATE 11.2013
JOB NO. 00-4341
SCALE 1"=50'
SHEET PSP-01

Mon, 27 Jan 2014 - 8:10am X:\Acad\Stewart Property - Neal (43541)\LS\PSP\SP-PSP LS.dwg

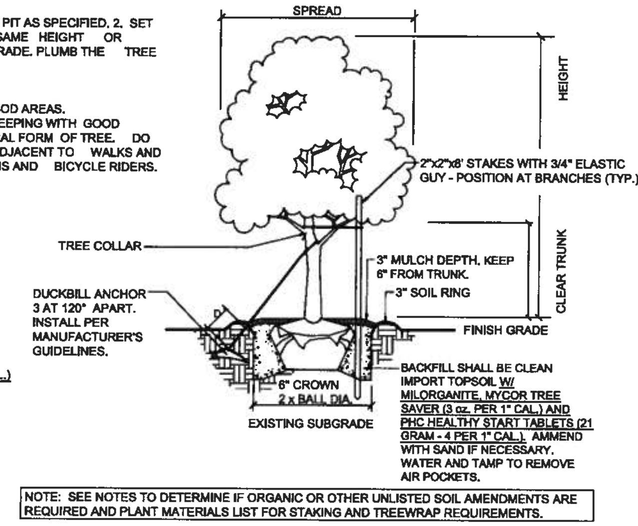
PLANTING GENERAL NOTES

1. LANDSCAPE NOTES ARE ALL INCLUSIVE. ALL QUESTIONS CONCERNING THE LANDSCAPE PLAN, DETAILS, AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (941) 748-8080.
2. REVIEW THE GENERAL NOTES, PLANT MATERIAL LIST, PLANS, DETAILS, AND WRITTEN SPECIFICATIONS (IF PROVIDED). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE LANDSCAPE PLAN AS DRAWN AND DIRECTED BY THE NOTES AND SPECIFICATIONS. CONTACT THE LANDSCAPE ARCHITECT WHEN SIGNIFICANT FIELD CHANGES REQUIRE PLAN REVISIONS.
3. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
4. PLANT COUNT TOTALS IN THE PLANT MATERIALS LIST ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. IMPROVISATIONS MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL COSTS TO THE OWNER.
5. SOD, MULCH, AND TOPSOIL QUANTITIES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY QUANTITIES NOTED ON THE PLANS ARE FOR REFERENCE ONLY. SODDING OF SWALES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR; HOWEVER, SOD FOR RETENTION AREAS (LAKE BANKS AND DRY RETENTION PONDS) SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. PRIOR TO SUBMITTING THE BID, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS. SEE ENGINEERING (CIVIL) PLANS FOR ADDITIONAL SITE INFORMATION.
7. ALL PLANTS FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA NO. 1 QUALITY OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA 2ND EDITION (FEB. 1998 & UPDATED MAY 2006) & AS AMENDED. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE ACCEPTABILITY OF ALL PLANT MATERIAL SUPPLIED BY THE LANDSCAPE CONTRACTOR. SPECIMEN MATERIAL SHALL BE APPROVED BEFORE INSTALLATION.
8. ALL B&B OR "FIELD GROWN" MATERIAL (EXCEPT PALMS) SHALL BE OBTAINED FROM "ROOTS PLUS" CERTIFIED NURSERIES.
9. ALL PLANT MATERIAL THAT HAS BEEN FIELD TAGGED BY THE LANDSCAPE ARCHITECT SHALL REMAIN TAGGED UNTIL FINAL ACCEPTANCE OF THE PROJECT. ALL MATERIAL NOT TAGGED BY LANDSCAPE ARCHITECT IS SUBJECT TO REJECTION. REJECTED PLANT MATERIAL SHALL BE REPLACED AT CONTRACTORS EXPENSE UNTIL ACCEPTABLE MATERIAL IS PROVIDED.
10. IT SHALL BE THE LANDSCAPE CONTRACTORS FINANCIAL RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER; AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED AT NO ADDITIONAL COST TO THE OVER FOR SUSTAINED WINDS OF LESS THAN 65 MPH.
11. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE: PRUNING, MULCHING, WEEDING, REPLACEMENT OF STICKS OR DEAD PLANTS, WATERING (INCLUDING THE COST OF EQUIPMENT SUCH AS A WATER TRUCK), AND ANY OTHER CARE WHICH IS NECESSARY FOR PROPER GROWTH OF PLANT MATERIAL.
12. ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE BY THE OWNER. RELOCATED MATERIALS AND OWNER SUPPLIED MATERIALS ARE EXEMPT. DURING THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR THEFT, VANDALISM, OR UNUSUAL ACTS OF GOD
13. ALL TRIMMING OF EXISTING TREES SHALL BE CONDUCTED OR OVERSEEN BY A CERTIFIED ARBORIST.
14. TOPSOIL MATERIAL, WHEN CALLED FOR ON THE PLANT LIST, SHALL BE FREE OF STICKS, STONES AND DEBRIS LARGER THAN 1" IN DIAMETER, AS WELL AS, ANY OTHER MATERIAL THAT MAY BE TOXIC OR OTHERWISE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE FERTILE, AND HAVE A PH LEVEL BETWEEN 6.5 AND 7.5.
15. ALL BACKFILL SOIL MIXTURES SHALL CONTAIN BEST ON-SITE TOPSOIL, 20% PEAT, AND AMENDMENTS AS PER NOTES AND DETAILS. PH LEVELS SHALL BE BETWEEN 6.5 AND 7.5. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ACHIEVETHE PROPER PH LEVEL. MIX ORGANIC SOIL AMENDMENTS THOROUGHLY WITH THE NATIVE SOIL BEFORE BACKFILLING PLANTS.
16. STAKE ALL TREES. SEE TREE PLANTING DETAIL.
17. PROVIDE ARBORGARD+ FLEXIBLE BARK PROTECTORS (MODEL A69-4) AROUND BASE OF TRUNK FOR ALL SINGLE TRUNK TREES FREESTANDING IN SODDED AREAS. THEY ARE AVAILABLE AT ARBORIST SUPPLY HOUSE, INC., (FT. LAUDERDALE, FL: 1-800-749-9528).
18. ALL TREES SHALL BE PLANTED WITH MYCOR TREE SAVER (3oz PER 1" CAL.) AND PHC HEALTHY START MACRO TABLETS (21 GRAM - 4 PER 1" CAL.) - SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION METHOD (PLANT HEALTH CARE, INC. 941-751-9455, JOHN DEERE LANDSCAPES 941-721-8882, SOUTHEAST PARTNERS 239-267-0156, PROFESSIONAL SUPPLY (561) 289-4511 AND UNIVERSAL SUPPLY 954-979-060) - OR APPROVED EQUAL.
19. ALL PALMS SHALL BE PLANTED WITH MYCOR PALM SAVER - SEE MANUFACTURERS SPECIFICATIONS FOR APPLICATION RATE AND INSTALLATION METHOD (PLANT HEALTH CARE, INC. 1-800-421-9051) - OR APPROVED EQUAL.
20. ON NON-IRRIGATED SITES OR AREAS, TREES AND PALMS SHALL ALSO RECEIVE TERRA-SORB HYDRO GEL (PLANT HEALTH CARE INC.) AS PER MANUFACTURER SPECIFICATIONS - OR APPROVED EQUAL.
21. ALL SHRUBS SHALL RECEIVE 1/2 LB. OF MILORGANITE PER FOOT OF HEIGHT; TREES SHALL RECEIVE 5 LBS. PER INCH OF CALIPER; AND GROUND COVERS SHALL BE FERTILIZED AS PER LABEL INSTRUCTIONS - OR APPROVED EQUAL. IN ALL INSTANCES FERTILIZER SHALL BE MIXED IN EVENLY WITH BACKFILL MATERIAL
22. ALL SHRUBS AND GROUNDCOVER SHALL ALSO RECEIVE PHC HEALTHY START MACRO TABLETS (21 GRAM - 1 PER 1 GAL., 3 PER 5 GAL., 4 PER 10 GAL., AND 5 PER 15 GAL.). INSTALL AS PER MANUFACTURERS DIRECTIONS.
23. ONLY PRUNE TREES AND SHRUBS TO REMOVE DEAD OR DAMAGED FOLIAGE - OR TO COMPENSATE FOR ROOT LOSS CAUSED BY TRANSPLANTING. MAKE CERTAIN TO RETAIN THE PLANT MATERIAL'S NATURAL FORM WHEN PRUNING. NEVER CUT THE CENTRAL GROWTH LEADER OF A TREE, OR INSTALL ANY TREE THAT HAS HAD THE CENTRAL GROWTH LEADER CUT. ALL TREES SHALL BE TRIMMED FOR CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
24. WHERE PLANTING AREAS ABUT PAVEMENT, FINISHED SOIL LEVEL SHALL BE THREE INCHES (3") BELOW TOP OF PAVEMENT.
25. ALL PLANTING AREAS SHALL RECEIVE MULCH AT THE RATE OF 1 CUBIC YARD PER 110 SF. OF AREA (THIS EQUALS A 3" MULCH DEPTH) - UNLESS OTHERWISE NOTED. SEE PLANT MATERIALS LIST FOR SPECIFICATIONS. KEEP MULCH SIX INCHES (6") BACK FROM ALL TREE TRUNKS.
26. SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL SOD SHALL BE FREE OF NUISANCE SPECIES, INVASIVE AND EXOTIC WEEDS OR THEIR SEED.
27. THE LANDSCAPE CONTRACTOR SHALL CALL 811 OR WWW.CALL811.COM TO FIELD LOCATE EXISTING UTILITIES AND SECURE A PERMIT NUMBER PRIOR TO BEGINNING WORK. USE DUE CAUTION AROUND THE UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.
28. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WILL ALL OTHER CONTRACTORS ON THE JOB SITE.
29. ALL LANDSCAPE MATERIALS INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED TO MEET STATE AND LOCAL CODES AND REGULATIONS.
30. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND VEGETATION ON SITE THAT IS TO REMAIN AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.
31. THE JOB SITE IS TO REMAIN ORGANIZED. EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

PLANTING DIRECTIONS
1. EXCAVATE PLANTING HOLE AND SET TREE IN PIT AS SPECIFIED. 2. SET TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISH GRADE. PLUMB THE TREE SO THE TRUNK IS VERTICAL.
3. BACKFILL AS DIRECTED BELOW.
4. INSTALL 3" SOIL RING FOR HAND WATERING.
5. PROVIDE 4' DIA. MULCH RING FOR TREES IN SOD AREAS.
6. PRUNE DEAD AND DAMAGED BRANCHES IN KEEPING WITH GOOD HORTICULTURAL PRACTICES. RETAIN NATURAL FORM OF TREE. DO NOT CUT CENTRAL LEADER. PRUNE LIMBS ADJACENT TO WALKS AND CURBS TO PREVENT INJURY TO PEDESTRIANS AND BICYCLE RIDERS.

STAKING DIRECTIONS (TREES 0"-<2" CAL.)
1. ALL TREES TO BE STAKED UNLESS OTHERWISE NOTED IN GENERAL OR SPECIFIC NOTES.
2. STAKE TREES ACCORDING TO CALIPER SIZE OR (UNLESS OTHERWISE SPECIFIED.) 0-1": 1 VERTICAL STAKE. TIE TRUNK TO STAKE WITH GREEN NURSERY TAPE. 1"-2": 2 VERTICAL STAKES. SECURE WITH GUY AS SHOWN.

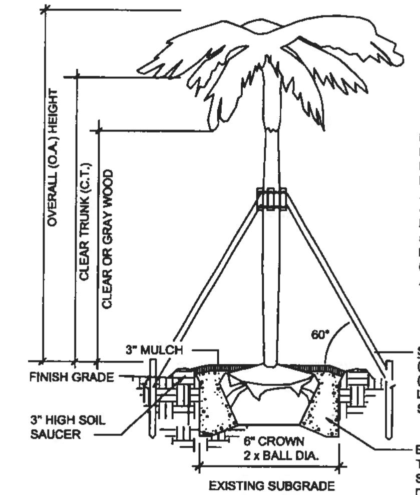
DUCKBILL ANCHOR DIRECTIONS (TREES > 2" CAL.)
1. 2"-3" CALIPER TREES: MODEL 40 DTS KIT D = 18-20"
2. 3"-6" CALIPER TREES: MODEL 68 DTS KIT D = 2' - 2 1/2'
3. 6"-10" CALIPER TREES: MODEL 88 DTS KIT D = 3' - 3 1/2'



NOTE: SEE NOTES TO DETERMINE IF ORGANIC OR OTHER UNLISTED SOIL AMENDMENTS ARE REQUIRED AND PLANT MATERIALS LIST FOR STAKING AND TREEWRAP REQUIREMENTS.

TREE PLANTING DETAIL

NOT TO SCALE



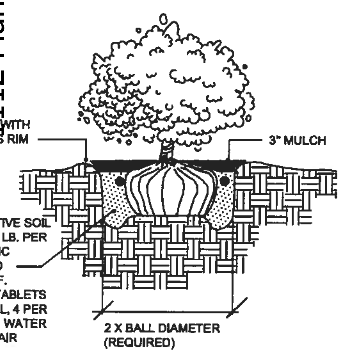
1. IF BURLAP IS PRESENT ROLL TO 1/3 OF FABRIC INTO PIT.
2. ROOTBALL SHALL BE AT SAME GRADE AS IT'S ORIGINAL SETTING AND PLUMB.
3. FRONDS SHALL BE TIED UP FOR PROTECTION OF BUDS. LARGE DATE PALMS AND ALL FAN PALMS SHALL REMAIN TIED FOR 1 MONTH MINIMUM. PALMS WITH DAMAGED BUDS WILL NOT BE ACCEPTED.
4. TRUNK SHALL BE FREE OF SCARS, BURNS, HOLES, ETC.
5. ROOTBALL SHALL HAVE 16" MINIMUM RADIUS FROM TRUNK.
6. INSTALL 4' DIAMETER MULCH RING AROUND ALL PALMS IN SOD AREAS.

STAKING DIRECTIONS:
(3) 2"x4"x8" BRACES 120° APART NAILED TO (3) 2"x4"x12" SEATS WIRE-BANDED OVER 5 LAYERS OF BURLAP WRAP (1) 2"x4"x30" STAKE EACH.

BACKFILL SHALL BE CLEAN IMPORT TOPSOIL AMENDED WITH MYCOR PALM SAVER AND SAND, IF REQUIRED, FOR DRAINAGE. WATER AND TAMP TO REMOVE AIR POCKETS

PALM PLANTING DETAIL

NOT TO SCALE



BACKFILL SHALL BE NATIVE SOIL WITH MILORGANITE (1/2 LB. PER 1 FOOT HEIGHT) AND PHC HEALTHY START MACRO TABLETS AS PER MANUF. DIRECTIONS (21 GRAM TABLETS 1 PER 1 GAL, 3 PER 5 GAL, 4 PER 10 GAL & 5 PER 15 GAL). WATER AND TAMP TO REMOVE AIR POCKETS.

NOTE: SEE GENERAL NOTES TO DETERMINE IF ADDITIONAL SOIL AMENDMENTS ARE REQUIRED.

SHRUB & GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

DESIGNED KLB
DRAWN KLB
DATE 11.2013
JOB NO. 00-43541
SCALE NTS
SHEET PLS-05

PRELIMINARY SITE PLAN - PLANTING NOTES & DETAILS
FOR
STEWART GROVE
LOCATED IN
SECTION 14, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS	
1 PSP SUBMITTAL	2013.11.14 KLB
2 REVISED AS PER MC COMMENTS	2013.12.19 KLB
3 -	
4 -	
5 -	
6 -	
7 -	

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316

KIMBER L. BEREITER
LANDSCAPE ARCHITECT #001680
SIGNATURE

March 13, 2014 - Planning Commission Meeting
Agenda Item #3

Subject
PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - DTS #20130496 - 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. PDC-05-79/PSP-13-76; APPROVE the Preliminary Site Plan with Stipulations A.1 – A.5, B.1 – B.5, and C.1 - C.2; ADOPTION of the Findings for Specific Approval; GRANTING Specific Approval for alternatives to Sections 710.1.6 and 714.8.7 of the Land Development Code; as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Ms. Rachel Layton, Agent for XPress Storage – Portal Crossing, requests approval of a Preliminary Site Plan for 368 mini-storage warehouse units on 3.12 ± acres zoned PDC (Planned Development Commercial.

• The site is located at the southeast corner of S.R. 64 East and Portal Crossing, approximately 675 feet west of Lakewood Ranch Boulevard. The site has approximately 1,000 feet of frontage along S.R. 64 East.

• The property was rezoned to PDC with an accompanying Preliminary Site Plan in 2008. The Preliminary Site Plan was approved to allow a convenience store with gas pumps, a car wash, a bank, retail space and restaurants. To date, the convenience store, the car wash, and some of the retail space has been built. This mini-storage facility will replace the remaining retail space that was originally approved for the property.

• The project will consist of 368 mini-storage warehouse units in four, one-story buildings and a 181 square foot office building for a self-service kiosk. A portion of the buildings will be climate controlled. The facility will be open 24 hours per day/7 days a week.

• The site has access to both S.R. 64 East and Lakewood Ranch Boulevard via Portal Crossing.

• Specific Approvals have been requested for the following:

- A reduction in parking; and

- Alternative to tree replacement sizes

• The applicant did not hold a neighborhood meeting for this application. There are no residential uses adjacent to the proposed use, and therefore, did not feel it was necessary to alert the adjacent commercial uses.

• Staff recommends approval with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded via email on 02/11/2014.

Reviewing Attorney
Schenk

Instructions to Board Records
n/a

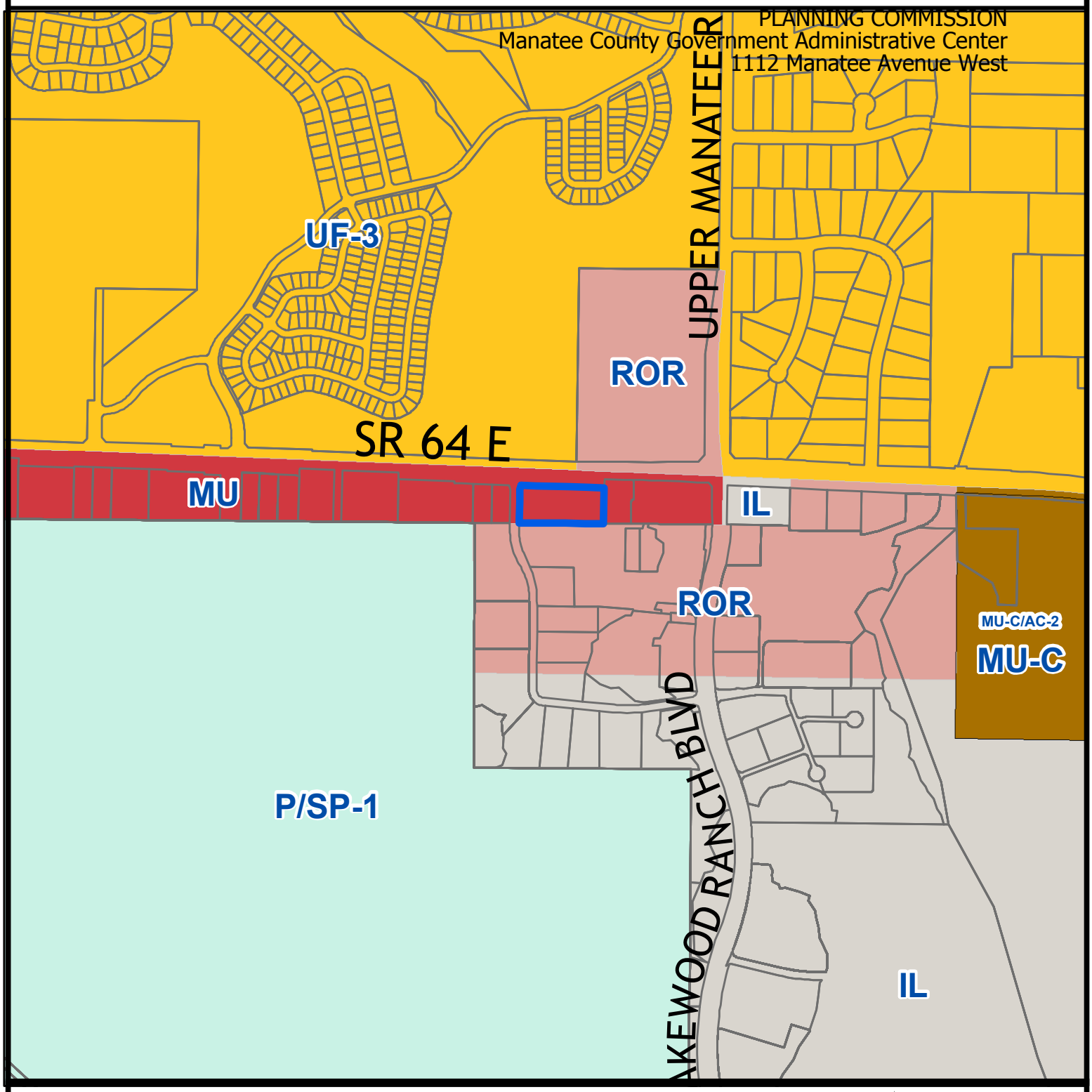
Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - Xpress Storage - PDC-05-79 - PSP-13-76 - 03-13-2014 PC.pdf
Attachment: Staff Report - XPress Storage at Portal Crossing - PDC-05-79 - PSP-13-76 - DTS20130496 - 03-

13-2014 PC.pdf
Attachment: Request for Specific Approval - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - DTS20130496 - 03-13-2014 PC.pdf
Attachment: Elevation - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - DTS20130496 - 03-13-2014 PC.pdf
Attachment: Traffic Impact Statement - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - 140313 PC.pdf
Attachment: Parking Analysis - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - DTS20130496 - 03-13-2014 PC.pdf
Attachment: Copy of Newspaper Adv - Xpress Storage - PDC-05-79 - PSP-13-76 - 03-13-2014 PC.pdf
Attachment: Site Plan - PDC-05-79 - PSP-13-76 - Xpress Storage at Portal Crossing - DTS20130496.pdf

FUTURE LAND USE



Parcel ID #(s) 565710059

Manatee County
Staff Report Map

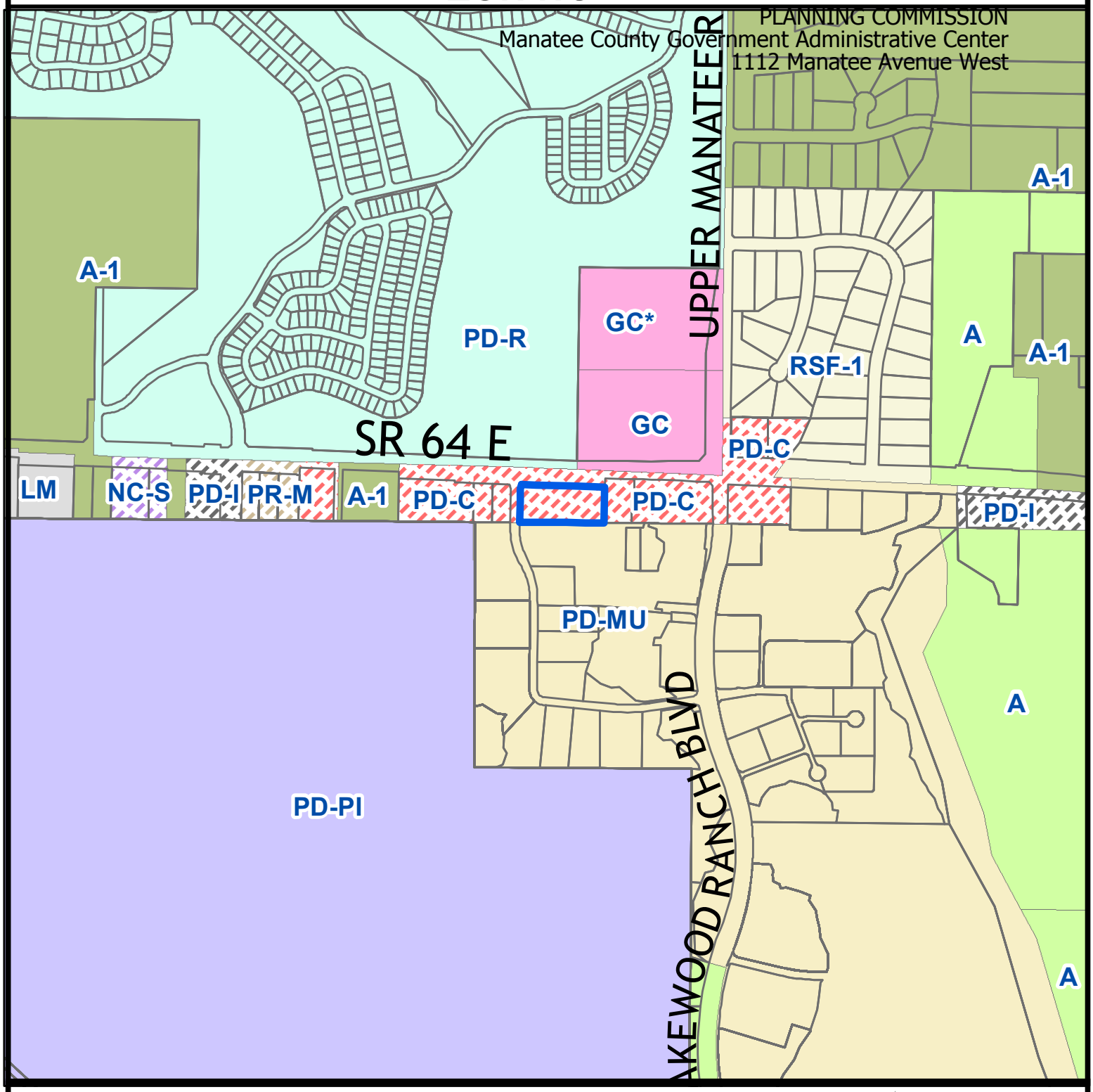
Map Prepared 1/8/2014
1 inch = 859 feet

Project Name:	Express Storage at Portal Crossing FKA Blackpoint Plaza
Project #:	PDC-05-79 (P)(R)
DTS#:	20130496
Proposed Use:	Commercial

S/T/R:	Sec 30 Twn 34 Rng 19
Acreage:	3.12
Existing Zoning:	PD-C
Existing FLU:	MU
Overlays:	NONE
Special Areas:	NONE

CHH:	NONE
Watershed:	NONE
Drainage Basin:	MANATEE RIVER BL DAM,GATES CREEK
Commissioner:	Vanessa Baugh

ZONING



Parcel ID #(s) 565710059

Manatee County
Staff Report Map

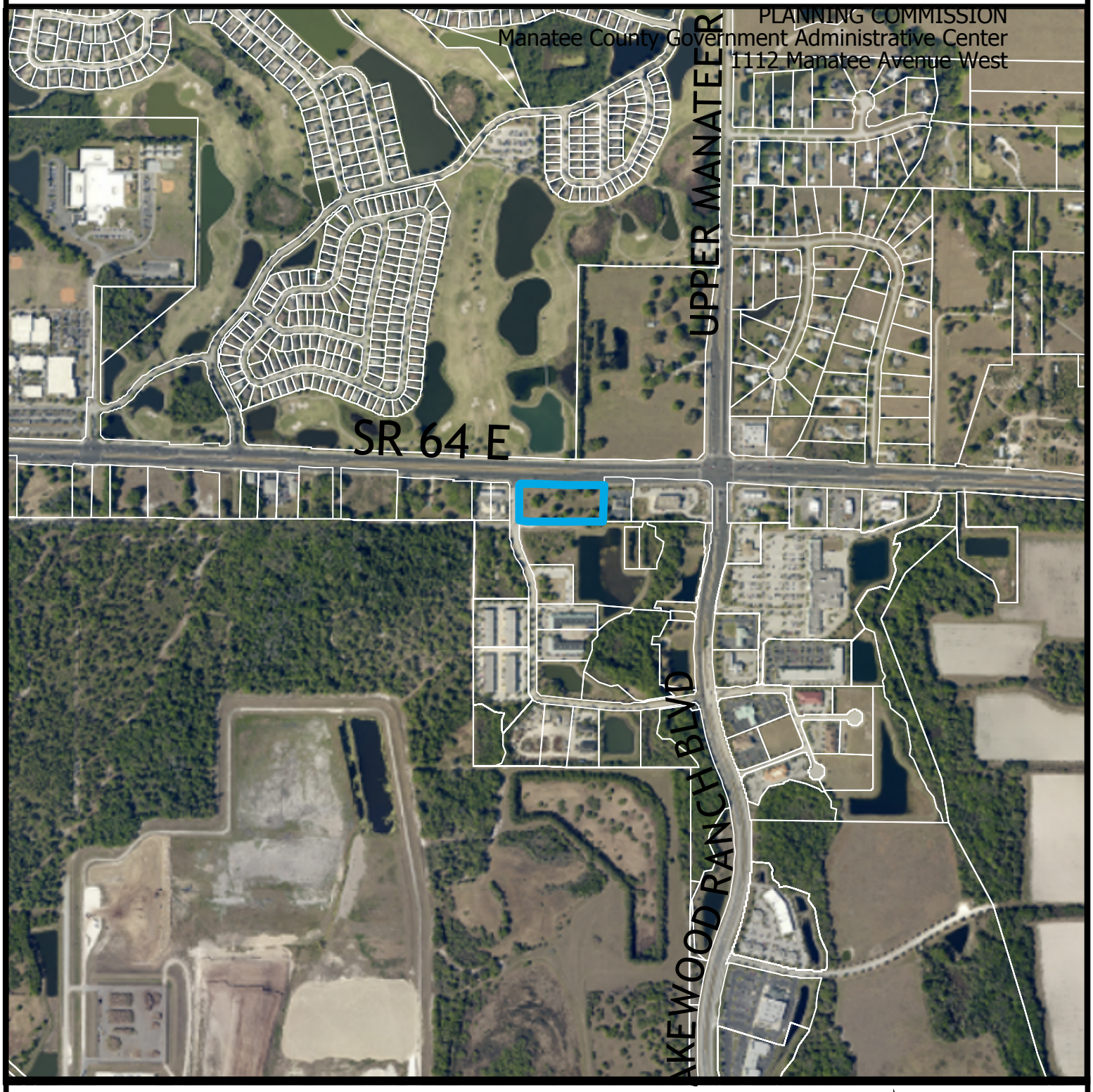
Map Prepared 1/8/2014
1 inch = 859 feet

Project Name:	Express Storage at Portal Crossing FKA Blackpoint Plaza
Project #:	PDC-05-79 (P)(R)
DTS#:	20130496
Proposed Use:	Commercial

S/T/R:	Sec 30 Twn 34 Rng 19
Acreage:	3.12
Existing Zoning:	PD-C
Existing FLU:	MU
Overlays:	NONE
Special Areas:	NONE

CHH:	NONE
Watershed:	NONE
Drainage Basin:	MANATEE RIVER BL DAM,GATES CREEK
Commissioner:	Vanessa Baugh

AERIAL



Parcel ID #(s) 565710059

Manatee County
Staff Report Map

Map Prepared 1/8/2014
1 inch = 859 feet

Project Name:	Express Storage at Portal Crossing FKA Blackpoint Plaza
Project #:	PDC-05-79 (P)(R)
DTS#:	20130496
Proposed Use:	Commercial

S/T/R:	Sec 30 Twn 34 Rng 19
Acreage:	3.12
Existing Zoning:	PD-C
Existing FLU:	MU
Overlays:	NONE
Special Areas:	NONE

CHH:	NONE
Watershed:	NONE
Drainage Basin:	MANATEE RIVER BL DAM,GATES CREEK
Commissioner:	Vanessa Baugh

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING (DTS #20130496)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

P.C.: 3/13/2014 **B.O.C.C.: 4/03/2014**

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. PDC-05-79/PSP-13-76; APPROVE the Preliminary Site Plan with Stipulations A.1 – A.5, B.1 – B.5, and C.1 - C.2; ADOPTION of the Findings for Specific Approval; GRANTING Specific Approval for alternatives to Sections 710.1.6 and 714.8.7 of the Land Development Code; as recommended by staff.

PROJECT SUMMARY	
CASE#	PDC-05-79/PSP-13-76 (DTS# 20130496)
PROJECT NAME	Xpress Storage – Portal Crossing
APPLICANT(S):	Stephen A. Wilson, As Trustee
EXISTING ZONING:	PDC (Planned Development Commercial)
PROPOSED USE(S):	Mini-Storage Warehouses (368 units)
CASE MANAGER:	Shelley Hamilton
STAFF RECOMMENDATION:	Approval

DETAILED DISCUSSION

Future Land Use

The subject property is designated MU (Mixed Use) on the Future Land Use Plan for Manatee County. The intent of the MU designation is to establish and develop areas which are major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, the MU designation will provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of high quality environment for living, working or visiting.

Zoning

The subject property is zoned PDC (Planned Development/Commercial). The intent of the PDC district is to provide for development of commercial centers in scale with surrounding market areas, at appropriate locations, in conformance with the goals, objectives, policies and locational criteria of the Comprehensive Plan and in conjunction with standards set forth herein.

It is further the intent to permit the establishment of such districts only where planned development, with carefully located buildings, parking and service areas, and landscaped open space will provide for internal convenience and ease of use, and to ensure compatibility with adjacent and surrounding land uses. The PDC district shall provide a broad range of commercial facilities and services appropriate to the general needs of the area served.

Finally, PDC districts shall be located where they will facilitate ease and convenience of use, where there will be no negative impacts on the surrounding transportation system, public service and surrounding land uses; where the use is compatible with surrounding land uses;

where the development will not encourage the expansion of office or commercial strip development along adjacent streets; and where the intensity of the project is consistent with the use that it provides.

History

The property was the subject of a rezoning to PDC and an accompanying Preliminary Site plan [PDC-05-79(Z)(P)]. The Preliminary Site Plan was approved on October 2, 2008 to allow 18,300 square feet of retail sales and restaurants; 4,100 square feet of convenience store with six gas pumps; 1,152 square foot car wash; and 5,800 square foot bank with drive-through. The stipulations, at that time, included:

- Compliance with elevations; and
- Provision of cross-access easement agreements for joint use of parking and driveways.

The Preliminary Site Plan was granted an extension until August 23, 2016.

A Final Site Plan was approved in February 2009 for a Mobil Gas Station with a Convenience Store (4,100 square feet), 6 gas pumps and a car wash. The gas station/convenience store and 6 pumps are in place.

In May 2009, a Final Site Plan was approved for 17,300 square feet of retail. An extension was granted to April 1, 2016 for this FSP. Also, in March 2012, the CLOS for the entire Preliminary Site Plan area was extended to August 31, 2016.

New Request

This new request is for a new Preliminary Site Plan for a single parcel within the original Preliminary Site Plan. The request is for a mini-storage warehouse facility. A legal description has been filed for only the parcel that will contain the mini-storage warehouse facility. The applicant also submitted a strike-through/underscore version of the adopted ordinance (Ordinance 05-79(Z)(P). A new ordinance will be adopted, if approved, that will apply only to the mini-storage warehouse facility.

The project consists of 368 mini-storage warehouse units in four one-story buildings and a 181 square foot office building for a self-service kiosk. The maximum building heights will be 35 feet. A portion of the three buildings will be climate controlled. The facility will be open 24 hours per day/7 days a week.

The site has access to S.R. 64 East and Lakewood Ranch Boulevard via Portal Crossing.

The applicant requests Specific Approval for the following:

- **A reduction in parking.**

  16 spaces are proposed based on a parking ratio of 1.39 spaces per 100 storage units. Staff believes that the spaces provided should adequately serve the proposed

use.

- **Alternative to tree replacement sizes.**

  To allow the installation of smaller diameter trees that will require a shorter timeframe for establishment and, ultimately, provide superior tree canopy.

No neighborhood meeting was held for this petition. (There are no residential uses adjacent to the proposed use.)

Staff recommends approval with stipulations identified below.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	10415 Portal Crossing; Bradenton, FL 34212
GENERAL LOCATION:	Southeast corner of S.R. 64 East and Portal Crossing
ACREAGE:	3.12 ± acres
EXISTING USE(S):	Vacant
FUTURE LAND USE CATEGORY(S):	MU (Mixed Use)
INTENSITY:	0.32 F.A.R.
OVERLAY DISTRICT(S):	N/A
SPECIFIC APPROVAL(S):	1. Reduced parking – Land Development Code Section 710.1.6 2. Tree Replacement Size – Land Development Code Section 714.8.7
SURROUNDING USES & ZONING	
North	Immediately north – S.R. 64 East Across S.R. 64 East - Vacant/GC zoning and Golf Course/PDR zoning
SOUTH	Warehouse Uses, Ideal School, and Master Stormwater Pond for Portal Crossings/PDMU zoning
EAST	Dentist Office/PDC zoning
WEST	Mobile Gas Station w/Car Wash/PDC zoning

SITE DESIGN DETAILS		
LOT SIZE(S):	3.12 ± acres	
SETBACKS:	Front Side Rear	35' on S.R. 64; 56' on Portal Crossing 51' 20'
OPEN SPACE:	Required: Provided:	20% 21.4% - 0.67 ± acres
RECREATIONAL AMENITIES:	N/A	
RECREATIONAL ACREAGE:	N/A	
ACCESS:	S.R. 64 East via Portal Crossing	
FLOOD ZONE(S)	X (Panel 120153 0352 C and 0360 C, revised 7/15/92)	
AREA OF KNOWN FLOODING	No	
UTILITY CONNECTIONS	County water and sewer	
ENVIRONMENTAL INFORMATION		
Overall Wetland Acreage:	No wetlands	
Proposed Impact Acreage:	None	

Wetlands
According to the environment narrative provided by ECo Consultants dated November 19, 2013, there are no wetlands in the project area or off-site around the perimeter of the parcel boundary.

Uplands
According to the environmental narrative the entire site is 213 – Woodland Pasture, therefore, there is no native upland habitat within the project boundary.

Endangered Species
According to the environmental narrative only one gopher tortoise burrow was observed on-site. No other listed species were observed. If the burrow is still present at the time of Final Site Plan approval, the applicant will obtain the required gopher tortoise relocation permit from the FFWCC. A stipulation is provided to require this.

Trees

Although the applicant has not provided information on existing trees on-site, staff estimates to be approximately 20 or so trees. Replacement for these and the additional trees indicated on the Preliminary Landscape Plan should be accommodated easily through upsizing the required trees for the project. If this is not possible, the applicant may pay into the Tree Trust Fund.

Staff is recommending and providing findings for Specific Approval for an alternative to Section 714.8.7 of the LDC to allow for smaller replacement tree sizes at 3”/4”/4” in lieu of 3”/5”/7”.

Landscaping/Buffers

The applicant is providing an 11’ wide roadway buffer along S.R. 64 East, and a variable width roadway buffer, a minimum of 14’ wide along Portal Crossing. Perimeter buffers are also provided as variable widths; 11’ minimum width for the east side and 12’ minimum width for the south side of the project.

The preliminary landscape plan shows plant material proposed in the roadways and perimeter buffers in accordance with the LDC. Final species and sizes will be reviewed and approved by staff with the Final Site Plan for the project. Staff has provided findings for Specific Approval recommended for an alternative to Section 714.8.7 – Replacement Tree Sizes.

Foundation landscaping has been calculated and provided on the preliminary landscape plan in accordance with LDC requirements.

NEARBY DEVELOPMENT				
PROJECT	**SQ. FT.**	**PARCEL SIZE**	**FLUC**	**YEAR APPROVED**
Mobile Gas Station/Car Wash with 6 gas pumps	5,252 ± sq. ft.	1.48 acres	MU	2009
Dentist Office	4,140 ± sq. ft	.94 acres	MU	2006
Greenfield Golf Course		69.57 acres	UF-3	2008
CVS	15,879 ± sq. ft.	2.63 acres	MU	2005
Imagine School	14,941 ± sq. ft.	1.625 acres	R/O/R	2008
Portal Crossings Warehouse Space	4,800 ± sq. ft.	.54 acres	R/O/R	2004

POSITIVE ASPECTS

- Development appears to be moving towards a mix of office, retail, and residential uses, demonstrating a mix of zoning districts and land uses as envisioned in the MU Future Land Use category.
- The timing appears to be consistent with the development trends in the area.
- The site has access to S.R. 64 East and Lakewood Ranch Boulevard via Portal Crossings.

NEGATIVE ASPECTS

N/A

MITIGATING MEASURES

N/A

STAFF RECOMMENDED STIPULATIONS

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

1. The design of the buildings shall be in substantial conformance with the elevations presented at the Planning Commission and Board of County Commission meetings.

2. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials.

3. Prior to Final Site Plan approval, the shared cross-access agreement shall be modified to allow a gated entrance, for emergency vehicles only, on the east boundary of the subject property.

4. All roof mounted H.V.A.C. mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, which shall be consistent with the construction materials of the main building, so as not to be visible from adjacent roads or residences. Roof mounted equipment shall be placed in the front half of the building, away from the residential development. This shall be approved with the Final Site Plan.

5. Freestanding signs for this project shall include decorative elements reflective of the building materials, colors, and architectural details consistent with each building.

B. ENVIRONMENTAL CONDITIONS:

1. The developer shall provide an updated study, consistent with Policy 3.3.2. of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Commencement of any development. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the Environmental Planning Division of Building and Development Services for any listed species found on-site, prior to Final Site Plan approval.

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

3. The applicant shall address tree replacement for the roadway extension project with the Final Site Plan for this project, as required in the already approved project under FSP-08-39. Tree replacement shall be achieved on-site to the greatest extent possible, with the balance of the tree replacement to be addressed through payment into the Manatee County Tree Trust Fund. Total tree replacement shall be determined at the Final Site Plan stage, and shall be made in accordance with Land Development Code Section 714.8.6 and in conjunction with the Tree Removal Payment fees as established in Resolution No. 12-052. Any requirement to pay into the Tree Trust Fund shall be made prior to issuance of the first building permit for the project.

4. 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:

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

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

C. STORMWATER AND DRAINAGE

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

2. The lot shall be graded at a minimum slope to provide positive drainage to the internal drainage system.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
10' wide roadway buffer on S.R. 64 East	11'	Y		11' wide provided along S.R. 64 East
10' wide roadway buffer on Portal Crossing	14'	Y		Variable buffer
8' wide perimeter buffer	11'/12'	Y		Variable buffer provided; 11' minimum width along the east side and 12' minimum width along south side
SIDEWALKS				
5' internal pedestrian cross walk	5'	Y		5' wide sidewalks proposed adjacent to kiosk
5' sidewalk, exterior	5'	Y		5' wide sidewalks to be provided along S.R. 64
ROADS & RIGHTS-OF-WAY				
Internal travel ways	24' and 30'	Y		Internal travel ways

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

Factors for Reviewing Proposed Site Plans (Section 508.6)

Physical Characteristics:

The site, located on S.R. 64 East, approximately 685 feet west of Lakewood Ranch Boulevard, is level, grassed, vacant land. Commercial and vacant uses surround the site. The physical characteristics and conditions, both on the site and on adjacent properties, are appropriate for commercial development.

Public Utilities, Facilities and Services:

The site will be served by County water, sanitary sewer, and reclaimed water provided by Manatee County. EMS will be provided by Manatee County Department of Emergency Medical Services and fire protection by East Manatee Fire District. Services can reasonably be expected to be available at the time of request for Certificate of Level of Service.

Major Transportation Facilities:

The site is located on east side of Portal Crossing, south of S.R. 64 East. S.R. 64 East is a Principal Arterial according to Comprehensive Plan Map 5-A, Existing Roadways Functional Classification Map. Portal Crossing is not included in Map 5-A or Table 5-1. The 43,881 square foot mini-warehouse use will be a reduction in trips from the 18,300 square feet of retail and restaurant and 5,800 square foot bank with drive-thru. The CLOS-08-100 remains valid until August 31, 2016. The proposed PM peak hour trips for the mini-warehouse use are approximately 11 trips, per ITE Trip Generation 8th Edition (average rate 0.26 per 1,000).

Compatibility:

The site is planned so as to minimize the negative effects of external impacts resulting from factors such as traffic, noise, and lights. The project is proposed with a single entrance from the access easement that connects to Portal Crossing. Ten foot buffers are provided along S.R. 64 East and Portal Crossing. Compliance with the colored building elevations and artist's rendering for architectural design will ensure compatibility with the surrounding uses.

Transitions:

The site is in an area of varying commercial intensities; however there is no discernable pattern. The planned development of the proposed mini-storage buildings will ensure design and buffering compatibility between the different land use designations.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Design Quality:

The Preliminary Site Plan, as proposed, is sensitive to the impacts to the surrounding uses. Specific Approvals are being requested for: 1) smaller diameter trees that require a shorter timeframe for establishment and ultimately provide enhances tree canopy; 2) foundation landscaping to be located within the proposed perimeter buffer which will allow for improved maintenance of the landscaping to be provided; and 3) alternative to the parking requirements for storage units.

Relationship to Adjacent Property:

The site plan, as proposed, has been designed to adequately protect existing and future uses from any potential incompatibility. The adjacent uses to the east (bank) and west (convenience/gas station with car wash), and the golf course located to the north across S.R. 64 East, demonstrate that the area continues to provide the mix of commercial, office and residential land uses envisioned by the Comprehensive Plan for this area.

Access:

Access into the site is from Portal Crossing and the access easement. There is only the ability to make a right-turn onto S.R. 64 East at Portal Crossing. Portal Crossing does not connect to Lakewood Ranch Boulevard, where both right and left turns can be made. It is anticipated that vehicles will exit the site and turn left onto Portal Crossing, then left again at Lakewood Ranch Boulevard to gain access to S.R. 64 East heading in the westbound direction.

Pedestrian access will be provided by sidewalks separated from vehicular access points.

Streets, Drives, Parking and Service Areas:

Streets and service areas will be designed to provide safe and convenient access to the mini-warehouse facility. All streets and utilities will be designed to meet all Manatee County requirements and will require specific construction drawing approvals prior to construction. No inter-neighborhood ties are proposed. Given the proposed use, the mini-storage warehouse facility, there is no logical future extension to provide an inter-neighborhood tie. The previous connection to the property from the east will be utilized for emergency access purposes only. The site design shows 16 parking spaces. The applicant requests Specific Approval for a reduction of the LDC parking requirements (1 space per 10 units). Thirty-seven (37) spaces would be required for 368 mini-warehouse units.

Pedestrian Systems:

Access for pedestrian and cyclists entering and leaving the facility shall be by safe and convenient routes. Pedestrian cross walks will be safely located, marked, controlled and related to vehicular systems so that street crossings are combined. The proposed sidewalks and pedestrian cross walks are shown on the Preliminary Site Plan.

Natural and Historic Features, Conservation and Preservation Areas:

There are no known historic or archaeological resources or existing trees on the site. 21% open space is proposed.

Density/Intensity:

The intensity (0.32 FAR) is within the Floor Area Ratio threshold for the MU FLUC.

Height:

The proposed mini-warehouse buildings are to be one story in height, not to exceed thirty-five feet overall. The colored building elevations show additional information on the proposed building heights.

Fences and Screening:

Landscape buffers are proposed along the perimeters of the development. Ten foot buffers are to be provided along S.R. 64 East and Portal Crossing. A decorative wrought iron fence, six feet in height, is proposed for the project. This fence type has previously been approved for other mini-warehouse uses in Manatee County. Please refer to the artist's rendering for the conceptual landscaping, proposed fence and building elevations for the proposed development.

Yards and Setbacks:

Setbacks are as shown on the site plan. The proposed setbacks for the project are shown in the chart below:

Type	Front	Side	Rear
	35'along S.R. 64 East; 56' along Portal Crossing	51'	20'

Trash and Utility Plant Screens:

There is a central refuse facility proposed. Solid waste will consist of dumpster pick-up for the mini-storage warehouse facility.

Signs:

Signs will be provided as reviewed and approved by Manatee County for a commercial use at the time of Final Site Plan review.

Landscaping:

Landscaping will meet or exceed the standards as required in the Land Development Code, Section 715.

Special Guidelines for Review of Projects within Mixed Use Plan Designations and Projects at Designated Entranceways:

The subject property is located in the MU Future Land Use designation; however is not located at a Designated Entranceway. Therefore, the site is not subject to the requirements of the Land Development Code, Section 737, relating to Entranceways. The project does meet the intent of the MU designation, as required by Policies 2.2.21.2, 2.2.21.3, and 2.2.21.4. The mini-warehouse use is within the range of allowable uses in the MU designation. The use has a proposed FAR of 0.32, which is below the allowable 1.0 FAR in MU, and the applicant is requesting a Special Approval, as required, for a project in the MU designation.

Water Conservation

Creative site development concepts for water conservation will be provided as a part of Final Site Plan and construction drawings.

No existing native plant communities occur on the property. Tree preservation will be considered where feasible in the proposed buffers.

Utility Standards:

All utility improvements will adhere to the requirements of the Manatee County Public Works Standards for all construction. Although not anticipated at this time, specific deviations from the standards, due to an existing site constraint or dimensional conflict, will be requested in writing for individual approval by the Public Works Director.

Stormwater Management:

Stormwater management facilities shall adhere to the requirements of Land Development Code Section 717, and the Manatee County Development Standards.

Project Located in Flood Prone Area:	N/A
Type of Flooding (i.e., rainfall, riverine, storm surge, etc.):	N/A
Project Subject to flow reduction:	N/A
Project Subject of OFW:	N/A
Watershed/Basin:	Gates Creek
Project located within Floodplain and/or Floodway (Present FIRM Map vs. DFIRM):	Project is not located in the FEMA 100 year FIRM or proposed DFIRM floodplain. Project area is

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

	not within the Gates Creek 25 year floodplain.
Applicable Watershed Studies:	Gates Creek watershed study is available from Stormwater Engineering staff, upon request.
Drainage Easements/Access Easements required for existing system(s):	TBD

Open Space

Minimum open space requirements are met with the proposed development. Twenty percent open is required, and 21.4% is proposed. Open space calculations are provided on the Preliminary Site Plan.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

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

Policy 2.2.1.21.1 Intent. The intent of the MU district is to establish major centers of suburban/urban activity which are limited to areas with a high level of public facility availability along functionally classified roadways. Also, the district is designed to encourage and require the horizontal or vertical integration of various residential and non-residential uses within these areas to achieve internal trip capture.

Policy 2.2.1.21.2 Range of Potential Uses. The proposed use in consistent with the following list of potential uses in the MU district: retail, wholesale, office, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, and short-term agricultural uses.

Policy 2.2.1.21.3 Range of Potential Density/Intensity: The maximum floor area ratio is 1.0. The applicant proposes 0.32.

Policy 2.6.1.1 Compatibility. A mini-warehouse use is compatible with surrounding uses in the immediate area.

Policy 2.6.5.4 Preserve/Protect Open Space.
The site plan shows 21.4% open space (1.2± acres). 20% open space is required.

TRANSPORTATION

Major Transportation Facilities
The site has access to S.R. 64 East, a six-lane arterial road and Portal Crossing, 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 Statement (TIS) to determine impacts to the segment of S.R. 64 East adjacent to the project site. The results of the traffic study, which was reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segments are expected to operate above the level of service (LOS) "D" performance standards with project-related traffic and with no off-site concurrency-related improvements being required (see Certificate of Level of Service Compliance table below).

Access
In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The project will have a full access driveway from a shell road on the south project frontage and a gated cross access for emergency vehicles only on the east boundary of the project.

The results of the access review indicated that no site-related improvements will be required for the project.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: __X___ **Yes** _____ **No**
TRAFFIC STUDY REQ'D: __X___ **Yes** _____ **No**

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	IMPROVEMENTS REQUIRED Y/N
S.R. 64 East	3601	"D"	"N"

In summary, the results of the TIS review identified no off-site currency or site-related improvements are required.

OTHER CONCURRENCY COMPONENTS

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

SPECIFIC APPROVALS
ANALYSES, RECOMMENDATIONS, FINDINGS

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

1. **Request:**

   LDC Section 710.1.6 requires one parking space per 10 storage units plus two parking spaces at manager's office = 44 spaces. The design shows a small self-service kiosk and no manager's office, reducing the spaces required to 42. The applicant's request to reduce the number of parking and loading spaces to 19 is based on a parking ratio of 1.39 vehicles/spaces per 100 storage units = 6 spaces (found in the Institute of Transportation Engineers Parking Generation 3rd Edition).

   Staff Analysis and Recommendation:

   The design shows 19 parking and loading spaces which is less than the 42 spaces required by the LDC. Staff's observation of other self-storage facilities revealed little or no activity. Therefore, staff believes this type of use to be one requiring a low parking demand and believes the use will not generate the need for 42 spaces.

   A Traffic Impact Statement (TIS) was prepared for this proposed development. The TIS demonstrated that the development would only produce an additional 12 PM Peak Hour Vehicle trips on this section of U.S. 301 North. This aids staff in our conclusion that the LDC parking requirements may be in excess of what is actually needed for this type of use, and that the19 spaces provided for parking and loading should be adequate.

   Finding for Specific Approval:

   Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.6, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate parking is provided.

2. **Request:**

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

Staff Analysis and Recommendation:

Staff is in support of the request for Specific Approval for an alternative to Section 714.8.7 of the Land Development Code to allow replacement tree sizes at 3”/4”/4” instead of 3”/5”/7”. Staff believes that smaller size trees typically establish and grow faster. Therefore, they provide more tree canopy sooner.

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 adequate measures are being taken to provide replacement trees.

ATTACHMENTS
1. **Applicable Comprehensive Plan Policies**
2. **Requests for Specific Approval**
3. **Elevations**
4. **Traffic Impact Statement**
5. **Parking Analysis**
6. **Copy of Newspaper Advertising**

ATTACHMENT #1
APPLICABLE COMP PLAN POLICIES

Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.21	**MU:** Establish the Mixed Use future land use category as follows:
Policy:	2.2.1.21.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along functionally classified roadways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high qualify environment for living, working, or visiting.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Policy:	2.2.1.21.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses and water-dependent uses.
Policy:	2.2.1.21.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: 9 dwelling units per acre Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". Maximum Net Residential Density: 20 dwelling units per acre 24 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". Maximum Floor Area Ratio: 1.0 2.0 inside the CRA's and UIRA. Maximum Square Footage for Neighborhood, Community, or Regional-Serving Uses: Large (300,000 sf)
Policy:	2.2.1.21.4	Other Information: a) All projects require special approval and are subject to the criteria within b, c, d, below, unless all the following are applicable: 1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and 2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

b) Non-residential projects exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.

c) Development in each area designated with the Mixed Use category shall:

contain the minimum percentage of at least three of the following general categories of land uses:

- 10% Residential;
- 10% Commercial/Professional;
- 10% Light Industrial/Distribution;
- 5% Recreational/Open Space;
- 3% Public/Semi-Public

d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County;

e) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Policy: 2.6.1.1

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

- use of undisturbed or undeveloped and landscaped buffers

- use of increased size and opacity of screening

- increased setbacks

- innovative site design (which may include planned development review)

- appropriate building design

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

		- limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3] Implementation Mechanism(s): a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations. b) Planning Department review of development approvals to ensure policy compliance.
Policy:	2.6.1.2	Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.
Policy:	2.6.2.1	Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

November 21, 2013

Reviewer on Call
Manatee County Government
Building & Development Services Department
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

Re: Xpress Storage at Portal Crossing (FKA Portal Crossing RT 64 LLC/Blackpoint Plaza_ – Revised Preliminary Site Plan
ZNS File No. 43545

To Whom It May Concern:

On behalf of the applicant, ZNS Engineering, L.C. respectfully requests a Specific Approval to the Manatee County Land Development Code Section 710.1.6 parking space requirements for mini-warehouse to allow the alternative plan of 16 parking spaces for the proposed Preliminary Site Plan where the LDC requires 37 parking spaces.

The proposed facility will be located on 3.12 acres at 10415 Portal Crossing in the jurisdiction of Manatee County. The proposed mini-warehouse is designed at 43,881 square feet to include 368 storage units and a self-service kiosk. With the LDC requirements of one space per 10 storage units, 37 parking spaces would be required. Please accept the enclosed Parking Study in support of the Specific Approval request for an alternative to LDC Section 710.1.6.

The applicant is respectfully requesting a reduction in the number of parking and loading spaces to 16. The parking demand is based on information and calculations found in the Institute of Transportation Engineers Parking Generation 3rd Edition.

The type of use has low parking demand and will not generate the demand for 37 spaces. The LDC parking requirements may be in excess of what is actually needed and the 16 spaces provided for parking and loading should be adequate. This design provides equal satisfaction of the LDC purposes by exceeding industry standards.

Please contact me if you have any questions or concerns. Thank you for your assistance in processing this Specific Approval for a reduction in the required parking.

Very truly yours,
ZNS ENGINEERING, L.C.

Rachel Wtayton

RACHEL WHITCOMB LAYTON, AICP
Director of Planning

ZNS ENGINEERING

P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

SUMMARY

The Specific Approval Request is for an alternative to the Manatee County Land Development Code, Section 710.1.6, which requires 1 space for each 10 storage units, plus two parking spaces for the manager's office or a total of 37 parking spaces for the proposed facility. The Applicant is requesting an approval of an alternative plan to allow a total of 16 parking spaces for the proposed mini-warehouse facility. The proposed mini-warehouse facility includes four single-story buildings with 43,881 square feet and approximately 368 storage units. Industry experience and nationally recognized planning methods indicate the parking demand for the proposed facility is much less than the County requirement.

We have provided a rational method of parking space determination by calculation using formulas from the Manatee County recognized, Institute of Transportation Engineers (ITE) Trip Generation Manual. This information is presented in narrative form for ease of comparison and assimilation. The base rationale is supported by the Manatee County recognized, American Planning Association's Planning Advisory Service Report Number 396 (Standards for Self Storage Facilities) and code parking requirements from other jurisdictions within the Southwest Florida area.

Our conclusion is that the 16 parking spaces provided will satisfy the parking demand generated by the proposed mini-warehouse facility.

ZNS ENGINEERING

P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

SPECIFIC APPROVAL REQUEST

The proposed facility will be located at 10415 Portal Crossing on a 3.12 acre site. The facility will include four single-story buildings with 43,881 square feet and approximately 368 storage units.

The Manatee County Land Development Code Section 710.1.6 requires one parking space per 10 storage units plus two parking spaces at manager's office for mini-warehouse uses. The code requirement for parking spaces is computed as 368/10 = 37 parking spaces.

The proposed facility has been designed with 16 total parking spaces. This request is to reduce the Manatee County Land Development Requirement of 37 spaces and allow this proposed alternative parking plan of 16 spaces.

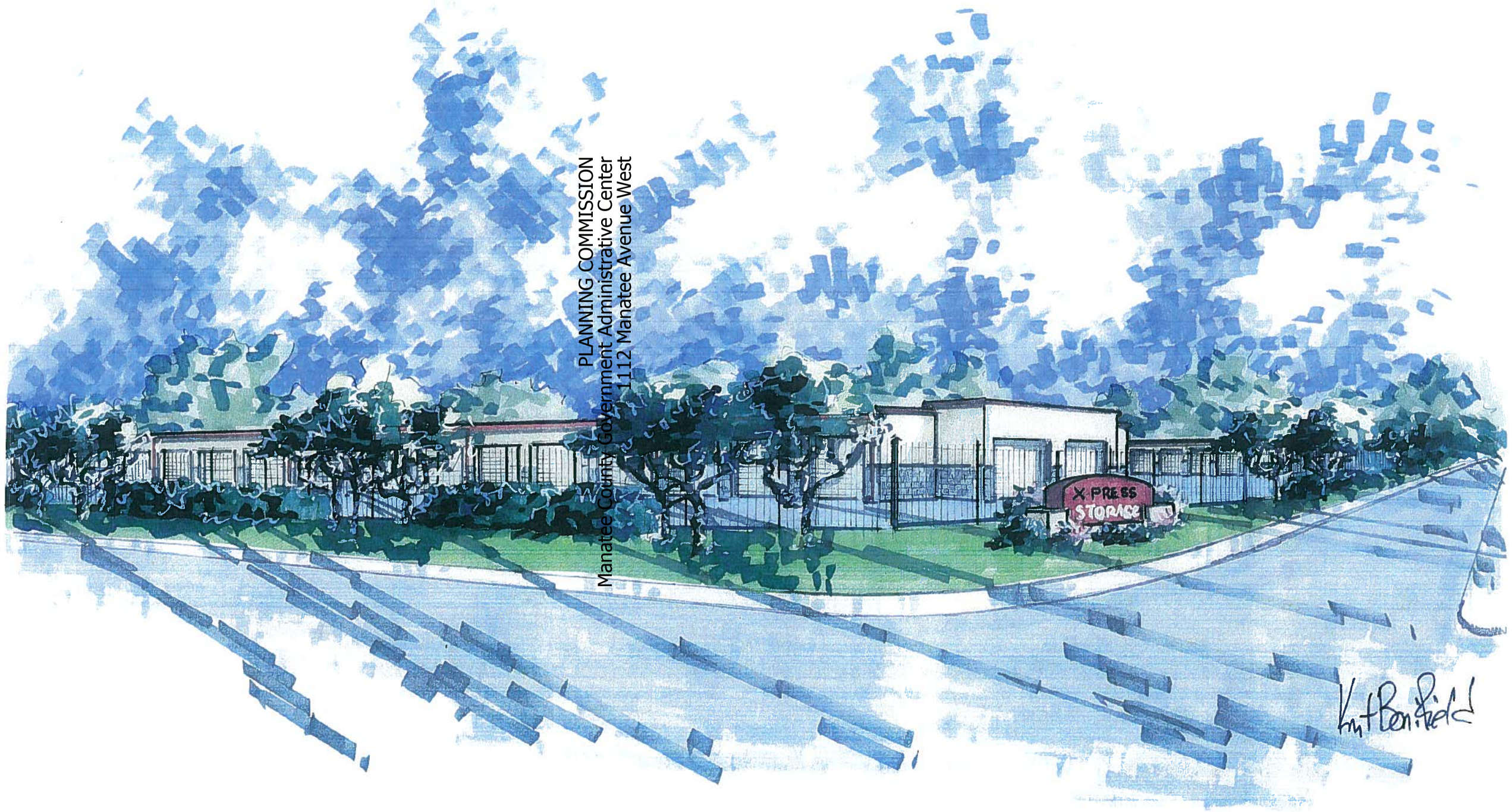
The calculations using the ITE, Trip Generation Manual formulas are displayed so the reader may understand that the demand for parking has been considered and analyzed from the various recognized traffic planning perspectives. The Weekday peak hour demand of 11 spaces demonstrates the parking demand at the facility. The APA report supports the ITE calculations and recommends 7 spaces for this facility. Other Southwest Florida communities have updated parking requirements specifically for mini-warehouse facilities. The average parking requirement of the six communities cited in this report is 8 parking spaces for this facility.

Our conclusion is that the parking spaces provided at the proposed mini-warehouse facility more than satisfy the actual parking space demand.

We request a Specific Approval to the Manatee County Land Development Code requirement of 37 parking spaces to allow the alternative parking plan of 16 parking spaces for the proposed mini-warehouse facility.

ZNS ENGINEERING

P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

1 **RENDERING**
SCALE:

REVISIONS

DRAWN BY

CHRISTIAN C SCOTT III AR11563

SEAL

TIMA NUEL LUNG-FORELLINO AR13461

studio x 2
architects, pa
510 7th Street East
Bradenton . Florida . 34208
941 . 747 . 0220
www.studiox2architects.com

Studio x 2
architects, pa
AA26002289

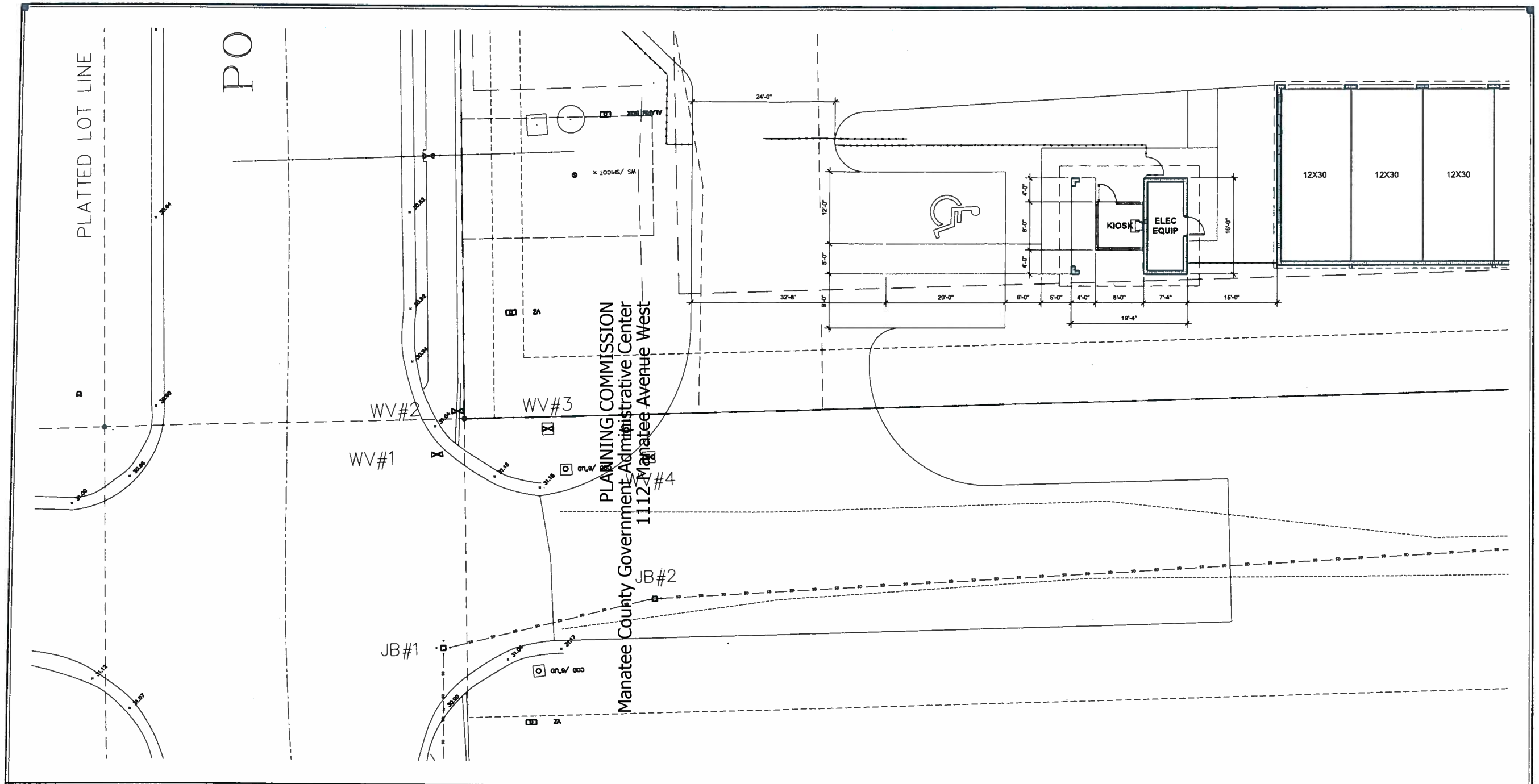
Xpress Storage State Road 64
Portal Crossings
Rendering
State Road 64 East, Bradenton, Florida

JOB NO 20013030

A0.1

of 13

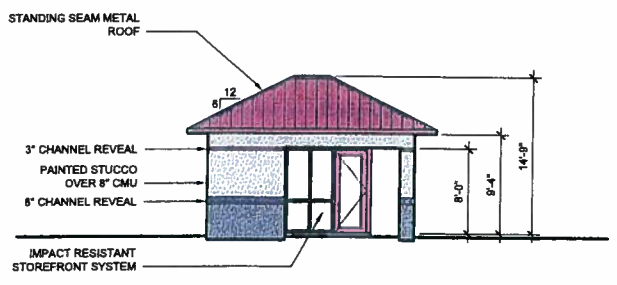
DATE 11/20/2013



1 BUILDING "A" FLOOR PLAN

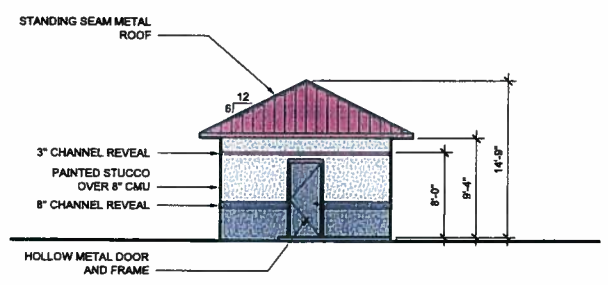
SCALE: 1/8" = 1'-0"

SCALE: 1" = 8'-0"



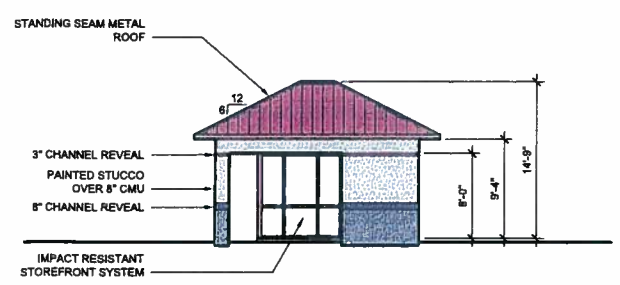
2 BUILDING "A" NORTH ELEVATION

SCALE: 1/8" = 1'-0"



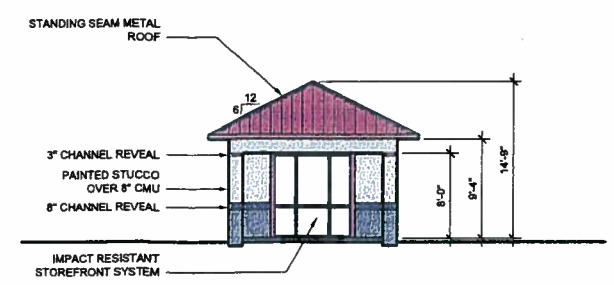
3 BUILDING "A" EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 BUILDING "A" SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



5 BUILDING "A" WEST ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS

DRAWN BY

SEAL

CHESTER C SCOTT III AR1583

TIRA HUE LUNG-FORSLUND AR1549

Studio x 2
architects, pa
510 7th Street East
Bradenton, Florida, 34208
941 . 747 . 0220
www.studioxzarchitects.com

Studio x 2
architects, pa
AA26002289

Xpress Storage State Road 64
Portal Crossings
Building "A" Floor Plan and Elevations

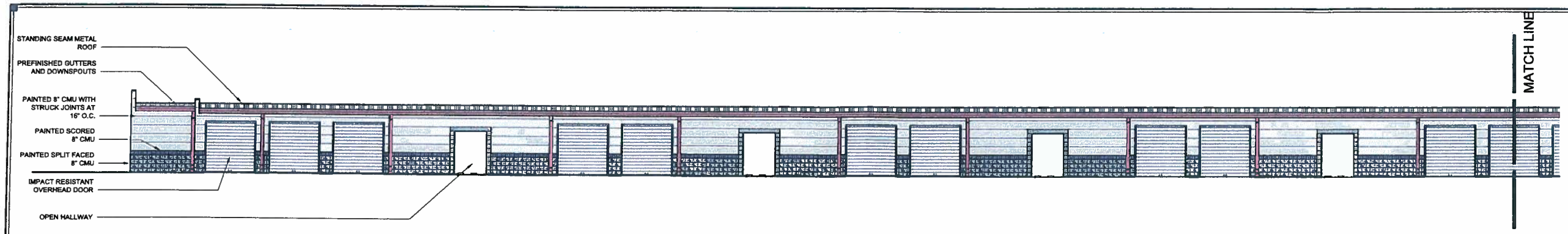
State Road 64 East, Bradenton, Florida

JOB NO 20013030

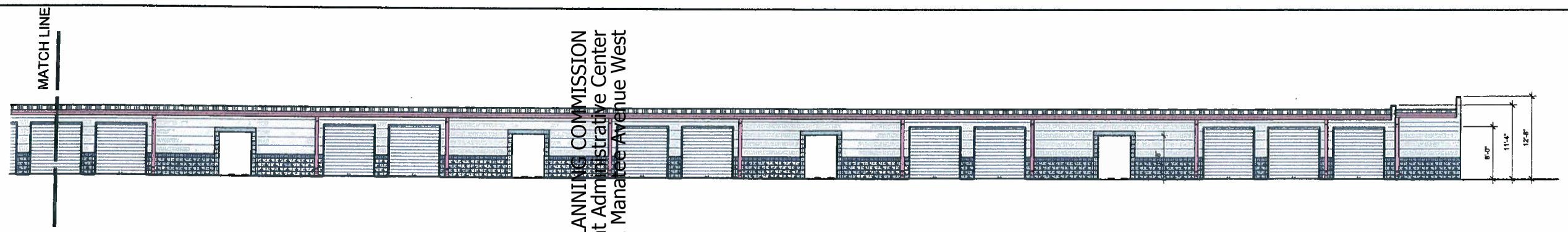
Aa2.1

of 13

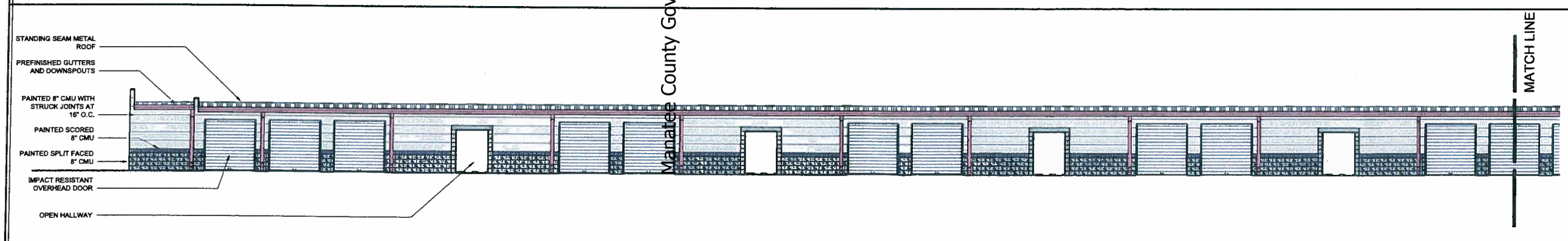
DATE 11/20/2013



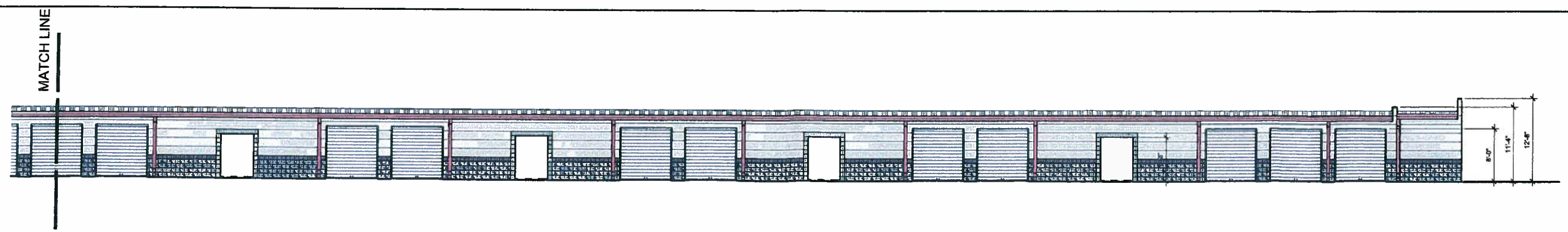
3 **BUILDING "B" NORTH ELEVATION - EAST HALF**
SCALE: 1/8" = 1'-0"



4 **BUILDING "B" NORTH ELEVATION - WEST HALF**
SCALE: 1/8" = 1'-0"



5 **BUILDING "B" SOUTH ELEVATION - WEST HALF**
SCALE: 1/8" = 1'-0"



6 **BUILDING "B" SOUTH ELEVATION - EAST HALF**
SCALE: 1/8" = 1'-0"

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

REVISIONS

DRAWN BY

SEAL

CHESTER C. SCOTT III AR11583

TRA-NOE LUND-FORSLUND AR15497

Studio x 2
architects, pa
510 7th Street East
Bradenton, Florida 34208
941 . 747 . 0220
www.studiox2architects.com

Studio x 2
architects, pa
AA26082289

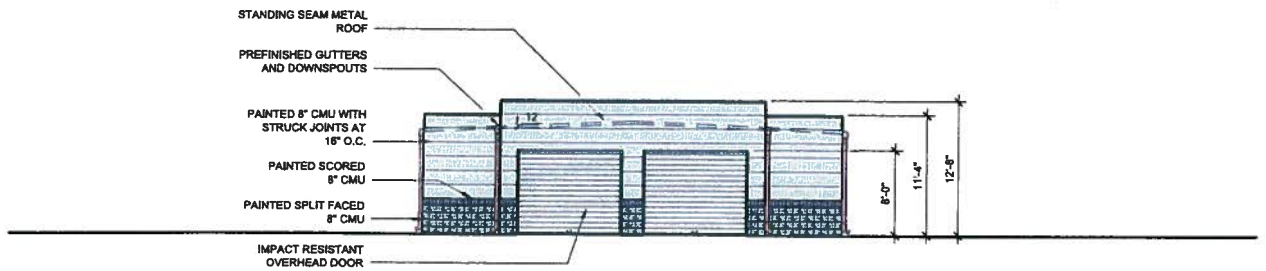
Xpress Storage State Road 64
Portal Crossings
Building "B" Elevations
State Road 64 East, Bradenton, Florida

JOB NO 20013030

Ab2.2

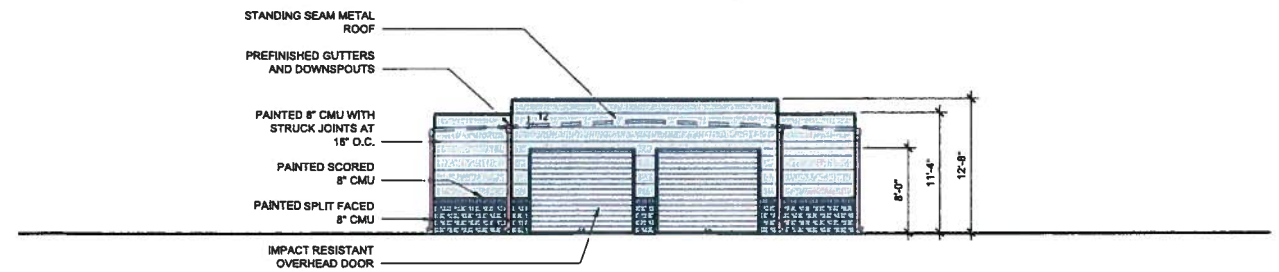
of 13

DATE 11/20/2013



7 BUILDING "B" EAST ELEVATION

SCALE: 1/8" = 1'-0"



8 BUILDING "B" WEST ELEVATION

SCALE: 1/8" = 1'-0"

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

REVISIONS

DRAWN BY

SEAL

CHESTER E SCOTT III AR11583

TWA HAE LONG-FORSLUND AR13440

Studio x 2
architects, pa
510 7th Street East
Bradenton . Florida . 34208
941 . 747 . 0220
www.studiox2architects.com

Studio x 2
architects, pa
AA26002289

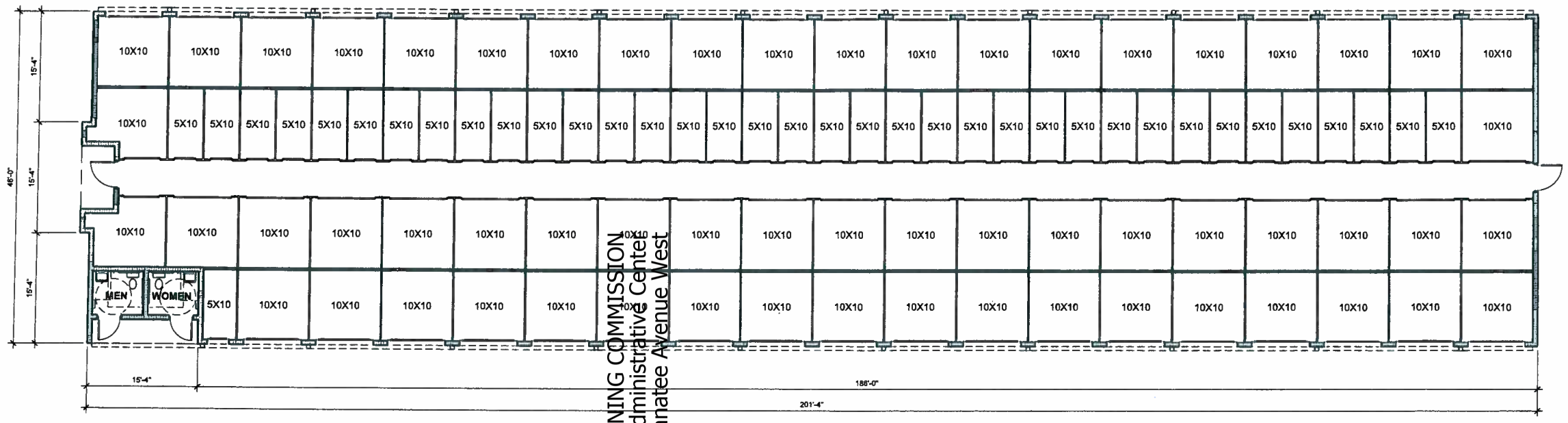
Xpress Storage State Road 64
Portal Crossings
Building "B" Elevations
State Road 64 East, Bradenton, Florida

JOB NO 20013030

Ab2.3

of 13

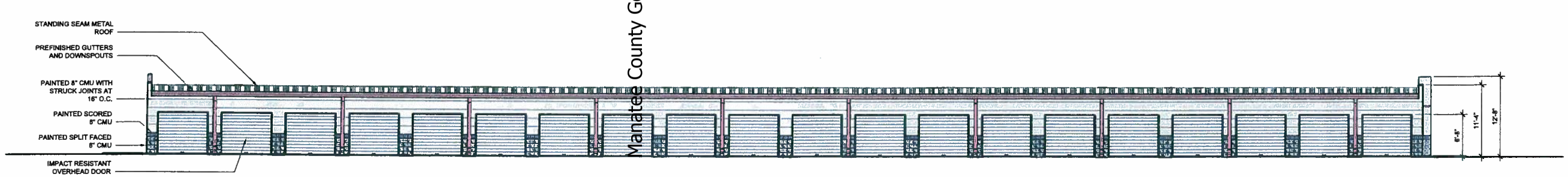
DATE 11/20/2013



1 BUILDING "C" FLOOR PLAN

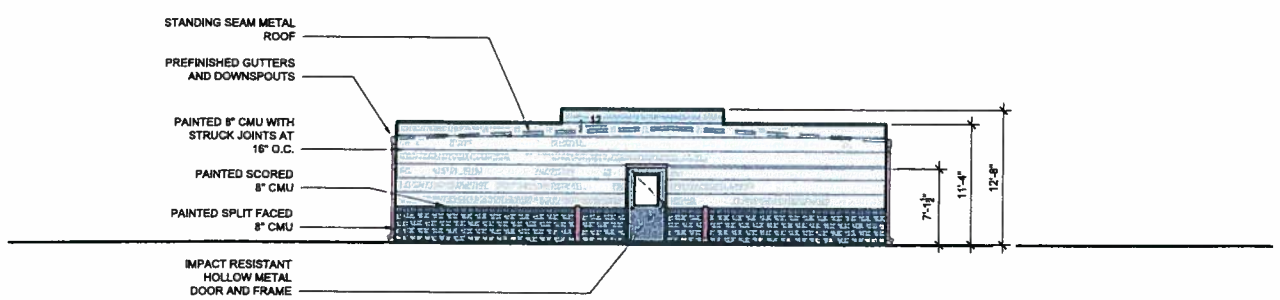
SCALE: 1/8" = 1'-0"

SCALE: 1" = 8'-0"



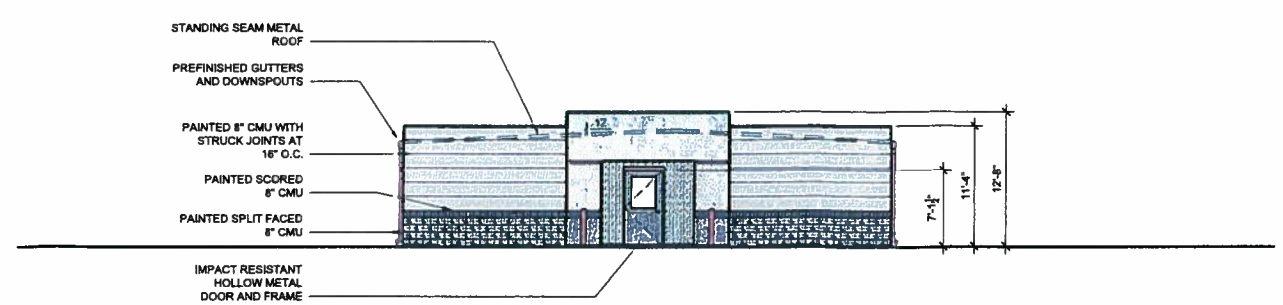
2 BUILDING "C" NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 BUILDING "C" EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 BUILDING "C" WEST ELEVATION

SCALE: 1/8" = 1'-0"

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

REVISIONS

DRAWN BY

SEAL

CHESTER C SCOTT III AR11553

TIMA NOE LOBO-FORELLINO AR15497

studio x 2
architects, pa
510 7th Street East
Bradenton . Florida . 34208
941 . 747 . 0220
www.studiox2architects.com

Studio x 2
architects, pa
AA26002289

Xpress Storage State Road 64
Portal Crossings
Building "C" Floor Plan and Elevations

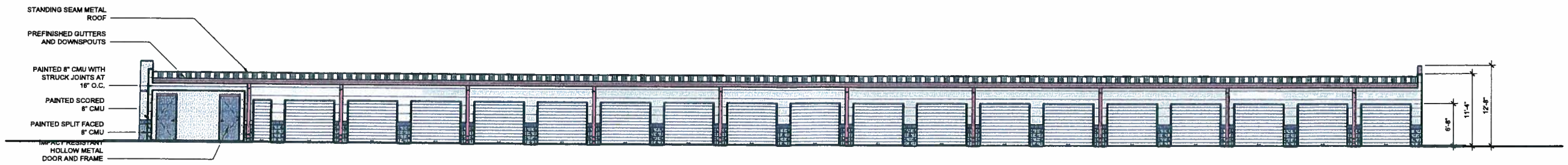
State Road 64 East, Bradenton, Florida

JOB NO 20013030

Ac2.1

of 13

DATE 11/20/2013



5 BUILDING "C" SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

REVISIONS

DRAWN BY

SEAL

CHESTER C SCOTT III AR11953

TINA INGE LONG-FORSLUND AR15482

Studio x 2
architects, pa
510 7th Street East
Bradenton, Florida 34208
941.747.0220
www.studiox2architects.com

Studio x 2
architects, pa
AA26002289

Xpress Storage State Road 64
Portal Crossings
Building "C" Elevations

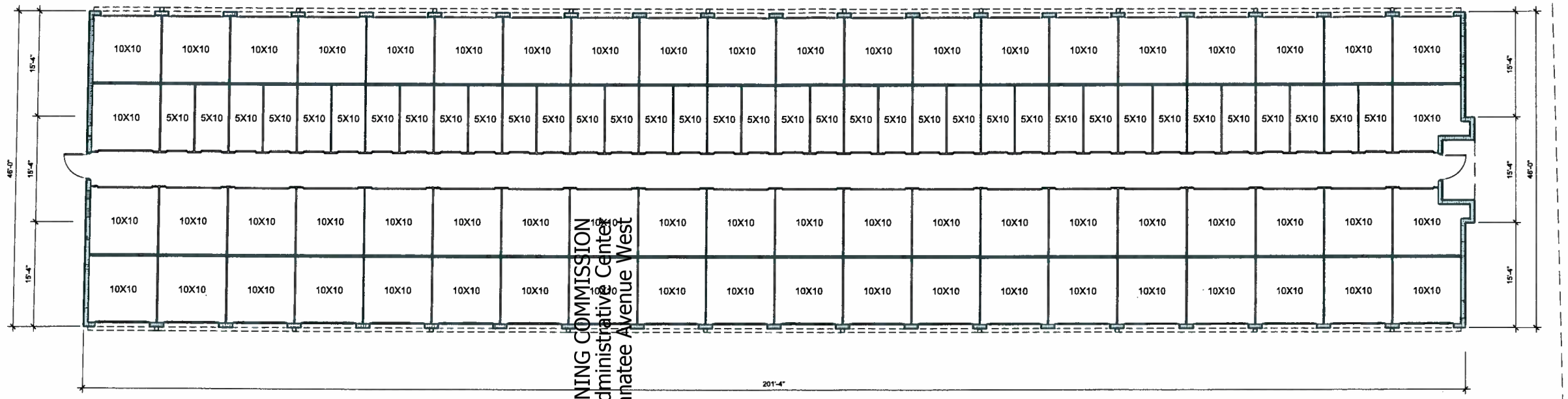
State Road 64 East, Bradenton, Florida

JOB NO 20013030

Ac2.2

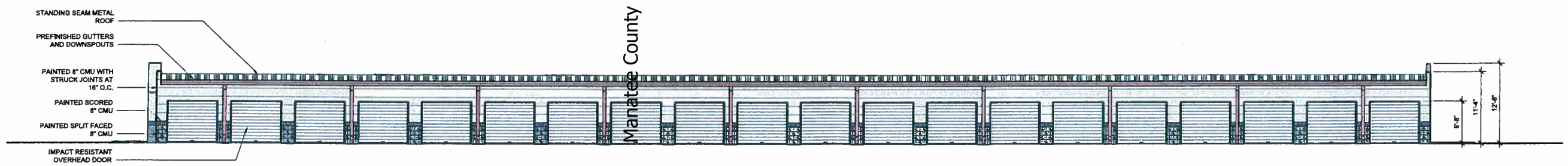
of 13

DATE 11/20/2013

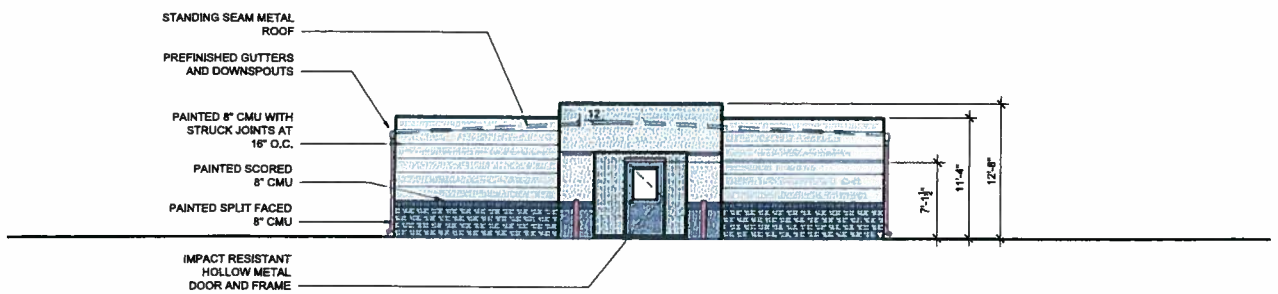


1 BUILDING "D" FLOOR PLAN
SCALE: 1/8" = 1'-0"

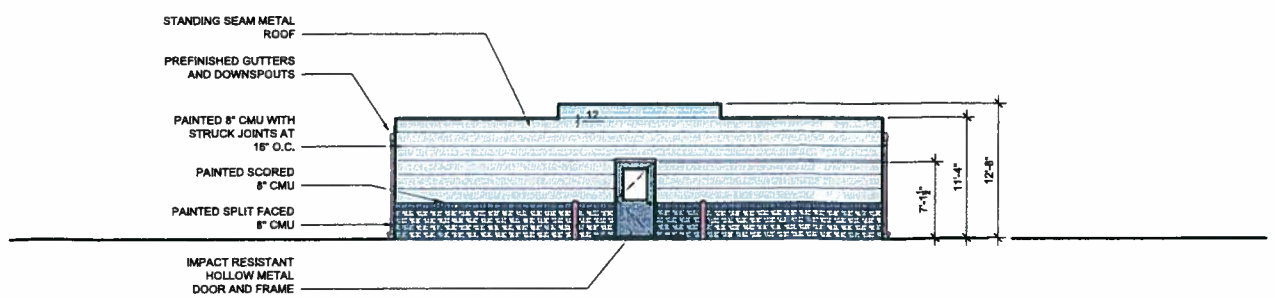
SCALE: 1" = 8'-0"



2 BUILDING "D" NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING "D" EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING "D" WEST ELEVATION
SCALE: 1/8" = 1'-0"

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

REVISIONS

DRAWN BY

SEAL

CHESTER C SCOTT III AR11553

TIMA RUE LORD-FOSSLUND AR15440

Studio x 2
architects, pa
510 7th Street East
Bradenton, Florida, 34208
941. 747. 0220
www.studiox2architects.com

Studio x 2
architects, pa
AA26002289

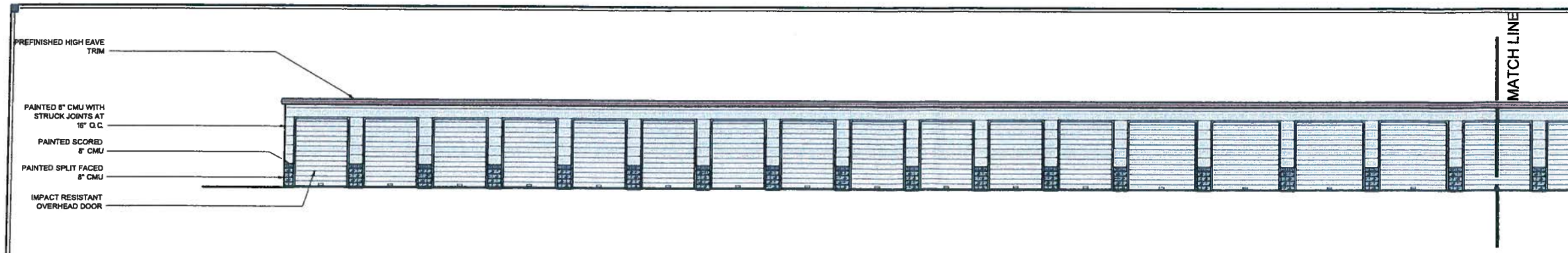
Xpress Storage State Road 64
Portal Crossings
Building "D" Floor Plan and Elevations
State Road 64 East, Bradenton, Florida

JOB NO 20013030

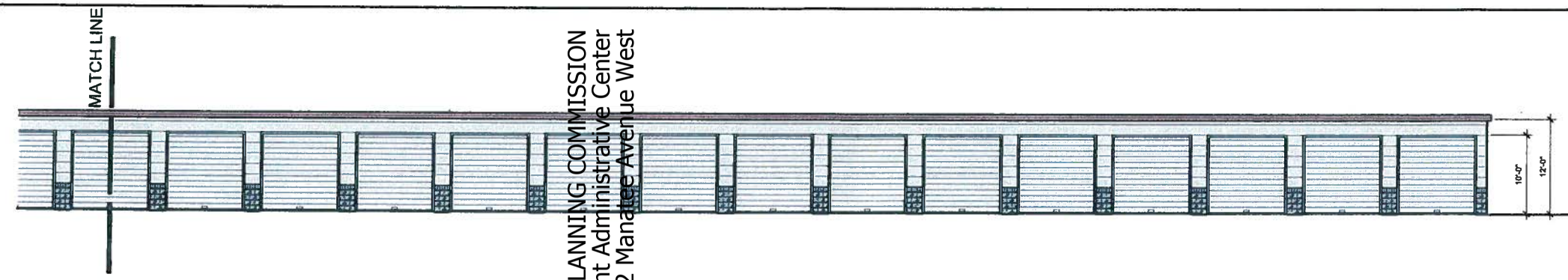
Ad2.1

of 13

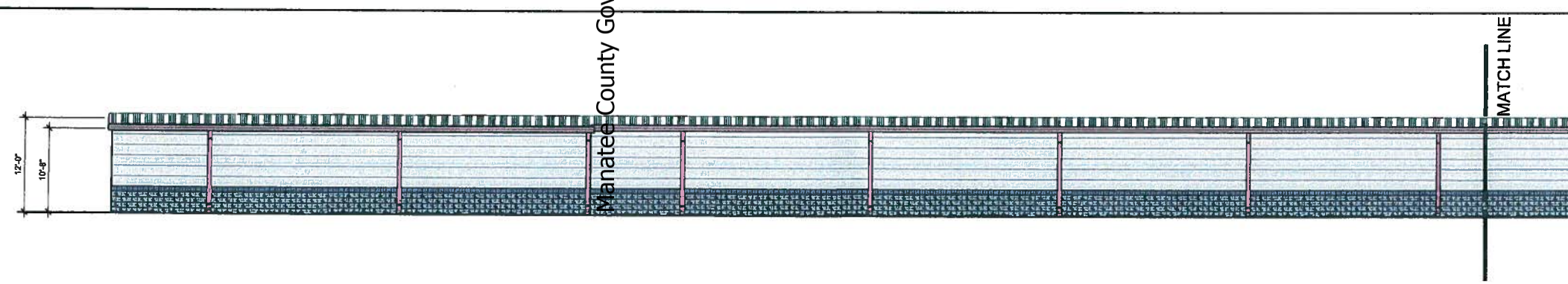
DATE 11/20/2013



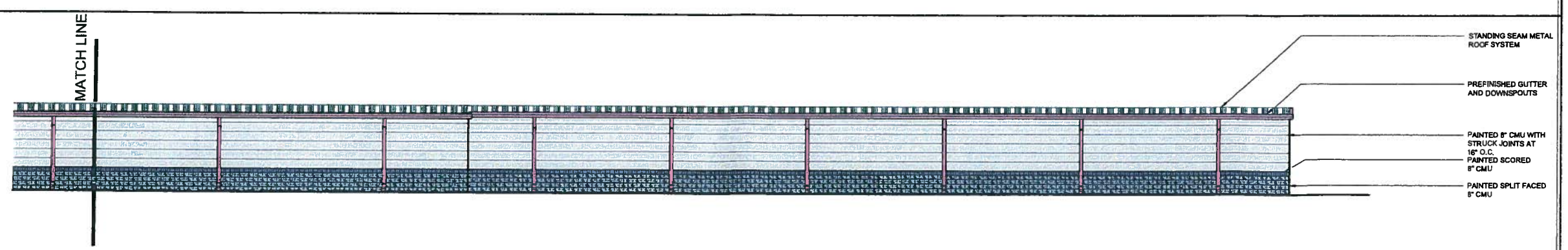
3 **BUILDING "E" NORTH ELEVATION - EAST HALF**
SCALE: 1/8" = 1'-0"



4 **BUILDING "E" NORTH ELEVATION - WEST HALF**
SCALE: 1/8" = 1'-0"



5 **BUILDING "E" SOUTH ELEVATION - WEST HALF**
SCALE: 1/8" = 1'-0"



6 **BUILDING "E" SOUTH ELEVATION - EAST HALF**
SCALE: 1/8" = 1'-0"

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

REVISIONS

DRAWN BY

SEAL

CHESTER C SCOTT III AR11993

TRIA RUB LONG-FORSLUND AR15849

Studio x 2
architects, pa
510 7th Street East
Bradenton, Florida 34208
941. 747. 0220
www.studiox2architects.com

Studio x 2
architects, pa
AA26002258

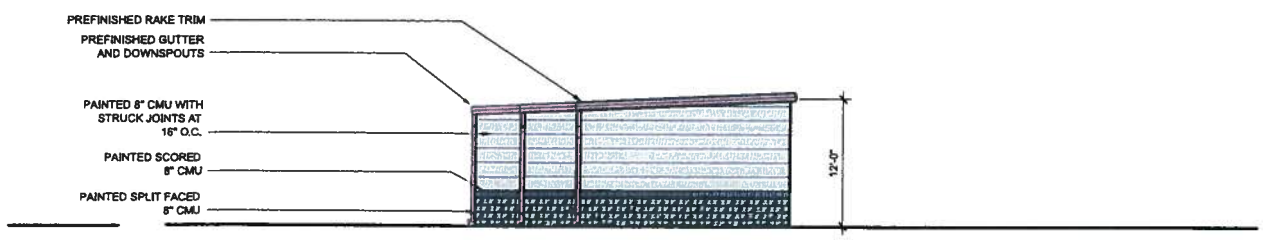
Xpress Storage State Road 64
Portal Crossings
Building "E" Elevations
State Road 64 East, Bradenton, Florida

JOB NO 20013030

Ae2.2

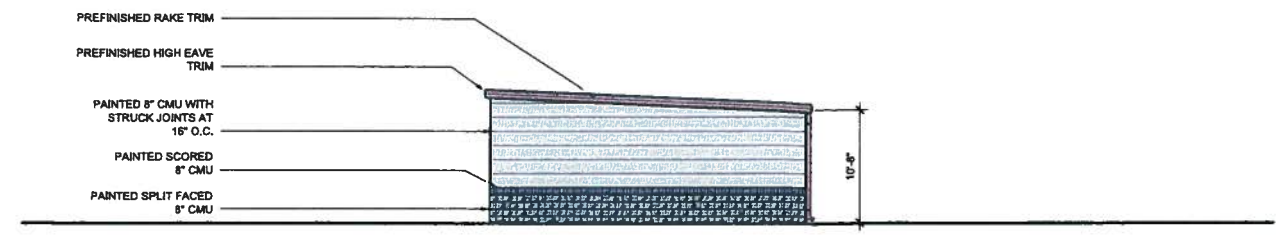
of 13

DATE 11/20/2013



7 BUILDING "E" EAST ELEVATION

SCALE: 1/8" = 1'-0"



8 BUILDING "E" WEST ELEVATION

SCALE: 1/8" = 1'-0"

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

REVISIONS

DRAWN BY

SEAL

CHESTER C SCOTT III AR11650

TWA HOE LUNG-FORSLUND AR13488

Studio x 2
architects, pa
510 7th Street East
Bradenton, Florida 34208
941. 747. 0220
www.studiox2architects.com

Studio x 2
architects, pa
AA26002289

Xpress Storage State Road 64
Portal Crossings
Building "E" Elevations

State Road 64 East, Bradenton, Florida

JOB NO 20013030

Ae2.3

of 13

DATE 11/20/2013

TRAFFIC IMPACT STATEMENT

XPress Storage at Portal Crossing

Application Number: Modification of PDC-05-79(Z)(P)

Narrative

XPress Storage at Portal Crossing is a proposed 43,881 s.f. (368 unit) self storage facility located on a 3.12 acre site at the southeast corner SR 64 and Portal Crossing in Manatee County. The proposed self storage use will generate significantly less traffic volume than the non-constructed uses previously approved on this site (approved under PDC-05-79(Z)(P)). The previously approved uses include retail sales, restaurant, and bank (with drive thru) uses.

Existing Data

Below is an outline of the existing data for the SR 64.

TABLE 1

Link No.	Road Name	From Street	To Street	Crs Section	5% Peak Hour LOS Volume	LOS Standard	Existing LOS
3061	SR 64	Lena Rd.	Lakewood Ranch Blvd.	6D	254	D	B

Criteria 1

Criteria 1 requires the trip generation by the proposed site to be 50 P.M. peak-hour trips or less. The table below was created using ITE Trip Generation (9th Edition) Methodology. The trips generated from the proposed site will not exceed 50 P.M. peak-hour trips.

TABLE 2

ITE Code	Land Type	Units	Independent Variable	PM Peak Period Rate	PM Peak Trips - Total
151	Mini Warehouse	43.9	KSF[2]	0.26	11

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Criteria 2

Criteria 2 requires the project traffic not to exceed 5% of the P.M. peak-hour, two-way LOS Standard Service Volume for the connecting roadway segment. The proposed site creates 11 trips as shown in the Table 2. This does not exceed the 5% peak-hour LOS volume of 254 as shown in Table 1.

Conclusion

The proposed project will generate 11 additional PM Peak Trips which will not drop this segment of roadway below the acceptable Manatee County Level of Service. SR 64 has sufficient capacity to serve the proposed site and no further traffic analysis is warranted.

ZNS Engineering, L.C.

Nathan Kragt, P.E.
Project Manager

Source: ZNS Engineering, L.C., November, 2013

Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: October 4, 2012 8:20 AM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Dem Rs	Stn
3025	SR 64	75 ST W	59 ST W	ST	MA	U	4D	3.00	3	II		155.5	D	C	D		10	26000	0.095	O	2,470	26	2,496	3,110	614	0.000			0	503
3035	SR 64	59 ST W	51 ST W	ST	MA	U	4D	2.08	1	II		155.5	D	C	C		10	26000	0.095	C	2,470	0	2,470	3,110	640	0.000			0	503
3036	SR 64	51 ST W	43 ST W	MC	MA	U	4D	2.00	1	II	Y	155.5	D	F	F		10	41500	0.095		3,943	0	3,943	3,110	-833	0.000				502
3037	SR 64	43 ST W	34 ST W (BRAD CL)	MC	MA	U	4D	2.00	1	II		155.5	D	F	F		10	41500	0.095		3,943	0	3,943	3,110	-833	0.000				502
3040	SR 64	CARLTON ARMS BLVD	43RD ST E	ST	PA	U	4D	2.38	1	II	Y	155.5	D	F	F		10	40500	0.095	C	3,848	1,149	4,997	3,110	-1,887	0.000			0	000
3050	SR 64	43RD ST E	48TH ST CT	ST	PA	U	4D	2.33	1	II		155.5	D	F	F		10	40500	0.095	O	3,848	1,354	5,202	3,110	-2,092	0.000			0	000
3051	SR 64	48TH ST CT	MORGAN-JOHNSON RD	ST	PA	U	4D	1.39	1	I	Y	169.5	D	F	F		10	40500	0.095		3,848	1,361	5,209	3,390	-1,819	0.000				000
3052	SR 64	MORGAN-JOHNSON RD	60TH ST EAST	ST	PA	U	4D	2.78	1	II	Y	155.5	D	F	F		10	40500	0.095		3,848	1,662	5,510	3,110	-2,400	0.000				000
3053	SR 64	60TH ST E.	64TH ST E	ST	PA	U	6D	2.70	1	II	Y	234	D	D	F		10	44000	0.095		4,180	1,717	5,897	4,680	-1,217	0.000				000
3054	SR 64	64TH ST E	I-75 WEST SIGNAL	ST	PA	U	6D	3.57	1	II	Y	234	D	D	F		10	44000	0.095		4,180	1,653	5,833	4,680	-1,153	0.000				000
3055	SR 64	I-75 WEST SIGNAL	I-75 EAST SIGNAL	ST	PA	U	6D	4.00	1	II	Y	234	D	D	F		10	44000	0.095		4,180	1,742	5,922	4,680	-1,242	0.000				000
3060	SR 64	I-75 EAST SIGNAL	LENA RD	ST	PA	U	6D	1.12	1	I	Y	254	D	B	F		10	32000	0.096	O	3,072	2,968	6,040	5,080	-960	0.000			0	000
3061	SR 64	LENA RD	LAKEWOOD RANCH BLVD	ST	PA	U	6D	0.71	1	I	Y	254	D	B	F		10	27000	0.096		2,592	3,407	5,999	5,080	-919	0.000				000
3062	SR 64	LAKEWOOD RANCH BL	RYE RD	ST	PA	U	4D	0.00	0	I	Y	155.5	D	C	F		10	16500	0.096		1,584	1,915	3,499	3,110	-389	0.000				007
3063	SR 64	RYE RD	LORRAINE RD	ST	PA	U	4D	0.00	0	I	Y	155.5	D	C	C		10	7900	0.096		758	892	1,650	3,110	1,460	0.000				50
3070	SR 64	LORRAINE RD	CR 675	ST	PA	R	2U	0.00	0		Y	74	C	B	C		10	5121	0.098	O	502	351	853	1,480	627	0.000			0	01
3080	SR 64	CR 675	HARDEE CO	ST	PA	R	2U	0.00	0		Y	74	C	B	B		10	5300	0.098	C	519	63	582	1,480	898	0.000			0	00
2300	SR 684/CORTEZ RD	SR 789	MAINLAND	ST	MA	U	2U	0.00	0	US		86	D	D	D		10	12800	0.095	C	1,216	94	1,310	1,720	410	0.000			0	00
2310	SR 684/CORTEZ RD	CORTEZ BRIDGE	119 ST W	ST	MA	U	2D	0.00	0	I	Y	81.9	D	C	D		10	12800	0.095	C	1,216	186	1,402	1,638	236	0.000			0	00
2315	SR 684/CORTEZ RD	119 ST W	PALMA SOLA BLVD	ST	MA	U	4D	0.48	1	I	Y	169.5	D	B	B		10	12800	0.095	C	1,216	194	1,410	3,390	1,980	0.000			0	00

Mini-Warehouse
(151)

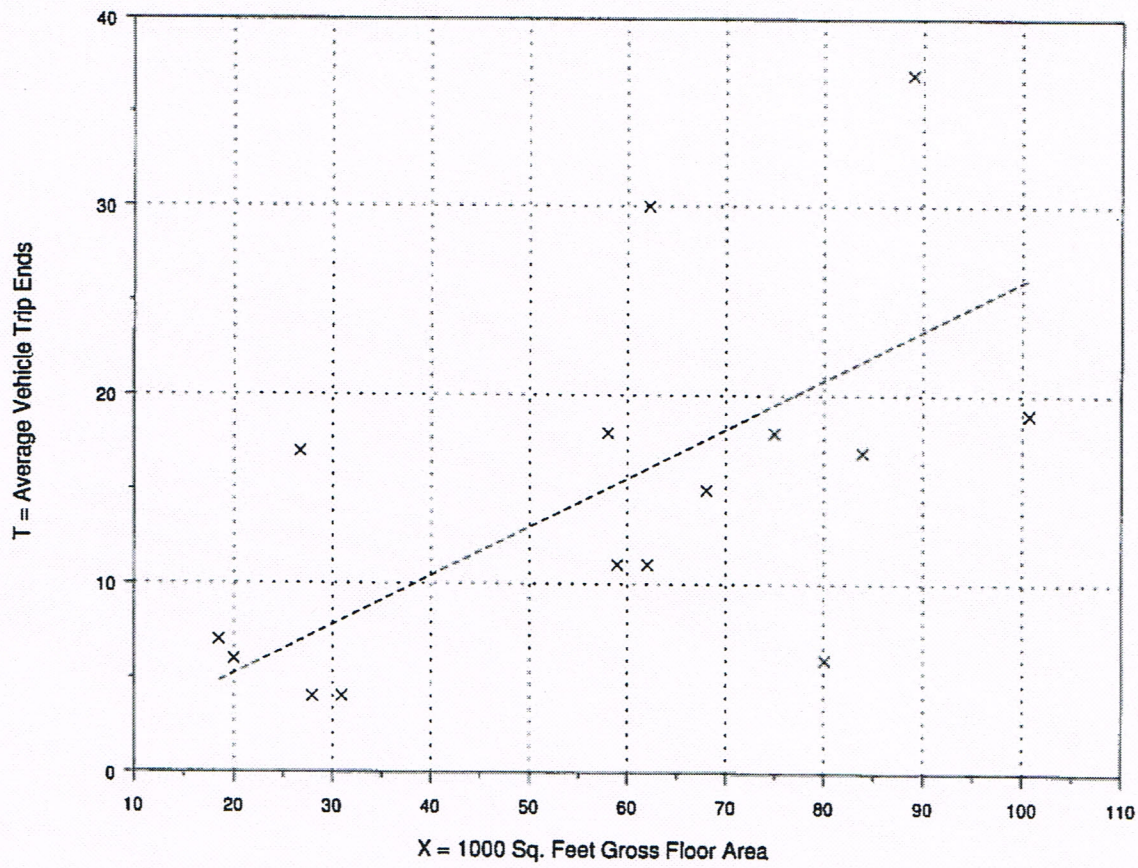
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 15
Average 1000 Sq. Feet GFA: 57
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.26	0.07 - 0.64	0.52

Data Plot and Equation



× Actual Data Points

------ Average Rate

Fitted Curve Equation: Not given

R^2 = ****

INSTITUTE OF TRANSPORTATION ENGINEERS CALCULATIONS

We have utilized the (ITE) Trip Generation Manual, 7th Edition, Volume 1 and the (ITE) Parking Generation, 3rd Edition to develop the parking demand for the proposed facility.

Trip Ends Per Week Day:

The (ITE) Trip Generation Manual, 7th Edition, Volume 1, provides an average rate of 2.50 trip ends per 1,000 square feet of gross floor area per week day. The calculation for the proposed facility is 43,881 / 1,000 x 2.50 = 110 trip ends / 2 = 55 vehicles visiting the site per day. Assuming an even distribution randomly over a 12 hour period, the parking requirement would be 55 / 12 = 5 spaces.

Trip Ends Per Week Day AM Peak hour of generator:

The (ITE) Trip Generation Manual, 7th Edition, Volume 1, provides an average rate of 0.29 vehicle trip ends per 1,000 square feet of gross floor area per week day PM peak hour of generator. The calculation for the proposed facility is 43,881 / 1,000 x 0.29 = 13 trip ends / 2 = 7 vehicles visiting the site per day. The parking requirement would be 7 spaces.

Trip Ends Per Week Day PM Peak hour of generator:

The (ITE) Trip Generation Manual, 7th Edition, Volume 1, provides an average rate of 0.28 vehicle trip ends per 1,000 square feet of gross floor area per week day AM peak hour of generator. The calculation for the proposed facility is 43,881 / 1,000 x 0.28 = 13 trip ends / 2 = 7 vehicles visiting the site per day. The parking requirement would be 7 spaces.

Trip Ends Per Saturday Peak hour of generator:

The (ITE) Trip Generation Manual, 7th Edition, Volume 1, provides an average rate of 0.40 trip ends per 1,000 square feet of gross floor area per Saturday peak hour of generator. The calculation for the proposed facility is 43,881 / 1,000 x 0.40 = 18 trip ends / 2 = 9 vehicles visiting the site. The parking requirement would be 9 spaces.

ZNS ENGINEERING
P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

Trip Ends Per Sunday Peak hour of generator:

The (ITE) Trip Generation Manual, 7th Edition, Volume 1, provides an average rate of 0.40 trip ends per 1,000 square feet of gross floor area per Sunday peak hour of generator. The calculation for the proposed facility is 43,881 / 1,000 x 0.30 = 13 trip ends / 2 = 7 vehicles visiting the site. The parking requirement would be 7 spaces.

Saturday Parking Demand

The (ITE) Parking Generation, 3rd Edition, provides a peak parking demand ratios of 0.06 vehicles per 1,000 square feet. The calculation for the proposed facility is 43,881 / 1,000 x 0.06 = 3 parking spaces.

The (ITE) Parking Generation, 3rd Edition, provides a peak parking demand ratios of 0.77 vehicles per 100 storage units. The calculation for the proposed facility is 368 / 100 x 0.77 = 3 parking spaces.

ZNS ENGINEERING

P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

Land Use: 151
Mini-Warehouse

Description

Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

Truck trips accounted for 2 to 15 percent of the weekday traffic at the sites surveyed.

Vehicle occupancy ranged from 1.2 to 1.9 persons per automobile on an average weekday.

Peak hours of the generator —

The weekday p.m. peak hour was between 1:00 p.m. and 5:00 p.m. The Saturday peak hour was between 12:00 noon and 1:00 p.m. The Sunday peak hour was between 1:00 p.m. and 4:00 p.m.

The sites were surveyed from 1979 to 2002 in California, Colorado and New Jersey.

Source Numbers

113, 212, 403, 551, 568

Mini-Warehouse
(151)

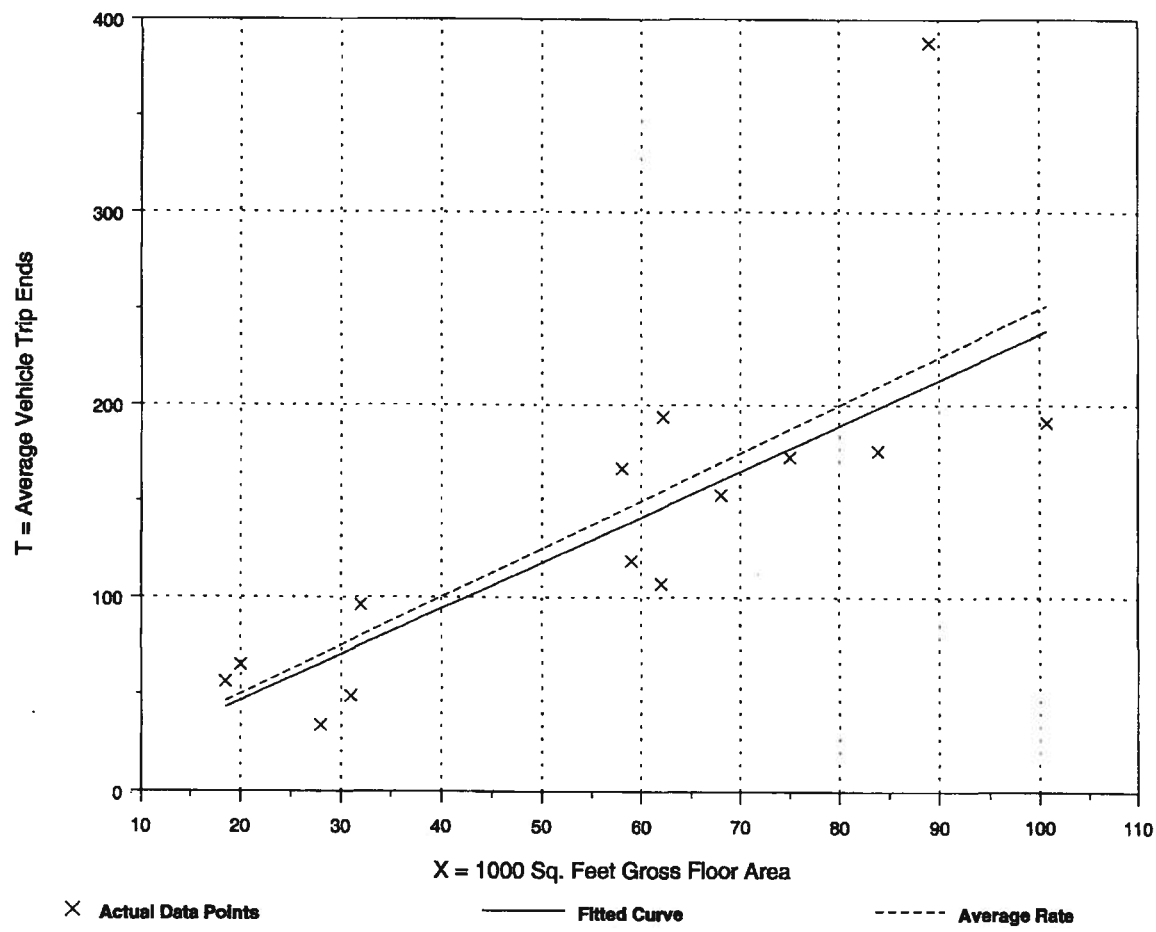
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 14
Average 1000 Sq. Feet GFA: 56
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.50	1.21 - 4.36	1.78

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 1.01 Ln(X) + 0.82 $R^2 = 0.73$

Mini-Warehouse
(151)

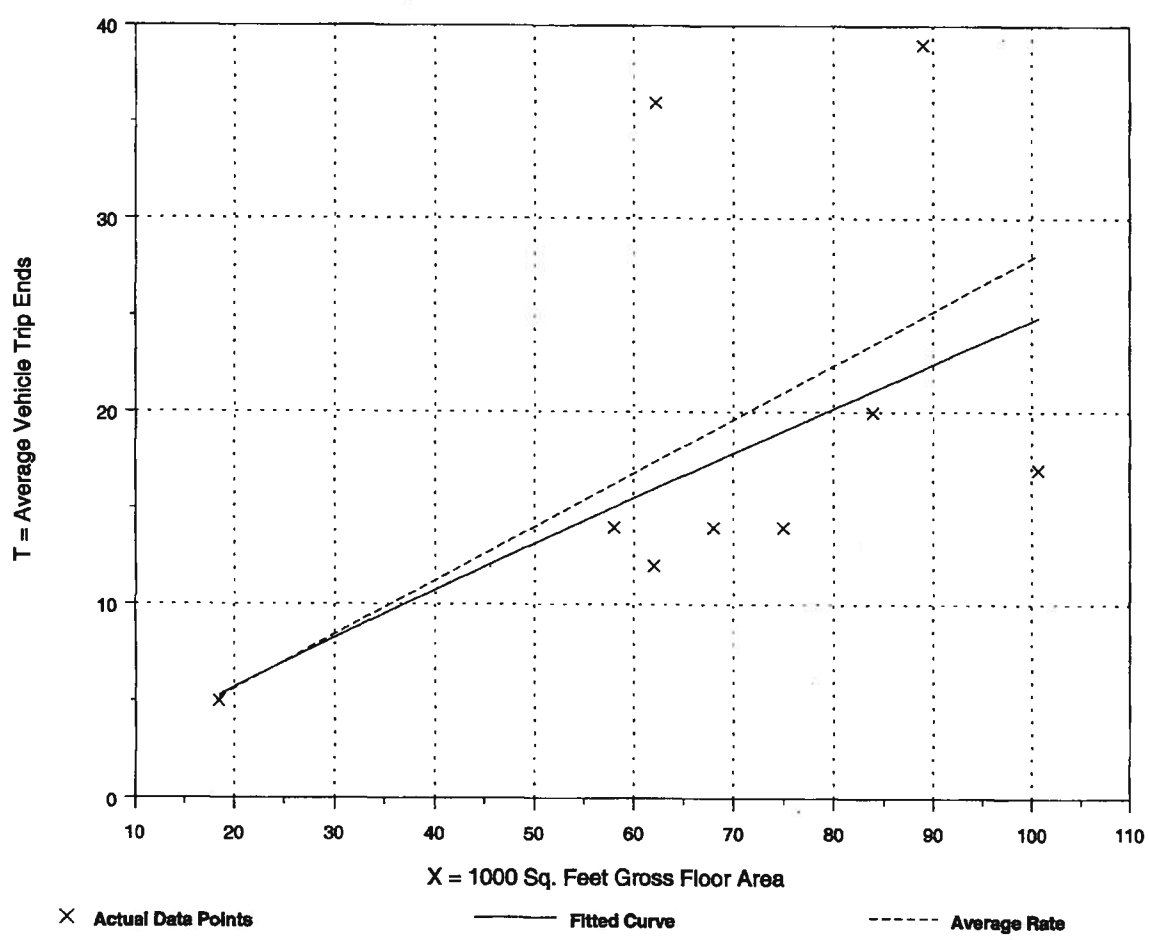
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 9
Average 1000 Sq. Feet GFA: 69
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.28	0.17 - 0.58	0.54

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) - 1.00 $R^2 = 0.55$

Mini-Warehouse
(151)

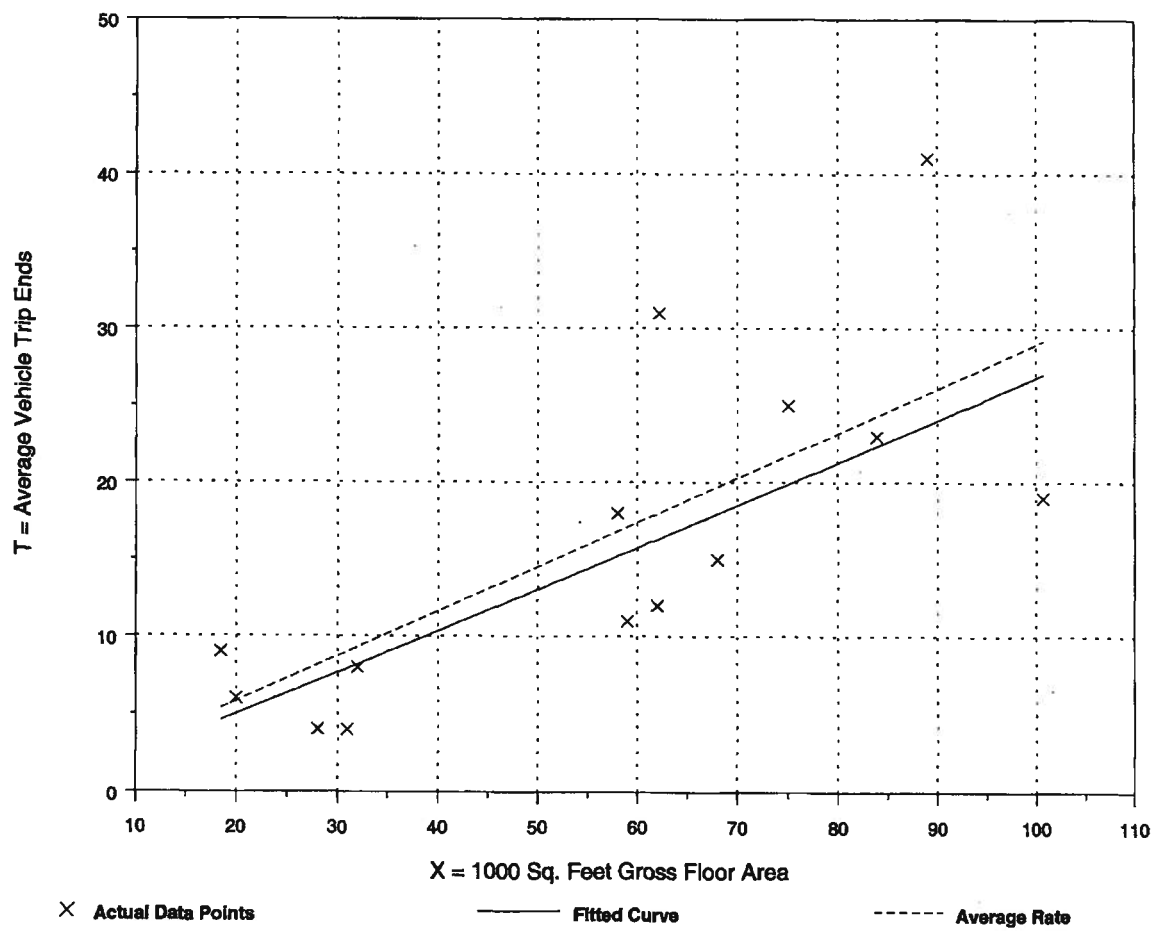
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 14
Average 1000 Sq. Feet GFA: 56
Directional Distribution: 53% entering, 47% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.29	0.13 - 0.50	0.54

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 1.04 Ln(X) - 1.52 $R^2 = 0.65$

Mini-Warehouse
(151)

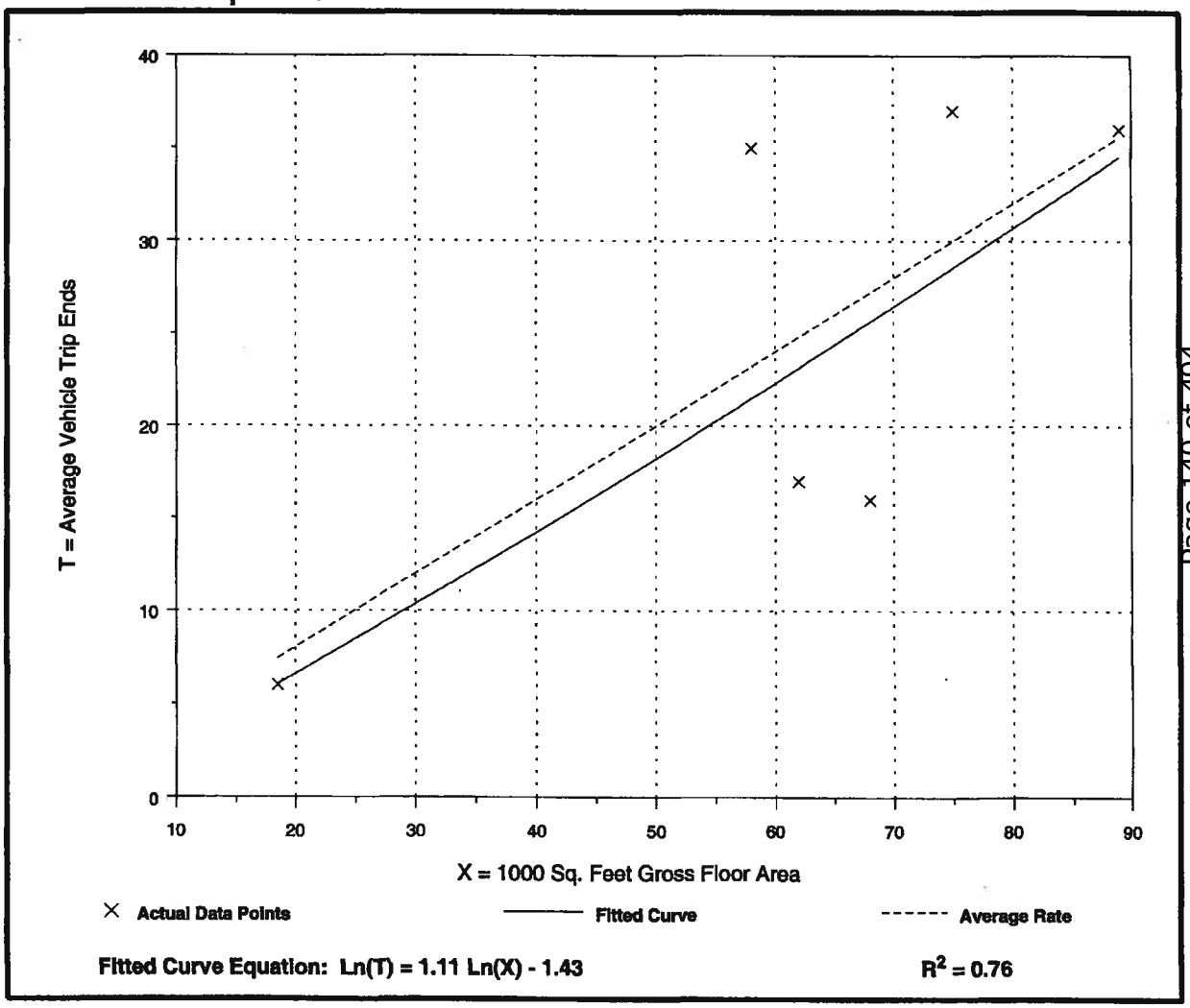
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday,
Peak Hour of Generator

Number of Studies: 6
Average 1000 Sq. Feet GFA: 62
Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.40	0.24 - 0.60	0.64

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 1.11 Ln(X) - 1.43 $R^2 = 0.76$

Mini-Warehouse
(151)

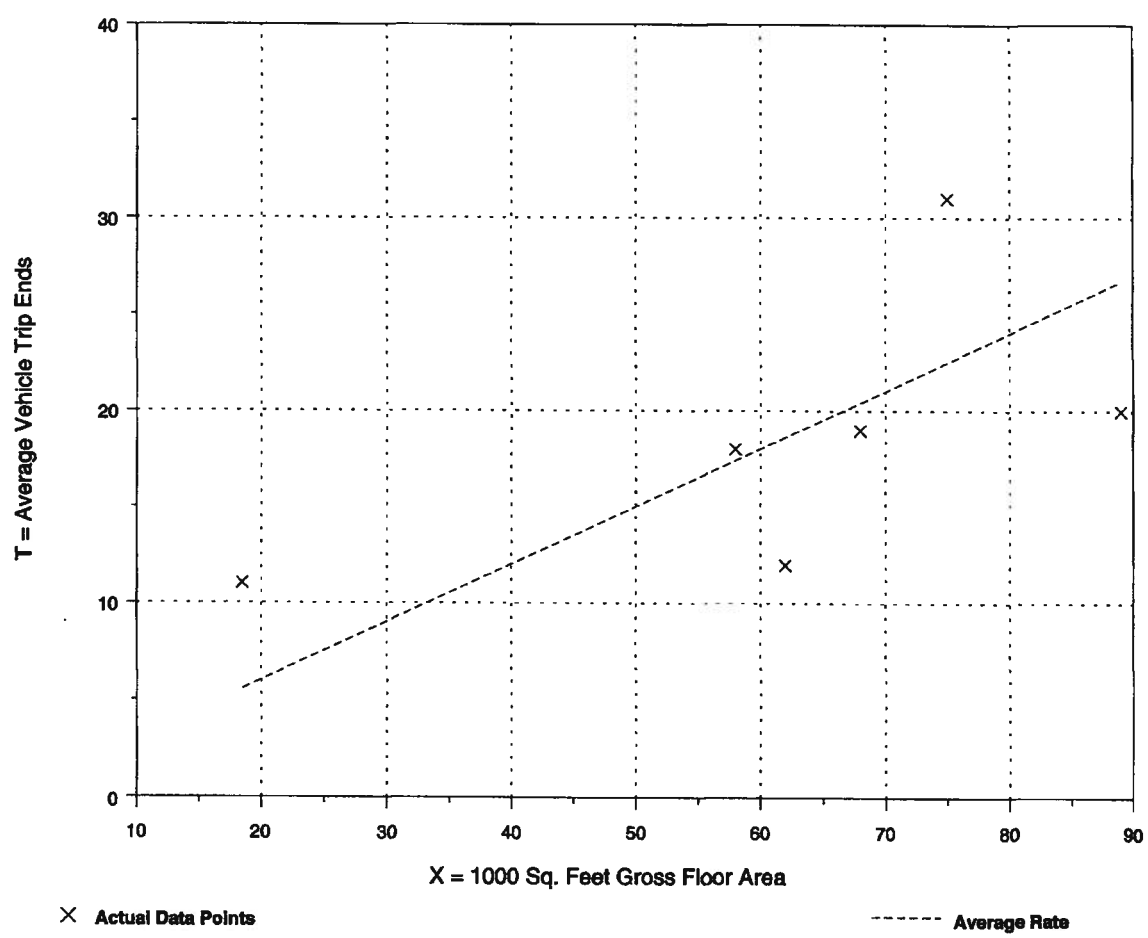
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Sunday,
Peak Hour of Generator

Number of Studies: 6
Average 1000 Sq. Feet GFA: 62
Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.30	0.19 - 0.59	0.55

Data Plot and Equation



Fitted Curve Equation: Not given

R^2 = ****

Land Use: 151
Mini-Warehouse

Land Use Description

Mini-warehouses are buildings in which a number of units or vaults are rented for the storage of goods. Mini-warehouses are typically referred to as "self-storage" facilities. Each unit is physically separated from other units and access is usually provided through an overhead door or other common access point.

Database Description

Saturday parking demand was only provided for one site. The site was 172,300 sq. ft. GFA and the peak parking demand ratios were 0.06 vehicles per 1,000 sq. ft. GFA and 0.77 for vehicles per 100 storage units. The peak period of demand occurred between 4:00 and 5:00 p.m.

The following table presents a time-of-day distribution of parking demand for three study sites.

Based on Vehicles per 1,000 sq. ft. GFA	Weekday Data	
Hour Beginning	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	–	0
5:00 a.m.	–	0
6:00 a.m.	–	0
7:00 a.m.	31	3
8:00 a.m.	24	3
9:00 a.m.	59	3
10:00 a.m.	91	3
11:00 a.m.	100	3
12:00 p.m.	55	3
1:00 p.m.	45	3
2:00 p.m.	46	3
3:00 p.m.	40	2
4:00 p.m.	88	1
5:00 p.m.	27	1
6:00 p.m.	35	1
7:00 p.m.	27	1
8:00 p.m.	–	0
9:00 p.m.	–	0
10:00 p.m.	–	0
11:00 p.m.	–	0

* Subset of database

Study Sites/Years

Canada:
Burnaby, BC (1991); Coquitlam, BC (1991); Richmond, BC (1991)

United States:
Santa Barbara, CA (1998)

Jurisdiction Parking Space Requirements

City	County	Requirement	Calculation
Fort Myers		1 per 300 sq. ft. of G.F.A. in the manager's or leasing office; minimum of 5 spaces	5 space minimum
	Hillsborough County	2.0 per 100 storage units	8
Pinellas Park		One (1) per fifty (50) storage units plus two (2) for the Manager's Office, if office is provided.	8
	Sarasota County	1 per 250 SF nonstorage floor area	2 (kiosk and bathrooms)
St. Petersburg		Office area: 1 per 300 sf gfa; Storage area: 1 per 50 storage bays or units; Loading area required	8
Tampa		1.0 space per employee on largest shift plus 1.0 space for each 20 storage units	18

ZNS ENGINEERING
P.O. Box 9448 | Bradenton, FL 34206 | Office: 941.748.8080 | Fax: 941.748.3316 | www.znseng.com
Engineering-EB0027476 Surveying-LB0006982 Landscape Architecture-LC0000365

Fort Myers, FL

134.3.5 Minimum number of off-street **parking** spaces.

A.

Every building or structure instituted or erected after shall be provided with off-street **parking** facilities in accordance with the provisions of this section for the use of occupants, employees, visitors and patrons. Such off-street **parking** facilities shall be maintained and continued as a required accessory use as long as the building or structure is continued. It shall be unlawful for any owner or operator of such building or structure affected by this article to discontinue, change or dispense with, or cause the discontinuance or reduction of, the required **parking** facilities apart from the discontinuance of such building or structure, without establishing alternative off-street **parking** facilities which meet the requirements of this article. Whenever any existing building or structure is enlarged the **parking** facilities shall be provided in accordance with this section for the enlarged area. In event of the reduction of building, use or structure, the facilities may be reduced proportionately.

B.

Where right-of-way takings cause a reduction of **parking** spaces below the minimum number required, the city will grant a variance to run with the existing building use or any subsequent use in accordance with the appropriate zoning for the property.

C.

The minimum number of required spaces shall be as follows:

Uses	**Minimum Number of Required Spaces**
Residential	
(1) Single- and duplex-family	2 per dwelling unit
(2) Multifamily	1 bedroom, 1.5 per dwelling unit 2 or more bedrooms, 2 per dwelling unit Visitor **parking**, 1 per 15 dwelling units
(3) Adult congregate living facilities	1 per 3 units or .39 per bed, whichever is higher
(4) Bed and breakfast establishment	1 per unit, plus 1 per manager
(5) Dormitory, sorority or fraternity	1 per 2 students based on maximum occupancy plus 1 per manager
(6) Mobile home **park**	2 per unit
(7) Rooming, lodging, and boarding houses	1 per sleeping unit, plus 1 per manager
(8) Residential care facilities	1 per 5 beds, minimum 2 spaces
Commercial	
(9) Commercial centers:	
a. First 25,000 sq. ft. of G.F.A.*	1 per 200 sq. ft. of G.F.A.*
b. Over 25,000 sq. ft. of G.F.A	1 per 250 sq. ft. of G.F.A.
*G.F.A. – gross floor area	
Commercial and Service Uses Located Independently	
(10) Auto/truck repair and service	4 per bay plus 1 per employee
(11) Auto/truck sales	1 per 300 sq. ft. of G.F.A.; minimum of 5 customer spaces
(12) Auto/truck washing	1 per 300 sq. ft. of G.F.A.
(13) Banks and financial establishments	1 per 300 sq. ft. of G.F.A.
(14) Bar or cocktail lounge	1 per 3 seats
(15) Barbershops or beauty parlors	3 per operator or 1 per 100 sq. ft. of G.F.A., whichever is greater
(16) Drive-up facilities	1 per 300 sq. ft. of G.F.A. plus stacking lanes as follows:

Banks and financial establishments	Stacking lanes for 8 cars the first window plus 5 cars for each additional window.
Restaurants	Stacking lanes to accommodate 10 cars per service lane
Photo drop-off	Stacking lanes for 3 cars
All other	Stacking lanes to accommodate 5 cars per service lane
(17) Funeral homes, crematories, and mortuaries	1 per 250 sq. ft. of G.F.A.
(18) Furniture/appliances/carpet stores	1 per 500 sq. ft. of G.F.A.
(19) Hotel/motel	1.25 per room
	1 per 3 seats of restaurant space based on maximum customer capacity
	1 per 8 seats for banquet hall facilities based on maximum seating capacity
(20) Nurseries	1 per 300 sq. ft. of G.F.A. plus 1 per 1,000 sq. ft. of outdoor area devoted to display and storage
(21) Offices: Administrative, business, professional, government	1 per 250 sq. ft. of G.F.A.
(22) All restaurant except fast food	1 per 3 seats based on maximum customer capacity
(23) Fast-food restaurant	1 per 2 seats based on maximum customer capacity plus stacking lanes to accommodate 10 cars per service lane
(24) Apparel shops	1 per 300 sq. ft. of G.F.A.
(25) Convenience stores	1 per 200 sq. ft. of G.F.A.
(26) Department stores	1 per 300 sq. ft. of G.F.A.
(27) Gasoline service stations	1 per 300 sq. ft. of G.F.A.
(28) Grocery stores/supermarkets	1 per 150 sq. ft. of G.F.A.
(29) Mobile home/recreational	1 per 300 sq. ft. of G.F.A.
(30) Vehicle sales	1 per 300 sq. ft. of G.F.A.
(31) Studios (dance, art, etc.)	1 per 300 sq. ft. of G.F.A.
(32) Teen club establishments	1 per 300 sq. ft. of G.F.A.
(33) All other retail	1 per 300 sq. ft. of G.F.A.
Educational Institutions	
(34) Public schools	In compliance with state law
(35) Private, parochial, elementary, and junior high	1 per employee, plus 1 per every 40 students*
(36) High school	1 per employee, plus 1 per every 10 students*
(37) College/university	1 per employee, plus 1 per every 5 students*Auditoriums or other places of assembly require 1 space for every 4 seats.
(38) Business training/vo-tech school	1 per employee, plus 1 per every 3 students
(39) Child care and elderly centers	1 per staff member, plus 1 per 10 children or elderly persons
Health Services	
(40) Convalescent and nursing homes	1 per 3 beds; minimum of 5 spaces
(41) Medical and dental offices and clinics	1 per 200 sq. ft. of G.F.A.
(42) Public and private hospitals	2 per bed based on maximum patient capacity
Industrial Uses	
(43) Bottling and canning plants	1 per 500 sq. ft. of G.F.A.
(44) Commercial laundries, etc	1 per 500 sq. ft. of G.F.A.
(45) Lumberyards	1 per 500 sq. ft. of G.F.A.

(46) Manufacturing and industrial uses	1 per 500 sq. ft. of G.F.A.
(47) Printing and engraving plants	1 per 500 sq. ft. of G.F.A.
(48) Processing/warehousing	1 per 500 sq. ft. of G.F.A.
(49) Research and testing labs	1 per 500 sq. ft. of G.F.A.
(50) Terminal, freight	1 per 600 sq. ft. of G.F.A.
(51) Warehousing	1 per 300 sq. ft. of G.F.A. in the manager's or leasing office; minimum of 5 spaces
(52) Warehousing (mini)	1 per 300 sq. ft. of G.F.A. in the manager's or leasing office; minimum of 5 spaces
(53) Wholesale establishments	1 per 500 sq. ft. of G.F.A.
(54) All other industrial uses	1 per 500 sq. ft. of G.F.A.
Entertainment and Recreation	
(55) Arcades, games	1 per 200 sq. ft. of G.F.A.
(56) Boat ramps	Minimum 10 spaces with dimensions of 10 feet wide by 40 feet long
(57) Bowling alleys	4 per alley
(58) Commercial/amusement	
a. Indoor	1 per 100 sq. ft. of G.F.A.
b. Outdoor	To be determined by board of adjustments
(59) Dance halls	1 per 4 seats
(60) Driving range	1 per tee
(61) Flea markets, open-air markets, farmers market, etc.	3 per 1,000 sq. ft. of G.F.A.
(62) Golf course (regulation)	6 per hole, plus required parking for any other uses on site
(63) Health club	1 per 150 sq. ft. of G.F.A.
(64) Marinas	1 per 2 wet slips and 1 per 3 dry slips
(65) Miniature golf	3 per hole plus required parking for any other uses on site
(66) Parks (public or private)	To be determined through the administrative deviation process and by the city council person whose ward the project is located
(67) Skating rinks	1 per 100 sq. ft. of G.F.A.
(68) Tennis, handball and racquetball facilities, etc.	2 per court, plus required parking for additional uses on site
(69) Theaters (movies)	
a. Single screen	1 per 2 seats, plus 5 spaces for employees
b. Multi screen	1 per 3 seats, plus 5 spaces for employees
Public/Semi-Public	
(70) Auditoriums, arenas, and other spaces of public assembly	1 per 4 seats
(71) Churches, worship space only	1 per 4 seats
Non-worship space and accessory buildings	1 per 300 sq. ft.
(72) Jail or stockades	1 per employee, plus 1 space per 25 inmates
(73) Private clubs or lodges	1 per 300 sq. ft. of G.F.A. or 1 per 4 seats, whichever is greater
Miscellaneous	
(74) Animal boarding/kennels	Minimum 5 spaces
(75) Animal control facilities	Minimum 5 spaces

(76) Veterinary clinics	5 per veterinarian, plus 1 space per employee

Notes:

1.

Where benches are used in lieu of divided or individual seats, each — 22 lineal inches shall constitute one seat. Each 15 square feet of floor area shall constitute one seat when seating arrangements are indeterminate.

2.

The requirements for off-street **parking** for any use that is not specifically mentioned in this subsection C. of this section shall be the same as provided in this article for the use most similar to the one sought, it being the intent to require all uses to provide off-street **parking** facilities. Such determination shall be made by the community development official. When units or measurements determining number of required off-street **parking** spaces result in a requirement of a fractional space, any such fraction equal to or greater than one-half shall require a full space, and any fraction less than one-half shall be dropped. In case of mixed uses, the total requirements of the various uses computed separately and off-street **parking** space for one use shall not be considered as providing the required off-street **parking** for any other use, except that when, in the opinion of the community development official, one or more uses of a mixed use occupancy are subordinate to, and basically dependent upon, a primary use, the enforcement official may reduce the requirements of such subordinate use or uses to a percentage deemed appropriate. Additionally, in the case of mixed use where there may be offsetting peak **parking** demands, the community development official may, at his discretion, reduce the total spaces determined for separate uses. Irrespective of any other requirement of this article, each and every separate and individual store, office or other business shall be provided with at least one off-street **parking** space.

D.

Existing commercial centers with four or more tenants, permitted and constructed prior to September 18, 1989, shall provide one **parking** space for every 300 square feet of gross floor area (GFA).

(Ord. No. 3417, § 1, 9-4-2007)

Hillsborough County, Florida

Sec. 6.05.02. Parking And Loading Standards.

A. Off-Street Parking Required

In all districts, in connection with every industrial, commercial, institutional, residential or any other use, there shall be provided, at the time any new structure is erected, any use of a structure or land is enlarged or increased in density or intensity or any other use or change of use established, off-street parking spaces for automobiles in accordance with requirements contained in this Part. Conformance with the new parking requirements herein shall be for the new use or portion of enlarged use or structures only and not the existing use or structure.

B. Joint Use Facilities and Shared Parking

Nothing in this Section shall be construed to prevent the joint use of off-street parking or off-street loading space for two or more structures or uses, if the total of such spaces, when used together, will not be less than the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this Code.

1. An agreement for such joint use, in the form of a reciprocal easement acceptable to the office of the County Attorney shall be filed with the Administrator and recorded with the Clerk of the Circuit Court for Hillsborough County, Florida.
2. No part of an off-street parking area or off-street loading area required for any structure or use for the purpose of complying with the provisions of this Code, shall be included as a part of an off-street parking area or off-street loading area similarly required for another building or use, unless the Administrator determines that the periods of peak usage of such buildings or uses will not be simultaneous with each other.
3. All development orders or permits covering such approval shall include the requirements that the order or permit is valid only so long as the conditions described in the application for order or the permit exist.

C. Compliance With Regulations

The requirements for off-street parking space and off-street loading space applicable to newly erected or substantially altered structures shall be a continuing obligation of the owner of the real estate upon which any such structure is located, so long as the structure is in existence and its use requiring parking or loading, or both, continues. It shall be unlawful for an owner of any structures affected by this Code to discontinue, change or dispense with, or cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance of such structure, without establishing alternative parking and loading space which meets the requirements of and is in compliance with this Code.

D. Methods of Providing Required Parking and Loading

1. All required parking shall be located on the same zoning lot as the principal use(s) it serves, except as provided below.
2. In lieu of actual construction of required on-site parking spaces, all or any portion of the off-street parking required for a use on a zoning lot may be located on another zoning lot, either by itself or combined as joint use or shared parking for other uses, subject to certification by the Administrator that the following requirements have been met:

   a.

The use being served by the off-site parking shall be a permitted principal use as established in Article 2, in the zoning districts within which the zoning lot containing such parking is located.

b. The off-site parking spaces shall be located within 300 feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served;

c. The continued availability of off-site parking spaces, necessary to meet the requirements of this Section, shall be ensured by an appropriate reciprocal easement, satisfactory to the Office of the County Attorney and recorded with the Clerk of the Circuit Court of Hillsborough County, Florida; and

d. For purposes of determining applicable minimum and maximum land use intensities, the land area devoted to off-site parking shall be added to the land area of the zoning lot containing the use being served by such parking and shall be subtracted from the area of the zoning lot containing the off-site parking.

e. The provision of off-site required off-street parking shall only occur in industrial, commercial and office districts.

f. Off-site required off-street parking shall not be separated from the use it serves by arterial or collector streets, as shown on the Major Street Map, or other similar physical barriers to convenient access between the parking and the use.

E. Number of Required Off-Street Parking Spaces

The number of required off-street parking spaces is set forth in the table below.

REQUIRED PARKING SPACES	
USES	SPACES PER UNIT OF MEASURE
AGRICULTURE AND RELATED USES	
Roadside Agriculture Stand	3.0 per 1,000 sq. ft. GFA
Stable—Public	1.0 per five stalls
CULTURAL FACILITIES	
Art Galleries	1.2 per 1,000 sq. ft. GFA
Museums	1.2 per 1,000 sq. ft. GFA
Libraries	1.2 per 1,000 sq. ft. GFA
COMMUNICATION FACILITIES	
Radio and Television Studio	1.0 per 1,000 sq. ft. GFA
Motion Picture Studio	1.0 per 1,000 sq. ft. GFA
Radio and Television Transmitting and Receiving Facility	1.0 per employee
COMMUNITY RECREATIONAL USES	3.3 per 1,000 sq. ft. GFA, or 1.0 per 30% of the maximum capacity for open uses
MANUFACTURING, PROCESSING AND ASSEMBLY	1.0 per 1,000 sq. ft. GFA
MEMBERSHIP ORGANIZATIONS	3.3 per 1,000 sq. ft. GFA
OPEN USES OF LAND—LIGHT	
Cemetery—Human	1.0 per employee
—Pet	1.0 per employee
OPEN USES OF LAND—HEAVY	
Junk Yards	0.5 per employee plus 1.0 per 5,000 sq. ft. of lot area
Landfills	1.0 per employee
Open Storage	1.0 per employee of the largest shift

Phosphate Mining	1.0 per employee of the largest shift plus 1.0 per facility vehicle
ENTERTAINMENT/SPORTING FACILITY	0.3 per seat
PUBLIC FACILITIES	
Public Service Facilities	1.0 per employee
Public Use Facilities	3.3 per 1,000 sq. ft. GFA
Wastewater Treatment Plant	1.0 per employee
Facilities Resource Recovery Fac.	1.0 per employee
Power Generation Facility	1.0 per employee
Fire Stations	2.0 per employee
Correctional Facility	1.0 per employee plus 1.0 per 25 inmates
RESIDENTIAL SUPPORT USES	
Church/Synagogue	0.3 per seat
Child Care Center	3.2 per 1,000 sq. ft. GFA
College/University	0.5 per student
School, Elementary or J. High	1.6 per classroom
Senior High	0.33 per student, plus 1.0 per staff member
RESIDENTIAL USES	
Community Residential Home	
Type A	2.0 per facility
Type B or C	1.0 per employee of largest shift, plus 1.0 per facility vehicle, plus 0.2 per resident
Dwellings	
Multiple Family	
Efficiency	1.25 per dwelling unit
1 bedroom	1.50 per dwelling unit
2 or more bedrooms	2.0 per dwelling unit
Single Family	
Conventional	2.0 per dwelling unit
Mobile Home	2.0 per dwelling unit
Two Family	2.0 per dwelling unit
Recreational Vehicles	2.0 per dwelling unit
Fraternities and Sororities	3.3 per 1,000 sq. ft. GFA
Life Care Treatment Facility	1.0 per employee of the largest shift, plus 1.0 per facility vehicle, plus 0.33 per resident
Private Pleasure Craft Used as Residence	2.0 per dwelling unit
Professional Residential Facility	1.0 per employee of the largest shift, plus 1.0 per facility vehicle, plus 0.2 per resident
Elderly Housing Development not otherwise qualifying as a Community Residential Home, Life Care Treatment Facility or Professional Residential Facility	1.0 per facility vehicle, plus 0.33 per resident
Temporary Living Facilities	2.0 per dwelling unit
RETAIL	
Convenience Goods	
Eating establishment	
–sit down	15.0 per 1,000 sq. ft. GFA
–sit down with drive-thru	10.0 per 1,000 sq. ft. GFA
–fast food without drive-through	20.0 per 1,000 sq. ft. GFA
–fast food with drive-through	10.0 per 1,000 sq. ft. GFA
–walk-in/drive-through	5.0 per 1,000 sq. ft. GFA
Convenience Stores	5.0 per 1,000 sq. ft. GFA
Shopper Goods	
apparel stores	4.0 per 1,000 sq. ft. GFA
department stores	4.0 per 1,000 sq. ft. GFA
drinking establishment	10.0 per 1,000 sq. ft. GFA

furniture and home	
furnishings stores	1.0 per 1,000 sq. ft. GFA
supermarket	5.0 per 1,000 sq. ft. GFA
Gas Station	1.0 per four pumps
Mobile Home/Recreational Veh. Sales	2.0 per 1,000 sq. ft. GFA
Motor Vehicle Sales	2.0 per 1,000 sq. ft. GFA
Service Stations	1.0 per four pumps, plus 3.0 per repair bay
Shopping Centers	
Less than 50,000 sq. ft. GFA	5.0 per 1,000 sq. ft. GFA
50,001—400,000 sq. ft. GFA	4.5 per 1,000 sq. ft. GFA
More than 400,000 sq. ft. GFA	4.0 per 1,000 sq. ft. GFA
All Other Retail	5.0 per 1,000 sq. ft. GFA
SERVICES	
Banking	
Automatic Teller	2.0 per machine
Bank (Walk-in only)	4.0 per 1,000 sq. ft. GFA
(w/min. 2 drive-in windows)	3.0 per 1,000 sq. ft. GFA plus 100.0 ft. of queuing area per drive-in lane
Business Services	3.0 per 1,000 sq. ft. GFA
Health Services	
Health Practitioner's Office	5.0 per 1,000 sq. ft. GFA
Animal Hospital/Vet Clinic	5.0 per 1,000 sq. ft. GFA
Hospitals	2.0 per bed
Medical and Dental Laboratories	4.0 per 1,000 sq. ft. GFA
Nursing, Convalescent and Extended Care Facilities	0.35 per bed
Rehabilitation Center	4.0 per 1,000 sq. ft. GFA
Mental Health Care Facility	2.0 per 1,000 sq. ft. GFA
Lodging Places	
Bed and Breakfast Establishment	2.0 per dwelling unit, plus 1.2 per lodging unit
Boarding House	1.1 per lodging unit
Camp	1.0 per campsite
Dormitories	1.0 per 5 residents, plus 1.0 per employee
Hospitals Guest House	1.1 per room
Hotels/Motels	1.1 per room
Professional Services	3.0 per 1,000 sq. ft. GFA
Personal Services	8.0 per 1,000 sq. ft. GFA
Recreation Services	
Theater, Race Track, Jai Alai Fronton	0.3 per seat
Other	5.0 per 1,000 sq. ft. GFA
Repair Services	
Motorized Vehicle Repair—minor	3.0 per repair bay
—major	3.0 per repair bay
Bicycle Repair	3.0 per 1,000 sq. ft. GFA
Electrical and Electronic Repair	
—large	3.0 per 1,000 sq. ft. GFA
—small	3.0 per 1,000 sq. ft. GFA
Furniture Refinishing and Repair	3.0 per 1,000 sq. ft. GFA
Gunsmith	3.0 per 1,000 sq. ft. GFA
Locksmith	3.0 per 1,000 sq. ft. GFA
Reupholstery	3.0 per 1,000 sq. ft. GFA
Small Motor Repair	3.0 per 1,000 sq. ft. GFA
Watch, Clock and Jewelry Repair	3.0 per 1,000 sq. ft. Gfa
Miscellaneous Services	
Car Wash	1.0 per 1,000 sq. ft. GFA
Contractor's Office	1.0 per facility vehicle, plus 3.0 per 1,000 sq. GFA

Dry Cleaners	3.0 per 1,000 sq. ft. GFA
Exterminator	3.0 per 1,000 sq. ft. GFA
Food Catering	3.0 per 1,000 sq. ft. GFA
Funeral Parlor	0.25 per 1,000 sq. ft. GFA
Interior Cleaning Service	1.0 per 1,000 sq. ft. GFA
Lawn Care/Landscaping	3.0 per 1,000 sq. ft. GFA
Mail Order Office	3.0 per 1,000 sq. ft. GFA
Photography Studio	3.0 per 1,000 sq. ft. GFA
Sign Painting Service	3.0 per 1,000 sq. ft. GFA
SHOW BUSINESS USES	
Exotic Animal Maintenance	1.0 per 1,000 sq. ft. GFA
Group Living Facilities	2.0 per dwelling unit
Repair and Construction of Show Business Sets, Signs, Equipment and Vehicles	1.0 per 1,000 sq. ft. GFA
Storage and Maintenance of Show Business Vehicles	1.0 per 1,000 sq. ft. GFA
TECHNICAL SCHOOLS	0.33 per student, plus 1.0 per staff member
TRANSPORTATION FACILITIES	
Aircraft Landing Field	0.2 per aircraft tiedown, plus 0.2 per aircraft storage area, plus 1.0 per plus employee on largest shift
Airport	by individual review
Airport Related Activities	by individual review
Bus Terminal	8.0 per 1,000 sq. ft. waiting area
Hazardous Waste Transfer Facility	1.0 per employee on the largest shift
Heliport	Same as aircraft landing field
Railroad Switching and Classification Yard Shipping Port	1.0 per employee
Taxi Stand	1.0 per employee
Train Terminal	8.0 per 1,000 sq. ft. of waiting area
Truck Terminal	1.0 per employee
Ultralight Flight Park	0.5 per tiedown or storage area
Warehouse	1.0 per 1,000 sq. ft. GFA
Warehouse—Mini	2.0 per 100 storage units
MISCELLANEOUS	
Amusement Park	by individual review
Circuses	by individual revue
Crematorium	0.25 per seat of chapel capacity plus 0.33 per employee
Dry Cleaning Plant	1.0 per employee on the largest shift, plus 1.0 per facility vehicle
Flea Markets—Enclosed	3.0 per 1,000 sq. ft. GFA
Open	3.0 per 1,000 sq. ft. GFA
Lumberyard	2.0 per 1,000 sq. ft. GFA
Marinas	1.0 per slip or berth
Publishing and Printing	1.0 per 1,000 sq. ft. GFA
Rental and Leasing—Light Equipment	3.0 per 1,000 sq. ft. GFA
—Domestic Vehicles	3.0 per 1,000 sq. ft. GFA
—Commercial Vehicles and Heavy Equipment	3.0 per 1,000 sq. ft. Gfa
Research Activities	1.4 per employee
Slaughterhouse	1.0 per 1,000 sq. ft. GFA
Stadium	0.3 per seat
Wholesale Distribution	1.0 per 1,000 sq. ft. GFA
Note: GFA = Gross Floor Area	

F. Calculation of Certain Parking Requirements

Where parking requirements relate to number of seats, and seating is in the form of undivided pews, benches, or the like, 20 lineal inches shall be construed to be equal to one seat. Where parking requirements relate to movable seating in auditoriums and other assembly rooms, ten square feet of net floor area shall be construed to be equal to one seat, except where otherwise specified. Net floor area shall be the actual area occupied by seating and related aisles, and shall not include accessory unoccupied areas or the thickness of walls.

G. Determination for Unlisted Uses or Alternative Parking

1. The Administrator, after consultation with the Department of Engineering Services, shall make a determination, in the cases of uses not listed in Table at E above of the minimum required off-street parking spaces.
2. In reaching the determination, the Administrator and the Department of Engineering Services, shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use and studies of the parking requirements of such uses in other jurisdictions.
3. The Administrator may approve alternative parking standards in situations where an applicant can sufficiently demonstrate that a particular situation is unusual, unique, or poses practical difficulty, and upon submission of adequate technical justification such as independent parking analyses, ULI or ITE parking standards, or similar justification.

H. Dimensions: Regular Off-Street Parking

1. The minimum dimensions for required off-street spaces shall be as shown in Index 5 of the Transportation Technical Manual, latest edition.

I. Compact Car Parking

Parking for compact cars may be provided for up to 20 percent of the required parking and shall be located only at the outer perimeter of the parking area(s).

1. Compact car parking may be provided for only non-residential land uses.
2. Compact car parking may be provided only for parking areas that have ten or more spaces.
3. Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signs or pavement marking.
4. The overall design must be reviewed and approved by the Planning and Growth Management Department.

J. Disabled Parking

1. Parking for the disabled shall be provided in the following quantities:

Total Parking in Lot	Required Number of Accessible Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
over 1,000	20 plus 1 for each 100 over 1000

2. At units or facilities providing medical care and other services for persons with mobility impairments, accessible parking shall be provided in accordance with 1 above except as follows:
   a. Out patient units and facilities shall provide ten percent of the total parking spaces as accessible.
   b. Units and facilities specializing in treatment or services for persons with mobility impairments shall provide 20 percent of the total parking spaces as accessible.
3. Such parking spaces for the disabled shall be designed, located and maintained as follows:
   a. All spaces shall be accessible to a curb ramp or curb cut, when necessary to allow access to building, structure, or use served, and shall be so located that users are not compelled to wheel behind parked vehicles.
   b. Diagonal or perpendicular parking spaces shall be a minimum of 12 feet wide with an adjacent five feet access aisle as prescribed in the Transportation Technical Manual.
   c. Parallel parking spaces shall be located either at the beginning or end of a block or adjacent to an alley entrance. Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.
   d. Each such parking space shall be prominently outlined with paint and posted with a nonmovable, fixed sign of a color and design approved by the Florida Department of Transportation, bearing the internationally accepted wheelchair symbol and the caption "PARKING BY DISABLED PERMIT ONLY."
4. Ramps and/or curb-cuts from parking areas to walkways shall be provided for the disabled as follows:
   a. Ramps and curb-cuts shall have a slip-resistant surface.
   b. Ramps and curb-cuts shall be at least 44 inches wide, exclusive of flared sides.
   c. Maximum slope of ramps and curb-cuts, including flared sides, is one inch vertically for each 12 inches horizontally.
   d. Ramps or curb-cuts shall be placed along walkways at intervals not to exceed 100 feet and shall be located as close as practical to main entrances and exits to buildings.
   e. When a curb-cut is located where pedestrians must walk across it, it shall have flared sides.
   f. All curb-cuts shall have a level platform at the top of at least 36 inches by 36 inches.

K. Required Paving
1. Except for single and two family dwellings and Agricultural and Related Uses, every off-street parking area shall be surfaced with asphaltic or portland cement binder pavement or an equivalent improvement, so as to provide a durable and dustless surface. In making a determination as to the suitability of an equivalent improvement, the Administrator shall find that such improvement:
   a. Provides a safe and permanent surface, suitable for the quantity and quality of traffic expected to use it:
   b.

Provides a surface which will accept permanent delineation of parking spaces, aisles, accessways and maneuvering areas;

c. Provides a surface that will not contribute to erosion or sedimentation, either on -site or off-site, and

d. Provides a surface that meets the design standards of the Hillsborough County Administrator.

2. Parking for seasonal uses or uses not active on a daily basis may be exempted from the paving requirements above. Determination of the granting of said exemptions shall be made by the Planning and Development Management Department.

L. Off-Street Parking Requirement Reduction

Where trees, as defined in Article 12, exist within a proposed parking facility, the Administrator shall allow a reduction up to five percent of the number of required parking spaces, an increase of compact parking to 25 percent of the required parking spaces, or a combination thereof to preserve existing trees. In cases where less than ten parking spaces are required, the Administrator shall allow the number of required parking spaces to be reduced by one if trees are preserved.

M. Off-Street Perimeter/Distant Parking Standards

1. Developers of commercial centers of 100,000 square feet or larger shall provide sodded grass parking spaces along the perimeter parking area or the area most distant from the entrance(s) to the building of their off-street parking.

2. The sodded grass spaces shall be a minimum of five percent and a maximum of ten percent of the required number of spaces. In addition, all spaces provided in excess of the number required by this Code shall be sodded.

a. The grass perimeter/distant parking spaces shall be stabilized using drought tolerant sod and shall include parking wheel stops and landscape barriers to protect landscaping within terminal/internal islands and landscaping within perimeter buffer areas.

b. The sodded grass perimeter/distant parking area shall be delineated on the commercial center's general site plan and shall meet the Stormwater Technical Manual requirements.

3. Any other approved uses with 500 or more parking spaces may provide sodded grass parking spaces along perimeter/distant parking areas provided that they meet subsection 2 above.

N. Off-Street Loading Space, Required

1. Every use requiring the receipt or distribution, by vehicles, of materials and merchandise shall have one or more loading berths or other space for standing, loading and unloading on the same or adjoining premises in accordance with the requirements of the table below. Loading space shall be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served. Loading spaces shall not be used for the storage of vehicles or materials, or to meet off-street parking requirements, or in conducting the use.

2. The requirements in the table below shall apply to new structures or additions to structures, and shall not be considered to make any existing structure non-conforming for lack of such off-street loading.

3. Based on Fire Prevention Code 602.6.5, fire lanes may be required.

4.

For any land use which is not listed in the table below, the Administrator, upon review of the proposed use, shall specify the required number of loading spaces to be provided, using generally accepted traffic engineering practices and standards.

Off-Street Loading Requirements	
Land Use Classification	Space Requirements
Hotel/Motel uses	One loading berth for every 100,000 square feet of floor area, up to a maximum of 5 berths.
Industrial and commercial uses as follow	Minimum number of loading berths required
Under 8,000 square feet	1 berth
8,000–25,000 square feet	2 berths
25,000–50,000 square feet	3 berths
50,000–100,000 square feet	4 berths
100,000–Over square feet	5 berths

O. Off-Street Loading Space Standards

All off-street loading spaces shall meet the following standards:

1. Off-street loading spaces shall meet, be located and arranged so that a semi-trailer truck (WB 50 class) shall be able to gain access to and use such spaces by means of one continuous parking maneuver.
2. Loading space shall observe the minimum street and interior setback established for structures.
3. All loading space and maneuvering space shall be surfaced with an all-weather material which shall be maintained in a safe, sanitary, and neat condition.
4. No loading space shall be located so that a vehicle using such space intrudes on or hinders the use of travel lanes, walkways, public or private streets, or adjacent properties.
5. Each required off-street loading space shall have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above finished grade of the space. The length shall be a minimum 30 feet for local delivery and 60 feet for semitrailers. A maximum of two-thirds of the required loading spaces can be used for local delivery vehicles.

P. Bicycle Parking

1. If bicycle parking facilities are provided that meet the bike parking locational requirements and design standards as outlined below, the Administrator may approve up to five percent reduction of all required vehicle parking spaces, or one vehicle parking space, whichever is greater.
2. All bicycle parking facilities shall be located on the same building site as the use for which such facilities serve and as close to the building entrance as possible without interfering with the flow of pedestrian or motor vehicle traffic. This could be in a designated bicycle parking area removed from the motor vehicle parking area, or conforming to the following conditions:
   a. Within the Parking Lot
      1. Standard Vehicle Space

         The minimum standard motor vehicle footprint is nine feet zero inches wide by 18 feet zero inches long. The maximum number of bicycle parking spaces allowed in a standard motor vehicle parking space shall be six. The bicycle spaces shall be in pairs of two with one foot zero

inches access aisle between each pair. A four feet zero inches access aisle shall be provided parallel to the length of the vehicle space plus one foot zero inches clearance at the ends of each space to provide protection from motor vehicle intrusion.

2. Compact Vehicle Space

The minimum compact motor vehicle footprint is eight feet zero inches wide by 16 feet zero inches long. The maximum number of bicycle parking spaces allowed in a compact motor vehicle parking space shall be four. The bicycle spaces shall be in pairs of two with one foot zero inches access aisle between each pair. A four foot zero inches access aisle shall be provided parallel to the length of the vehicle space plus one foot zero inches clearance at the ends of each space to provide protection from motor vehicle intrusion.

b. On the Roadway

Any on-road motor vehicle parking space to be utilized as bicycle parking, shall be the last space prior to reaching the intersection and/or crosswalk. There shall be a minimum four feet zero inches buffer between the last space and the intersection and/or crosswalk.

1. Perpendicular

A vehicle parking lateral to the curb line with a minimum width of nine feet zero inches and a minimum length of 19 feet zero inches. A one foot zero inches access path shall be provided on each side and parallel to the space length. Where multiple vehicle spaces are adjacent to each other, a one foot zero inches access space shall be provided between them. The number of bicycle parking spaces are specified for compact or standard spaces above.

2. Diagonal

In parking spaces at an angle to the curb line maintain the nine feet zero inches width throughout the length shall have a one foot zero inches access path provided on each side and parallel to the space length. Where multiple vehicle spaces are adjacent to each other, a one foot zero inches access space shall be provided between them. The number of bicycle parking spaces are specified for compact or standard spaces above.

3. Parallel

Parking spaces with a length parallel to the curb line with a minimum length of 24 feet zero inches and a width of nine feet zero inches. The number of bicycle parking spaces are specified for compact or standard spaces above.

c. Within the Structure

Interior motor vehicle parking space shall not be less than one standard motor vehicle space for bicycle parking using approved racks or storage lockers. Bicycle parking should be located on the ground floor where possible.

d. Bicycle Security Needs

1. On-site exterior bicycle parking spaces shall not be more than 100 feet from the site building main entrance without interfering with the flow of

pedestrian and motor vehicle traffic. The bicycle parking shall be readily observed from within the building.

3. All bicycle parking facilities shall be clearly identified as bicycle parking. Where bicycle parking areas are not clearly visible to approaching cyclists, signs shall clearly indicate the location of the facilities. When possible, this facility should protect the bike from inclement weather including wind-driven rain. Bike parking shall be located in an area of high visibility and shall be well lighted.

4. Design Standards.

   a. Bicycle parking facilities shall include provisions for the secure storage and locking of bicycles in a stable position without damage to wheels, frames, or components. All required bicycle parking facilities shall be from a Bicycle Advisory Committee approved list of bicycle parking devices maintained by the Administrator. Other devices May be used if it can be established by the Administrator that they are equivalent to any device on the approved list in function, quality, and construction. This list will be updated periodically.

   b. All designated spaces shall be provided with markings and symbols, clearly visible to the public, that indicate the location of the bicycle parking facilities.

   c. The Administrator shall be authorized to modify these standards and the conversion percentage where the facilities are shown to have a greater need for a bicycle parking, will be used predominately by bicycles having different space needs such as adult tricycles, or when another design (such as the provision of bike lockers) could serve the needs to an equal or greater degree.

Q. Parking of Domestic and Commercial Vehicles, Private Pleasure Crafts, Recreational Vehicles, Utility Trailers and Hobby Vehicles on Residential Property

1. Any owner of domestic, recreational or hobby vehicles, utility trailers or private pleasure crafts may park or store such vehicles on their own private residential property subject to the following conditions:

   a. The vehicle located in the yard of the residential lot shall be kept in a clean and neat appearance and in usable condition at all times.

   b. On lots of one acre or more, only requirements a., d., f., l., and m. of this section apply.

   c. On lots of less than one acre, only one utility trailer and one recreational vehicle, hobby vehicle or private pleasure craft which are not in an enclosed structure such as a garage, shall be allowed. Canoes, john boats less than 12 feet in length and similar boats shall be exempt from this restriction.

   d. No vehicle or pleasure craft shall be lived in, have housekeeping maintained, or have hook-up to utilities while parked or stored on, or otherwise attached or moored to a residential lot.

   e. The vehicle may be parked or stored inside an enclosed structure, such as a garage, which conforms to the zoning requirements of the particular district where located.

   f. Vehicles without current vehicle registration plates, excluding hobby vehicles in operating condition, shall not be allowed at any time.

   g. A recreational vehicle, utility trailer or private pleasure craft may be parked anywhere on the residential lots for up to 24 hours for the purposes of loading or unloading the vehicle.

   h.

Recreational vehicles, hobby vehicles, utility trailers and private pleasure crafts 20 feet or less in length and recreational vehicles of any length which are used and licensed as the primary means of transportation for the physically disabled, may be parked or stored in any yard of a residential lot as long as it is not nearer than five feet to any side or rear lot line.

i. If a recreational vehicle, hobby vehicle, utility trailer or private pleasure craft is greater than 20 feet in length and cannot be parked in an enclosed structure, the vehicle shall be parked or stored in the rear if feasible or in the side yard if rear yard is not feasible, and shall not be nearer than five feet to any side or rear lot line unless a greater setback is required as in requirement k. below. For this purposes of these provisions:

(1) "Front yard" shall refer to any area between the street right-of-way line and a line extended across the front face(s) of the house or the required front yard, whichever is more restrictive.

(2) "Rear yard" shall refer to any area between the rear property line and a line extended across the front face(s) of the house or the required rear yard, whichever is more restrictive.

(3) "Side yard" shall refer to any area between the side property line and the side face(s) of the house not included in the front or rear yards.

Any question of which yard a portion of a lot falls into will be resolved by the Administrator.

j. Parking or storage of a recreational vehicle, hobby vehicle, utility trailer or private pleasure craft over 20 feet in length is permitted in the front driveway provided that:

(1) Enclosed parking is not possible.

(2) Space is not available in the side yard, or there is no reasonable access to either the side or rear yard. (A lot shall be deemed to have reasonable access to the rear yard if terrain permits and access can be had without substantial damage to existing large trees or landscaping or to existing structures. A corner lot shall normally be deemed to have reasonable access to the rear yard.)

(3) It shall be parked or stored 20 feet from the front property line and five feet from the side property line unless a greater setback is required as in requirement k. below.

k. All recreational vehicles, hobby vehicles, utility trailers and private pleasure crafts greater than ten feet in height shall be setback seven and one-half feet from the side and rear property lines.

l. To protect against fire hazards, the recreational vehicle, hobby vehicle, utility trailer or private pleasure craft should be set back at least five feet from the primary dwelling unit and any accessory structures on the residential lot wherever possible.

m. No recreational vehicles, hobby vehicles, utility trailers or private pleasure crafts shall be parked or stored in the public rights-of-way.

n. The recreational vehicle, hobby vehicle, utility trailer or private pleasure craft together with any accessory structures shall not occupy more than 50 percent of the rear yard.

o.

A Special Overlay Zoning District may be approved by the Board which would either more stringently restrict or allow more flexibility to the location of recreational vehicles, hobby vehicles, utility trailers and private pleasure crafts on a residential lot for the neighborhood or subdivision that petitions for the special regulations. The petition shall be regarded as a Specific Public Interest (SPI-RVR) district. For details see 3.01.03

2. Commercial Vehicles. The parking of commercial vehicles in any residential district is prohibited. This requirement shall not be interpreted to prohibit vehicles from loading and unloading in any residential district. However, on residentially developed parcels in the AM, A, AR, AS-0.4, AS-1 and ASC-1 zoning districts, the parking of one commercial vehicle per deeded lot shall be permitted provided the lot is at least one acre in size and legally recognized under the provisions of this Code. In such cases, the commercial vehicle shall be exclusively operated by a resident of the deeded lot. These requirements, except for minimum lot size, shall not be varied. However, these requirements do not apply to the parking of commercial vehicles on agriculturally zoned parcels when such vehicles are utilized for permitted non-residential activities on the parcel.

(Ord. No. 98-43, § 2, 7-17-98; Ord. No. 00-21, § 2, 5-18-00; Ord. No. 01-30, § 2, 11-15-01; Ord. No. 04-46, § 2, 11-4-04; Ord. No. 05-10, § 2, 6-16-05, eff. 10-1-05; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 06-34, § 2(Exh. A), 11-2-06; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07; Ord. No. 07-25, § 2, 11-1-07, eff. 2-1-08; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08; Ord. No. 08029, § 2, eff. 2-1-09; Ord. No. 09-53, Item N, 6-11-09, eff. 10-1-09; Ord. No. 10-9, § 2, Item J(10-0177), 5-27-10, eff. 10-1-10)

PINELLAS PARK, FLORIDA

Sec. 18-1532.9. - MINIMUM OFF-STREET **PARKING** SPACE REQUIREMENTS.

All **parking** standards based upon floor area (ex: one (1) space per xxx SF of GFA) shall be calculated including fractions thereof. For example, a requirement for one (1) per 200 SF of GFA shall mean, one space per 200 SF of GFA, or fraction thereof.

(A)

RESIDENTIAL.

1.

Single-family Dwellings. All detached single-family dwellings which are permitted for construction after November 13, 1986 shall be required to provide a minimum of two (2) spaces for each dwelling unit. Such off-street **parking** spaces shall adhere to the following:

(a)

Be paved with either asphalt or concrete. (In the "F" and "RE" Districts, the use of other suitable material may be approved by the City Engineer, based upon sound engineering practices).

(b)

Where the single-family dwelling has a driveway to an arterial or collector street, an on-site vehicular turn around area or circular drive shall be required.

(c)

The following illustrations portray various designs which can be used in fulfillment of this Section. (NOTE: The use of any particular design shall be subject to the applicable provisions of Article 5 "Driveways" of the Land Development Code).

FIGURE 18-1532-3 RESIDENTIAL DRIVEWAY CONFIGURATIONS

FIGURE 18-1532-3 A. Circular driveways may be permitted on lot lines greater than 75 feet with a radius to accommodate two (2) vehicles for **parking**.

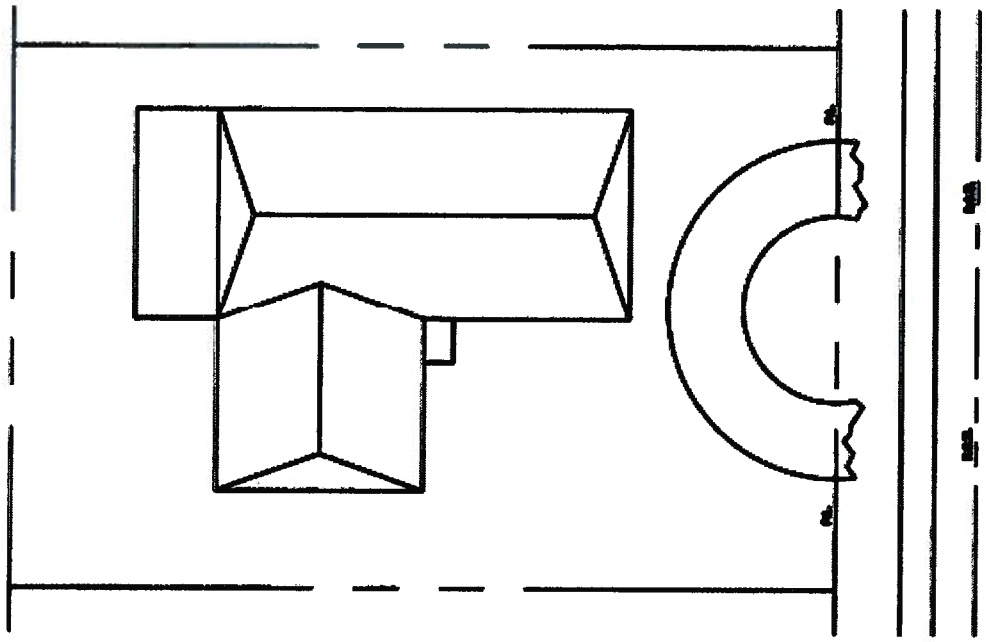


FIGURE 18-1532-3 B. Two spaces are provided with an 18'x18' slab.

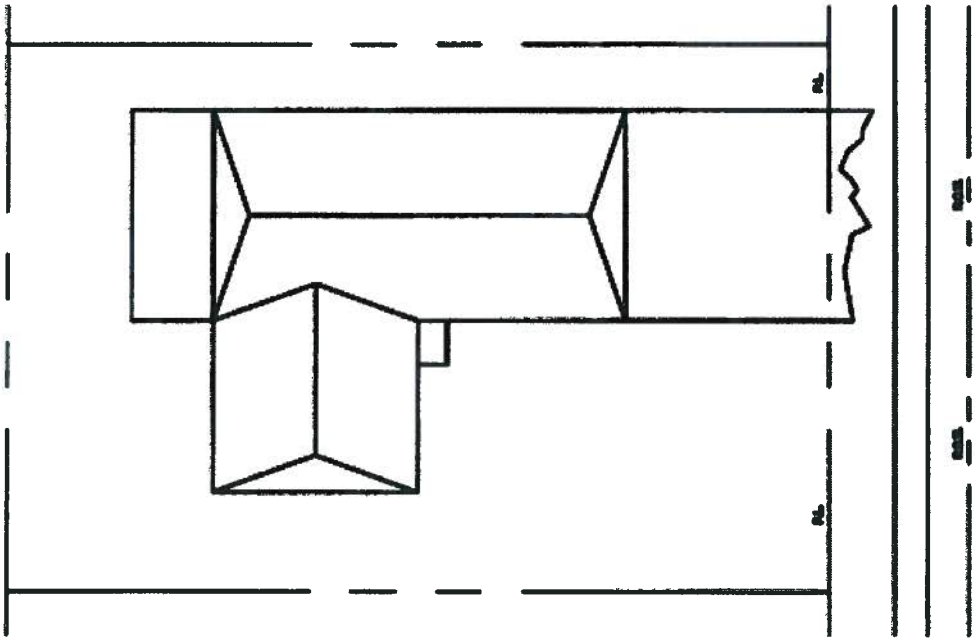


FIGURE 18-1532-3 C. Two 9′ × 18′ spaces in the form of a T.

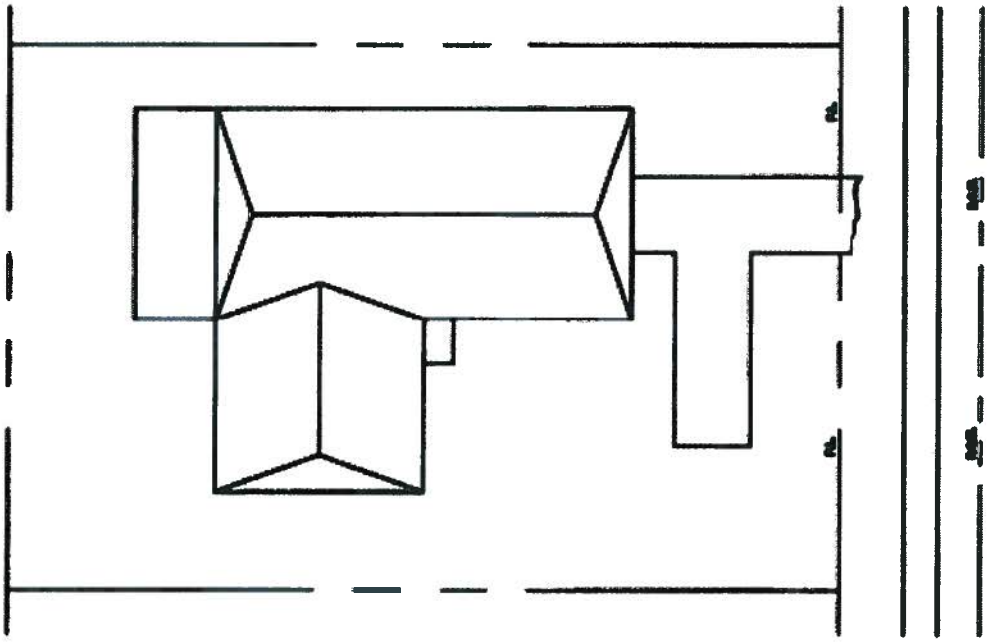


FIGURE 18-1532-3 D. Two spaces with 9′ × 36′ driveway extension.

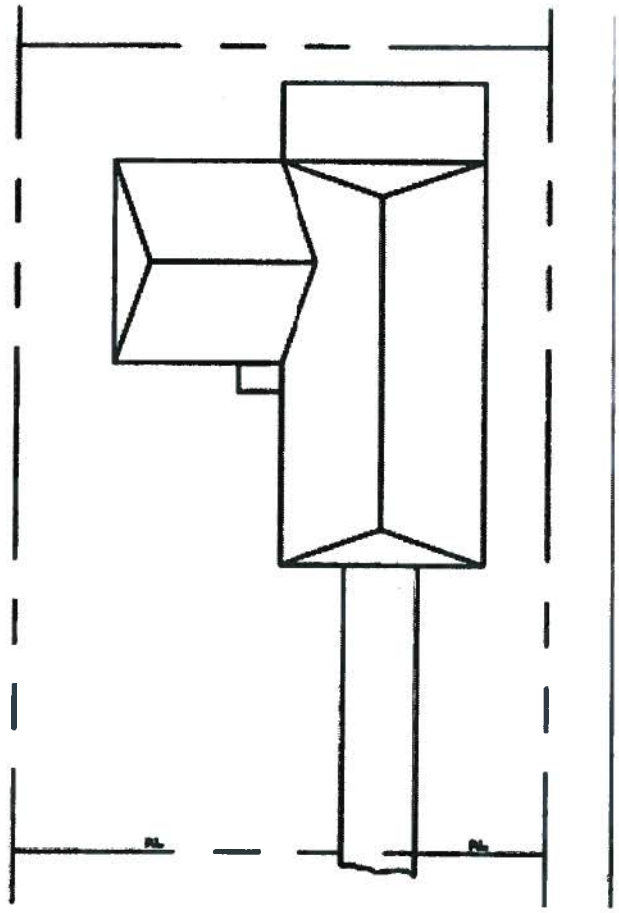
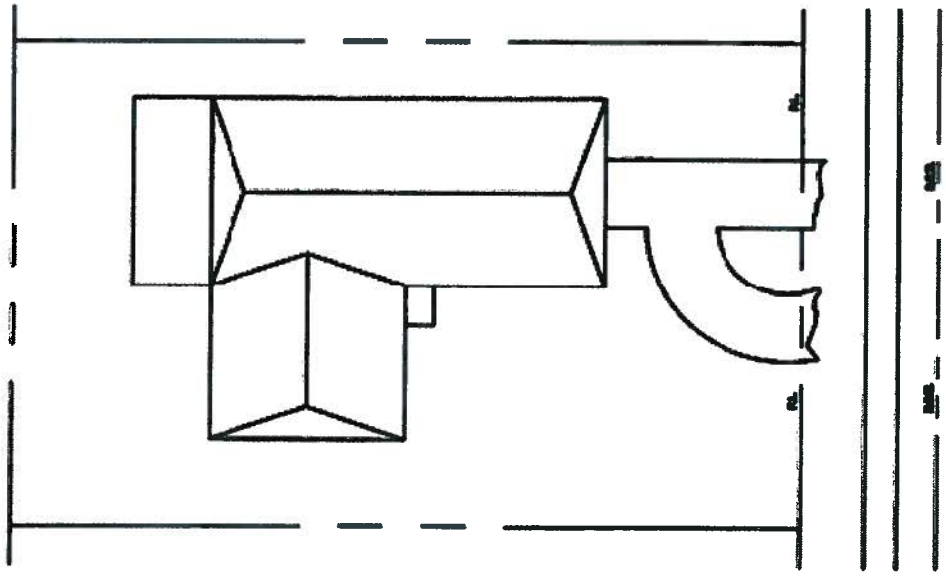


FIGURE 18-1532-3 E. A hybrid design with a 9' x 18' straight in space with a 9' x 18' radius space.



2.

Duplex Dwellings: Two (2) per dwelling unit.

3.

Multifamily Dwellings: Two (2) per dwelling unit permitted for construction after November 13, 1986.

4.

Residential PUD. For purposes of this Section, all residential units within a residential planned unit development, the Master Plan for which was approved by City Council prior to November 13, 1986, shall be deemed to have been permitted for construction prior to November 13, 1986.

5.

Mobile Home **Parks**: Two (2) per mobile home approved on the applicable site plan, unless otherwise provided on the approved site plan, provided that within the T-2 District there shall be three (3) off-street **parking** spaces designated in the mobile home **park** for each two (2) mobile home dwellings. Off-street **parking** may be provided in common **parking** areas or on individual mobile home lots.

(B)

COMMERCIAL/BUSINESS USES.

1.

Repair Services: One (1) per three hundred (300) SF of GFA.

2.

Data Processing and Call Centers: One (1) per two hundred (200) SF of GFA.

3.

Office, Medical: one (1) per one hundred fifty (150) SF of GFA.

4.

Office, General:

(a)

Less than or equal to twenty-five thousand (25,000) SF of GFA: One (1) per three hundred (300) SF of GFA.

(b)

Greater than twenty-five thousand (25,000) to one hundred thousand (100,000) SF of GFA: One (1) per three hundred twenty-five (325) SF of GFA.

(c)

Greater than one hundred thousand (100,000) up to five hundred thousand (500,000) SF of GFA: One (1) per three hundred fifty (350) SF of GFA.

(d)

Above five hundred thousand (500,000) SF of GFA: One (1) per three hundred seventy five (375) SF of GFA.

5.

Personal Services (unless otherwise required for specific uses, below): One (1) per two hundred (200) SF of GFA.

(a)

Dry Cleaner: Two (2), plus one (1) per four hundred (400) SF of GFA above one thousand (1,000) SF of GFA.

(b)

Beauty Salons, Hairstylists, Nail Salons: The higher of one (1) per three hundred (300) SF of GFA, or two (2) per haircutting/nail manicure/ pedicure/massage therapy or spa-type station.

6

Freestanding Retail Sales: One (1) per two hundred (200) SF of GFA;

7.

Grocery Store (free standing): One (1) per two hundred (200) SF of GFA.

8.

Convenience Store: One (1) per two hundred (200) SF of GFA, provided that when combined with motor fuel pumps, the requirement shall be one (1) per two hundred (250) SF of GFA.

9.

Shopping Centers.

(a)

For shopping centers under fifty thousand (50,000) SF of GFA, the freestanding retail standard applies. Restaurant, entertainment and other uses with higher **parking** requirements than shopping centers shall be calculated separately unless **parking** is provided at one (1) per one hundred fifty (150) SF of GFA.

(b)

For shopping centers between fifty thousand (50,000) and four hundred thousand (400,000) SF of GFA: One (1) per two hundred (200) SF of GFA for the first fifty thousand (50,000) SF of GFA then one (1) per two hundred twenty five (225) SF of GFA up to two hundred thousand (200,000) GFA and one (1) per two hundred fifty (250) SF up to four hundred thousand (400,000) GFA inclusive of all uses except movie theatre which shall be calculated separately.

(c)

Greater than four hundred thousand (400,000) SF of GFA: The above calculations then one (1) per three hundred fifty (350) SF of GFA above four hundred thousand (400,000) GFA inclusive of all allowable uses except movie theatre, will shall be calculated separately.

10.

Adult Entertainment Establishments: One (1) per fifty (50) SF of GFA.

11.

Sale and Rental of Automobiles, Mobile Homes, Boats, Recreational Vehicles, and other Vehicles: One (1) per five hundred (500) SF of enclosed sales/rental GFA, plus two (2) per service bay. Customer **parking** for open sales/rental area shall require one (1) off-street **parking** space for each two thousand (2,000) square feet of outdoor sales and/or rental area.

12.

Automobile Service Station or Repair Facility: Three (3) per service bay, in addition to required **parking** for other principal uses such as retail.

13.

Automotive Fuel Pumps/Sales (standalone): One (1) space per pump.

14.

Taverns, Lounges: One (1) per fifty (50) SF of GFA.

15.

Car Wash, Self-Service: One (1) stacking space per bay.

16.

Car Wash, Full-Service (principal use): One (1) per employee on the largest shift, or three (3) per wash bay and detailing station, whichever results in a greater **parking** requirement.

17.

Carpet, Flooring and Furniture Sales: One (1) per five hundred (500) SF of GFA, or five (5) spaces, whichever is greater.

Medical Clinic: See "Office, Medical."

19.

Veterinarian, Animal Hospital: Three (3) per veterinarian on staff, but not less than one (1) per three hundred (300) SF of GFA.

20.

Kennel (not part of an animal hospital or veterinarian office): One (1) per six hundred (600) SF of GFA

21.

Financial Institutions: One (1) per two hundred (200) SF of GFA.

22.

Funeral Chapel, Funeral Homes, Mortuaries, Crematoriums: One (1) per three (3) seats of each chapel, plus one (1) per three hundred (300) SF of GFA of office/administrative area.

23.

Health Clubs/Gyms: One (1) per one hundred twenty-five (125) SF of GFA.

24.

Hotels, Motels: One (1) per guest room or suite plus (1) per three (3) seats for any restaurant, lounge and/or convention center that is part of the hotel or motel.

25.

Indoor Recreation Facilities.

(a)

Bowling alley: Four (4) per lane plus 1:100 SF of net floor area for game rooms plus 1:3 seats for ancillary food or drink service areas.

(b)

Skating rink/pool hall: 1:3 persons based upon assembly capacity as determined by the Florida Building Code.

26.

Outdoor Recreation Facilities: 1:3 patrons.

26.

Launderettes: One per two (2) washing machines.

27.

Home Improvement Establishments: One (1) per three hundred (300) SF of enclosed GFA, plus one (1) per thousand (1,000) SF of unenclosed retail GFA.

28.

Plant Nurseries, Garden Centers: One (1) per three hundred (300) SF of enclosed retail sales GFA, plus one (1) per thousand (1,000) SF of unenclosed retail GFA or five (5) spaces; whichever results in a greater **parking** requirement.

29.

Restaurants and Cafeterias: One (1) per three (3) seats or one (1) per hundred (100) SF of GFA, whichever results in a greater **parking** requirement.

30.

Restaurant, Drive-Thru: One (1) per three (3) seats, or one (1) per hundred (100) SF of GFA; whichever results in a greater **parking** requirement.

31.

Service Establishments (i.e. carpet cleaning, maid service, delivery service): One (1) per three hundred (300) SF of GFA plus one (1) per business (service, delivery etc.) vehicle stored on the lot.

32.

Studios for Dance, Photography, Music, Etc.: One (1) per two hundred (200) SF of gross instruction area.

33.

Taxi, Limousine Service: One (1) per employee on the largest working shift, plus one (1) per vehicle used in connection with the business; or, one (1) per three hundred (300) SF of GFA; whichever results in a greater **parking** requirement.

(C)

PUBLIC/SEMI-PUBLIC USES.

1.

Trade or Vocational Institutions: One (1) space per three (3) students (design capacity) plus one (1) per two (2) employees, plus one (1) per three hundred (300) SF of any office or clerical area.

2.

Day Care Center or Facility, and Nursery School, Kindergarten, Public and Private: One (1) per ten (10) persons capacity as determined by the state licensing agency plus one (1) per employee.

3.

Government Offices and Service Facilities: One (1) per two hundred (200) SF of GFA, plus one (1) per four (4) seats in any public assembly room or facility, plus one (1) per government vehicle normally **parked** or stored at that facility.

4.

Hospitals: Seven and one-half (7.5) per patient bed, or one (1) per employee (all shifts), whichever results in a greater number of required spaces.

5.

Library, Museum: One (1) per two hundred (200) SF of GFA.

6.

Schools.

(a)

Elementary, Junior or Middle: Two (2) per classroom plus one (1) per five (5) seats in any assembly area.

(b)

Senior: Four (4) per classroom and study area and one (1) per five (5) seats in any assembly area.

(c)

College, Junior College: One (1) space per five hundred (500) square feet of academic space plus one (1) per two (2) employees plus one (1) per three (3) seats in any auditorium, gymnasium or assembly area.

7.

Place of Worship: One per three (3) seats of congregational seating area.

8.

Private Civic Fraternal Club or Lodge: One (1) per hundred (100) SF of GFA, or one (1) per three (3) seats of the aggregate of the seating capacity for all rooms, including meeting rooms, lounges, restaurants, etc. as determined by the Florida Fire Prevention Code; whichever results in a greater **parking** requirement. If the private or civic fraternal club or lodge has a swimming pool, there shall be one (1) additional space per fifty (50) SF of pool area surface.

9.

Residential Care Facilities: Four-tenths (0.4) per assisted living apartment unit and one (1) per bed in non-assisted living units, or one (1) per hundred (100) SF of GFA (excluding assisted living apartments), whichever results in a greater **parking** requirement.

10.

Special Needs Treatment Facility: One (1) per bed or one (1) per hundred (100) SF of GFA, whichever results in a greater **parking** requirement.

11.

Theatres, Stadiums, Auditoriums, and Performing Arts Centers: One (1) per three (3) seats, plus one per two (2) employees on the largest shift, plus ten (10) spaces.

(D)

INDUSTRIAL AND MANUFACTURING USES.

1.

Manufacturing: One (1) per seven hundred fifty (750) SF of GFA.

2.

Mini-Warehousing: One (1) per fifty (50) storage units plus two (2) for the Manager's Office, if office is provided.

3.

Warehousing: One (1) per seven hundred fifty (750) SF of GFA.

4.

Wholesale: One (1) per two hundred (200) SF of office and accessory retail sales GFA and one (1) per thousand (1,000) SF of merchandise storage GFA.

5.

Industrial **Parks**: (Containing a minimum of ten (10) acres).

(a)

One (1) per five hundred (500) SF of GFA.

(b)

The Zoning Director may require a different rate based upon the proposed or expected mix of uses.

(E)

MIXED-USE (SEE SHARED **PARKING**).

(F)

OTHER.

1.

Utilities, Telecommunication Towers: One (1) per telecommunication tower or other utility installation.

(Ord. No. 3748, § 3, 10-28-2010)

Sarasota County, FL

7.1. Off-Street Vehicular Facilities: Parking and Loading.

7.1.1. *Intent.* It is the intent of these zoning regulations that the public interest, welfare and safety require that every building and use erected or instituted after October 27, 2003, shall be provided with adequate off-street parking facilities for the use of occupants, employees, visitors, customers or patrons. It is also the intent of these zoning regulations that the public interest, welfare, and safety require that certain uses provide adequate off-street loading facilities. Such off-street parking and off-street loading facilities shall be maintained and continued so long as the principal use continues.

7.1.2. *Off-Street Parking, Loading or Vehicular Facilities.* Wherever in any zoning district off-street facilities are provided for the parking, outdoor storage or display of any and all types of vehicles, boats or heavy construction equipment, whether such vehicles, boats or equipment are self-propelled or not, and all land upon which vehicles traverse the property as a function of the primary use (including "drive-in" facilities), hereinafter referred to as "other vehicular uses", such off-street facilities and land shall conform to the minimum requirements of these zoning regulations.

7.1.3. *Parking of Commercial and Residential Vehicles in Residential and Open Use Districts.*

a. The intent of this section is to prohibit the parking and storage in residential or open use districts of vehicles that are primarily used for commercial purposes, or are inappropriate in residential districts due to their weight, size or length, unless the use and parking of such vehicles is identified in Section 5.3.1.a.6, as a permitted, limited or special exception use.

b. Prohibited Commercial Vehicles, Commercial Trailers, and Construction Equipment. In any residential district, the storage or overnight parking (off-street or on-street) of any of the following commercial vehicles shall be prohibited, except as allowed in Section 5.3.1.a.6:

1. Semi-truck and/or trailer;
2. Dump truck;
3. Wreckers;
4. Bucket trucks;
5. Construction equipment, including but not limited to, front end loader, bulldozer, skid steer, or ditch digger, with the sole exception of construction equipment parked during the tenure of construction;
6. Tractors
7. Trucks with stake beds;
8. Vehicles converted for the sale of food; and
9. Any commercial vehicle that is in excess of 6,000 pounds empty vehicle weight.

The parking, servicing, repair and storage of trucks, buses, vans, tractor trailers in excess of 6,000 pounds vehicle empty weight, as listed on the vehicle registration form, is prohibited in the any residential or open use district except that on residential or open use parcels of one acre or greater outside the urban service boundary, the empty weight of a personal vehicle shall not exceed 7,500 pounds. This vehicle empty weight restriction shall not apply to licensed recreational vehicles. Trailers are considered single-axle or double-axle platforms complete with towing tongues for the

purposes of hauling items. Trailers may be open or enclosed; however, removable walls are to be included in trailer weight. The trailer empty weight shall not exceed 2,500 pounds as listed on the trailer registration form.

c. Personal Vehicles. Personal vehicles may be parked or stored on parcels in the residential and open use districts subject to the following:

1. No more than four vehicles may be located in the street yard. Any additional personal vehicles must be parked within a fully-enclosed structure or within a side or rear yard buffered from abutting properties and the public right-of-way by a six-foot fence, wall or 70 percent opaque six-foot hedge;

2. At no time shall there be more than one personal vehicle or boat or recreational vehicle offered for sale on a parcel. Additionally, the vehicle offered for sale must be owned by the resident of the parcel where the car is located.

7.1.4. *Parking, Storage, or Use of Certain Recreational Vehicles and Equipment.*

a. For purposes of this paragraph, recreational vehicles and equipment are hereby defined as including, travel trailers, camping trailers, truck campers, motor homes, private motor coaches, and van conversions that are licensed by the State of Florida as such. Also included are swamp buggies and other off-road vehicles licensed by the State of Florida. The height and weight restrictions for commercial and personal vehicles do not apply to recreational vehicles.

b. These vehicles or equipment may be parked and stored in residential zoning districts (except where specifically prohibited) provided the vehicle is operational with current license tags and is on the property of the owner or tenant who resides at the residence and is the personal property of the owner or tenant. Parking or storing of recreational vehicles or boats on a public right-of-way or vacant property is prohibited.

c. No lot or parcel of land shall contain more than one motorized boat, boat trailer, or boat on trailer, or two jet skis and one recreational vehicle stored outside of a completely enclosed building, and no such vehicle or equipment shall be used for living, sleeping, housekeeping or business purposes. In addition, no such vehicle or equipment shall be connected to utility services except in preparation for departure.

d. Private aircraft may be parked or stored in any zoning district provided:

1. In the OUA, OUR, and OUE Districts, aircraft may be parked or stored outside a completely enclosed building provided a private landing strip is available for use on the same property or other property within a platted residential subdivision, and that aircraft access to the landing strip is not provided on public road rights-of-way.

2. In the RE-1 and RE-2 Districts, no more than one aircraft may be parked or stored outside a completely enclosed building, provided that any aircraft stored or parked outside must be located in the rear or side yard.

3. In the RE-3, RSF and RMF Districts, no aircraft may be parked or stored outside of a completely enclosed building.

7.1.5. *Parking and Storage of Certain Vehicles.* Automotive vehicles, or trailers of any type, without current license plates and current inspection stickers where required by law shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

7.1.6. *Applicability.*

a. Off-street parking and off-street loading facilities shall be provided as set forth in these zoning regulations.

b. Buildings and uses lawfully existing as of July 1, 1987, may be modernized, altered or repaired without providing additional off-street parking or off-street loading facilities, providing there is no increase in floor area or change in use of existing floor area that would increase parking demands (i.e., more seating, change storage area to office or retail area, etc.).

c. Where a building or use existed as of July 1, 1987, and such building or use is enlarged by 2,000 square feet or more of impervious area, off-street parking and off-street loading as specified in these zoning regulations shall be provided for the entire use, including both existing and enlarged areas. Only the new parking areas are required to meet the current landscape island and median requirements of Section 7.3.18.

d. Change in use of a building or use existing as of July 1, 1987, shall require additional off-street parking and off-street loading facilities to comply with the requirements of these regulations for the new use unless:

   1. The building, unit of a building or use is less than 2,000 square feet in floor area;
   2. The building, unit of a building or use is located in an area with nonassigned common parking by deed or common public parking on County a right-of-way; or
   3. The new use has the same parking requirement or a lesser requirement than the previous one.

e. New building construction on vacant lots or parcels in existing subdivisions and developments which provide nonassigned common parking by deed, or common public parking on a County right-of-way, need not provide parking in accordance with these regulations.

f. The design, construction and arrangement regulations herein set out for off-street vehicular facilities do not apply to single[-family] and two-family dwellings.

g. The design construction and arrangement regulations herein set out for off-street vehicular facilities do not apply to parking and vehicle use areas constructed prior to November 11, 1975.

h. Required off-street parking shall not be used for sales, display, storage, repair, dismantling or servicing of any type or kind or any other business activity, nor shall areas devoted to such activities count as meeting off-street parking requirements except as allowed in Section 5.5.

i. No parking shall be located in required buffer areas.

j. Required side and rear yards may be used for off-street parking in residential districts, subject to required buffer areas.

k. Required street yards shall not be used for off-street parking purposes, except for single-family homes, two-family homes or property in the Tourist Resort (TR) District, subject to required buffer areas.

l. Subject to required buffer areas, all required yards in commercial and industrial districts may be used for off-street parking.

m. The required number of off-street parking spaces or area of off-street loading facilities may be reduced by up to ten percent where necessary to protect existing trees as defined in Section 7.3.3, or to add landscaping to an existing parking area.

n. The landscaping provisions of Section 7.3.18 shall apply to all new off-street parking or other vehicular use areas, and additions to existing parking and vehicular use areas. Prior to issuing any certificate of occupancy for new construction, implementation and completion of landscaping requirements in off-street vehicular facilities shall be required.

o. For uses within Siesta Key Overlay District, see also Section 4.10.4.1.

7.1.7. *Off-Street Parking Ratios.*

a. *In General.*

1. The following required parking ratios are presumed appropriate for development within Sarasota County. Where in the opinion of the applicant, a listed ratio requires too much or too little parking, the applicant may provide an alternative parking plan with data submitted by the applicant in support of higher or lower ratios (in accordance with Section 7.1.11). The County Engineer and Zoning Administrator shall review and make a final decision on the plan.

2. Where development on a specific site has already occurred according to the ratios of this section, but the site exhibits a continuing or recurring parking problem that creates a hazard to public safety, the Zoning Administrator shall have the authority to require an alternative parking plan that illustrates a solution to the parking problem. The Zoning Administrator's decision to require such a plan may be appealed to the Zoning Board of Appeals.

3. Regardless of any other requirement of these zoning regulations, each and every separate individual store, office, or other business shall be provided with at least one off-street parking space, unless specific provision to the contrary is made herein.

b. *Required Parking Ratios.* The following minimum off-street parking requirements are applicable to all base zoning districts. See Section 4.10.4 for additional parking ratios for uses located in the Siesta Key Overlay District (SKOD).

Use	Parking Requirement (spaces)
OPEN USES	
Agricultural Support and Services	1 per 500 SF floor area
Aircraft landing field or helicopter landing facility	1 per 250 SF enclosed floor area, excluding hangars
Commercial Stable	1 per 5 horse stalls
Feeding pen, milk processing, packing house, stockyard	1 per 250 SF office
Kennel or animal boarding	1 per 250 SF office
Livestock Auction	1 per 250 SF office
Resource Extraction	1 per employee, plus 1 per 250 SF office
RESIDENTIAL USES	

Single-Family Detached, Lot Line, Traditional, Patio, Villa or Atrium House	2 per unit
Two-Family	2 per unit
Multifamily	1 bedroom—1½ per unit, plus 1 per 5 units labeled for visitors, located in proximity to each building
	More than 1 bedroom - 2 per unit, plus 1 per 5 units labeled for visitors, located in proximity to each building
Manufactured Home Park	2 per space, plus 1 per 250 SF office, laundry, recreation or similar building
Upper-Story/Attached Residential	2 per unit
Assisted Living Facility	.50 per bed
Fraternity or sorority house	1 per 2 bedrooms
Group Home	1 per 3 residents max, occupancy
Guest House	1 per unit
Rooming or Boarding House	1 per 2 bedrooms
PUBLIC AND CIVIC USES	
Cemetery, Columbaria, Mausoleum, Memorial Park	1 per 4 seats in chapel area, plus 1 per 250 SF officer
College or University	1 per 250 SF floor area
Day Care, Adult and Child	1 per employee, plus off-street drop-off area
Golf, Yacht or Tennis Club	4 per golf hole, plus 5 per tennis court, plus 2 per each 3 wet slips, plus
	1 per 300 SF of floor area
Hospital	2 per bed
Institution, Community or Neighborhood	1 per 250 SF Floor Area
Jail, Prison, or Work Camp	1 per employee, plus 1 per 250 SF office
Medical, Dental Clinic	1 per 250 SF floor area
Passenger Terminal	1 per employee, plus 1 per 250 SF of terminal area
Place of Worship	1 per 3 seats in auditorium or chapel area
School, Elementary or Middle	2 per classroom, plus 1 per 3 seats in any area intended to be used as an auditorium
School, High	5 per classroom, plus 1 per 3 seats in any area intended to be used as an auditorium, plus 2 per 3 seats in any stadium that does not share parking
Vocational School	1 per 2 classroom seats, plus 1 per 250 SF office
COMMERCIAL USES	
Bar, up to 100 Seats	1 per 250 SF floor area

Over 100 Seats	1 per 50 SF area for eating, drinking or waiting
Bed and Breakfast	1 space per guest room, plus 1 space for owner or operator
Boat Livery	1 per 6 boats in dry storage, plus 1 per 3 wet slips
Campground	2 per space
Car Wash, Full or Self-Service	1 per employee, plus 1 per 250 SF customer floor area
Club, Nonprofit	1 per 250 SF floor area
Convenience Store	1 per 200 SF floor area
Funeral Home	1 per 250 SF floor area
Furniture Stores (freestanding)	1 per 550 SF floor area
Golf Driving Range	1 per 10 lineal feet of tee area, plus 1 per 250 SF floor area
Golf Putting Course	2 per hole, plus 1 per 250 SF floor area
Marina or Boat Sales	2 per 3 slips, accessory uses separate
Mixed Use	Any individual use comprising over 20% of the total gross floor area shall be calculated separately
Office	1 per 250 SF floor area
Pain Management Clinic	1 per 250 SF floor area
Personal Services	1 per 250 SF floor area
Recreation, Indoor	1 per 250 SF floor area
Recreation, Outdoor	1 per 3 fixed seats, plus 1 per 25 SF exhibit or portable seating space
Recreational Vehicle Park	1 per RV space
Restaurant, Up to 100 seats	1 per 250 SF floor area
Over 100 seats	1 per 50 SF area for eating, drinking or waiting
Retail Sales and Service	1 per 250 SF gross leasable area, plus 1 per 1,000 SF outdoor sales or display
Self-Service Storage	1 per 250 SF nonstorage floor area
Studio, Dance, Art, Music, Photography	1 per 250 SF floor area
Theater, Movie	1 per 3 seats
Transient Accommodations	1 per sleeping room, plus 1 additional per 10 sleeping rooms
Vehicle Sales and Rental	1 per 250 SF floor area must be marked as customer spaces
Vehicle Service	3 spaces per vehicle bay
INDUSTRIAL USES	
Industrial	1 per 500 SF floor area
Recycling or Storage	1 per 1,500 SF floor area
Research Laboratory without	1 per 250 SF floor area

Manufacturing Facility	
Warehouse and Freight Movement	1 per 1,000 SF floor area
Waste Related Services	2 per 1,000 SF floor area, 5 spaces minimum
Wholesale Trade	1 per 500 SF floor area
Asphalt and Concrete Processing	1 per employee
Slaughterhouse	1 per employee, plus 1 per 250 SF office

c. *Parking Requirements for Unlisted Uses.* The Zoning Administrator shall apply the standards of these zoning regulations unless an alternative parking plan has been approved. Where a use is not listed, the Zoning Administrator shall first determine whether the proposed use is similar to a use listed in the table above (and apply that standard). Where a use is not similar to any use listed in the table, the Zoning Administrator shall require the approval of an alternative parking plan based on parking ratio data submitted by the applicant (see Section 7.1.11).

d. *Special Parking Requirements.* Special parking requirements for the HPIOD District (Section 4.10.1), the CTOD District (Section 4.10.2), and the MSOD District (Section 4.10.3) modify the ratios of the table above for certain uses.

7.1.8. *Maximum Parking Permitted.*

a. No use shall provide more than 100 percent of the required parking shown in the table in Section 7.1.7., above, unless any parking above the 100 percent threshold is constructed to be substantially pervious. Pervious parking areas shall meet the requirements of Section 7.1.13.k., below.

b. Where a project is intended to be developed in phases, the Zoning Administrator may approve development of a parking area intended to serve current and future phases of the development and in such circumstance the number of parking spaces may exceed the 100 percent maximum of the phase proposed.

7.1.9. *Rules for Computing Required Spaces.*

a. *Mixed Uses.* In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately and the off-street parking space for one use shall not be considered as providing the required off-street parking for any other use.

b. *Fractional Measurements.* When units or measurements determining number of required off-street parking spaces result in requirement of a fractional space, then such fraction equal to or greater than one-half shall require a full off-street parking space.

c. *Floor Area Measurement.* Where the off-street parking requirements are based on floor area, the following areas shall be excluded from the calculation of required parking. The floor area of a structure may be measured from the inside surface of exterior walls.

1. Public corridors;
2. Common restrooms;
3. Attic areas with a headroom of less than seven feet;

4. Unenclosed stairways, enclosed stairways or fire escapes;
5. Elevator structures;
6. Cooling towers;
7. Areas devoted to air conditioning, ventilating, heating or other building machinery and equipment;
8. Parking structures; and
9. Basement space where the ceiling is not more than an average of 48 inches above the general finished and graded level of the adjacent portion of the lot.

d. *Other Miscellaneous Measurements.*

1. In hospitals, bassinets shall not count as beds.
2. In stadiums, sports arenas, religious institutions, and other places of public assembly in which occupants utilize benches, pews or other similar seating arrangements, each 24 lineal inches of such seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.

7.1.10. *Location of Required Spaces.* Required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve, except as set forth in Section 6.11.5.k for the PMI zoning district and in Section 7.1.11 below for all zoning districts.

7.1.11. *Alternative Parking Plans.* The Zoning Administrator shall be authorized to review and approve alternative plans for providing off-street parking spaces required by this section 7.1. in accordance with the following provisions:

a. *General.*

1. *Procedures.*

i. Alternative Parking Plans shall be reviewed and approved in accordance with the procedures of Section 3.8, Administrative Adjustment.

ii. Alternative Parking Plans may also be submitted with a petition for the PMI District. Such plans will be reviewed by the Zoning Administrator in accordance with the procedures of Section 3.8. The Zoning Administrator will forward a recommendation to the Board of County Commissioners, which may approve, modify, or reject the plan in accordance with Section 6.11.5.k.

2. *Recordation of Approved Plans.* An attested copy of an approved Alternative Parking Plan must be recorded in the deed records for Sarasota County on forms made available in the Planning and Development Services Business Center. An Alternative Parking Plan may be amended by following the same procedure required for the original approval. The applicant shall provide proof of recordation prior to approval of the certificate of occupancy.

3. *Violations.* Violations of an approved Alternative Parking Plan constitute a violation of these zoning regulations and will be subject to the enforcement and penalty provisions of Article 9, Enforcement.

b. *Applicant-Submitted Parking Data.* Where the applicant feels the parking ratios of Section 7.1.7 are either too high or too low, or where the proposed use is not listed in the table, data submitted by the applicant may be used to determine the appropriate ratio for the specific proposed use. Such data may include site studies from similar uses, generally accepted engineering standards (for example, ITE trip rates), or independent engineering calculations based on the nature of the proposed use. The Zoning Administrator, in coordination with the County Engineer, shall evaluate such submittals to determine an acceptable ratio for the proposed use.

c. *On-Street Parking.* On-street parking spaces located immediately abutting the subject parcel, entirely within the extension of the side lot lines into the roadway, and not within any required clear sight triangle may be counted toward meeting off-street parking requirements. For commercial businesses located within the Siesta Key Overlay District (SKOD), on-street parking spaces abutting the parcel and within the extension of the side lot lines into the roadway may be counted toward meeting minimum off-street parking requirements for the entire development, including multitenant buildings. Additionally, businesses within SKOD may count partial on-street spaces (spaces straddling a common property line or tenant separation) as one -half space per business, which may be rounded-up when a fractional space is credited to the business.

d. *Off-Site Parking.* The Zoning Administrator may approve the location of required off-street parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with the all of following standards.

1. *Ineligible Activities.* Off-site parking may not be used to satisfy the off-street parking standards for residential uses (except for guest parking), as well as convenience stores or other convenience-oriented uses. Required parking spaces reserved for persons with disabilities may not be located off-site.

2. *Location.* No off-site parking space may be located more than 600 feet from the primary entrance of the use served (measured along the shortest legal pedestrian route). Off-site parking spaces may not be separated from the use served by an arterial street right-of-way (as designated in the Comprehensive Plan), unless a grade-separated pedestrian walkway is provided, or other traffic control or remote parking shuttle bus service is provided.

3. *Zoning Classification.* Off-site parking areas for uses located in a nonresidential district shall not be located in any residential district, except by special exception in accordance with Section 7.1.12.

4. *Agreement for Off-Site Parking.* In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners is required. The owner of the off-site parking area shall enter into a written agreement with the County, with enforcement running to the County, providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and that the owner agrees to bear the expense of recording the agreement and such agreement shall bind his or her heirs, successors, and assigns. An attested copy of the agreement between the owners of record must be submitted to the Zoning Administrator for recordation in form established by the Office of the County Attorney. Recordation of the agreement must take place prior to issuance of a building permit or certificate of occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided, in accordance with the off-street parking schedules in this section.

e. *Combined Off-Street Parking.*

1. Two or more owners or operators of buildings or uses requiring off-street parking facilities may make collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately except in accordance with this paragraph. Any arrangement for combined off-street

parking shall be subject to the filing of a legal instrument satisfactory to the Office of the County Attorney ensuring that such off-street parking will be maintained in the future so long as a use or uses requiring such off-street parking continue.

2. No part of an off-street parking area required for any building or use shall be included as a part of an off-street parking area similarly required for another building or use except as shared parking as set forth in subsection f., below.

3. Required parking spaces reserved for persons with disabilities may not be located off-site.

f. *Shared Parking.* The Zoning Administrator may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with the all of following standards.

1. *Ineligible Activities.* Shared parking may not be used to satisfy the off-street parking standards for upper-story residential uses. Required parking spaces reserved for persons with disabilities may not be located off-site.

2. *Location.* Shared parking spaces must be located within 600 feet of the primary entrance of all uses served. Required parking spaces reserved for persons with disabilities shall meet all requirements of the Florida Accessibility Code.

3. *Zoning Classification.* Shared parking areas for uses located in a nonresidential district shall not be located in any residential district.

4. *Shared Parking Study.* Those wishing to use shared parking as a means of satisfying off-street parking requirements must submit a shared parking analysis to the Zoning Administrator that clearly demonstrates the feasibility of shared parking. The study must be provided in a form established by the Zoning Administrator and made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

5. *Agreement for Shared Parking.* A shared parking plan shall be enforced through written agreement among all owners of record. The owner of the shared parking area shall enter into a written agreement with the County with enforcement running to the County providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and that the owner agrees to bear the expense of recording the agreement and such agreement shall bind his or her heirs, successors, and assigns. An attested copy of the agreement between the owners of record shall be submitted to the Zoning Administrator for recordation in a form established by the Office of the County Attorney. Recordation of the agreement must take place before issuance of a building permit or certificate of occupancy for any use to be served by the shared parking area. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided on-site in accordance with the off-street parking schedules in this section. The written agreement shall be voided by the County if other off-street facilities are provided in accord with these zoning regulations.

6. *Change in Use.* Where the uses subject to a shared parking agreement change, the Zoning Administrator shall have the authority to require a revised

shared parking study and a new shared parking agreement when the revised shared parking study indicates additional parking is required.

g. *Valet Parking.* The Zoning Administrator may approve valet parking as a means of satisfying otherwise applicable off-street parking requirements where all of the following standards have been met.

1. Adequate assurance of the continued operation of the valet parking is provided, such as a contractual agreement for valet services or the tenant's affidavit agreeing to provide such services;
2. An equivalent number of valet spaces are available to replace the required parking spaces. Such valet spaces do not require individual striping, and may take into account the tandem or mass parking of vehicles. All valet parking areas shall meet the requirements of Section 7.3.18, Off-Street Vehicular Landscaping Requirements;
3. Valet parking drop-off locations shall meet the requirements of Section 7.1.14, Vehicle Stacking Areas;
4. The valet parking spaces shall comply with Sarasota County drainage and construction standards; and
5. The design of the valet parking shall not cause customers who do not use the valet service to park off-premises or cause queuing in the right-of-way.
6. The property owner requesting approval for valet parking must provide proof of authorization from another property owner allowing them to utilize the property for valet parking. Valet parking on a property with an existing business shall only be allowed if the business hours of the two businesses do not overlap each other.

h. *On-Site Parking Backing into Public Streets.* On-site parking spaces for commercially-zoned properties within the Siesta Key Overlay District (SKOD) are permitted to back directly into public streets provided that they meet the following minimum criteria. Additional requirements may be required by the Zoning Administrator (if recommended by the County Engineer) that are deemed necessary to ensure pedestrian and vehicle safety. RMF-1/SKOD properties with certified short term room rental units that have been involuntarily destroyed may also request this type of alternative parking plan.

1. The parking space may not be within any required clear sight triangle;
2. The maximum speed limit is 25 m.p.h. for the street that the vehicle is backing into; and
3. Parking spaces must be parallel or 30 degree or 60 degree angled parking. Ninety degree angled parking may be approved by the Zoning Administrator (with a recommendation by the County Engineer) provided that appropriate documentation is submitted that verifies that the proposed 90 degree parking will not create a pedestrian or vehicular safety hazard.

7.1.12. *Parking Lots Allowed by Special Exception.* When RE, RSF or RMF District adjoin a commercial or office district without an intervening street, but with or without an intervening alley, off-street parking lots in connection with adjacent existing commercial or office uses may be permitted by special exception in accordance with Section 3.16., provided that:

a. Such parking lots may be permitted only between the commercial or office district and the nearest street in the residential district.

b.

A landscaped buffer area with a minimum opacity of 0.3 shall be required along street rights-of-way and residential property lines.

c. No source of illumination for such lots shall be in excess of the standards in Section 7.5

d. No movement of vehicles on such lots between the hours of 10:00 p.m. and 7:00 a.m. shall be permitted, and greater limitations may be imposed where so required.

e. There shall be:

1. No sales, sales display, or service activity of any kind;
2. No commercial renting or selling of spaces;
3. No parking of automotive vehicles other than passenger automobiles; and
4. No parking of automobiles for periods of longer than 24 hours.

f. No access from the parking area to a local residential street shall be permitted.

g. Site and development plan is required.

h. Notwithstanding any requirement for impervious paving materials elsewhere in this section, the applicant may request pervious paving of the proposed spaces at the time of special exception as indicated on the proposed development concept plan.

i. The development concept plan for the Special Exception shall depict the land area covered by the special exception petition and the abutting commercial or office area to be served by said off-street parking.

7.1.13. *Off-Street Parking Design Standards.*

a. *Safe and Convenient Access.* Each required off-street parking space and off-street parking facility shall:

1. Be arranged for convenient access and safety of pedestrians and vehicles; and
2. Be so arranged that no vehicle shall be required to back from such facilities directly onto public streets, except as set forth in paragraph 3., below, and Section 7.1.11.h.
3. In addition to the requirements in subsection 1., above, Office and Personal Service Oriented Retail Sales and Service uses in the HPIOD are subject to the standards in Section 4.10.1.f.

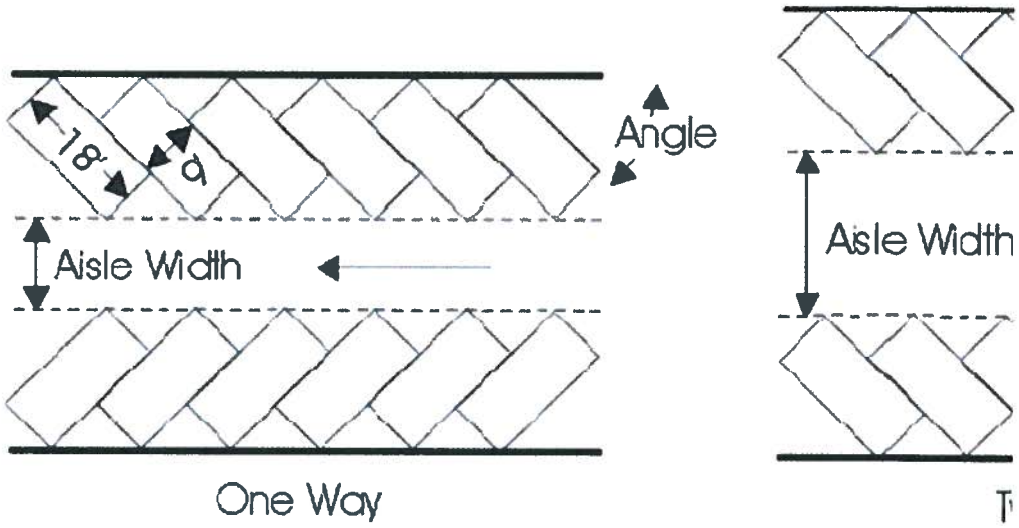
b. *Plans Required.* A plan shall be submitted with every petition for a site and development plan for any building or use that is required to provide off-street parking. The plan shall accurately designate the required parking spaces, access aisles, and driveways, and the relationship of the off-street parking facilities to the uses or structures such facilities are designed to serve. The proposed landscaping to comply with requirements of these regulations shall be depicted on the landscape plan, as well as tree protection requirements, where applicable.

c. *Off-Street Parking Dimensional Standards.*

1. Each parking space shall be a minimum of nine feet wide by 18 feet long. If the parking space is curbed, two feet of the space beyond the curb may be pervious.
2. Minimum aisle width shall be as follows:

	Aisle Width	
Angle of Parking	One-Way	Two-Way
Parallel	15 feet	20 feet

30 degrees	15 feet	22 feet
45 degrees	15 feet	22 feet
60 degrees	18 feet	24 feet
90 degrees	22 feet	24 feet



Off-Street Parking Dimensional Standards

3. When an alternative parking layout as per Section 7.1.13.h.2 is used, a maximum of ten percent of the required parking spaces may be provided as pull-through spaces for recreational vehicles, lawn service vehicles, or tractor trailers. One pull-through space shall be equivalent to two regular spaces.

4. *Tandem Parking.* All single-family dwelling units (including manufactured housing), upper-story residential and two-family dwelling units may provide required parking for up to two vehicles in tandem spaces. Such spaces shall be no less than ten feet in width and a minimum of 35 feet in depth for the pair of vehicles. Such tandem parking shall not extend over the sidewalk or otherwise interfere with pedestrian or vehicular movement. In the case of new construction of multifamily developments or condominium developments that conform with the current zoning district density requirements, tandem parking may be allowed with the submittal of a request for an Alternative Parking Plan from the Zoning Administrator and recorded homeowner's documentation that driveways are deeded with the specific unit at the time of purchase. The garage space may be counted as one of the required parking spaces. Tandem parking is prohibited on the barrier islands.

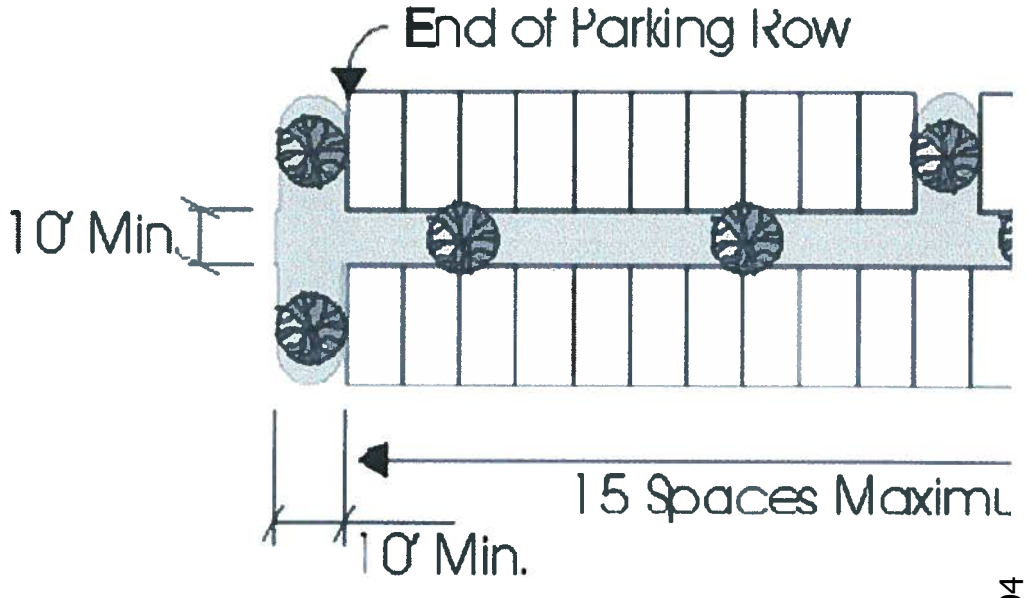
d. *Accessible Parking for Physically Handicapped Persons.* All parking areas shall meet the requirements of the Florida Accessibility Code.

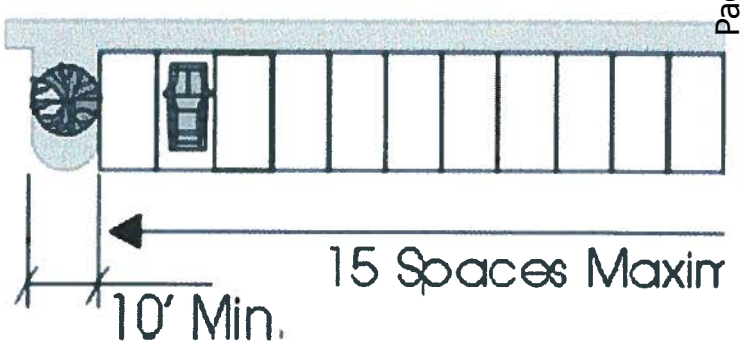
e. *Properties on Well and Septic Systems.* No off-street parking facility or other vehicular use area shall be located over a septic system or its drain field, or over a water well.

f. *Landscaping Required.* Wherever in any zoning district off-street facilities are provided for parking or any other vehicular uses as provided in this section, such off-street facilities and land shall conform to the minimum landscaping requirements set forth in these zoning regulations; except that single-family and two-family residential uses on individually platted lots and multilevel parking structures shall be exempt from such requirements. See Section 7.3.18 for further details.

g. *Parking Lot Landscape Islands.* Off-street parking areas in excess of 1,500 square feet or five spaces shall provide interior landscaped areas in accordance with the following requirements.

1. Landscaped islands shall be located to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.





Parking Lot Landscape Islands

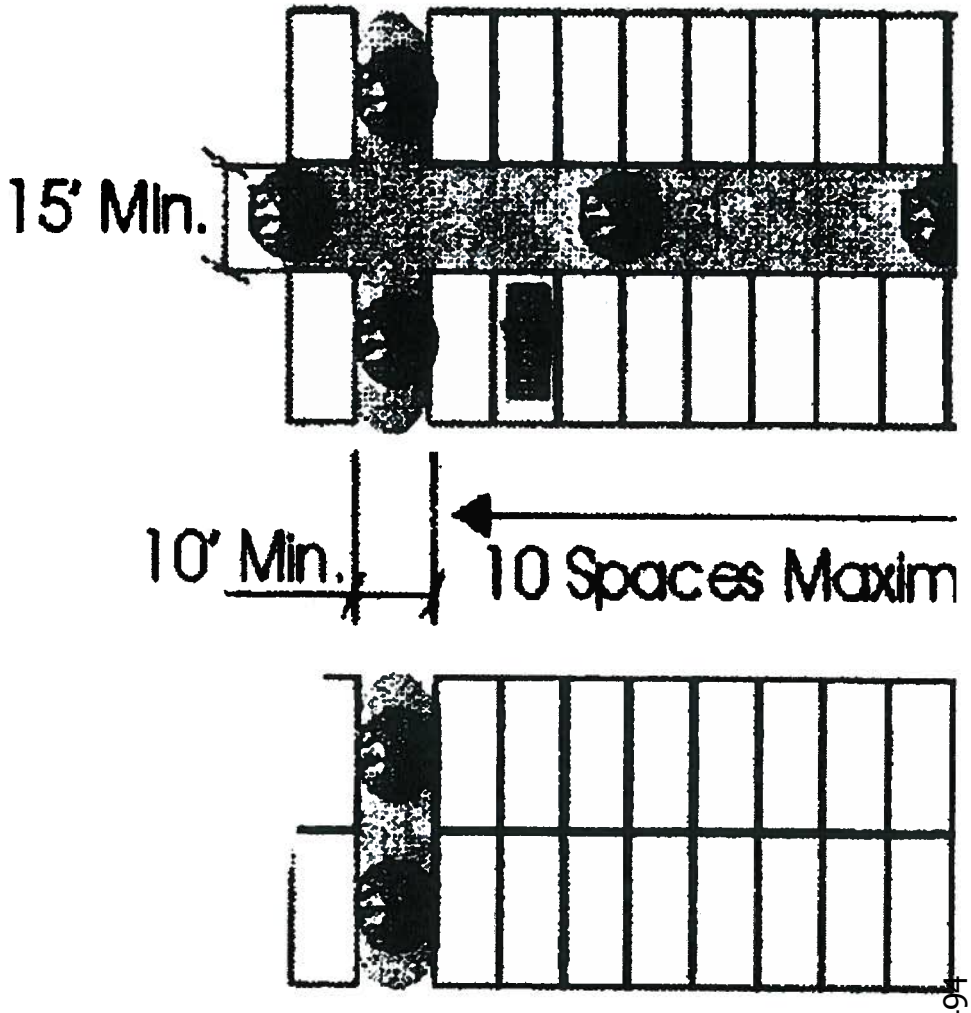
2. All rows of parking areas shall contain no more than 15 parking spaces uninterrupted by a required landscape island.
3. All rows of parking spaces shall terminate in a curbed landscaped island.
4.

Each island shall have a minimum area of 170 square feet with a minimum width of ten feet inside the curb and include one canopy tree as described in Section 7.3.18.b.6.ii.

5. The remaining area shall be surfaced with shrubs, ground cover, grass, or other landscape material (excluding rock or shell).
6. Utility lines and pipes located under parking lot islands should be avoided.
7. Landscape islands shall be located between a row of parking spaces and a dumpster and also between a row of parking spaces and a loading zone.

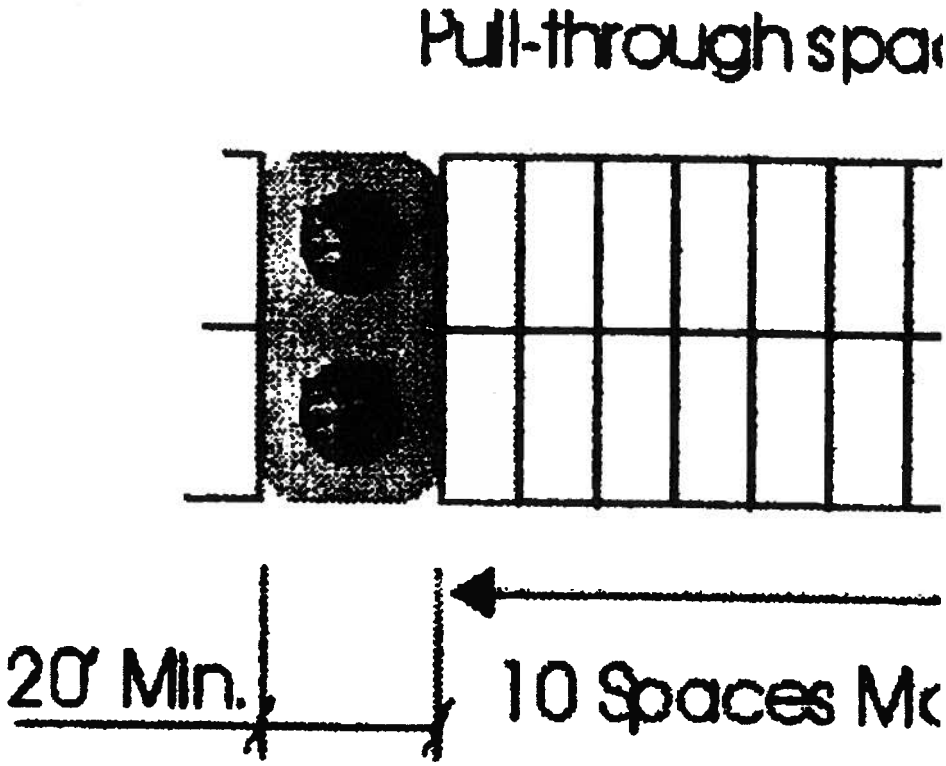
h. *Medians Between Tiers.*

1. *Single-Tier Parking Layout.* Where tiers of interior parking spaces are proposed to abut one another, they shall be designed so as to have a landscape median area of not less than ten feet in width between such tiers, measured to back of curb. The tiers shall be landscaped in accordance with Section 7.3.18. There shall be no more than 15 parking spaces uninterrupted by a landscape island at least ten feet in width.
2. *Multitier Parking Layout Options.*
   i. *Option 1.* Required medians may be combined. Where two medians are combined, one 15-foot median may be substituted, and the other median eliminated. Both tiers, whether they contain a median or not, shall contain no more than ten spaces in a row without a landscape island at least ten feet in width. A sidewalk may be added down the center of the combined median or it may meander provided that a minimum of four feet of landscaped area is included on either side of the sidewalk. The remaining area is not considered adequate to support a canopy tree, therefore the applicant shall select from other trees or palms on the approved parking lot list.



Multitier Parking Layout

ii. *Option 2.* Required medians may be eliminated. Where the median is eliminated, the landscape islands shall be increased in width to 20 feet inside of curb. There shall be no more than ten spaces in a row without a landscape island.



Parking Layout With Pull-Throughs

iii. Where medians have been eliminated, up to ten percent of the spaces may be designed as pull-through spaces for trailers and oversized vehicles.

i. *Curbs.* Where off-street facilities are provided for parking or any other vehicular use areas, they shall have curbs so as to prevent vehicles from overhanging on or into adjacent property, or landscaped areas. See Section 7.3.18.a.2. for curbing requirements for landscaped areas located within parking areas. Where alternative parking surfaces are provided as set forth in subsection k. below, the Zoning Administrator may allow wheel stops in place of curbs.

j. *Markings.*

1. Each required off-street parking space and off-street parking facility shall be identified as to purpose and location when not clearly evident;
2. If parking areas are in excess of 1,500 square feet or five off-street parking spaces, individual spaces shall be marked.

k. *Surfacing.*

1. *Surface Required.* Where off-street facilities are provided for parking or any other vehicular use areas, they shall be surfaced with asphalt bituminous, concrete or dustless material approved by the County Engineer, and maintained in a smooth, well-graded condition, except as provided below.
2. *Grass Lawn or Shell Parking.*

i. *General.* Grass lawn, shell or other previous parking surfaces may be permitted for specific uses as set forth below, provided they are approved by the Zoning Administrator and County Engineer. Where provided, such alternative parking surfaces shall be maintained in a

smooth, well-graded condition. If parking demand is such that said grass or lawn is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, then paving, shell or other parking surfaces approved by the Zoning Administrator and County Engineer and in accordance with this section may be required.

ii. *Alternative Parking for Specific Uses.*

(a) Any structure or use located in the HPIOD or in OUA may provide all driveways, access aisles and parking spaces (excluding handicapped) surfaced in grass lawn, shell or other substantially pervious parking surface.

(b) All driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn, shell or other substantially pervious parking surface for the following uses: accessory dwelling units, places of worship, properties zoned Commercial Transition Overlay District, public parks, public and private schools, and recreational vehicle and boat storage areas within a recreational vehicle park or campground. This provision may also apply to kennels, riding academies, and plant nurseries in the OUE zoning district provided that such uses are in areas designated Rural and Semi-Rural on the Comprehensive Plan Future Land Use Map.

(c) Wholesale nurseries shall pave and construct all entryways located within public and private rights-of-way. Said entryways shall be constructed to the requirements of the Land Development Regulations, Chapter 74 of the Sarasota County Code.

(d) Public stables and riding academies shall construct all driveways providing access to a public or private street with a shell, asphalt bituminous or concrete surface between the public or private street and the off-street vehicular parking facility and such surface shall be maintained in a smooth, well-graded condition.

(e) For all other uses, up to 25 percent of the required parking and vehicular use areas may be surfaced with grass lawn, shell or other substantially pervious parking surface.

iii. *Siesta Key Overlay District.* Driveways, access aisles and parking spaces on properties in the Siesta Key Overlay District may be surfaced with shell, gravel or similar material, provided that any such driveway shall have along its edges at the street access point a ribbon curb or similar limiting structure to ensure that the entrance is not enlarged over time. Driveways, access aisles and parking spaces shall be maintained in a smooth, well-graded condition. Driveways shall be designed and constructed with a stabilized ground surface to ensure emergency vehicle access to the property.

3. *Paving Next to Existing Trees.* Where an existing tree is adjacent to a parking area, paver bricks or other pervious surface shall be used within the dripline of the tree. The pervious material shall be set at existing grade.

I.

Drainage Facilities. Where off-street facilities are provided for parking or any other vehicular use areas, they shall be drained so as not to cause any nuisance on adjoining or nearby properties as determined by the County Engineer.

m. *Vehicle Encroachment.* Vehicles shall not be permitted to encroach into adjacent landscaped areas except in accordance with Section 7.3.18.b.5.

n. *Lighting.* Lighting is required in all public parking areas. See Section 7.5, Outdoor Lighting.

o. *Separation From All Buildings.* All parking shall be separated from all buildings by a minimum distance of three feet.

7.1.14. *Vehicle Stacking Areas.* The vehicle stacking standards of this subsection shall apply unless otherwise expressly approved by the County Engineer. The County Engineer may require additional stacking spaces where trip generation rates suggest that additional spaces will be needed.

a. *Minimum Number of Spaces.* Off-street stacking spaces shall be provided as follows:

Activity Type	Minimum Stacking Spaces	Measured From:
Automated teller machine	2	Teller
Bank drive-through teller lane	3	Teller or Window
Car wash stall, full-service	6	Entrance
Car wash stall, self-service	2	Entrance
Gasoline pump island	2	Pump Island
Gated entries, staffed or unstaffed	3	Gated Entry
Pharmacy pickup	2	Pharmacy Window
Restaurant drive-through	6	Order Box
Restaurant drive-through	4	Order Box to Pick-Up Window
Retaurant drive-through	6	Order Pick-Up Window (when used simultaneously)
Valet Parking	3	Valet Stand
Other	Determined by Traffic Engineer based on Traffic Study	

b. *Design and Layout of Stacking Spaces.* Required stacking spaces are subject to the following design and layout standards:

1. *Size.* Stacking spaces must be a minimum of eight feet by 20 feet in size.
2. *Location.* Stacking spaces may not impede on-site or off-site traffic movements or movements into or out of off-street parking spaces.
3. *Design.* Stacking spaces must be separated from other internal driveways by raised medians if deemed necessary by the County Engineer for traffic movement and safety.
4. *Gated Entries.* Gated entries shall be designed so that vehicles may turn around outside of the right-of-way without entering the gated area.

c. *Drive-Through Windows.* Drive-through windows and lanes shall be designed to adhere to the following standards:

1. Drive-through windows placed between the right-of-way of a roadway and the associated building shall require a parking buffer as set forth in Section 7.3.7 installed and maintained along the entire length of the drive-through lane, located between the drive-through lane and the adjacent right-of-way.

2. No drive-through window shall be permitted on the side of a building adjacent to any residential district.

d. *Voluntary Valet Parking.* Where valet parking is offered in addition to the required number of parking spaces, the following standards shall be met:

1. Valet parking drop-off locations shall meet the required of Section 7.1.14, Vehicle Stacking Areas; and
2. The design of the valet parking shall not cause customers who do not use the valet service to park off-premises or cause queuing in the right-of-way.

7.1.15. *Off-Street Loading.*

a. *Plans Required.* A plan shall be submitted with every site and development plan, building permit, or certificate of occupancy for any use or structure required or proposing to provide off-street loading facilities. The plan shall accurately designate the required or proposed off-street loading spaces, access thereto, dimensions and clearance. Such plan shall be reviewed by the County Engineer.

b. *Minimum Dimensions.* Where off-street loading spaces are required, they shall be ten feet wide by 40 feet long.

c. *Design of Spaces.*

1. Off-street loading facilities are required by these zoning regulations so that vehicles engaged in unloading will not encroach on or interfere with the public use of streets, sidewalks, and alleys by automotive vehicles or pedestrians and so that adequate space is available for the unloading and loading of goods, materials, items or stock for delivery and shipping.
2. Off-street loading facilities provided to meet the needs of one use may not be considered as meeting the needs of another use.
3. Off-street parking facilities may not be used or counted as meeting off-street loading requirements.

d. *Spaces Required.*

1. *Residential Uses.* Each multifamily building containing 100 or more dwelling units shall provide one off-street loading space per building.
2. *Commercial and Industrial Uses.*

i. Each retail store, storage warehouse, wholesale establishment, industrial plant, factory, freight terminal, restaurant, laundry, dry cleaning establishment or similar use shall provide loading according to the following table.

Square Feet of Floor Area (Aggregate)	Spaces Required
Over 5,000 but not over 25,000	1
25,001 to 60,000	2
60,001 to 120,000	3
120,001 to 200,000	4
200,001 to 290,000	5
290,001 and over	Plus one additional off-street loading space for each additional 90,000 square feet or major fraction thereof

ii.

Any vehicle sales or similar use requiring delivery of vehicles by truck shall demonstrate adequate on-site area exists for the loading and unloading of such trucks. Such loading and unloading activity shall not be permitted in any public right-of-way.

iii. Any convenience store or similar use requiring frequent deliveries by truck shall demonstrate adequate on-site area exists for the loading and unloading of such trucks. Such loading and unloading activity shall not be permitted in any public right-of-way.

iv. Any limited access self-storage facility or similar use shall provide one loading area per 10,000 square feet of storage area.

v. Vehicles shall have access to loading areas only from arterial or collector roadways not from local streets.

vi. Loading areas shall be signed to indicate "no idling."

vii. Any loading area located adjacent to a residential use shall not receive deliveries between the hours of 11:00 p.m. and 6:00 a.m.

3. *Other Unlisted Uses.* For any use not specifically mentioned, the requirements for off-street loading facilities for a the most similar use, as determined by the Zoning Administrator, shall apply.

4. *Exemption for Certain Uses.* The Zoning Administrator may waive or reduce the loading requirements of this section where the applicant can demonstrate that vehicles requiring loading areas are not an integral part of the proposed or future use of the proposed facility.

e. *Change in Use, Enlargement or Expansion.*

1. When the use of a structure or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be supplied and maintained.

2. When any structure is enlarged or any use extended so that the size of the resulting occupancy requires off-street loading space, the full amount of such space shall be supplied and maintained for the structure or use in its enlarged or extended size.

f. *Access.* Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space. Access shall be from arterial or collector roadways and not from local residential streets. Access from a local street is allowed only when access from the arterial or collector is not feasible. Such loading space shall be accessible from the interior of the building it serves, and shall be arranged for convenient and safe ingress and egress by motor trucks and/or trailer combination.

g. *Combined Off-Street Loading.* Collective, joint or combined provisions for off-street loading facilities for two or more buildings or uses may be made, provided that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located, and arranged to be usable thereby.

h. *Landscaping.* All loading areas shall be required to provide a parking buffer in accordance with Section 7.3.7.

i. *Markings.* Each off-street loading space shall be permanently marked and identified as a loading area in which no parking is allowed.

7.1.16.

Bicycle Parking Facilities. In order to enhance the multimodal transportation opportunities in Sarasota County, the following standards for bicycle parking shall be met.

a. New nonresidential development shall provide a minimum of four bicycle parking spaces. Nonresidential development providing more than 20 vehicle parking spaces, but less than 100 vehicle parking spaces, shall be required to provide six bicycle parking spaces. An additional two bicycle parking spaces shall be provided for each additional 33 vehicle parking spaces, or fraction thereof. A maximum of 24 bicycle parking spaces shall be required under this paragraph.

b. Bicycle parking facilities shall be located with easy access, near main building entrances, in areas with natural surveillance.

c. Bicycle parking facilities shall be high-quality, inverted "U" - type construction. Alternative high-quality bicycle parking facilities may be approved by the Zoning Administrator if they can be shown to:

   1. Provide adequate theft protection and security; and
   2. Support the bicycle at two points of contact to prevent damage to the bicycle wheels and frame.

d. The requirement to provide bicycle parking facilities may be waived for utilities, government uses, communication towers, and other uses that do not have employees present on a daily basis. Waiver requests must be submitted to the Zoning Administrator along with appropriate justification.

7.1.17. *Delivery Vehicles.*

a. The idling of vehicles is prohibited at all times adjacent to residential zoning districts, except during active loading or unloading of said vehicles. This provision is intended to protect residential areas from the prolonged noise and fumes associated with the unnecessary idling of vehicles and the use of commercial loading and parking areas next to residential areas as rest stops for commercial vehicles left idling.

b. Delivery areas shall be posted with a sign that reads, "no idling".

c. Any delivery area located adjacent to a residential use shall not receive deliveries between the hours of 11:00 p.m. and 6:00 a.m.

(Ord. No. 2004-060, § 15, 7-28-2004; Ord. No. 2004-054, § 40, 10-27-2004; Ord. No. 2007-030, § 2, 4-10-2007; Ord. No. 2007-065, § 1(Exh. A), 8-28-2007; Ord. No. 2008-005, § 22, 12-9-2008; Ord. No. 2008-082, § 3, 3-18-2009; Ord. No. 2011-015, § 4, 6-7-2011; Ord. No. 2012-013, § 2, 4-24-2012)

SECTION 16.10.020.1 - USE PERMISSIONS and PARKING REQUIREMENTS MATRIX AND ZONING MATRIX

sf gfa refers to gross floor area unless otherwise indicated.

LEGEND: P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

Use	NT-1 + NT-2: Neighborhood Traditional Single Family	NT-3: Neighborhood Traditional Single Family	NT-4: Neighborhood Traditional Mixed Use	NS-E: Neighborhood Suburban Estate	NS-1 + NS-2: Neighborhood Suburban	NSM-1 + NSM-2: Neighborhood Suburban Multi-Family	NMH: Neighborhood Suburban Mobile Home	NPUD-1: Neighborhood Planned Unit Development	NPUD-2: Neighborhood Planned Unit Development	CRT-1: Corridor Residential Traditional	CRT-2: Corridor Residential Traditional	CRS-1: Corridor Residential Suburban	CRS-2: Corridor Residential Suburban	CCT-1: Corridor Commercial Traditional	CCT-2: Corridor Commercial Traditional	CCS-1: Corridor Commercial Suburban	CCS-2: Corridor Commercial Suburban	CCS-3: Corridor Commercial Suburban	DC-C: Downtown Core	DC-1: Downtown Center	DC-2: Downtown Center	DC-3: Downtown Center (Waterfront)	DC-P: Downtown Center Park	RC-1: Retail Center	RC-2: Retail Center	EC: Employment Center	IC: Institutional Center (CRD)	IC: Institutional Center (I)	IC: Institutional Center (R/OG)	IC: Institutional Center (T/U)	IT: Industrial Traditional	IS: Industrial Suburban	LBCS Function	LBCS Structure	NAICS	Minimum Parking Spaces, Traditional Tier (NT, CRT, CCT, IT)	Minimum Parking Spaces, Suburban Tier (NS, NSM, NMH, NPUD, CRS, CCS, RC, EC, IC, IS)	Downtown (DC)	Definition
	NEIGHBORHOOD									CORRIDOR									CENTER												OTHER								
Outdoor Storage, Accessory Industrial	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	P	P				1 per 2,000 sf gfa	1 per 2,000 sf gfa	not applicable (nonconforming)	Areas on private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours, and where the outdoor storage use is accessory to a lawful principal industrial use. (See Use Specific Development Standards)
Publishing and Printing	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	SE	SE	SE	NC	P	P	NC	NC	NC	SE	SE	P	SE	NC	NC	NC	NC	P	P	4210-4211		5111	1 per 1,000 sf gfa	1 per 1,000 sf gfa	1 per 1,000 sf gfa	Establishments that print books, newspapers or other printed materials, or create, reproduce, or package printed materials or software. Accessory uses such as distribution or circulation facilities are allowed.
Recycling Center	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	4343 4346			1 per 1,000 sf gfa	1 per 1,000 sf gfa	not applicable (nonconforming)	Establishments which collect recyclable materials for delivery to a processing facility.
Salvage Yard	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	SE	NC	2120 4343			1 per 200 sf gfa; 1 per 10,000 sf outdoor storage	not applicable (nonconforming)	not applicable (nonconforming)	Establishments where junk, waste, discarded, salvaged or similar materials such as old metal, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking or salvage yards, used lumber yards, housewrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of operative second hand cars, salvaged machinery, used furniture, radios, stoves, refrigerators or similar household goods and appliances in working order nor shall it apply to the possessing of used, discarded, or salvaged materials as part of manufacturing operations. (See Use Specific Development Standards)
Storage, Self / Mini Warehouse	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	G	G	G	P	NC	A	A	G	NC	NC	P	P	G	G	NC	NC	G	P	P				Office area: 1 per 400 sf gfa; Storage area: 1 per 100 storage bays or units; Loading area required	Office area: 1 per 300 sf gfa; Storage area: 1 per 50 storage bays or units; Loading area required	Office area: 1 per 500 sf gfa; Storage area: 1 per 100 storage bays or units; Loading area required	Establishments consisting of a building(s) containing separate storage units of less than 400 square feet each and which are used for storage of personal property, subject to the applicable use restrictions set forth in this Chapter. (See Use Specific Development Standards)
Towing and Freight Trucking	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	P	P	4139 4140		48841 4841-4842	1 per 400 sf gfa of office; 1 per 2,000 sf of indoor or outdoor storage	1 per 300 sf gfa of office; 1 per 2,000 sf of indoor or outdoor storage	not applicable (nonconforming)	Establishments offering local or long distance towing services for light or heavy motor vehicles or other general freight. Vehicle towing establishments may provide incidental services, such as storage and emergency road repair services. Freight towing establishments may provide local pickup, local sorting and terminal operations, line-haul, destination sorting and terminal operations, and local delivery. This definition shall not include gas stations, automotive repair and maintenance or retailing automotive parts and accessories.
Warehouse	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	NC	G	G	G	NC	NC	G	G	P	A	G	NC	A	P	P	3600	2730-2760		1 per 2,000 sf gfa	1 per 2,000 sf gfa	1 per 2,000 sf gfa	Establishments that store, ship and distribute, but do not sell, goods within completely enclosed structures. Warehouse uses may provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. Bonded warehousing and storage services are included in this category.
Wholesale Establishment	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	G	G	G	NC	NC	G	G	P	G	G	G	P	P	P	3600		42	1 per 400 sf gfa of office or sales area; 1 per 1,000 sf gfa indoor or outdoor storage	1 per 300 sf gfa of office or sales area; 1 per 1,000 sf gfa indoor or outdoor storage	1 per 500 sf gfa of office or sales area; 1 per 1,000 sf gfa indoor or outdoor storage	Establishments selling goods exclusively to other businesses, are not open to the general public, and that typically operate from a warehouse or other building that does not display merchandise. (See Use Specific Development Standards)
ARTS, RECREATION and ENTERTAINMENTS USES																																							
Adult Use, Adult Use Establishment, Adult use Business	SEE DEVELOPMENT STANDARDS																																			1 per 150 sf gfa	1 per 150 sf gfa	1 per 150 sf gfa	Includes the terms adult arcade, adult bookstore, adult booth, adult theater, adult cabarets, adult physical culture establishments, adult photographic or modeling studios, and any business establishment whose primary business stock in trade is dependent upon activities relating to adult material, specified sexual activities or specified anatomical areas. (See Use Specific Development Standards)
Club, Community Service and Fraternal	G	G	G	G	G	G	G	G	G	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	NC	P	P	A	A	P	G	NC	NC	NC				1 per 400 sf gfa of office; 1 per 150 sf gfa for other areas	1 per 400 sf gfa of office; 1 per 150 sf gfa for other areas	1 per 400 sf gfa of office; 1 per 150 sf gfa for other areas	Any not-for-profit organization whose primary purpose is to provide a service which benefits the general public, such as labor and political organizations, business associations and professional membership organizations, and civic and not for profit clubs whose primary function is to provide social and humanitarian services to the community (i.e., Women's Club, League of Women Voters, Garden Club, Junior League, Jaycees, Kiwannis, Masons, Rotary Club, Shriners and others of a similar nature).

DIVISION 3. ACCESS, PARKING AND LOADING

Sec. 27-283. Intent.
Sec. 27-283.1. Access.
Sec. 27-283.2. Off-street **parking** required.
Sec. 27-283.3. Compliance with regulations.
Sec. 27-283.4. Joint use of facilities.
Sec. 27-283.5. Visibility at intersections.
Sec. 27-283.6. Methods of providing required **parking** and loading.
Sec. 27-283.7. Number of off-street **parking** spaces.
Sec. 27-283.8. Determination for unlisted uses.
Sec. 27-283.9. Calculation of **parking** requirements related to number of seats.
Sec. 27-283.10. Administrative variance of required **parking** spaces.
Sec. 27-283.11. Vehicle **parking**.
Sec. 27-283.12. Off-street **parking** space standards.
Sec. 27-283.13. Special event **parking** lots, interim **parking** lots and residential **parking** for stadium events.
Sec. 27-283.14. Off-street loading space—Required.
Sec. 27-283.15. Same—Standards.

Sec. 27-283. Intent.

It is the intent of this article to encourage the appropriate location of off-street **parking** and off-street loading to provide the needed levels of service to the city, to avoid undue congestion on the streets, to protect the capacity of the street system to move traffic, to avoid unnecessary conflicts between vehicles and pedestrians, to encourage the use of mass transportation, to preserve and enhance the designated pedestrian activity areas within the city and to facilitate the access from streets to off-street **parking** lots and structures.

Sec. 27-283.1. Access.

In addition to minimum yard and building spacing requirements specified in this chapter, all buildings and other structures, land preparation and landscaping shall be so located and arranged on lots as to provide safe and convenient access for emergency purposes, fire protection, servicing, and off-street **parking** and loading located on the premises. As to access through such premises, the following limitations shall apply:

Access to uses not permitted in residential districts; exceptions. No private land that is residentially zoned shall be used for vehicular or pedestrian access to land or structures in other districts used for any purpose not permitted in the residential district except as provided below or otherwise authorized by this chapter or other lawful regulation.

a.

Where provision does not exist for safe access for emergency and public service vehicles and such access is not reasonably feasible except through privately owned residentially zoned land, access reserved for and limited to such vehicles may be authorized by the variance review board or the Architectural Review Commission (in historic districts, generally, or landmark sites) or the Barrio Latino Commission (in the Ybor City Historic District), subject to conditions and safeguards designed to protect the tranquility and character of the residential land so traversed.

b. Where convenience and safety would be promoted, walkways and bicycle paths to nonresidentially zoned land may be authorized by the board of adjustment across privately owned residentially zoned land, subject to conditions and safeguards to protect the tranquility and character of the residential land so traversed.

Sec. 27-283.2. Off-street parking required.

(a) In all districts for industrial, commercial, office, residential or any other use, there shall be provided, at the time any new building is erected, any use of a building or land is enlarged by five hundred (500) square feet or five (5) percent whichever is greater, or increased in intensity or any other use or change of use established, off-street **parking** spaces for automobiles in accordance with requirements herein. However, if the required number of functional spaces can be met by an existing **parking** area, the improvements described in section 27-283.12(d), (e), (h), and (k) shall not be required.

(b) For a multi-tenant building such as a shopping center and office plaza where there are a minimum of seventy-five (75) off-street **parking** spaces existing on the zoning lot, the change of use of an individual suite (not more than two thousand (2,000) square feet of floor area) shall not require review for **parking** per section 27-283.12

Sec. 27-283.3. Compliance with regulations.

(a) No off-street **parking** or off-street loading space, now existing or hereafter provided, that meets all or part of the requirements of this chapter for such space, shall be reduced or eliminated by private action, except where approved alternative off-street **parking** or off-street loading space meeting such requirements is provided, unless no longer required by this article.

(b) The requirements for off-street **parking** space and off-street loading space applicable to newly erected or substantially altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located, so long as the structure is in existence and its use requiring **parking** or loading or both facilities continues.

Sec. 27-283.4. Joint use of facilities.

(a) Nothing in this chapter shall be construed to prevent the joint use of off-street **parking** or off-street loading space for two (2) or more buildings or uses, if the total of such spaces when used together shall not be less than the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this chapter. Joint use of facilities may also be approved if the zoning administrator determines that the periods of usage of such buildings or uses will not be simultaneous.

(b)

An agreement for such joint use, in the form of a long-term lease, or other method, acceptable to the city attorney's office, shall be filed with the zoning administrator and recorded by the applicant in the public records of Hillsborough County.

Sec. 27-283.5. Visibility at intersections.

All physical obstructions, landscaping, structures, vehicles, that stand between the heights of two and one-half (2.5) feet and eight (8) feet shall adhere to the Florida Department of Transportation, "Manual of Uniform Minimum Standards for Design, Construction and Maintenance, for Streets and Highways," 2004 edition, as amended. Furthermore, alternative designs may be considered by the transportation manager or designee, and are subject to the appeal method as set forth in this chapter.

Cross reference— *Trees, shrubbery, etc., obstructing vision of drivers of motor vehicles, § 22-308; sight obstructions, § 22-310.*

Sec. 27-283.6. Methods of providing required parking and loading.

(a) All required **parking** shall be located on the same zoning lot as the principal use it serves, except as provided below.

(b) In lieu of actual construction of required on-site **parking** spaces, all or any portion of the off-street **parking** required in this article may be provided as follows:

Required **parking** for a use on a zoning lot may be located on another zoning lot, either by itself or combined with **parking** for other uses, subject to certification by the zoning administrator that the following requirements have been met:

a. The use being served by the off-site **parking** must be a permitted principal use, as established in Articles II and III, in the zoning districts within which the zoning lot containing such **parking** is located.

b. The off-site **parking** spaces shall be located within one thousand (1,000) feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route with signage to delineate the route, shall exist or be provided between the off-site **parking** and the use being served.

c. The continued availability of off-site **parking** spaces, necessary to meet the requirements of this article, shall be ensured by a long-term lease, or other method, acceptable to the city attorney's office, and shall be filed with the zoning administrators and recorded by the applicant in the public records of Hillsborough County.

d. For purposes of determining applicable minimum and maximum land use intensities, the land area devoted to off-site **parking** shall be added to the land area of the zoning lot containing the use being served by such **parking** and shall be subtracted from the land area of the zoning lot containing the off-site **parking**.

Sec. 27-283.7. Number of off-street parking spaces.

The number of off-street **parking** spaces shall be as set forth in PKG Table 1. Provided, however, the number of required off-street **parking** spaces for property in the central business district shall be as set forth in Article III, Division 2, Subdivision 3, section 27-187. Provided further,

the number of required off-street **parking** spaces for property in the Channel District shall be as set forth in Article III, Division 2, Subdivision 4, section 27-200.

PKG TABLE 1

TABLE OF REQUIRED PARKING SPACES

Use			Spaces	Per Unit
(1)	Commercial/retail uses:			
	a.	Adult uses	0.3	seat
			plus 3.3	1,000 sq. ft. GFA
	b.	Appliance and equipment repair	5.0	1,000 sq. ft. GFA
	c.	Bank:		
		Walk-in	4.0	1,000 sq. ft. GFA
		Drive-in	plus queuing spaces	Transportation Division standards
	d.	Bar, lounge, bottle club	.25	spaces person, according to the maximum capacity as determined by the City of Tampa Building/Life Safety Code
	e.	Blood donor center	2.0 minimum plus 1.0	employee
	f.	Carwash	0.8	employee
	g.	Catering shop	1.0	employee
			plus 0.5	delivery vehicle
			plus 2.0	1,000 sq. ft. GVA
	g.	Dance studio	3.5	1,000 sq. ft. GVA
	h.	Dry-cleaning plant	1.0	employee on largest shift
			plus 0.5	vehicle operated by business
			plus 2.0	1,000 sq. ft. GFA
	i.	Home occupation	2.0	dwelling unit
	j.	Kennel	1.0	employee
			plus 0.1	each animal holding area
	k.	Marina - boat and watercraft storage	0.5	slip or berth
	l.	Marina sales and repair	1.0	employee
			plus 2.0	1,000 sq. ft. GFA

	m.	Personal services	8.0	1,000 sq. ft. GFA
	n.	Pharmacy	3.0	1,000 sq. ft. GFA
	o.	Printing	1.0	employee on largest shift
	p.	Radio/TV studio	1.0	employee on largest shift
	q.	Recreation, commercial and private	5.0	1,000 sq. ft. GFA
	r.	Retail:		
		Department store (freestanding)	3.0	1,000 sq. ft. GFA
		Furniture	1.0	1,000 sq. ft. GFA
		Grocery	4.0	1,000 sq. ft. GFA
		Regional mall	4.0	1,000 sq. ft. GFA
		Specialty shops	1.1	1,000 sq. ft. GFA
		Strip shopping center	4.0	1,000 sq. ft. GFA
		All other retail	4.0	1,000 sq. ft. GFA
	s.	Restaurant:		
		Walk-in	.25	spaces person, according to the maximum capacity as determined by the City of Tampa Building/Life Safety Code
		Drive-in	plus queuing	Transportation Division standards
	t.	Service station	5.0	1,000 sq. ft. GFA
	u.	Temporary help agency	2.0 minimum	
			plus 1.0	employee
	v.	Theatre	0.3	seat
	w.	Vehicle repair	2.0	repair bay
			plus 1.0	employee
	x.	Vehicle sales and leasing	2.0	1,000 sq. ft. GFA
(2)	Industrial/**warehouse** uses:			
	a.	Junkyard/landfill	1.0	employee
	b.	Maintenance or storage facility	1.0	employee on largest shift
	c.	Manufacturing, light and heavy	0.6	employee on largest shift
	d.	Radio/TV transmitter site.	1.0	employee on largest shift

		utility transmission site		
	e.	Research activity	1.4	employee
	f.	Transportation service facility	7.0	1,000 sq. ft. of waiting area
			plus 0.45	employee
	g.	**Warehouse** and wholesale trade	0.6	employee on largest shift
	h.	**Warehouse, mini**	1.0	employee on largest shift
			plus 1.0	each 20 storage units
	i.	Vermin control	2.0	1,000 sq. ft. GFA
			plus 0.33	employee on largest shift
	j.	Material recovery facility	1	1,000 sq. ft. GFA
			plus 1	each vehicle operated by the facility
(3)	Interment uses:			
	a.	Cemetery	1.0	employee
	b.	Funeral parlor or crematorium	0.25 plus 0.33	seat of chapel capacity employee
(4)	Medical uses:			
	a.	Clinic	7.0	1,000 sq. ft. GFA
	b.	Hospitals and associated uses	1.2	bed
	c.	Nursing, convalescent and extended care facilities	0.35	bed
	d.	Medical, dental, eye, veterinary and other health-related uses	6.0	1,000 sq. ft. GFA
(5)	Office uses:			
	a.	Business and professional	3.3	1,000 sq. ft. GFA
	b.	Research activity	1.4	employee
(6)	Public or nonprofit uses:			
	a.	Airports, heliports, helistops:		
		1. Local	1.0	aircraft tiedown
			plus 1.0	aircraft storage

			plus 1.0	aircraft maintenance area
		2. International		as determined by site specific study
	b.	Place of religious assembly	0.3	seat
	c.	Club	3.3	1,000 sq. ft. GFA
	d.	Place of assembly	0.3	seat
	e.	Public cultural facility	2.0	1,000 sq. ft. GFA
	f.	Public service facility	1.0	employee
	g.	Public use facility	3.3	1,000 sq. ft. GFA
	h.	Temporary special events		Transportation Division standards
	i.	Community garden, private[1]	1	10 individual garden plots/beds
(7)	Residential uses:			
	a.	Bed and breakfast	1.25	lodging unit
	b.	Congregate living facility (all except large group care facility)	2.0	dwelling unit
	c.	Fraternity, sorority	3.0	1,000 sq. ft. GFA
	d.	Hotels, motels and roominghouses	1.0 plus 0.5	room employee
	e.	Larger group care facility	1.0	employee on largest shift
			0.17	tenant
	f.	Multiple-family dwelling	1.0	efficiency
			1.5	1–2 bedrooms
			2.0	3 or more bedrooms
	g.	Professional residential facility:		
		1. Recovery home	1.0	employee on largest shift
		2. Residential treatment facility	1.0	employee on largest shift
			plus 1.0	each vehicle operated by the facility
		3. Life care treatment facility	1.0	employee on largest shift

			plus 0.17	tenant
	h.	Single- or two-family dwelling and private pleasure craft used as a residence (house boat)	2.0	dwelling unit
	i.	Visitor **parking** (for single-family attached, semi-detached, multi-family townhouse-style, and multi-family)"	0.25	spaces/unit
	j.	Senior housing (project for persons fifty-five (55) years or older that qualifies for HUD assistance)	1	space/unit
(8)	School uses:			
	a.	Colleges	0.5	student
	b.	Day care and nursery facilities	1.0	employee
			plus 1.0	each vehicle operated by the facility plus **parking** and/or loading Transportation Division standards
	c.	Elementary/junior high school	1.6	classroom
	d.	Senior high	.19	student
	e.	Business, trade or vocational school	.5	student
			plus 1.0	staff member

[1] Off-street **parking** is not required for gardens in the YC-, CBD-, and CD- districts.

Sec. 27-283.8. Determination for unlisted uses.

The zoning administrator, after consultation with the department of public works, shall make a determination, in the cases of uses not listed in the table of required **parking** spaces, of the minimum required off-street **parking** spaces. In reaching the determination, the zoning administrator and the department of public works shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use and studies of the **parking** requirements of such uses in other jurisdictions.

Sec. 27-283.9. Calculation of parking requirements related to number of seats.

Where **parking** requirements relate to number of seats and seating is in the form of undivided pews, benches or the like, twenty (20) lineal inches shall be construed to be equal to one (1) seat. Where **parking** requirements relate to movable seating in auditoriums and other assembly rooms, ten (10) square feet of net floor area shall be construed to be equal to one (1) seat, except where otherwise specified. Net floor area shall be the actual area occupied by seating and related aisles, and shall not include accessory unoccupied areas or the thickness of walls.

Sec. 27-283.10. Administrative variance of required parking spaces.

(a) The zoning administrator may authorize a reduction of the required number of **parking** spaces for the following situations:

(1) The **parking** requirements of a specific use or development necessitate fewer **parking** spaces than this article requires. The applicant must demonstrate to the department the reduced **parking** demand for the development by submitting the appropriate traffic data. However, no reduction of **parking** for a medical office use may be approved administratively or by any appeal process.

(2) For existing buildings, construction prior to 1988, when a change of use to a more intensive use (except for restaurants having more than fifty (50) seats, bar/lounge, medical use or vehicular repair) makes full compliance with all land development regulations impossible because of specific site constraints, the applicant may request to reduce up to fifty (50) percent or fifteen (15) spaces of the required number of off-street **parking** spaces, whichever is more.

(3) Tandem **parking** when used for single-family detached or single-family attached designs.

(b) The variance review board, Architectural Review Commission, and Barrio Latino Commission may consider a request to reduce the number of **parking** spaces for all uses. The applicants must demonstrate that the requested variance will not have a negative impact on the surrounding neighborhood and the bases for approval meets the criteria for granting a variance (VRB see section 27-80, ARC see section 27-113 and BLC see 27-95.) The city transportation planning division shall review the request and provide the board or commissions information related to neighborhood **parking** and street and alley right-of-way issues.

Sec. 27-283.11. Vehicle parking.

(a) *Recreation vehicles and private pleasure craft.* Any owner of recreation vehicles and private pleasure craft may **park** or store such equipment on private residential property subject to the following conditions:

(1) At no time shall such vehicles or crafts be occupied or used for living, sleeping or housekeeping purposes.

(2) **Parking** is permitted anywhere on a lot for loading and unloading purposes for a period not exceeding twenty-four (24) hours.

(3) At no time shall vehicles be connected to any utility service.

(4) **Parking** is not permitted within a waterfront yard except for boats when provisions have been made to place the boat directly into the water from its place of **parking**.

(5) a.

If such vehicle or craft is **parked** or stored outside of an enclosed garage, it may be

parked in any rear, side or corner yards; however, it shall be **parked** or stored no closer to the front property line than that portion of the front façade of the principal structure which is the farthest distance from the front property line, and shall be **parked** or stored a minimum of zero (0) feet from all other property lines, provided that vehicle or crafts **parked** or stored in the corner yard shall be screened from the street right-of-way with a six-foot high solid fence or hedge.

It is the intent of this ordinance and this subsection (5)a. to encourage and require vehicles and crafts to be **parked** in side or corner or rear yards; however, if no more than one-third (1/3) of the vehicles or craft extends towards the front property line, beyond that portion of the front façade of the principal structure which is the farthest distance from the front property line, it shall be deemed feasible to **park** in accordance with this subsection (5)a., and the vehicle or craft shall be **parked** in accordance with this subsection (5)a. and may not be **parked** in accordance with subsection (5)b. hereof.

No part or portion of the vehicle or craft, including the trailer or equipment used to transport the same, can extend beyond the vertical plane of the side, corner or rear property lines.

b. If it is not feasible* to **park** a vehicle or craft in accordance with the provisions of subsection (5)a. above, then it shall be permissible to **park** such vehicle or craft in the front yard, subject to the following limitations:

1. The vehicle or craft (including any trailer or equipment to transport the same) shall be setback five (5) feet from the front property line.
2. No vehicle or craft shall be **parked** in a location in the front yard that causes a sight obstruction to any pedestrian or operator of any vehicle by either materially impeding or obstructing the visibility of oncoming traffic or the visibility of a lawfully placed traffic control device.
3. No more than one (1) vehicle (including crafts) shall be **parked** in the front yard.
4. The vehicle or crafts may only be **parked** within the front yard on an existing driveway area which was designed and intended to provided ingress and egress of vehicular traffic from the street.
5. The height limitation on vehicles and crafts shall be ten (10) feet and the length limitation shall be twenty-six (26) feet. Height shall be measured from the highest point of the vehicle or craft to the lowest point of the vehicle or craft, including all antennas, extensions, appurtenances and trailers (and extensions thereof). Length shall be measured from the longest distance from the front of the vehicle or craft to the back or end of the vehicle or craft, including all antennas, extensions, appurtenances and trailers (and extensions thereof).

*For purposes of this subsection it shall be deemed "not feasible" to **park** a vehicle or craft in accordance with subsection (5)a. above if the vehicle or craft, including the trailer or equipment used to transport the same, is of such a size that existing structures, or trees or landscaping (which cannot be removed without a permit as required by chapter 13), completely prevent or impede such vehicle or craft from being maneuvered into and located within the side and corner and rear yards.

c. The board of adjustment is authorized to vary the limitations set forth in subsections b.1, b.3., b.4., and b.5. above in accordance with the criteria set

forth in section 27-80; however, the limitation set forth in subsection b.2. may not be varied.

(6) If a craft is **parked** or stored outside of an enclosed garage, it shall be located on a trailer with tires, and if a vehicle is **parked** or stored outside of an enclosed garage, it shall be on wheels.

(7) All vehicles, crafts and trailers **parked** anywhere on residential property shall be licensed in accordance with all laws of the State of Florida.

(b) *Commercial equipment in residential districts.* The **parking** of commercial equipment in any residential district is prohibited. This requirement shall not be interpreted to prohibit commercial vehicles from loading and unloading in any residential district and shall not prevent temporary **parking** of vehicles on a lot as accessory to a lawful commercial use of the same residential lot or require such vehicles to be garaged. **Parking** is, however, permitted within any entirely enclosed structure which meets the regulatory requirements for the applicable zoning district.

(c) *Commercial equipment in office and commercial districts.* The **parking** of commercial equipment in the office, CN and CG districts is limited to two (2) vehicles per establishment. The maximum size of the vehicles shall be standard van or one-half-ton pickup truck.

***Cross reference— Parking**, Ch. 15.*

Sec. 27-283.12. Off-street parking space standards.

(a) Regular car off-street **parking** layout:

PKG TABLE 2

Dimension (in feet)	On Diagram	0°	45°	60°	75°	90°
Stall width perpendicular to stall length of line	A	9.0	9.0	9.0	9.0	9.0
Stall length of line	B	24.0	27.0	23.2	20.4	18.0
Stall depth to wall	C	9.0	19.1	20.0	19.7	18.0
Aisle width between stall lines	D	12.0	11.0	18.0	22.0	24.0
Module width wall to wall	E	30.0	49.2	58.2	61.4	62.0
Bumper overhang[1] (optional)	F	2.0	2.0	2.0	2.0	2.0
Back-up width	G	–	–	–	–	7.0
Cross-aisle one-way	H	10.0 (min.) and 15.0 (max.)				
Cross-aisle two-way	H	20.0 (min.) and 30.0 (max.)				

Note:

[1] Bumper overhang not permitted over landscaping or sidewalk area.

(b) Compact car off-street **parking** requirements and stall layout:

(1)

Compact car **parking** may be allowed for up to sixty-five (65) percent of the required spaces. Compact car **parking** may be provided for up to one hundred (100) percent of the spaces in excess of the required number of spaces.

(2) For ninety-degree compact **parking**, the minimum stall width shall be eight (8) feet and the minimum stall length shall be sixteen (16) feet. There need to be no provision for bumper overhang for compact **parking**.

(3) Compact **parking** spaces shall be clustered in groups and located within easy access of an entrance so as to be desirable and fully utilized.

(4) Compact **parking** spaces must be designated as being for the exclusive use of compact cars through the use of signage or marking.

(5) The overall design must be reviewed and approved by the Planning and Development Department (PDD), with consultation with the department of public works, if required.

(6) The **parking** layout dimensions (in feet) for eight-foot compact **parking** stalls at various angle is shown below in PKG Table 3.

(7) The off-street **parking** stall layout for compact cars is also controlled by PKG Graphic-2.

(8) Compact **parking** spaces shall not be utilized for single-family detached, semi-detached, attached, two-family, or multi-family townhouse style units, which are located within a garage or in tandem. Please refer to "27-283.12(a) Regular car off-street **parking** layout" for required dimensions.

PKG TABLE 3

COMPACT CAR OFF-STREET PARKING LAYOUT

Dimension (in feet)	On Diagram	0°	45°	60°	75°	90°
Stall width perpendicular to stall length of line	A	8.0	8.0	8.0	8.0	8.0
Stall length of line	B	22.0	24.0	20.6	18.1	16.0
Stall depth to wall	C	8.0	17.0	17.8	17.5	16.0

(c) **Parking** for the handicapped shall be provided in accordance with the provisions of the F.S. §§ 316.1955 and 316.1956 and shall be included in the minimum number of **parking** spaces required by this article.

(d) All residential uses shall be required to provide a hard surface **parking** area, made of concrete and/or permeable paver material, within the private lot for all required **parking** spaces. In addition, the driveway access (apron) located in the public right-of-way is required to be paved in order to preserve the edge of the roadway and protect it from erosion and damage.

(e) All off-street **parking** lots shall be graded and drained so as to dispose of all surface water accumulated within the area, in accordance with this Code and the design standards of the department of public works.

(f) Lighting, if provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling on a street.

(g) Sales, dead storage, repair, dismantling and service of motor vehicles shall not be permitted on off-street **parking** spaces.

(h) (1) All off-street **parking** spaces, including all areas for maneuvering, shall be located solely on private property and shall not utilize public property or public street rights-of-way, except for single-family detached, semidetached and attached uses and multi-family development with no more than four (4) units on the zoning lot. Single-family detached, semidetached and attached uses and multi-family development with no more than four (4) units on the zoning lot may utilize public rights-of-way for maneuvering, provided that all the following conditions are met:

a. The proposed use is a permitted or special use;

b. The **parking** spaces are located entirely on the zoning lot;

c. For single-family attached uses and multi-family development with no more than four (4) units on the zoning lot, the available traffic data must show that the traffic count on the street providing access is less than or equal to one thousand five hundred (1,500) vehicles per day. The traffic data shall be verified and approved by the department of public works.

(2) All off-street **parking** spaces may utilize public alley right-of-way for maneuvering into and out of a legally sized (per this section 27-283.12) **parking** space provided the following are met:

a. If the alley is unimproved, the developer must improve the alley per department of public works standards. Or, if the alley is already being accessed by other properties on the block, the alley must be evaluated by the department of public works to determine if the existing condition of the alley is able to support the additional traffic. The department of public works may require the developer to improve the alley.

b. The dimensional standards in this section must be met per PKG Table 2 and PKG Table 3. The total width of the public right-of-way of the alley may be counted toward the required aisle width. Modification to these standards may be approved by the manager of the transportation division provided safe ingress and egress to the **parking** space is demonstrated.

c. The access to the alley must be designed to ensure adequate visibility is provided per section 27-283.5

(i) All off-street **parking** areas shall be designed to provide safe and convenient circulation, in accordance with commonly accepted traffic engineering practices and subject to the review and approval of the director of the department of public works.

(j) *Nonresidential **parking** lots and garages shall be designed to minimize impact to residential neighborhoods.* In connection herewith the following requirements shall apply to all nonresidential **parking** lots and garages.

(1) Ingress and egress to nonresidential **parking** lots/garages shall be limited to arterial or collector streets, unless one (1) or more of the following conditions exist:

(a) The property fronts only local street(s); or

(b) Access to all adjacent arterial or collector street(s) is/are discouraged or rendered impracticable by another provision(s) of the City of Tampa Code; or

(c) Access to all adjacent arterial or collector street(s) is/are prohibited by the Florida Department of Transportation or another governmental entity; or

(d) No residentially zoned property exists on the affected segment of a local street where ingress and/or egress is proposed to a nonresidential **parking** lot or

garage. For purposes hereof, the "affected segment of a local street" shall mean the segment of a local street where ingress and/or egress to a nonresidential **parking** lot or garage is proposed lying between the two (2) closest intersecting arterial or collector streets.

If one (1) or more of the conditions set forth above exist, then ingress and egress to the nonresidential **parking** lot or garage on a local street shall be permitted without requiring a waiver or special approval from the city; provided, however, the design and location of the ingress and egress to a nonresidential **parking** lot or garage on a local street shall comply with the requirements provided herein.

(2) In the event that none of the conditions contained in subsection 27-283.12(j)(1) apply, the owner of the property on which the nonresidential **parking** lot or garage is or will be located may file an application with the city requesting a waiver allowing ingress and egress to a nonresidential **parking** lot or garage on a local street.

Applications for a waiver shall be filed with the Development Services Center and shall include the following information:

(a) The name and address of the applicant;

(b) The name and address of the owner of the property on which the nonresidential **parking** lot is or will be located;

(c) The legal description of the property;

(d) Evidence that one or both of the conditions set forth below exist; and

(e) A list of all property owners located within two hundred fifty (250) feet of the subject property based on information supplied by the Hillsborough County Property Appraiser's Office.

The Development Services Center shall transmit the application to the Transportation Division. The Transportation Division may grant a waiver allowing ingress and egress to a nonresidential **parking** lot or garage on a local street if the Transportation Division finds that one (1) or both of the following conditions exist:

(a) The local street primarily serves commercial traffic; or

(b) The Transportation Division determines that the failure to allow ingress/egress to a local street in addition to, or in lieu of, ingress/egress to an arterial or collector street, will have a significant detrimental impact on traffic flow or safety on surrounding streets.

The Transportation Division shall notify an applicant, in writing, of its decision on an application for a waiver of the driveway location requirements set forth herein. If the Transportation Division issues a written decision approving such a waiver, then the applicant must thereafter provide notice of that decision to the officially registered neighborhood association, as registered with the City of Tampa, in which the subject property is located, and to all other officially registered neighborhood associations that lie within two hundred fifty (250) feet, including roads and streets, in all directions from the subject property, and to his or her neighboring property owners within two hundred fifty (250) feet of the subject property consistent with those public notice procedures set forth in section 27-149(c)(2); however, the applicant must submit an affidavit regarding notification and certificate of mailing to the Transportation Division within ten (10) days of receipt of the Transportation Division's decision. In the event that the applicant fails to properly notice the waiver or fails to timely file the affidavit regarding notification and the certificate of mailing, then the waiver shall be denied. If the application for a waiver is denied for any reason, then no application for the same or similar waiver shall be accepted and considered by the city until three (3) months has

elapsed since the date that the prior request for the same or similar waiver was denied. Decisions of the Transportation Division in connection with an application for a waiver may be appealed by an applicant, an appointed representative of the registered neighborhood association, or the owner of property within two hundred fifty (250) feet of the subject property to the variance review board or the Architectural Review Commission (in historic districts, generally, or landmark sites) or the Barrio Latino Commission (in the Ybor City Historic District) in accordance with section 27-61 (a). Any such appeal must be filed either within fifteen (15) days of the date of a letter from the Transportation Division denying the waiver, or within fifteen (15) days of the date of the certificate of mailing of notice of a decision approving a waiver, whichever is applicable. No permits shall be issued for construction or development until the applicable fifteen-day appeal period has lapsed, and if an appeal petition has been filed, until the appropriate board has rendered a final decision thereon.

(3) In the event ingress and egress to a nonresidential **parking** lot or garage on a local street is allowed in accordance with the terms hereof (by waiver or otherwise) and the local street is adjacent to a residential neighborhood, then, to the extent practicable and safe the driveway shall be designed to channel traffic away from the residential neighborhood. This driveway may not exceed the minimum distance from an intersection as required by the department of public works.

(4) A proposed development shall be exempt from the requirements of this subsection if it has received a final local development order as defined in the concurrency management system ordinance on or before January 31, 1990.

(k) For all non-residential uses, half of the required number of off-street **parking** spaces shall be surfaced with asphalt or Portland cement binder pavement or an equivalent improvement so as to provide a durable and dustless surface. In making a determination as to the suitability of an equivalent improvement, the city traffic engineer shall find that such improvement:

(1) Provides a safe and permanent surface, suitable for the quantity and quality of traffic expected to use it; and

(2) Provides a surface that will accept permanent delineation of **parking** spaces, aisles, accessways and maneuvering areas; and

(3) Provides a surface that will not contribute to erosion or sedimentation, either on-site or off-site; and

(4) Provides a surface that meets the design standards of the department of public works; and

(5) Complies with applicable local, state, and federal regulations regarding access to and maneuverability within said areas for people with disabilities.

The balance of the required **parking** spaces shall be a hard rock surface or material deemed acceptable by the city traffic engineer, which shall be designed to include bumper stops or other department of public works approved methods of delineating **parking** spaces.

(l) [*Reserved.*]

(m) [*Reserved.*]

Sec. 27-283.13. Special event parking lots, interim parking lots and residential parking for stadium events.

(a) *Interim **parking**.* It is the purpose of interim **parking** lots to assist in providing needed levels of **parking** service to the city. They are a permitted use in any zoning district except RS, RM,

YC and site plan controlled districts (not including CBD site plan controlled). Their approval may not exceed five (5) years at any location or portion thereof and may be granted one (1) extension not to exceed one (1) year. Applications for permits for interim **parking** lots shall include a site plan demonstrating compliance with the following standards and requirements:

(1) Those standards and requirements regarding **parking** aisle layout, traffic lanes, ingress/egress to the surrounding roadway network and perimeter buffering as set forth in Chapter 27, City of Tampa Code. The city shall review the **parking** request for compatibility with the city's maintenance of traffic plan to assess the impact on the surrounding roadway network. The city may impose reasonable conditions, including a traffic study if necessary, to assure the continued compatibility with the surrounding roadway network.

(2) Any driveway access (apron) located in the public right-of-way shall be paved per Transportation Technical Manual standards to preserve the edge of the roadway and protect it from erosion or damage.

(3) Interim **parking** lots are required to set aside a ten-foot wide level surface area along those portions of the property which abut public right-of-way where sidewalks are not available to accommodate the safe passage of pedestrians off-site, in accordance with commonly accepted traffic engineering practices subject to the review and approval of the city. The ten-foot wide area shall be located along the edge of the curb or road surface and may be required to be extended into the private property if sufficient right-of-way is not available. The city transportation division may allow a reduction of the ten-foot width if the division determines that safety concerns are otherwise met.

(4) **Parking** spaces must be delineated with bumper stops or other transportation division approved methods. See PKG Graphic-3.

(5) Paved interim **parking** lots are required to meet all City of Tampa land development regulations; however, paving of the interim **parking** lot is not required. The surface must be level and suitable for the quantity and frequency of traffic expected to use it. The lot must be maintained with a level and flat surface free from tripping hazards, areas of discontinuity of surface or other potential safety hazards. The lot must also be maintained in good condition and not become a public nuisance. Conditions which must be avoided shall include and not be limited to erosion problems (including irrigation blowouts, rain washouts, etc.), silting of streets, dust, overgrowth and the accumulation of litter and debris.

(6) Unpaved interim **parking** lots are not required to meet the landscaping and buffering requirements for vehicular use areas set forth in Chapter 13, City of Tampa Code. However, there shall be provided a perimeter buffer, including wheel stops (or other approved method) placed two (2) feet back from any landscaped area and a five-foot wide break in the perimeter landscape to accommodate a pedestrian pathway to the right-of-way. There shall be one break per 100 linear feet of frontage as indicated in options A, B, or C (PKG Graphic-4) along the edge of the surface lot fronting the public right-of-way. Existing protected trees on a permitted interim lot shall be protected in accordance with Chapter 13, City of Tampa Code. No removal of trees shall be permitted on interim **parking** lots.

An alternate landscape plan may be approved by the variance review board, architectural review board or Barrio Latino Commission, depending on-site location. The alternate plan must demonstrate a uniqueness of the site to warrant deviation from the above requirements. The alternate plan must provide landscaping equivalent to or exceeding the minimum landscaping stated above.

(7) Sales, dead storage, repair, dismantling and service of motor vehicles shall not be permitted at interim **parking** lots.

(8) Interim **parking** lots shall provide **parking** for disabled persons in accordance with the provisions of F.S. §§ 316.1955 and 316.1956, and such spaces shall be included in the minimum number of **parking** spaces required by this article.

(9) Maintenance: Turf areas shall be mowed to a maximum height of eight (8) inches. Irrigation systems are to maintain a ninety-eight (98) percent operational status and be controlled by an automatic timer with a rain shutoff mechanism. Trees and shrubs shall be maintained as per Chapter 13, City of Tampa Code.

(10) Interim **parking** lots may be used for special event **parking** provided a sign is prominently displayed during each event. The sign (minimum eighteen (18) inches × twenty-four (24) inches) shall be posted on private property at each entrance stating the cost of **parking** in the lot space. No sign may exceed four (4) square feet in area.

(11) Wreckers. All permitted interim **parking** lot operators shall utilize the services of wreckers who have obtained a certificate of eligibility from the Hillsborough County Public Transportation Commission for any nonconsensual towing from the lot.

(b) *Special event **parking**.* Due to the limited land available for **parking** and the short term duration and single occurrence of many events, special event **parking** is a permitted use in any zoning district except RS, RM and site plan controlled districts. Applications for permits for special event **parking** lots shall include a site plan demonstrating compliance with the following minimum requirements. Any violation of this section shall give the city authority to suspend or revoke the special event **parking** permit:

(1) Permits for each lot may be issued for special event **parking** on private or public property for a period not to exceed six (6) months. Permits for special event **parking** may be renewed every six (6) months.

(2) The use of special event **parking** lots shall coincide with a special event that requires overflow **parking** on a short-term basis, as further defined herein. The operation of a special event **parking** lot at any other time is prohibited. Access to the **parking** lot shall be secured when the lot is not in use.

(3) Special event **parking** lots are not required to meet City of Tampa Code requirements related to **parking** lot landscaping, paving, or drainage. They are required to provide safe access to and from the site without damage to existing sidewalks or curbs through an improved, safe driveway access. Any damaged area shall be immediately secured in such a fashion that will prevent pedestrian or vehicular access to such area, and shall be repaired within two weeks of the occurrence of the damage. If the damage is not repaired within two weeks of occurrence, the city shall have the authority to suspend or revoke the special event **parking** permit.

(4) Special event **parking** lots shall set aside a ten-foot wide level surface area along those portions of the property which abut public right-of-way, where sidewalks are not available, to accommodate the safe passage of pedestrians off-site in accordance with commonly accepted traffic engineering practices, subject to the review and approval of the city. This ten-foot wide area shall be located along the edge of the curb or road surface and may be required to extend into the private property if sufficient right-of-way is not available. The city transportation division may allow a reduction in the ten-foot width if the division determines that safety concerns are otherwise met.

(5) The city shall review the special event **parking** request for compatibility with the city's maintenance of traffic plan to assess the impact on the surrounding roadway network.

The city may impose reasonable conditions, including a traffic study if necessary, to the special event **parking** permit to assure the continued compatibility with the surrounding roadway network.

(6) Special event **parking** lots shall provide **parking** for disabled persons in accordance with the provisions of F.S. §§ 316.1955 and 316.1956, and such spaces shall be included in the minimum number of **parking** spaces required by this article.

(7) The **parking** lot surface must be level and suitable for the quantity and frequency of traffic expected to use it. The lot must be maintained with a level and flat surface free from tripping hazards, areas of discontinuity of surface or other potential safety hazards. The lot must be maintained in good condition and not become a public nuisance. Conditions which must be avoided shall include and not be limited to erosion problems (including irrigation blowouts, rain washouts, etc.), potholes, silting of streets, dust, overgrowth, and accumulation of litter and debris. Litter and debris must be removed from the site after every special event.

(8) The special event **parking** lot permit shall be prominently displayed during each event. A sign (minimum eighteen (18) inches × twenty-four (24) inches) shall be posted on private property at each entrance stating the cost of **parking** in the lot space. No sign can exceed four (4) square feet in area.

(9) Tree protection. Existing protected trees on a permitted special event lot shall be protected in accordance with those standards found in Chapter 13, City of Tampa Code. No removal of trees shall be permitted on special event **parking** lots.

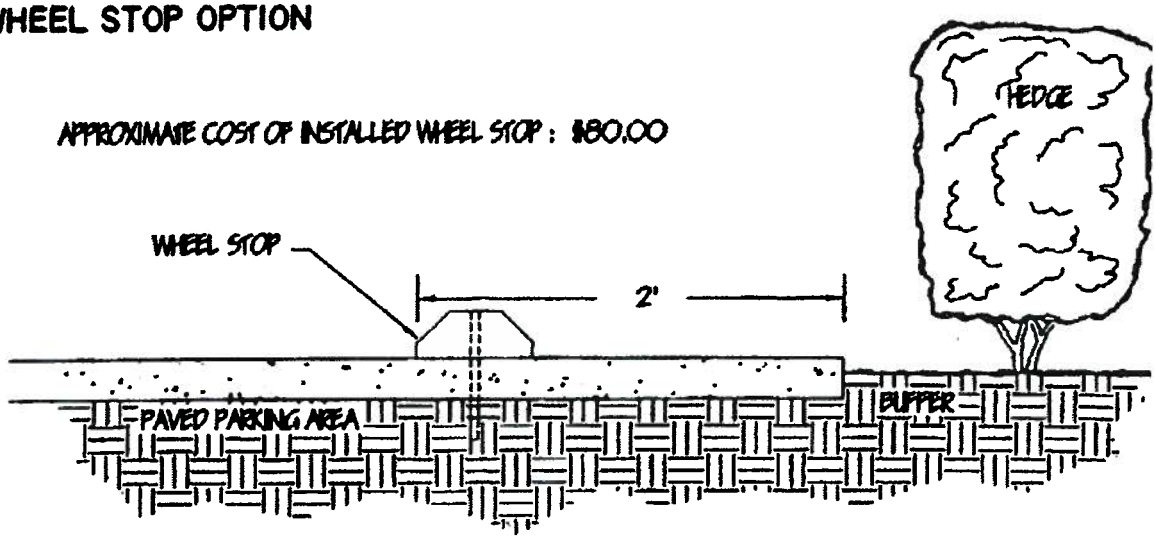
(10) Wreckers. All permitted special event **parking** lot operators shall utilize the services of wreckers who have obtained a certificate of eligibility from the Hillsborough County Public Transportation Commission for any nonconsensual towing from the lot.

PKG Graphic-3. Typical Parking Lot Corner Area.

OPTIONS FOR WHEEL AND CAR STOPS :

WHEEL STOP OPTION

APPROXIMATE COST OF INSTALLED WHEEL STOP : $80.00



VERTICAL BOLLARD OPTION

APPROXIMATE COST OF INSTALLED CAR STOP : $40.00

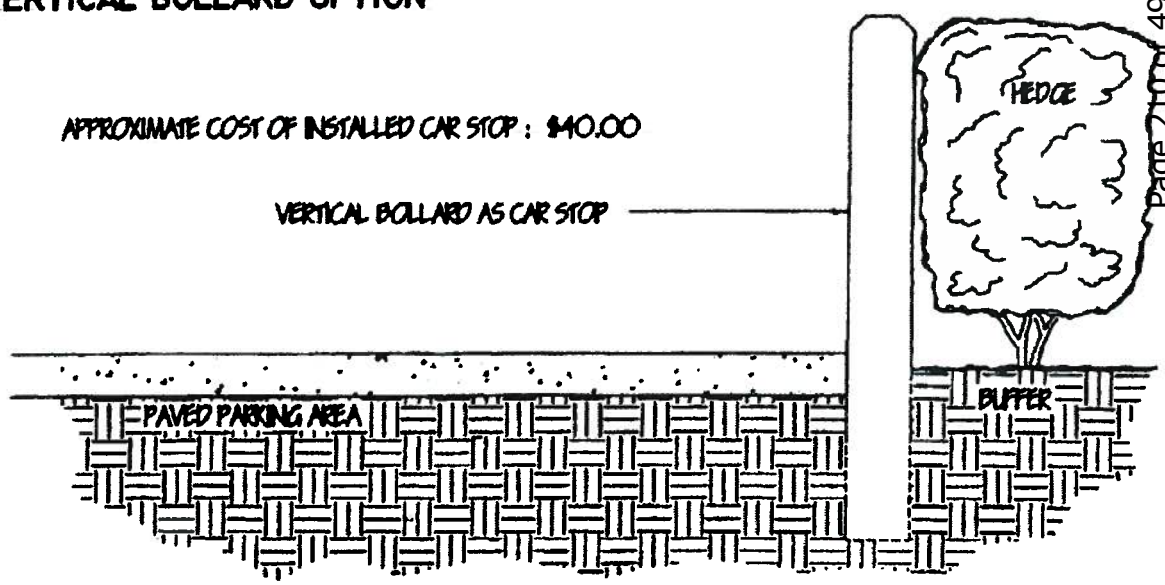
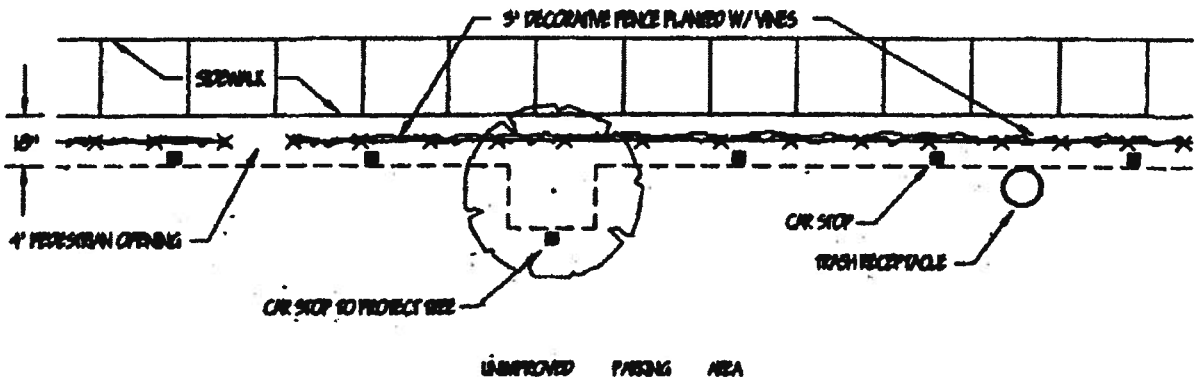


DIAGRAM 10 - 3

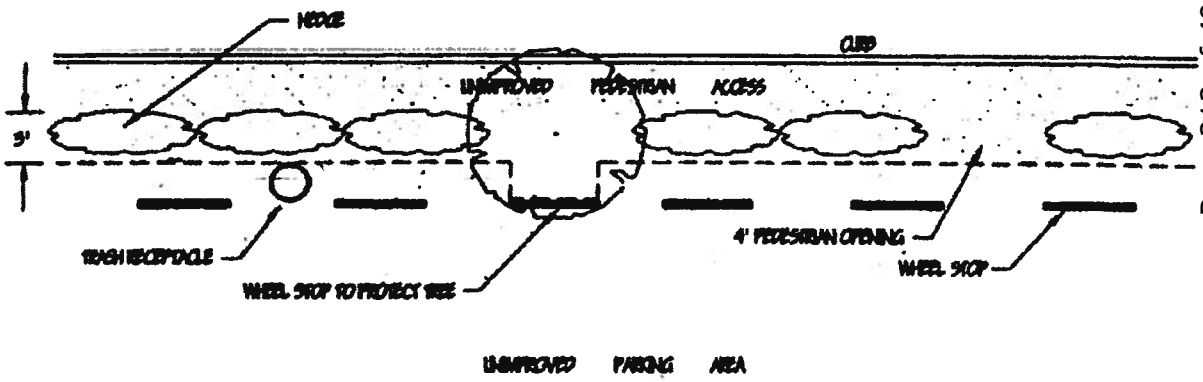
PKG Graphic-4. Typical Parking Lot Corner Area.

PARKING LOT LANDSCAPE RECOMMENDATIONS

INTERIM PARKING

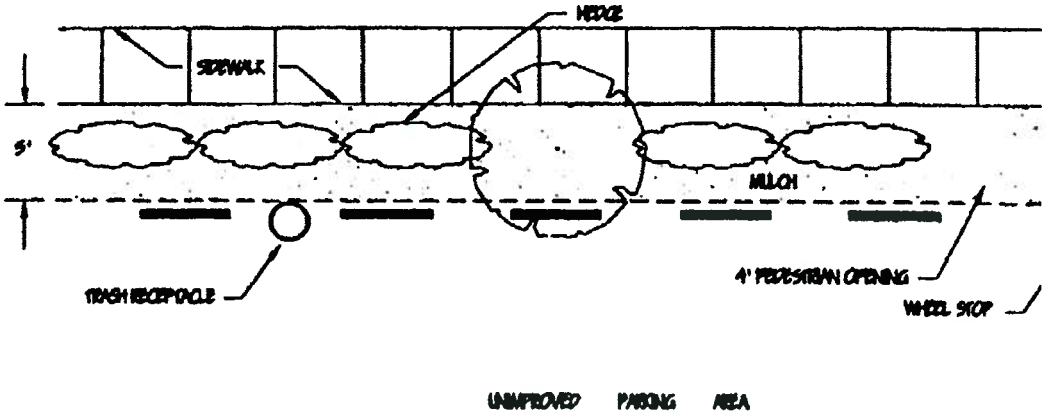


OPTION A: 18" buffer with decorative 3' fence planted with vines a minimum of 6' on center. Trees every 40' in a minimum 5'x 5' area. Wheel stops 2' from edge of paving. All landscape materials shall be irrigated.

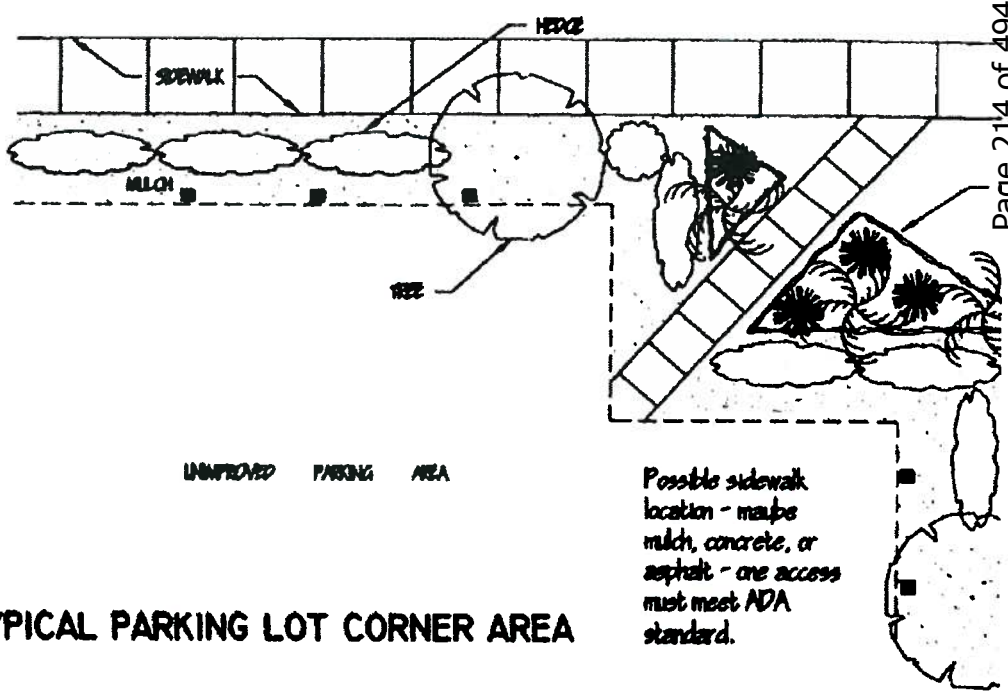


OPTION B: 3' buffer planted with shrub hedge. Trees every 40' in minimum 5'x 5' area. Wheel stops 2' from edge o pavement. All landscape materials shall be irrigated.

DIAGRAM 10 - 4



OPTION C: 5' buffer planted with shrub hedge. Trees pl every 40'. Wheel stops to edge of pavemen Pull hedge closer to side walk. All landscape shall be irrigated.



TYPICAL PARKING LOT CORNER AREA

(c) *Amortization schedule.* Existing nonconforming **parking** lots which are legally established, as determined by the zoning administrator, and operating upon the effective date of this ordinance may continue to operate without meeting the landscaping criteria set forth in section 27-283.13(a) for a period of two (2) years. Therefore all existing nonconforming **parking** lots must meet the criteria stated in Article VI, Division 3, section 27-283.13(a). All nonconforming **parking** lots in existence on the effective date of this ordinance must meet all other minimum standards of section 27-283.13(b).

(d) *Stadium event **parking**.* Off-street **parking** shall be a permitted accessory use in those residential districts within the immediate area of Raymond James Stadium, subject to the following criteria:

(1) **Parking** on residential lots shall be permitted only on those days or nights when there is a scheduled event being held at Raymond James Stadium.

(2) The residentially-zoned lot must contain a residential structure that is being used for residential purposes. If the lot does not contain such a structure, it may be used for **parking** only if it is operated as a special event **parking** lot in conformance with those requirements set forth in subsection (b) above.

For purposes of this subsection the immediate area of Raymond James Stadium shall be defined as that area North of Interstate I-275, South of Hillsborough Avenue, East of Westshore Boulevard and West of the Hillsborough River.

Sec. 27-283.14. Off-street loading space—Required.

(a) Every use requiring the receipt or distribution by vehicles of materials and merchandise shall have one (1) or more loading berths or other space for standing and loading on the same or adjoining premises. Loading space shall be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served. Also, a required loading space shall be available for the loading and unloading of vehicles and shall not be used for the storage of vehicles or materials or to meet off-street **parking** requirements or in conducting the use.

(b) The requirements in the following table shall apply only to new structures or additions to structures, and shall not be considered to make any existing structure nonconforming for lack of such off-street loading:

TABLE 1

OFF-STREET LOADING REQUIREMENTS

Land Use Classification	Space Requirements
Office, hotels and residential uses	1 loading berth for every 100,000 sq. ft. of floor area, up to a maximum of 5 berths
Industrial and commercial uses as follows:	Minimum number of berths required:

Under 8,000 square feet	none
8,000–25,000 square feet	2 berths
25,000–50,000 square feet	3 berths
50,000–100,000 square feet	4 berths
Over 100,000 square feet	5 berths

(c) For any land use that is not categorized in the above table, the department of public works, upon review of the proposed use, shall specify the required number of loading spaces to be provided, using generally accepted traffic engineering practices and standards.

Sec. 27-283.15. Same—Standards.

All off-street loading spaces shall meet the following standards:

(1) Off-street loading spaces shall be located and arranged so that a semitrailer truck (WB 50 class) shall be able to gain access to and use such spaces by means of one (1) continuous **parking** maneuver.

(2) Loading space shall meet the minimum setbacks established for structures.

(3) All loading space and maneuvering space shall be surfaced with an all-weather material which shall be maintained in a safe, sanitary and neat condition.

(4) No loading space shall be located so that a vehicle using such space intrudes on or hinders the use of travel lanes, walkways, public or private streets or adjacent properties.

(5) Each required off-street loading space shall have a minimum width of twelve (12) feet and a minimum vertical clearance of sixteen (16) feet above finished grade of the space. The length shall be a minimum of thirty (30) feet for local delivery and sixty (60) feet for tractor trailers. A maximum of two-thirds of the required loading spaces can be used for local deliveries.

(6) Where the off-street loading space requirements of a specific use or development can be shown to require fewer loading spaces than the requirements of this article, the department of public works may authorize a reduction [in] number of loading spaces. The applicant must demonstrate the reduced loading space demand for development to the department by submitting the appropriate traffic data either prepared by a professional traffic engineer or approved by the city traffic engineer. The department of public works shall either approve or deny the request for reduction in loading spaces, based on their review of the submitted traffic data and the professional guidelines for traffic generation. If the department of public works denies the request

for a reduction in loading spaces, the applicant may appeal the decision to the variance review board or the Architectural Review Commission (in historic districts, generally, or landmark sites) or the Barrio Latino Commission (in the Ybor City Historic District).

Date to be Published: Wednesday, February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434,

5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	ANNE BEUCHAT		
COMPANY:	BRADENTON HERALD	DEPT:	CLASSIFIEDS
FAX #:	708-7758	PHONE #	745-7066
FROM:	BOBBI ROY		
FAX #:	941-749-3071	PHONE #	941-748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	SHAY TURNER		
COMPANY:	MANATEE HERALD-TRIBUNE	DEPT: CLASSIFIEDS	
FAX #:	361-4199	PHONE #	361-4104
FROM:	BOBBI ROY		
FAX #:	749-3071	PHONE #	748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

To: Newspapers,
Cc: Rossina Leider/MCG, Glenna Campana/MCG, Stephanie Moreland/MCG, Shelley Hamilton/MCG,
Bcc:
Subject: Legal Line ad to be published Wednesday, February 26, 2014

140313 PC.doc 140313 PC Instructions.doc

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

Herald-Tribune

Order:	SC52G0NCLS	Pubs:	4,10	Rate:	LE
Phone:	(941)749-3070	Class:	0005	Charges:	$ 0.00
Account:	27042400	Start Date:	02/26/2014	List Price:	$ 327.50
Name:	N/A, Bobbi	Stop Date:	02/26/2014	Payments:	$ 0.00
Caller:	Ordinance 14-04	Insertions:	2	Balance:	$ 327.50
Taken By:	SC52	Columns:	1	Lines:	262
Schedule:	2/26 1x, 2/26 1x, , ,			Taken On:	02/21/2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

Attention:_____ Fax:_____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

BRADENTON HERALD
CLASSIFIED ADVERTISING

Order:	052165466	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	$ 0.00
Account:	11950	Start Date:	02/26/2014	List Price:	$ 370.89
Name:	MANATEE,	Stop Date:	02/26/2014	Payments:	$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	$ 370.89

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

PRELIMINARY SITE PLAN
FOR
XPRESS STORAGE AT PORTAL CROSSING

LOCATED IN

SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

INDEX

[X] COVER SHEET....1
[X] AERIAL....2
[X] PRELIMINARY SITE PLAN....3
[X] PRELIMINARY ENGINEERING PLAN....4
[X] PRELIMINARY TREE REMOVAL/PROTECTION PLAN....PLS 1
[X] PRELIMINARY PLANTING PLAN....PLS 2

[X] INCLUDED IN THIS SET

NOTES:

1. THE SITE IS CURRENTLY ZONED PDC. PROPOSED ZONING IS PDC.
2. THE SITE IS DESIGNATED AS FLOOD ZONE X ON F.I.R.M. PANEL NUMBERS 1201530352C AND 1201530360C, REVISED EFFECTIVE DATE 7/15/92.
3. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, OR PLATTED STREETS LOCATED ON THIS SITE.
4. THERE NO ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD WITHIN THE BOUNDARIES OF THIS PLAN.
5. COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY OWNER.
7. PARKING LIGHTS MAY BE INSTALLED AT THE DEVELOPERS OPTION IN COMPLIANCE WITH SEC 709 OF MANATEE COUNTY LDC.
8. THERE ARE PROPOSED SIGNS TO IDENTIFY THE PROPERTY IN COMPLIANCE WITH SECTIONS 724 OF THE LDC.
9. INFRASTRUCTURE CONSTRUCTION WILL COMMENCE IN 2014 AND WILL BE COMPLETED WITHIN THREE YEARS UPON CONSTRUCTION PLAN APPROVAL AND CERTIFICATE OF LEVEL OF SERVICE APPROVAL.
10. SANITARY SEWER & POTABLE WATER TO SERVE THE SITE WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS. THERE IS AN EXISTING LIFT STATION ON-SITE. THERE ARE EXISTING POTABLE WATER AND RECLAIM WATER STUB OUTS ON-SITE.
11. STORMWATER RUNOFF FROM THE SITE WILL DRAIN TO AN EXISTING MASTER STORMWATER POND PREVIOUSLY DESIGNED TO ACCOMMODATE THE PROPOSED SITE. THE SITE WILL COMPLY WITH THE MASTER STORMWATER POND CRITERIA (80% MAX IMPERVIOUS).
12. THE PROPOSED POTABLE WATER, WASTEWATER AND STORMWATER 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.
13. PARKING AND DRIVE AISLES WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND WILL BE PRIVATE.
14. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY DUMPSTER PICK-UP.
15. PREVIOUS APPROVALS: PDC-05-79(Z)(P).
16. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE BASED UPON EXISTING APPROVALS ASSOCIATED WITH THE MASTER STORMWATER DRAINAGE DESIGN.
17. THERE ARE NO KNOWN PERENNIAL STREAMS WITHIN THE SITE.
18. 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 & STORMWATER STANDARDS.
19. 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.
20. LANDSCAPING IRRIGATION SHALL BE SUPPLIED FROM THE LEAST QUALITY SOURCE AVAILABLE (RECLAIM WATER).

DESCRIPTION: (PER TITLE COMMITMENT)

Parcel 1: PID 565710001
Lots 7, 8, 9, 10 and 11, Richland Farms, according to the map or plat thereof as recorded in Plat Book 6, Page 63, Public Records of Manatee County, Florida; Less and Except those lands described in Deed Book 316, Page 127, O.R. Book 2087, Page 4851, O.R. Book 2292, Page 557, O.R. Book 2302, Page 858, O.R. Book 2302, Page 2852, Public Records of Manatee County, Florida.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

ZONING:
EXISTING ZONING: PDC
PROPOSED ZONING: PDC

FUTURE LAND USE DESIGNATION: MU

EXISTING USE: VACANT
PROPOSED USE: WAREHOUSE - MINI STORAGE

SITE DATA:
TOTAL PROJECT AREA: 135,907.2 SF (3.12 AC)

OPEN SPACE:
OPEN SPACE REQUIRED: 20% = 0.62 AC
OPEN SPACE PROVIDED: 21.4% = 0.67 AC

BUILDING INFO:
WAREHOUSE - MINI STORAGE: 43,881 SF

MAXIMUM F.A.R.: 35% (0.35)
F.A.R. PROVIDED: 32.42% (.3242)

MAXIMUM BUILDING HEIGHT: 35'

PARKING SUMMARY
REQUIRED:
WAREHOUSE - MINI STORAGE: (1 SPACE PER 10 STORAGE UNITS + 2 SPACES AT MANAGER'S OFFICE) = 37 SPACES

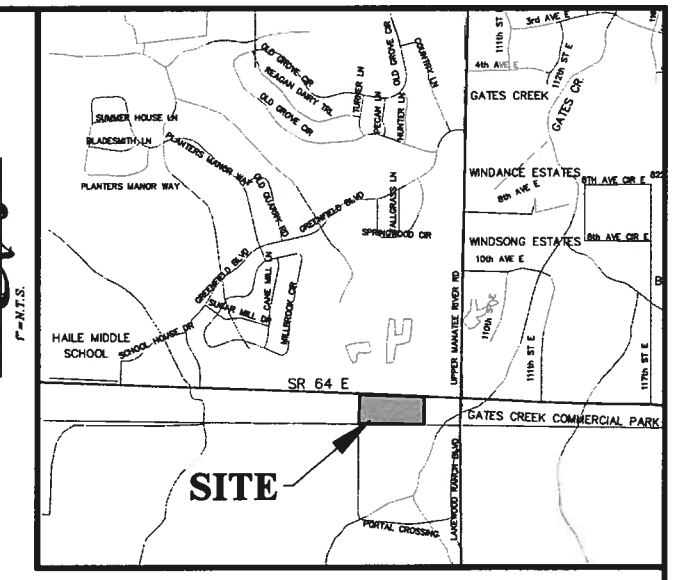
PROVIDED:
PROPOSED PARKING : 16 SPACES (1 HC)

BUILDING SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT (SR 64):	30'	35'
FRONT (PORTAL CROSSING):	35'	56'
SIDE (EAST)	15'	51'
REAR: (SOUTH)	20'	20'

BUFFER REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT (SR 64):	10'	10'
FRONT (PORTAL CROSSING):	10'	10'
SIDE (EAST)	8'	8'
REAR: (SOUTH)	8'	8'



VICINITY MAP

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES SIGNATURE BLOCK

PROJECT NUMBER: _____ PROJECT NAME: XPRESS STORAGE AT PORTAL CROSSING

APPROVAL TYPE: PRELIMINARY SITE PLAN DTS NUMBER: _____

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

Attention: The combination of this signed plan and accompanying letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affects this project approval

Res'd by OWNER/AGENT _____ DATE _____

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
EB 0007 C10
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
LC 0000395
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316

PREPARED FOR:
STEPHEN A. WILSON, TRUSTEE
6791 28th STREET CIRCLE EAST
SARASOTA, FL 34243

AUTHORIZED AGENT/PREPARER:
ZNS ENGINEERING
BOX 9448

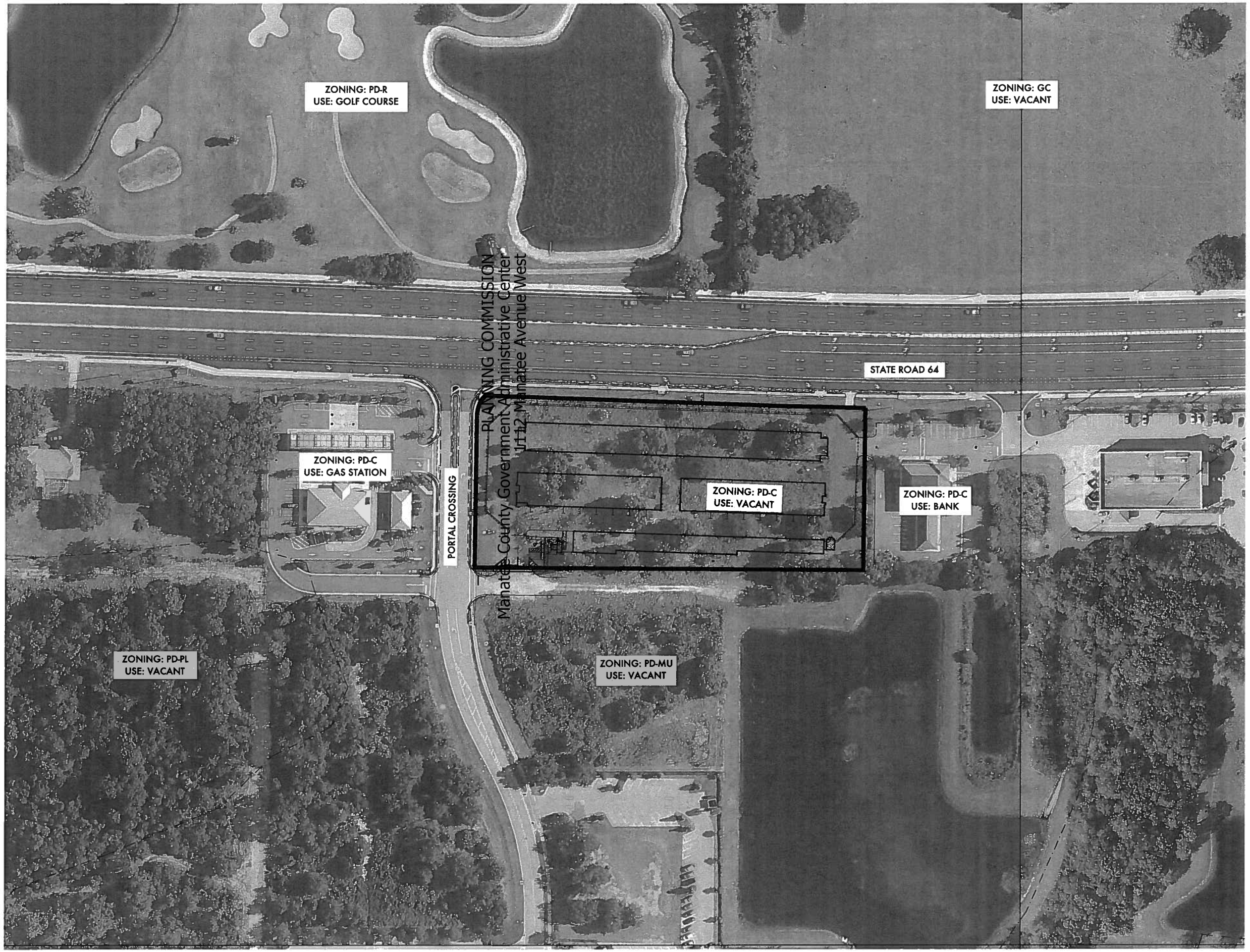
BRADENTON FLORIDA
941.748.8080 AGENT EXT. 120

PROJECT DATA:
XPRESS STORAGE AT PORTAL CROSSING
00-43545

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

SHEET 1

Thu, 19 Dec 2013 – 3:15pm X:\Acad\Portal Crossing Xpress Storage (43545)\PL\PC-COV.dwg



1" = 60'

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS

REVISIONS

© 2013 ZNS ENGINEERING, LLC
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE COPYRIGHT ACT OF 1976. ANY DUPLICATION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, LLC.
PROPRIETARY, CONFIDENTIAL AND PROPRIETARY INFORMATION. DISTRIBUTION LIMITED TO ZNS ENGINEERING, LLC. PER 119.07(3)(aa) OF FLORIDA STATUTES, EXCEPT AS MAY BE REQUIRED WITH F.S. CHAPTER 119

AERIAL
FOR
XPRESS STORAGE AT PORTAL CROSSING
LOCATED IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: MK
DRAWN: BD
DATE: 11-26-13
JOB NO.: 00-43545
SCALE: 1"=60'
SHEET: 2

Thu, 19 Dec 2013 - 3:15pm X:\Acad\Portal Crossing Xpress Storage (43545)\PL\PC-AER.dwg

ZONING: PD-R
USE: RESIDENTIAL - GOLF COURSE

ZONING: GC
USE: VACANT

STATE ROAD No. 64

1" = 30'

ZONING: PD-C
USE: GAS STATION

PORTAL CROSSING

ZONING: PD-C
USE: BANK

ZONING: PD-MU
USE: VACANT

MASTER
STORMWATER
POND

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

STORAGE FACILITY (BUILDING B) 142 UNITS 16,960.0 SF

STORAGE FACILITY (BUILDING C) 97 UNITS 9,209.8 SF

STORAGE FACILITY (BUILDING D) 98 UNITS 9,239.1 SF

STORAGE FACILITY (BUILDING E) 31 UNITS 8,472.4 SF

OFFICE (BUILDING A) 181.3 SF

5' EXISTING SIDEWALK

PROPOSED SIGN

6' TALL RAIL FENCE

PROPERTY LINE

LANDSCAPE BUFFER

BUILDING SETBACK

SIGN EASEMENT (50' ±50x70.7') (O.R.B. 2219, PG. 1795)

PEDESTRIAN SIDEWALK & UTILITY EASEMENT (O.R.B. 2292, PG. 562)

MANATEE COUNTY RIGHT OF WAY

EXISTING LIFT STATION

EXISTING LIFT VAULT

20' x32' UTILITY EASEMENT (O.R.B. 2309, PG. 6431)

27'-22' UTILITY EASEMENT (O.R.B. 2309, PG. 6431)

15' VISIBILITY TRIANGLE (TYP)

2.4" STOP BAR W/ STOP SIGN

CONNECT TO EXISTING ASPHALT DRIVE

PEDESTRIAN CROSS WALK

6' CONCRETE WALK

ELECTRIC GATE

ROOF OVERHANG

EXISTING SHELL DRIVE

DUMPSTER ENCLOSURE

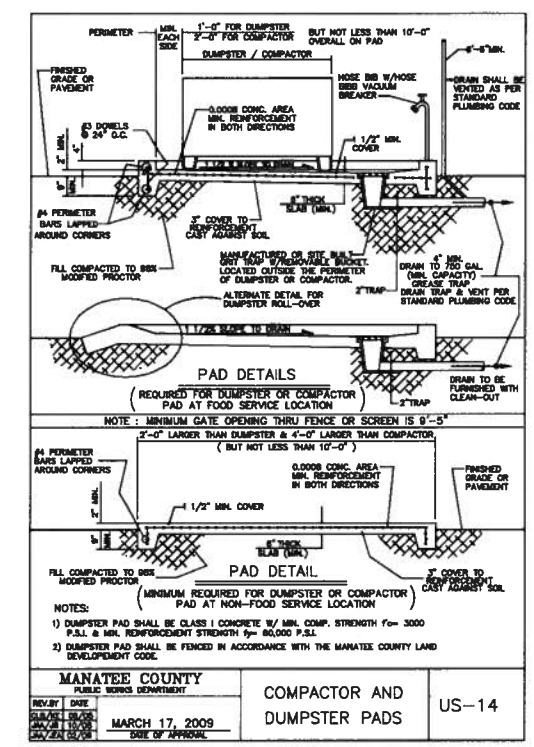
50' WIDE DRAINAGE INGRESS-EGRESS & UTILITY EASEMENT (O.R.B. 2309, PG. 5041)

40' DRAINAGE EASEMENT (O.R.B. 2077, PG. 4660)

GATED CROSS ACCESS FOR EMERGENCY VEHICLES ONLY

N 89°32'54" W 540.32'

S 00°38'11" W 225.83'



LEGEND

- EXISTING CONC. WALK/DRIVE
- PROPOSED CONC. WALK/DRIVE
- ASPHALT PAVEMENT
- PROPOSED BUILDING
- EXISTING EASEMENT LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- PROPOSED 6' TALL RAIL FENCE
- PROPOSED WHEEL STOP

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 1445, BRANDON, FL 33509 | 301 W. AVENUE DRIVE EAST, BRANDON, FL 33511
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE (813) 714-8000 | FAX (813) 714-8015

REVISIONS

©2013 ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE UNITED STATES COPYRIGHT ACT. REPRODUCTION OF THIS DOCUMENT OR ANY PART THEREOF, THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSTITUTES A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES WITH F.S. CHAPTER 119.

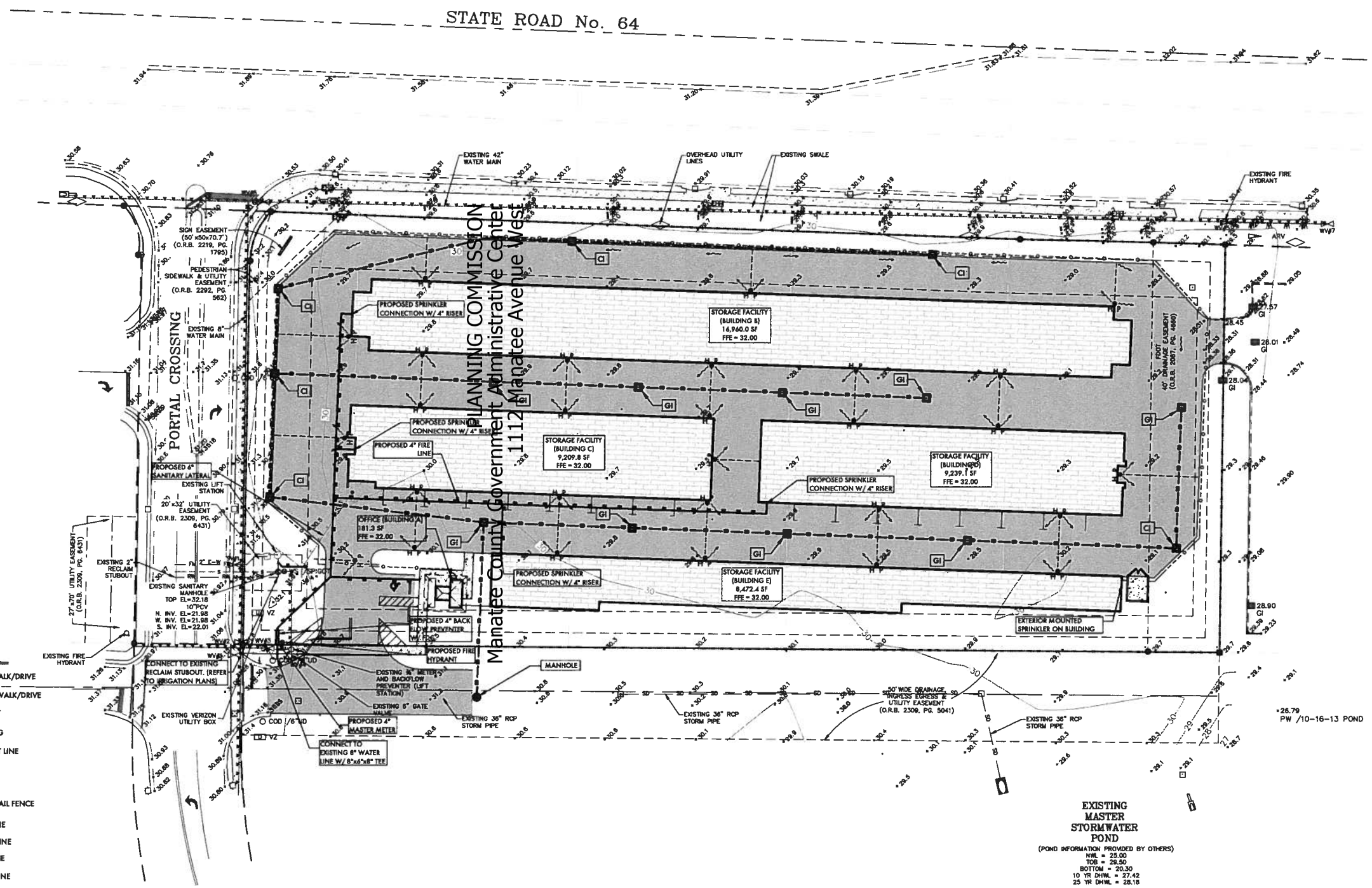
PRELIMINARY SITE PLAN
FOR
XPRESS STORAGE AT PORTAL CROSSING

LOCATED IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: MK
DRAWN: JD
DATE: 11/27/12
JOB NO.: 03-4344
SCALE: 1"=30'

SHEET 3

Thu, 19 Dec 2013 - 3:16pm X:\Acad\Portal Crossing Xpress Storage (43545)\PL\PC-PSP.dwg



Thu, 19 Dec 2013 – 3:16pm X:\Acad\Portal Crossing Xpress Storage (43545)\PL\PC-PEP.dwg

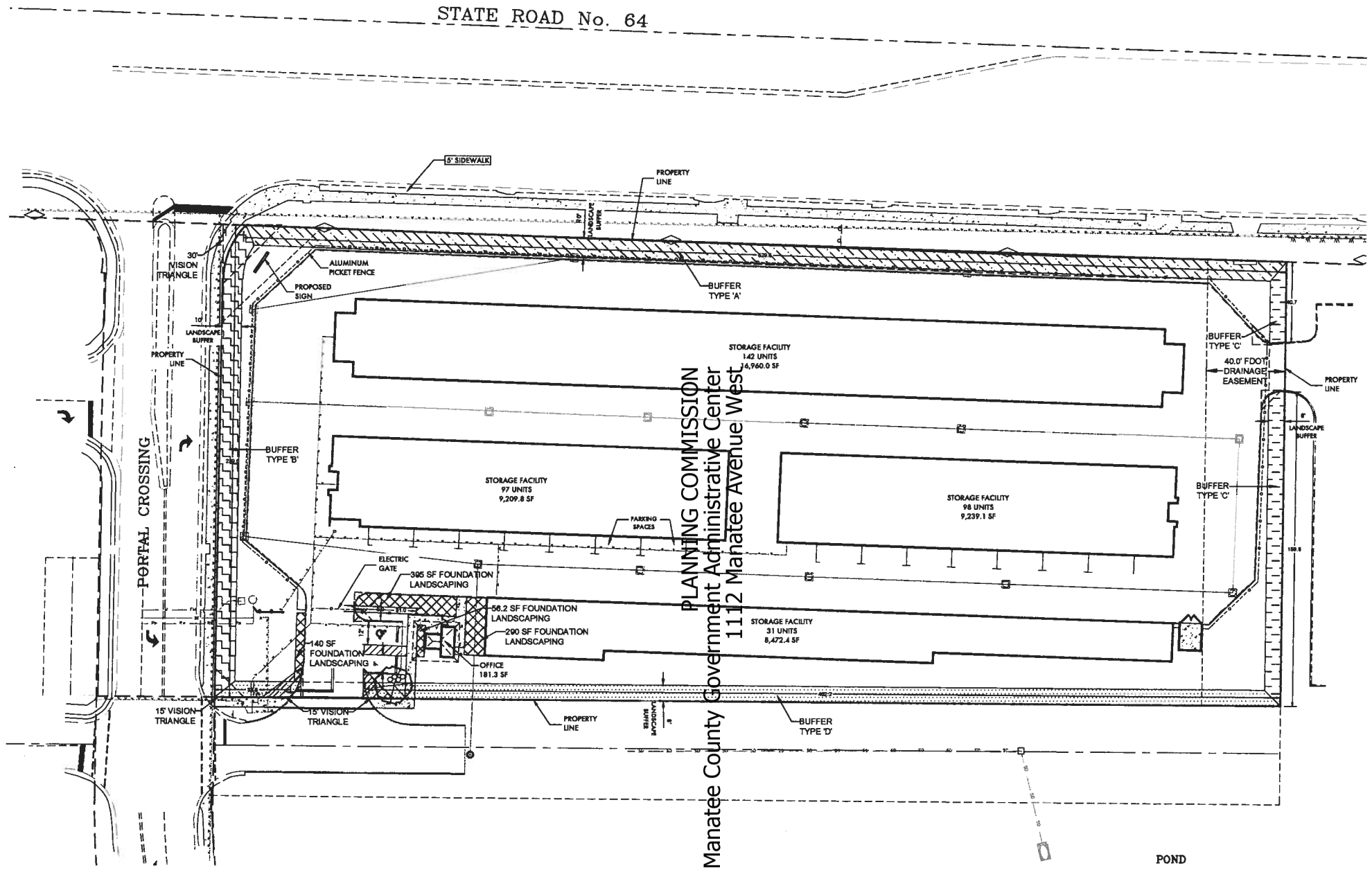
ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS

REVISIONS

©ZNS ENGINEERING, LLC.
THIS DOCUMENT IS PROTECTED BY SECTION 104 OF THE UNITED STATES COPYRIGHT ACT. REPRODUCTION OF THIS DOCUMENT OR ANY PART THEREOF MAKES THAT COPY OR REPRODUCTION INFRINGEMENT OF THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED EXCEPT WITH THE WRITTEN CONSENT OF ZNS ENGINEERING, LLC. COPYRIGHT VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW WITH F.S. CHAPTER 119.

PRELIMINARY ENGINEERING PLAN
FOR
XPRESS STORAGE AT PORTAL CROSSING
LOCATED IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED NJK
DRAWN ED
DATE 11-2013
JOB NO. 09-43545
SCALE 1"=30'
SHEET 4



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

SCALE: 1"=30'

EXOTIC PLANT SPECIES MANAGEMENT PLAN

ALL EXISTING UPLAND EXOTIC AND NUISANCE PLANS SPECIES EXISTING ON THE SITE SHALL BE REMOVED (PER PHASE IF APPLICABLE) PRIOR TO THE FIRS CERTIFICATE OF OCCUPANCY (OF THAT PHASE). THE OWNER AGREES TO PERFORM AN ANNUAL EXOTIC INSPECTION DURING THE DEVELOPMENT PROCESS. ANY IDENTIFIED EXOTICS WILL BE REMOVED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE SECTION 715.4 AND ACCEPTABLE PROCEDURES AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. ANNUAL INSPECTIONS AND REMOVAL SHALL BE CONTINUED BY THE OWNER.

PRELIMINARY SITE PLAN NOTES

1. THIS IS A PRELIMINARY LANDSCAPE PLAN. ADDITIONAL AND MORE SPECIFIED INFORMATION WILL BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMITTAL.
2. A TREE LOCATION SURVEY WILL BE COMPLETED ALONG WITH TREE PROTECTION, TREE REMOVAL AND TREE REPLACEMENT CALCULATIONS AT TIME OF FINAL SITE PLAN SUBMITTAL. CALCULATIONS WILL BE IN ACCORDANCE WITH SECTION 714 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
3. TREE REPLACEMENT CALCULATIONS WILL INCLUDE TREE REPLACEMENT FOR THE ROADWAY EXTENSION AS PER PDC-05-79 PLANS AND STIPULATION #12. ACCORDING TO THE FSP-08-39 PLANS THE ADDITIONAL REQUIRED REPLACEMENT TREES TO BE INCLUDED WITH THIS PROJECT ARE: 10 - 3", 20 - 5" AND 6 - 7". THIS PROJECT IS SEEKING SPECIFIC APPROVAL TO REDUCE 5" & 7" REPLACEMENT TREES TO 4".
4. THE LOWEST QUALITY WATER SOURCE SHALL BE USED AS AN IRRIGATION WATER SOURCE. RECLAIMED WATER IS AVAILABLE VIA SR 64 AND SHALL BE USED AS THE IRRIGATION WATER SOURCE.
5. A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLY WATER TO ALL REQUIRED LANDSCAPE MATERIAL. THE SYSTEM SHALL INCLUDE CONTROLLERS AND RAIN SENSORS.

FOUNDATION LANDSCAPING - LDC SECTION 715.3.3

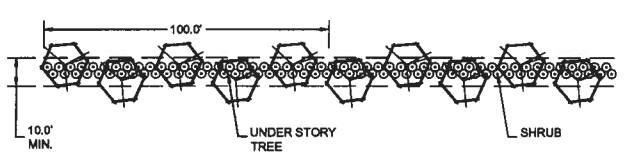
- 20 SF OF PLANTED AREA PER 1,000 SF OF PROPOSED GROSS FLOOR AREA
- LOCATED CONTIGUOUS TO THE BUILDING

142 UNIT STORAGE FACILITY - 16,960.0 SF REQUIRED 16960.0/1000 * 20 = 339.2	PROVIDED: 339.2
97 UNIT STORAGE FACILITY - 9,209.8 SF REQUIRED 9208.8/1000 * 20 = 184.176	PROVIDED: 184.2
98 UNIT STORAGE FACILITY - 9239.1 SF REQUIRED 9239.1/1000 * 20 = 184.782	PROVIDED: 184.8
31 UNIT STORAGE FACILITY - 8,472.4 SF REQUIRED 8472.4/1000 * 20 = 169.448	PROVIDED: 169.4
OFFICE BUILDING - 181.3 SF REQUIRED 181.3/1000 * 20 = 3.626 SF	PROVIDED: 3.6
TOTAL FOUNDATION LANDSCAPING REQUIRED: 881.2 SF	PROVIDED: 881.2 SF

FOUNDATION LANDSCAPING

TYPICAL BUFFER TYPES & REQUIREMENTS

BUFFER TYPE 'A'

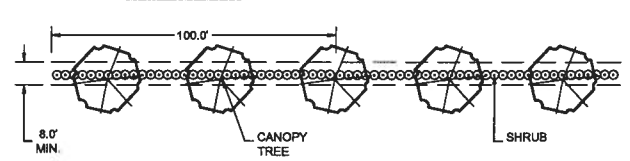


AS PER SECTION 715.3.2, ROADWAY BUFFERS W/ OVERHEAD UTILITIES SHALL MEET THE FOLLOWING CRITERIA:

1. MINIMUM WIDTH OF 10.0'
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
   - UNDER STORY TREES - MIN. FIVE 1.5" CAL., 6' HT
   - SHRUBS - MIN. FIFTY 3 GALLON

SR 64 ROADWAY BUFFER - OVERHEAD UTILITIES PRESENT

BUFFER TYPE 'C'

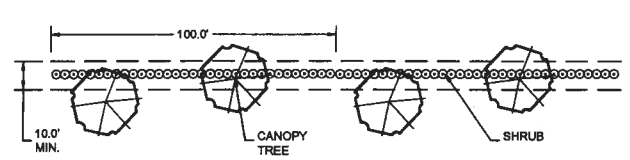


AS PER SECTION 715.3, VEHICLE USE AREA PERIMETER BUFFER - NOT ABUTTING THE ROADWAY SHALL MEET THE FOLLOWING CRITERIA:

1. MINIMUM WIDTH OF 8.0'
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
   - CANOPY TREES - MIN. TWO AND ONE-HALF 2.5" CAL., 10' HT. & 4' SPR.
   - SHRUBS - MIN. THIRTY-THREE 3 GALLON
   - ** TWO YEARS AFTER INSTALLATION
   - *** MAINTAINED AT 42" HT.
   - *** 80% OPAQUE

PERIMETER PARKING/VEHICLE USE BUFFER

BUFFER TYPE 'B'

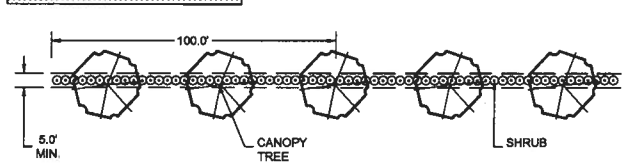


AS PER SECTION 715.3.2, ROADWAY BUFFERS SHALL MEET THE FOLLOWING CRITERIA:

1. MINIMUM WIDTH OF 10.0'
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
   - CANOPY TREES - MIN. FIVE 2.5" CAL., 10' HT. & 4' SPR.
   - SHRUBS - MIN. THIRTY-THREE 3 GALLON

PORTAL CROSSING ROADWAY BUFFER

BUFFER TYPE 'D'



AS PER SECTION 715.3, PERIMETER BUFFER SHALL MEET THE FOLLOWING CRITERIA:

1. MINIMUM WIDTH OF 5.0'
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
   - CANOPY TREES - MIN. TWO AND ONE-HALF 2.5" CAL., 10' HT. & 4' SPR.
   - SHRUBS - MIN. THIRTY-THREE 3 GALLON

PERIMETER BUFFER

KUNIER L. BERSTEIN
LANDSCAPE ARCHITECT
SIGNATURE

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 1049 BRADENTON, FL 34206 | 301 6th AVENUE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3318

REVISIONS:
1 PSP SUBMITTAL 2013.11.21 KLB
2 REVISIONS AS PER MC COMMENTS 2013.12.19 KLB
3
4
5
6
7

©ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE UNITED STATES COPYRIGHT ACT. REPRODUCTION OF THIS DOCUMENT OR ANY PART OF THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF ZNS ENGINEERING, L.C. UNAUTHORIZED REPRODUCTION IS SUBJECT TO CIVIL PENALTY AND DEMONSTRATED COMPENSATORY DAMAGES UNDER F.S. CHAPTER 119.

PRELIMINARY SITE PLAN - PLANTING PLAN
FOR
XPRESS STORAGE AT PORTAL CROSSING
LOCATED IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: KLB
DRAWN: KLB
DATE: 11.2013
JOB NO.: 04-5344
SCALE: 1"=30'
SHEET: PSP-1

Thu, 19 Dec 2013 - 3:16pm X:\Acad\Portal Crossing Xpress Storage (43545)\LS\PSP\PC-PLS.dwg

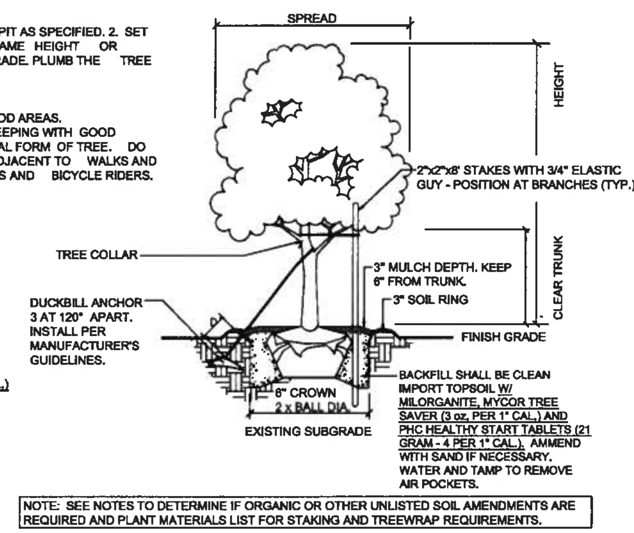
PLANTING GENERAL NOTES

1. LANDSCAPE NOTES ARE ALL INCLUSIVE. ALL QUESTIONS CONCERNING THE LANDSCAPE PLAN, DETAILS, AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (941) 748-8080.
2. REVIEW THE GENERAL NOTES, PLANT MATERIAL LIST, PLANS, DETAILS, AND WRITTEN SPECIFICATIONS (IF PROVIDED). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE LANDSCAPE PLAN AS DRAWN AND DIRECTED BY THE NOTES AND SPECIFICATIONS. CONTACT THE LANDSCAPE ARCHITECT WHEN SIGNIFICANT FIELD CHANGES REQUIRE PLAN REVISIONS.
3. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
4. PLANT COUNT TOTALS IN THE PLANT MATERIALS LIST ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. IMPROVISATIONS MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL COSTS TO THE OWNER.
5. SOD, MULCH, AND TOPSOIL QUANTITIES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY QUANTITIES NOTED ON THE PLANS ARE FOR REFERENCE ONLY. SODDING OF SWALES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR; HOWEVER, SOD FOR RETENTION AREAS (LAKE BANKS AND DRY RETENTION PONDS) SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. PRIOR TO SUBMITTING THE BID, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS. SEE ENGINEERING (CIVIL) PLANS FOR ADDITIONAL SITE INFORMATION.
7. ALL PLANTS FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA NO. 1 QUALITY OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA 2ND EDITION (FEB. 1998 & UPDATED MAY 2005) & AS AMENDED. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE ACCEPTABILITY OF ALL PLANT MATERIAL SUPPLIED BY THE LANDSCAPE CONTRACTOR. SPECIMEN MATERIAL SHALL BE APPROVED BEFORE INSTALLATION.
8. ALL B&B OR "FIELD GROWN" MATERIAL (EXCEPT PALMS) SHALL BE OBTAINED FROM "ROOTS PLUS" CERTIFIED NURSERIES.
9. ALL PLANT MATERIAL THAT HAS BEEN FIELD TAGGED BY THE LANDSCAPE ARCHITECT SHALL REMAIN TAGGED UNTIL FINAL ACCEPTANCE OF THE PROJECT. ALL MATERIAL NOT TAGGED BY LANDSCAPE ARCHITECT IS SUBJECT TO REJECTION. REJECTED PLANT MATERIAL SHALL BE REPLACED AT CONTRACTORS EXPENSE UNTIL ACCEPTABLE MATERIAL IS PROVIDED.
10. IT SHALL BE THE LANDSCAPE CONTRACTORS FINANCIAL RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER; AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED AT NO ADDITIONAL COST TO THE OVER FOR SUSTAINED WINDS OF LESS THAN 65 MPH.
11. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE: PRUNING, MULCHING, WEEDING, REPLACEMENT OF STICKS OR DEAD PLANTS, WATERING (INCLUDING THE COST OF EQUIPMENT SUCH AS A WATER TRUCK), AND ANY OTHER CARE WHICH IS NECESSARY FOR PROPER GROWTH OF PLANT MATERIAL.
12. ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE BY THE OWNER. RELOCATED MATERIALS AND OWNER SUPPLIED MATERIALS ARE EXEMPT. DURING THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR THEFT, VANDALISM, OR UNUSUAL ACTS OF GOD
13. ALL TRIMMING OF EXISTING TREES SHALL BE CONDUCTED OR OVERSEEN BY A CERTIFIED ARBORIST.
14. TOPSOIL MATERIAL, WHEN CALLED FOR ON THE PLANT LIST, SHALL BE FREE OF STICKS, STONES AND DEBRIS LARGER THAN 1" IN DIAMETER, AS WELL AS, ANY OTHER MATERIAL THAT MAY BE TOXIC OR OTHERWISE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE FERTILE, AND HAVE A PH LEVEL BETWEEN 6.5 AND 7.5.
15. ALL BACKFILL SOIL MIXTURES SHALL CONTAIN BEST ON-SITE TOPSOIL, 20% PEAT, AND AMENDMENTS AS PER NOTES AND DETAILS. PH LEVELS SHALL BE BETWEEN 6.5 AND 7.5. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ACHIEVETHE PROPER PH LEVEL. MIX ORGANIC SOIL AMENDMENTS THOROUGHLY WITH THE NATIVE SOIL BEFORE BACKFILLING PLANTS.
16. STAKE ALL TREES. SEE TREE PLANTING DETAIL.
17. PROVIDE ARBORGARD+ FLEXIBLE BARK PROTECTORS (MODEL A69-4) AROUND BASE OF TRUNK FOR ALL SINGLE TRUNK TREES FREESTANDING IN SODDED AREAS. THEY ARE AVAILABLE AT ARBORIST SUPPLY HOUSE, INC., (FT. LAUDERDALE, FL: 1-800-749-9528).
18. ALL TREES SHALL BE PLANTED WITH MYCOR TREE SAVER (3oz PER 1" CAL.) AND PHC HEALTHY START MACRO TABLETS (21 GRAM - 4 PER 1" CAL.) - SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION METHOD (PLANT HEALTH CARE, INC. 941-751-9455, JOHN DEERE LANDSCAPES 941-721-8882,SOUTHEAST PARTNERS 239-267-0156, PROFESSIONAL SUPPLY (561) 289-4511 AND UNIVERSAL SUPPLY 954-979-060) - OR APPROVED EQUAL.
19. ALL PALMS SHALL BE PLANTED WITH MYCOR PALM SAVER - SEE MANUFACTURERS SPECIFICATIONS FOR APPLICATION RATE AND INSTALLATION METHOD (PLANT HEALTH CARE, INC. 1-800-421-9051) - OR APPROVED EQUAL.
20. ON NON-IRRIGATED SITES OR AREAS, TREES AND PALMS SHALL ALSO RECEIVE TERRA-SORB HYDRO GEL (PLANT HEALTH CARE INC.) AS PER MANUFACTURER SPECIFICATIONS - OR APPROVED EQUAL.
21. ALL SHRUBS SHALL RECEIVE 1/2 LB. OF MILORGANITE PER FOOT OF HEIGHT; TREES SHALL RECEIVE 5 LBS. PER INCH OF CALIPER; AND GROUND COVERS SHALL BE FERTILIZED AS PER LABEL INSTRUCTIONS - OR APPROVED EQUAL. IN ALL INSTANCES FERTILIZER SHALL BE MIXED IN EVENLY WITH BACKFILL MATERIAL.
22. ALL SHRUBS AND GROUNDCOVER SHALL ALSO RECEIVE PHC HEALTHY START MACRO TABLETS (21 GRAM - 1 PER 1 GAL., 3 PER 5 GAL., 4 PER 10 GAL., AND 5 PER 15 GAL.). INSTALL AS PER MANUFACTURERS DIRECTIONS.
23. ONLY PRUNE TREES AND SHRUBS TO REMOVE DEAD OR DAMAGED FOLIAGE - OR TO COMPENSATE FOR ROOT LOSS CAUSED BY TRANSPLANTING. MAKE CERTAIN TO RETAIN THE PLANT MATERIAL'S NATURAL FORM WHEN PRUNING. NEVER CUT THE CENTRAL GROWTH LEADER OF A TREE, OR INSTALL ANY TREE THAT HAS HAD THE CENTRAL GROWTH LEADER CUT. ALL TREES SHALL BE TRIMMED FOR CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
24. WHERE PLANTING AREAS ABUT PAVEMENT, FINISHED SOIL LEVEL SHALL BE THREE INCHES (3") BELOW TOP OF PAVEMENT.
25. ALL PLANTING AREAS SHALL RECEIVE MULCH AT THE RATE OF 1 CUBIC YARD PER 110 SF. OF AREA (THIS EQUALS A 3" MULCH DEPTH) - UNLESS OTHERWISE NOTED. SEE PLANT MATERIALS LIST FOR SPECIFICATIONS. KEEP MULCH SIX INCHES (6") BACK FROM ALL TREE TRUNKS.
26. SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL SOD SHALL BE FREE OF NUISANCE SPECIES, INVASIVE AND EXOTIC WEEDS OR THEIR SEED.
27. THE LANDSCAPE CONTRACTOR SHALL CALL 811 OR WWW.CALL811.COM TO FIELD LOCATE EXISTING UTILITIES AND SECURE A PERMIT NUMBER PRIOR TO BEGINNING WORK. USE DUE CAUTION AROUND THE UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.
28. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WILL ALL OTHER CONTRACTORS ON THE JOB SITE.
29. ALL LANDSCAPE MATERIALS INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED TO MEET STATE AND LOCAL CODES AND REGULATIONS.
30. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND VEGETATION ON SITE THAT IS TO REMAIN AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.
31. THE JOB SITE IS TO REMAIN ORGANIZED. EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

PLANTING DIRECTIONS
1. EXCAVATE PLANTING HOLE AND SET TREE IN PIT AS SPECIFIED. 2. SET TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISH GRADE. PLUMB THE TREE SO THE TRUNK IS VERTICAL.
3. BACKFILL AS DIRECTED BELOW.
4. INSTALL 3" SOIL RING FOR HAND WATERING.
5. PROVIDE 4' DIA. MULCH RING FOR TREES IN SOD AREAS.
6. PRUNE DEAD AND DAMAGED BRANCHES IN KEEPING WITH GOOD HORTICULTURAL PRACTICES. RETAIN NATURAL FORM OF TREE. DO NOT CUT CENTRAL LEADER. PRUNE LIMBS ADJACENT TO WALKS AND CURBS TO PREVENT INJURY TO PEDESTRIANS AND BICYCLE RIDERS.

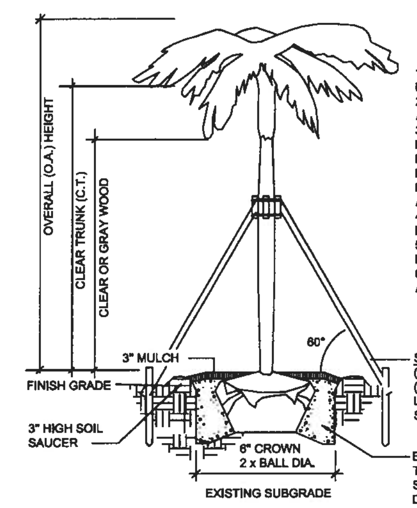
STAKING DIRECTIONS (TREES 0"-<2" CAL.)
1. ALL TREES TO BE STAKED UNLESS OTHERWISE NOTED IN GENERAL OR SPECIFIC NOTES.
2. STAKE TREES ACCORDING TO CALIPER SIZE OR (UNLESS OTHERWISE SPECIFIED.) 0-1": 1 VERTICAL STAKE. TIE TRUNK TO STAKE WITH GREEN NURSERY TAPE. 1"-2": 2 VERTICAL STAKES. SECURE WITH GUY AS SHOWN.

DUCKBILL ANCHOR DIRECTIONS (TREES > 2" CAL.)
1. 2"-3" CALIPER TREES: MODEL 40 DTS KT D = 18-20"
2. 3"-6" CALIPER TREES: MODEL 68 DTS KT D = 2' - 2'½'
3. 6"-10" CALIPER TREES: MODEL 88 DTS KT D = 3' - 3'½'



NOTE: SEE NOTES TO DETERMINE IF ORGANIC OR OTHER UNLISTED SOIL AMENDMENTS ARE REQUIRED AND PLANT MATERIALS LIST FOR STAKING AND TREEWRAP REQUIREMENTS.

TREE PLANTING DETAIL
NOT TO SCALE

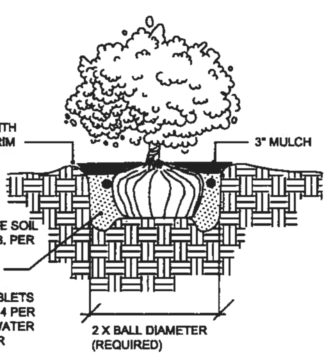


1. IF BURLAP IS PRESENT ROLL TO 1/3 OF FABRIC INTO PIT.
2. ROOTBALL SHALL BE AT SAME GRADE AS IT'S ORIGINAL SETTING AND PLUMB.
3. FRONDS SHALL BE TIED UP FOR PROTECTION OF BUDS. LARGE DATE PALMS AND ALL FAN PALMS SHALL REMAIN TIED FOR 1 MONTH MINIMUM. PALMS WITH DAMAGED BUDS WILL NOT BE ACCEPTED.
4. TRUNK SHALL BE FREE OF SCARS, BURNS, HOLES, ETC.
5. ROOTBALL SHALL HAVE 16" MINIMUM RADIUS FROM TRUNK.
6. INSTALL 4' DIAMETER MULCH RING AROUND ALL PALMS IN SOD AREAS.

STAKING DIRECTIONS:
(3) 2"x4"x8' BRACES 120° APART NAILED TO (3) 2"x4"x12" SEATS WIRE-BANDED OVER 5 LAYERS OF BURLAP WRAP (1) 2"x4"x30" STAKE EACH.

BACKFILL SHALL BE CLEAN IMPORT TOPSOIL AMENDED WITH MYCOR PALM SAVER AND SAND, IF REQUIRED, FOR DRAINAGE. WATER AND TAMP TO REMOVE AIR POCKETS

PALM PLANTING DETAIL
NOT TO SCALE



NOTE: SEE GENERAL NOTES TO DETERMINE IF ADDITIONAL SOIL AMENDMENTS ARE REQUIRED.

SHRUB & GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

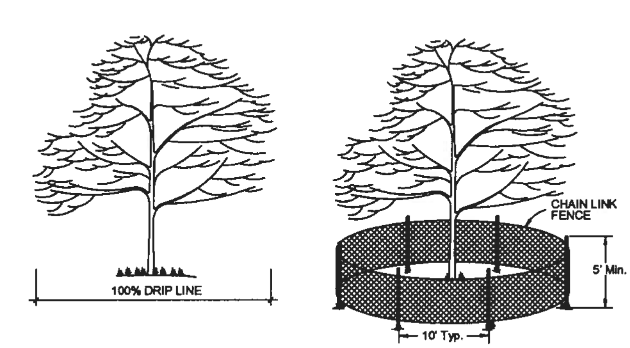


DIAGRAM "A"
N.T.S.

DIAGRAM "B"
N.T.S.

NOTES:
1. PROTECTIVE BARRICADES TO PROTECT 100% OF CANOPY UNLESS OTHERWISE SPECIFIED.
2. CONTRACTOR SHALL MAINTAIN THE BARRIERS UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF THE AREA.
3. TREE BARRICADES TO BE CONSTRUCTED OF CHAIN LINK FENCE (NEW OR USED) UNLESS OTHERWISE SPECIFIED.
4. NO DEBRIS, FILL MATERIALS OR CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN CONFINES OF BARRIER.
5. PROTECT DESIGNATED TREES SCHEDULED TO REMAIN AGAINST:
   UNNECESSARY CUTTING,
   BREAKING OR SKINNING OF ROOTS,
   SKINNING OR BRUISING OF BARK,
   STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP LINE.
   EXCESS FOOT AND ALL VEHICULAR TRAFFIC
   PARKING VEHICLES WITHIN DRIP-LINE.
6. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR VIGOR.
7. WHEN NECESSARY TO CUT ROOT OVER 1" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN, PERPENDICULAR CUT. COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.

TREE PROTECTION DETAIL
NOT TO SCALE

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

DESIGNED	KLB
DRAWN	KLB
DATE	11.2013
JOB NO.	00-43546
SCALE	NTS
SHEET	PLS 2

PRELIMINARY SITE PLAN - PLANTING NOTES & DETAILS
FOR
XPRESS STORAGE AT PORTAL CROSSING
LOCATED IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C.
THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISIONS

1	PSP SUBMITTAL	2013.11.21 KLB
2	REVISIONS AS PER MC COMMENTS	2013.12.19 KLB
3		
4		
5		
6		
7		

ZNS|ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
POST OFFICE BOX 9448 BRADENTON, FL 34206 | 201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316

KIMBER L. BEREITER
LANDSCAPE ARCHITECT #001680
SIGNATURE

March 13, 2014 - Planning Commission Meeting
Agenda Item #4

Subject
PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - B00000250 - DTS 20130440 - QUASI - JUDICIAL - STEPHANIE MORELAND

Briefings
None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941-748-4501, ext. 3880

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-13-39(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.7, B.1 - B.2, and C.1; GRANTING Special Approval for a project; 1) exceeding a gross density of one dwelling unit per acre in the UF-3 Future Land Use Category (FLUC); and 2) exceeding a net density of three dwelling units per acre in the UF-3 FLUC; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Sections 714.8.7, and 715.3.4, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

•Katie LaBarr, Agent for Neal Communities of Southwest Florida, requests a rezone of 40.21± acres to PDR (Planned Development Residential) and approval of a Preliminary Site Plan for 120 lots for single-family detached residences, at the northeast corner of future White Eagle Boulevard (f.k.a. Pope Road) and a future

segment of 44th Avenue East.

•The site is in the UF-3 (Urban Fringe - three dwelling units per acre) Future Land Use Category (FLUC). Suburban or urban residential uses are listed in the range of potential uses for consideration for UF-3. The proposed 120-lot residential single-family development at a gross density of 2.98 dwelling units per acre is consistent with the UF-3 FLUC. Special Approval is required for a project with a gross density exceeding one dwelling unit per acre and a net density exceeding three dwelling units per acre in the UF-3 FLUC.

•Planned Development is the procedure required to acquire Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate any potential adverse impacts on the surrounding neighborhood.

•The site is currently zoned A. The A zoning district allows one dwelling unit per five acres.

•0.67± acres is proposed for recreational acreage. Recreational amenities include an amenity center and pool.

•The site has no wetlands or wetland buffers.

•The site has access to the proposed 44th Avenue East which is on the 2030 Future Traffic Circulation Map Series as a four-lane arterial roadway. LDC Section 712.2.8 requires a second means of access for residential developments or parts of phases containing more than one hundred residential dwelling units. The project is designed to have a gated boulevard entrance (two lanes on either side of a 22 foot wide median) connecting a two-lane arterial section of 44th Avenue East which will serve as the second means of access for 120 lots for single-family detached residences. According to Transportation staff, this access point will provide full turning movement access.

•The construction of White Eagle Boulevard (f.k.a. Pope Road) is included in a Local Development Agreement (LDA 13-03 - Northwest Sector/Lakewood Centre) which indicates construction is to occur by an entity other than the applicant sometime in the future.

•The applicant is proposing 24-foot wide private internal roadways. The site design shows optional inter-neighborhood ties to the north and east if the adjacent properties are developed as future phases of the proposed subdivision.

•The site is within two miles of BD Gullett Elementary School. In accordance with LDC Section 722.1.4.3, which requires sidewalks to be on both sides of the street when a project is within two miles of a school, the site plan shows five-foot wide sidewalks on both sides of the internal roadways and along the west side of 44th Avenue East, adjacent to the property's frontage. This design furthers the intent of Manatee County Comprehensive Plan Policy 2.9.1.5 and promotes development of pedestrian friendly designs. No sidewalks are proposed along White Eagle Boulevard (not constructed).

•Staff has a concern that future residents residing on lots adjacent to 44th Avenue East may be subject to potential noise from vehicles traveling along this roadway.

•To address any potential noise impacts from 44th Avenue East, staff recommends the installation of a six-foot high solid decorative wall or fence with landscaping on the exterior side of the fence or enhanced landscaping in the buffer along 44th Avenue East.

•The applicant requests Specific Approval for the following:

-to reduce tree replacement sizes;
-to allow one canopy tree per lot;

•Staff recommends approval with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded via email on 02/12/2014.

Reviewing Attorney
Schenk

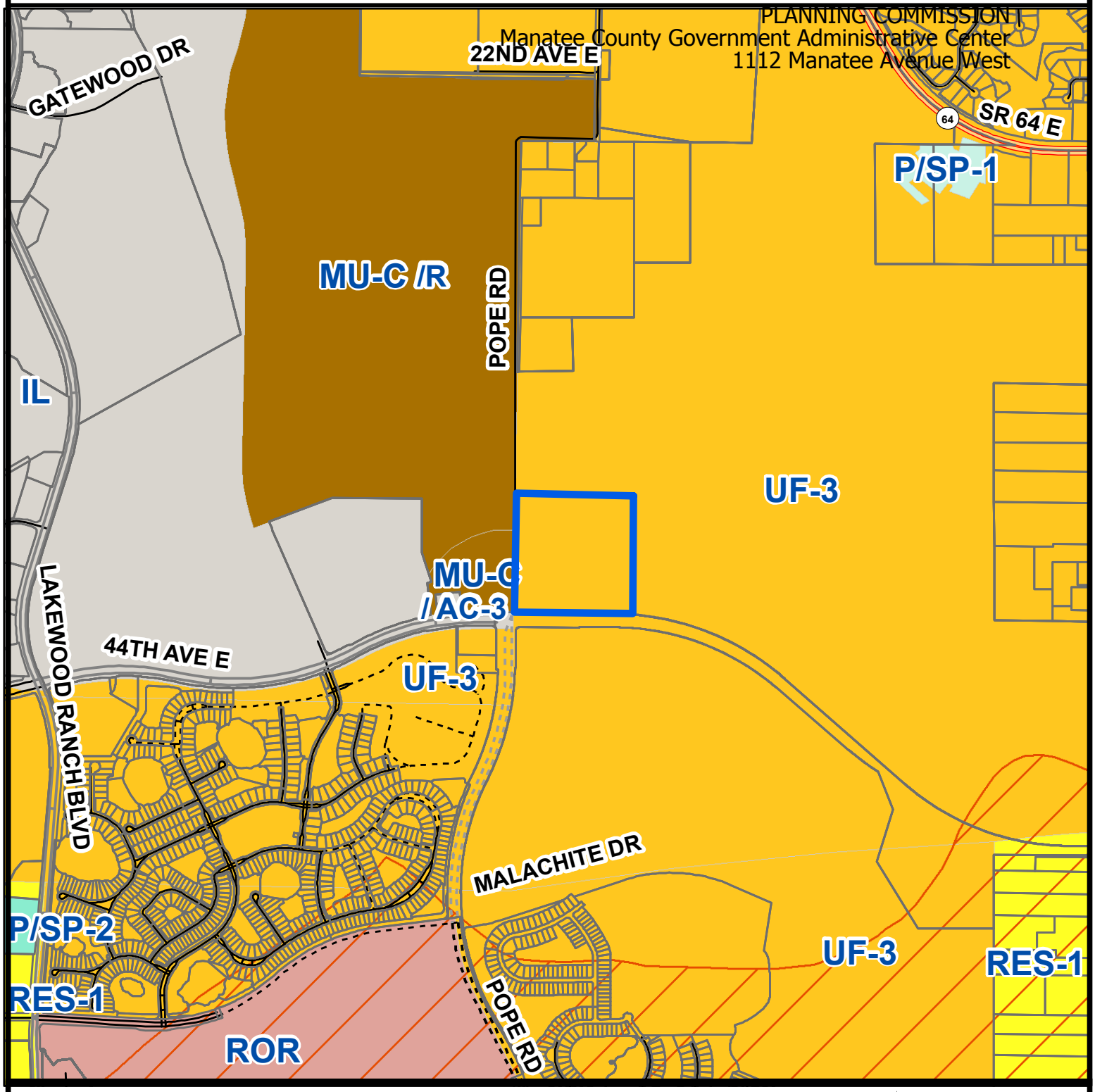
Instructions to Board Records
n/a

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 - Riker - PDR1339(Z)(P) - 03-13-2014 PC.pdf
Attachment: Staff Report - Riker Subdivision - PDR-13-39(Z)(P) - B250 - DTS20130440 - 03-13-2014 PC.pdf
Attachment: Special Approval Request - Riker - PDR-13-39(Z)(P) - B250 - dts20130440 - 03132014 PC.pdf
Attachment: Specific Approval Request - Riker - PDR-13-39(Z)(P) - B250 - dts20130440 - 03132014 PC.pdf
Attachment: Zoning Disclosure Affidavit - Riker - PDR-13-39(Z)(P) - B250 - dts20130440 - 03132014 PC.pdf
Attachment: Traffic Impact Analysis - Riker - PDR1339(Z)(P) - 03-13-2014 PC.pdf
Attachment: Copy of Newspaper Adv - Riker - PDR1339(Z)(P) - 03-13-2014 PC.pdf
Attachment: Site Plan - Riker - PDR1339(Z)(P) - 03-13-2014 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 578700059

Manatee County
Staff Report Map

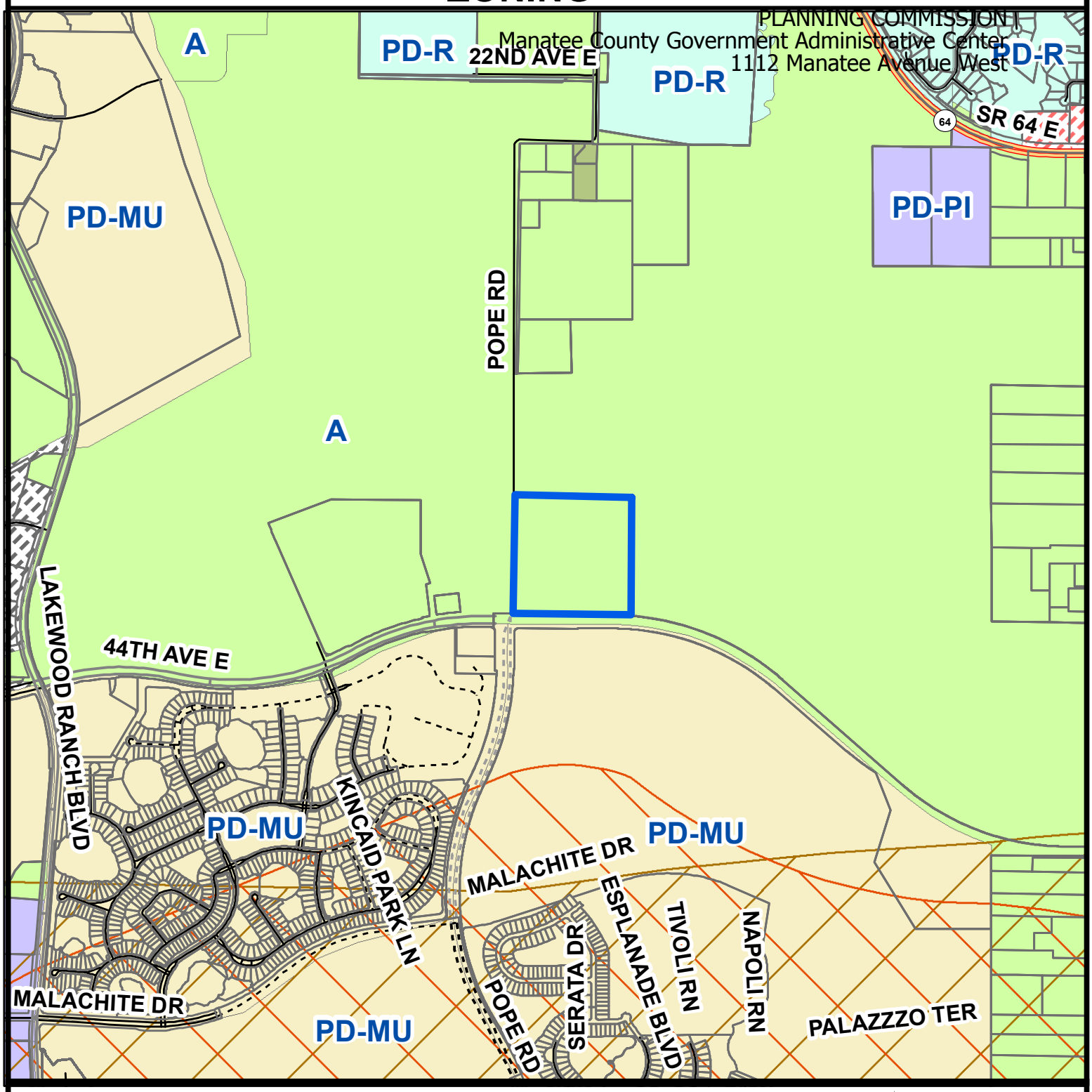
Map Prepared 10/1/2013
1 inch = 1,513 feet

Project Name:	Riker
Project #:	PDR-13-39 (Z)(P)
DTS#:	20130440
Proposed Use:	Residential

S/T/R:	Sec 4,9 Twn 35 Rng 19
Acreage:	40.21
Existing Zoning:	A
Existing FLU:	UF-3
Overlays:	NONE
Special Areas:	NONE

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

ZONING



Parcel ID #(s) 578700059

Manatee County
Staff Report Map

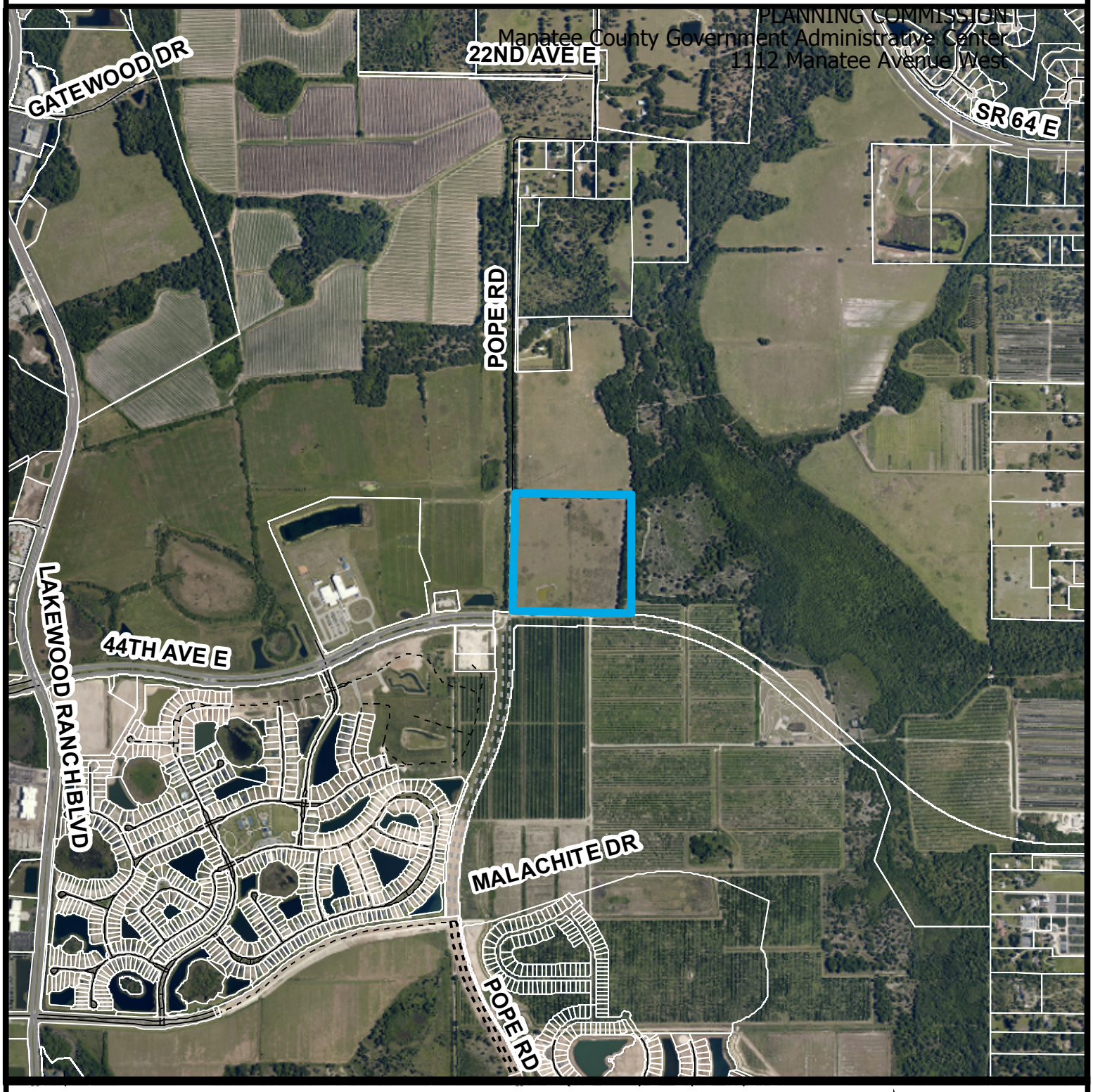
Map Prepared 10/1/2013
1 inch = 1,513 feet

Project Name:	Riker
Project #:	PDR-13-39 (Z)(P)
DTS#:	20130440
Proposed Use:	Residential

S/T/R:	Sec 4,9 Twn 35 Rng 19
Acreage:	40.21
Existing Zoning:	A
Existing FLU:	UF-3
Overlays:	NONE
Special Areas:	NONE

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

AERIAL



Parcel ID #(s) 578700059

Manatee County
Staff Report Map

Map Prepared 10/1/2013
1 inch = 1,513 feet

Project Name:	Riker
Project #:	PDR-13-39 (Z)(P)
DTS#:	20130440
Proposed Use:	Residential

S/T/R:	Sec 4,9 Twn 35 Rng 19
Acreage:	40.21
Existing Zoning:	A
Existing FLU:	UF-3
Overlays:	NONE
Special Areas:	NONE

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

P.C. 03/13/2014

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - B00000250 - DTS 20130440)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East (South County), from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 03/13/2014 **B.O.C.C.: 04/03/2014**

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-13-39(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.7, B.1 - B.2, and C.1; GRANTING Special Approval for a project; 1) exceeding a gross density of one dwelling unit per acre in the UF-3 Future Land Use Category (FLUC); and 2) exceeding a net density of three dwelling units per acre in the UF-3 FLUC; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Sections 714.8.7, and 715.3.4, as recommended by staff.

PROJECT SUMMARY	
CASE Number:	**PDR-13-39(Z)(P), dts #20130440**
PROJECT NAME	**Riker Subdivision**
APPLICANT(S):	**Loraine B. Riker**
GENERAL LOCATION:	**Northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East**
ACREAGE:	**40.21± acres**
FUTURE LAND USE CATEGORY:	**UF-3 (Urban Fringe – three dwelling units per acre)**
EXISTING ZONING:	**PDR (Planned Development Residential)**
PROPOSED USE(S):	**120-lots for single-family detached residences**
EXISTING USE:	**Except for a barn and shed, mostly vacant land**
SPECIAL APPROVAL:	**1. Gross Density exceeding one dwelling unit per acre in UF-3 FLUC 2. Net density exceeding three dwelling units per acre**
SPECIFIC APPROVAL:	**1. Reduced tree replacement sizes 2. To allow one canopy tree per lot**
OVERLAY DISTRICTS:	**N/A**
CASE MANAGER:	**Stephanie Moreland**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

The request is to rezone a 40.21± acre site to PDR (Planned Development Residential) and approve a Preliminary Site Plan for 120 lots for single-family detached residences. The site is at the northeast corner of future White Eagle Boulevard (f.k.a. Pope Road) and a future segment of 44th Avenue East.

The site is in the UF-3 (Urban Fringe - three 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. The proposed 120-lot residential single-family development at a gross density of 2.98 dwelling units per acre is consistent with the UF-3 FLUC. Special Approval is required for a project with a gross density exceeding one dwelling unit per acre and a net density exceeding three dwelling units per acre in the UF-3 FLUC.

Planned Development is the procedure required to acquire Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate any potential adverse impacts on the surrounding neighborhood.

The site is currently zoned A. The A zoning district allows one dwelling unit per five acres.

0.67± acres are proposed for recreational acreage. Recreational amenities include an amenity center and pool.

The site has no wetlands or wetland buffers.

The site has access to the proposed 44th Avenue East which is on the 2030 Future Traffic Circulation Map Series as a four-lane arterial roadway. LDC Section 712.2.8 requires a second means of access for residential developments or parts of phases containing more than one hundred residential dwelling units. The one-phased development includes 120 lots for single-family detached residences. The project is designed to have a gated boulevard entrance (two lanes on either side of a 22 foot wide median) connecting a two-lane arterial section of 44th Avenue East which will serve as the second means of access. According to Transportation staff, this access point will provide full turning movement access.

The construction of White Eagle Boulevard (f.k.a. Pope Road) is included in a Local Development Agreement (LDA 13-03 - Northwest Sector/Lakewood Centre) which indicates construction is to occur by an entity other than the applicant sometime in the future.

The applicant is proposing 24-foot wide private internal roadways. The site design shows optional inter-neighborhood ties to the north and east if the adjacent properties are developed as future phases of the proposed subdivision.

The site is within two miles of BD Gullett Elementary School. In accordance with LDC Section 722.1.4.3, which requires sidewalks to be on both sides of the street when a project is within two miles of a school, the site plan shows five-foot wide sidewalks on both sides of the internal roadways and along the west side of 44th Avenue East, adjacent to the property's frontage. This design furthers the intent of Manatee County Comprehensive Plan Policy 2.9.1.5 and promotes development of pedestrian friendly designs. No sidewalks are proposed along White Eagle Boulevard (not constructed).

- Staff has a concern that future residents residing on lots adjacent to 44th Avenue East may be subject to potential noise from vehicles traveling along this roadway.

- To address any potential noise impacts from 44th Avenue East, staff recommends the installation of a six-foot high solid decorative wall or fence with landscaping on the exterior side of the fence or enhanced landscaping in the buffer along 44th Avenue East.

The applicant requests Specific Approval for the following:

- to reduce tree replacement sizes;
- to allow one canopy tree per lot;

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
DENSITY:	**Gross – 2.98 dwelling units per acre** **Net – 3.67 dwelling units per acre**
FLOOD ZONE(S):	**X – F.I.R.M PANEL 120153 0360 C (7/15/92)**
HURRICANE EVACUATION ZONE:	**E**
AREA OF KNOWN FLOODING:	**Yes**
UTILITY CONNECTIONS:	**County Water and Sewer**
SURROUNDING USES & ZONING	
NORTH and East	**Vacant agricultural land zoned A (General Agriculture).**
SOUTH	**Vacant agricultural land zoned PDMU (Planned Development Mixed Use)**
WEST	**Across White Eagle Boulevard (f.k.a. Pope Road) vacant agricultural land zoned A**

ENVIRONMENTAL INFORMATION	
Wetland Acreage:	**None**
Wetland Buffer	**None**
Proposed Impact Acreage:	**None**

Wetlands:

There are no wetlands located within the project boundaries.

Uplands:

No native upland habitats are located within the project boundaries.

Endangered Species:

No listed species have been identified or are expected to utilize the site.

Trees:

Approximately 125 trees are proposed for removal. With the exception of the recommended reduced replacement tree sizes, the proposed tree replacement is consistent with the Land Development Code.

Landscaping Buffers:

The applicant proposes 35' greenbelt buffers adjacent to all agriculturally zoned property and a 50' roadway buffer along 44th Avenue and part of the future White Eagle Boulevard (Pope Road). The northern part of the roadway buffer along future White Eagle Boulevard increases to 62.5'. There is an existing 20' fill slope easement and a 10' utility easement within the 50' roadway buffer, however, there is a minimum 20' area for installation of landscape material which is consistent with LDC Section 603.7.4.1.

SITE DESIGN DETAILS	
MINIMUM LOT SIZE(S):	**45'x135' = 6,075 square feet**
SETBACKS:	**Front: 23'/20'*** **Side: 5'** **Rear: 15'** **Waterfront: 30'** *25'- foot separation between garage and edge of sidewalk. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.
OPEN SPACE:	**Required: 25% or 10.05± acres** **Provided: 33% or 13.27± acres**
RECREATIONAL ACREAGE:	**0.67± acres**
ACCESS:	**Boulevard entrance to future 44th Avenue East**

NEARBY DEVELOPMENT

RESIDENTIAL				
Project	**Lot /units**	**Density**	**Minimum Lot size**	**Approved**
Eagle Trace	**278**	**2.66**	**4,625 sq. ft.**	**2013**
Serenity Creek	**111**	**1.71**	**9,500 sq. ft.**	**2013**
Central Park	**826**	**2.33**	**4,950 sq. ft.**	**2011**

POSITIVE ASPECTS

- **The nearby area is transitioning from suburban agricultural uses to single-family residential developments.**
- **Timing appears to be consistent with development trends in the area.**

NEGATIVE ASPECTS

- **The project is adjacent to the A zoning district which permits agricultural uses that may be incompatible with single-family development.**
- **Proposed lots are significantly smaller than allowed in the adjacent agricultural properties.**

MITIGATING FACTORS

- **Staff recommends the Notice to Buyers include language informing prospective buyers of the presence of adjacent agricultural operations.**
- **35-foot wide perimeter buffers are proposed along the north and east perimeters of the project.**

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, and in a separate addendum to the sales contract and in the Final Site Plan shall include language to inform prospective homeowners of:

   a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

2. Prior to Final Plat approval, enhanced landscaping or a six-foot high decorative opaque wall or fence shall be installed along the interior edge of the roadway buffer along 44th Avenue East. Landscaping shall be installed on the exterior side of the wall or fence.

3. Walls or fences within roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

4. All other applicable state permits shall be obtained before commencement of the development.

5. Any gates or emergency access points within the project shall be accessible to emergency providers in accordance with the requirements of County and Fire Department ordinances and resolutions.

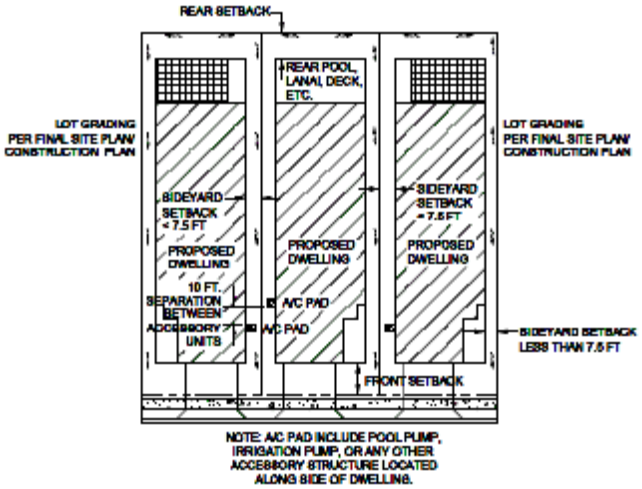
6. Prior to Final Site Plan approval, proof of legal means of access via 44th Avenue East shall be provided to the County.

7. If an adjoining agricultural operation to the north and east is no longer in effect at the time of Final Plat submittal, then the requirements of LDC Section 702.6.7 shall no longer apply and the 35-foot wide agricultural buffer may be reduced to a 15-foot wide perimeter buffer.

B. STORMWATER CONDITIONS:

1. 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 Mill Creek. Modeling shall be used to determine pre-and post-development flows.

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



C. ENVIRONMENTAL CONDITIONS:

1. 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.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' roadway buffer along 44th Avenue East & White Eagle Boulevard	50' & 62.5'	Y		Exceeds minimum standards
35' perimeter buffer	35'	Y		Shown
SIDEWALKS				
5' internal sidewalks	5'	Y		Shown
5' sidewalk, exterior	5'	Y		Shown
ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	50'	Y		Streets to be private
24' paved roadways	24'	Y		Shown

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

Physical Characteristics:

Except for a barn and shed, the site is mostly cleared pasture land with woodland pasture along the eastern part of the site. The site will have frontage along a proposed segment of 44th Avenue East and the proposed future White Eagle Boulevard (f.k.a. Pope Road).

The site is in Flood Zones X Category per FIRM Panel 120153 0360 C.

Public Utilities, Facilities and Services:

The site will be served by County water and sewer. There is a 24-inch reclaimed water line along the north side of 44th Avenue East. There is a 16-inch water line along the south side of 44th Avenue East, ending at Pope Road. There is a force main on the north side of 44th Avenue East, northwest of Pope Road.

Schools:

The site is in School Service Area 2. Schools servicing the site are BD Gullett Elementary School, Carlos E. Haile Middle School and Lakewood Ranch High School. According to information received from the Manatee County School Board, there is sufficient capacity to support the proposed request which triggers an increase of 42 potential students.

Compatibility:

The site is adjacent to vacant agricultural property to the north, east and west. The design shows 35-foot wide perimeter buffers. Staff recommends the inclusion of language in the Notice to Buyers informing future residents of the potential presence of neighboring agricultural uses. To the south, across 44th Avenue East, the site is adjacent to Central Park and Esplanade Subdivisions in the Northwest Sector DRI. The proposed use is compatible and consistent with the existing residential development patterns nearby.

Transitions:

The site is in an area which is transitioning from suburban agricultural uses to residential developments. Timing of the request appears appropriate with the growing residential trends in the area. Serenity Creek and Eagle Trace are most recently approved developments in the area.

Design Quality:

The one-phased project consists of 120 lots for single-family detached residences at a density of 2.98 dwelling units per acre. The minimum lot size proposed is 6,075 square feet with a minimum lot width of 45 feet. All lots are arranged to have frontage from the internal roadways. The following chart indicates minimum proposed setbacks for the project:

Use/Type	Front	Side	Rear
Single-family detached	23'/20'*	5'	15'
Wetland buffer	15'		
Waterfront	30'		

*A 25-foot separation is required between the garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.

Streets, Drives, Parking and Service Areas:

The proposed internal streets are private and will be constructed to County standards.

Pedestrian Systems:

The site is within two miles of BD Gullett Elementary School. The design shows five-foot wide sidewalks along both sides of the internal roadways in the subdivision and the north side of 44th Avenue East, adjacent to the property's frontage. Additionally, the School District request sidewalks along future White Eagle Boulevard (f.k.a. Pope Road). According to information in a Local Development Agreement (LDA 13-03 - Northwest Sector/Lakewood Centre), the construction of White Eagle Boulevard (f.k.a. Pope Road) is planned to occur by an entity other than the applicant sometime in the future.

Natural and Historic Features, Conservation and Preservation Areas:

There are no wetlands or wetland buffers on the site. There are no known historical or archaeological resources on-site.

Density:

A proposed density of 2.98 is consistent and slightly below the allowable potential density (three) for the UF-3 FLUC. The gross densities for recent approvals in the area range from 1.71 (Serenity Creek Subdivision) to 2.66 (Eagle Trace Subdivision) dwelling units per acre. Central Park (to the south) has a gross density of 2.33 dwelling units per acre. Special approval is required for a gross density exceeding one dwelling unit per acre and net density exceeding three dwelling units per acre in the UF-3 FLUC.

Height:

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

Fences and Screening:

No fences are proposed along the perimeters of the subdivision. The design shows 35-foot wide perimeter buffers along the north and east boundaries of the site. A 50-foot and 62.5-foot wide roadway buffer is proposed adjacent to future White Eagle Boulevard and a 50-foot wide roadway buffer is adjacent to 44th Avenue East. To mitigate potential noise impacts along 44th Avenue East, staff recommends a six-foot high decorative wall or fence, with landscaping on the exterior side of the fence and installed along the interior edge of the 50-foot wide buffer.

Trash and Utility Plant Screens:

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

Signs:

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

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing. The surrounding area is characterized by residential and agricultural uses.

Policy 2.2.1.11.1 Intent. The site is intended for a low-density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. The proposed gross density of 2.98 exceeds the Special Approval threshold (one dwelling unit per acre) in the UF-3 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Single-family detached homes are in the range of potential uses.

Policy 2.6.1.1 Compatibility. PDR developments can be designed to permit development consistent with the growing residential trends in the area. In addition, PDR allows the Board to attach stipulations to ensure the project is compatible with the surrounding uses.

Policy 2.6.2.7 Require Clustering to Limit Impacts. N/A.

TRANSPORTATION

Major Transportation Facilities

The site has access to the proposed 44th Avenue East, connecting to a two-lane arterial section of 44th Avenue East. 44th Avenue East is on the 2030 Future Traffic Circulation Map Series as a four lane arterial roadway.

Transportation Concurrency

Transportation concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Analysis (TIA) to determine impacts to the segment of 44th Avenue East adjacent to the project site. The results of the traffic study, 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 (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 only one driveway onto 44th Avenue East. This access point will provide full turning movement access.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	FUTURE LOS (W/PROJECT)
44th Ave. E.	**4280**	**D**	**C**

In summary, the results of the TIA review identified no off-site concurrency are required.

OTHER CONCURRENCY COMPONENTS

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

SPECIAL APPROVAL – ANALYSES, RECOMMENDATIONS, FINDINGS

Manatee Comprehensive Plan defines Special Approval as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners; or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC.

> Special Approval is required for a gross density exceeding one dwelling unit per acre and net density exceeding three dwelling units per acre in the UF-3. FLUC. The intent of the UF-3 FLUC in Policy 2.2.1.11.1, indicates, "development in the UF-3 FLUC shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept."

The site meets the intent of the UF-3 FLUC. The site is in an area where development is occurring from west to east. Central Park is east of Lakewood Ranch Boulevard and south of 44th Avenue East. Eagle Trace is to the north, on the west side of White Eagle Boulevard (f.k.a. Pope Road). Development is also occurring on the east side of White Eagle Boulevard. Serenity Creek is on the east side of White Eagle Boulevard.

The site is in an area where there is availability of services. Reclaimed water, water and sewer are along 44th Avenue East. An elementary school is to the west.
The gross densities of the approved developments range from1.71 dwelling units per acre to 2.66 dwelling units per acre. Although, a gross density of 2.98 dwelling units per acre and net density of 3.67 are above the special approval thresholds (one and three dwelling units per acre, respectively) in UF-3 FLUC, the proposed density is consistent with the UF-3 FLUC.

The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

The analysis in the staff report represents a true evaluation of the proposed design for potential impacts on natural resources, adjacent land uses and public facilities.

FINDING FOR SPECIAL APPROVAL IN UF-3 FLUC

The Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed design which indicates the proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. **Request:**

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

   Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

2. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

ATTACHMENTS

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

APPLICABLE COMP PLAN POLICIES	
Policy: 2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy: 2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy: 2.2.1.11	UF-3: Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.11.1	Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically

	growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)
Policy: 2.2.1.11.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy: 2.2.1.11.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: 3 dwelling units per acre Maximum Net Residential Density: 9 dwelling units per acre (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5) Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only) Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf) Large (300,000)* *With Limitations (See Policy 2.2.1.11.5)

Policy: 2.2.1.11.4	Other Information: a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S. b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval. c) Any nonresidential project exceeding 30,000 square feet shall require special approval.
Policy: 2.2.1.11.5	In order to serve more than day to day needs within the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non-residential uses: a) Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan.
Policy: 2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to: - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3]
Policy: 2.6.1.2	Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for

	projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.
Policy: 2.6.1.3	Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).
Policy: 2.6.2.1	Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.
Objective: 2.9.1	Strong Communities: Create and maintain communities which are characterized by their: - connection, integration, and compatibility with surrounding land uses, - community spaces and focal points, - protection of the natural environment, - connection and integration of pedestrian, bicycle, and vehicular systems, - usable open spaces, and public access to water features, - unifying design elements and features, - variety of housing stock, - pedestrian oriented structures, and pedestrian friendly design, - connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.
Policies: 2.9.1.1	Minimize the development of residential projects which create isolated neighborhoods.

Policy: 2.9.1.2	Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)
Policy: 2.9.1.3	Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.
Policy: 2.9.1.4	Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1)
Policy: 2.9.1.5	Promote the development of pedestrian friendly designs.
Policy: 2.9.1.6	Promote the use of unifying design elements and features.
Policy: 2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy: 2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)

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

October 22, 2013

File: 215611778 420

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

Reference: Riker Special Approval Request

Dear Lisa,

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

1. **Policy 2.2.1.11.4 which requires all projects for which gross residential density exceed one dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.**

   The project is adjacent to property intended for a mix of densities and intensities to the west with a Future Land Use Category of MU-C. Residential development with a density at or below the maximum threshold of the UF-3 FLUC provides for a transition from the more intensive residential, commercial, institutional and industrial uses to the west to lower density residential and agricultural property to the east. A gross density of 2.98 dwelling units per acre and net density of 3.67 dwelling units per acre is below the allowable density for the UF-3 future land use category.

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

Regards,

STANTEC CONSULTING SERVICES INC.

Katie LaBarr

Katie LaBarr
Project Planner
Tel: (941) 907-6900
Katie.LaBarr@stantec.com

c. Pat Neal, Neal Communities of Southwest Florida
   Dale Weidemiller, Neal Communities of Southwest Florida

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

February 3, 2014

Via: E-Mail

File: 215611778 440

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

Reference: Riker Specific Approval Request

Dear Stephanie,

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 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 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.

2. **LDC Section 715.3.4 – Canopy Trees**

   LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments, to allow for one canopy tree per lot per frontage. As lot sizes have changed over time, this requirement has resulted in conflicts between trees and infrastructure. County staff recommends this request for Specific Approval, in order to avoid potential conflicts between trees and infrastructure on individual lots.

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
Tel: 941-907-6900 Ext. 231
Katie.LaBarr@stantec.com

c. Dale Weidemiller, Neal Communities of Southwest Florida, LLC
Pat Neal, Neal Communities of Southwest Florida, LLC

Design with community in mind

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: **Riker**

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

NAME, ADDRESS AND OFFICER Check if owner ( ) or contract purchaser (✓)	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Neal Communities of Southwest Florida	**100% Interest**
5800 Lakewood Ranch Boulevard North	
Sarasota, FL 34240	

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): _____

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 4th day of October 2013 by Dale E. Weidmiller, who is personally known to me or who has produced _____ as identification.
(type of identification)

Sherry S Doddema
Notary Signature

My Commission Expires: _____

SHERRY S. DODDEMA
Print or type name of Notary

Commission No: _____

Title or Rank

SHERRY S. DODDEMA
MY COMMISSION EXPIRES
May 21, 2015
#EE 194509
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC STATE OF FLORIDA

Revised 2/8/10
B-4

Riker Parcel

Transportation Impact Analysis

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

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

October 2013

Riker Parcel
Transportation Impact Analysis

Table of Contents

PROFESSIONAL ENGINEER'S CERTIFICATION i

INTRODUCTION 1

TRIP GENERATION 2

PROJECT TRAFFIC DISTRIBUTION/ASSIGNMENT 2

STUDY AREA 4

2013 EXISTING TRAFFIC CONDITIONS 5

ROADWAY ANALYSIS 5

INTERSECTION ANALYSIS 6

2016 BACKGROUND TRAFFIC CONDITIONS 6

ROADWAY ANALYSIS 7

INTERSECTION ANALYSIS 8

2016 TOTAL TRAFFIC CONDITIONS 8

ROADWAY ANALYSIS 9

INTERSECTION ANALYSIS 10

SITE ACCESS ANALYSIS 10

CONCLUSION 11

LIST OF TABLES

Table 1: AM Peak-Hour Trip Generation 2

Table 2: PM Peak-Hour Trip Generation 2

Table 3: Study Area Determination 5

Table 4: 2013 Existing Segment Conditions 5

Table 5: 2013 Existing Intersection Conditions 6

Table 6: 2016 Background Traffic Segment Conditions 8

Table 7: 2016 Background Traffic Intersection Conditions 8

Table 8: 2016 Total Traffic Segment Conditions 9

Table 9: 2016 Total Traffic Intersection Conditions 10

LIST OF FIGURES

Figure 1: Project Location 1

Figure 2: Existing AM and PM Peak-Hour Peak-Season Traffic 3

Figure 3: Project Traffic Distribution and Assignment 4

Figure 4: 2016 AM and PM Peak-Hour Background Traffic 7

Figure 5: 2016 AM and PM Peak-Hour Total Traffic 9

LIST OF APPENDICES

APPENDIX A ..... SITE PLAN

APPENDIX B ..... METHODOLOGY STATEMENT

APPENDIX C ..... FDOT PEAK-SEASON CONVERSION FACTORS
TURNING MOVEMENT COUNTS
EXISTING LANE GEOMETRY
EXISTING SIGNAL TIMING

APPENDIX D ..... EXISTING AND FUTURE INTERSECTION VOLUMES

APPENDIX E ..... 2013 EXISTING TRAFFIC SYNCHRO SUMMARY WORKSHEETS

APPENDIX F ..... 2016 BACKGROUND TRAFFIC SYNCHRO SUMMARY WORKSHEETS

APPENDIX G ..... 2016 TOTAL TRAFFIC SYNCHRO SUMMARY WORKSHEETS

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: Riker Parcel
Transportation Impact Analysis
215611778

LOCATION: Northeast corner of the future Pope Road/44th Avenue East intersection in Manatee County, Florida

This document entitled Riker Parcel 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 Riker Parcel residential development located at the northeast corner of the future Pope Road/44th Avenue E 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 120 single-family dwelling units. The development will create one new connection to 44th Avenue E. As part of the project, 44th Avenue E will be extended from its current terminus (located at Future Pope Road) to the project access point. Please refer to the site plan attached in Appendix A, which shows the alignment of 44th Avenue E as well as the site access point. 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 October 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 94 AM peak-hour two-way trip ends (24 entering; 70 exiting) and 124 PM peak-hour two-way trip ends (78 entering; 46 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	120	T = .70(x) + 9.74	25%	75%	94	24	70

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	120	ln(T) = .90ln(x) + .51	63%	37%	124	78	46

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.

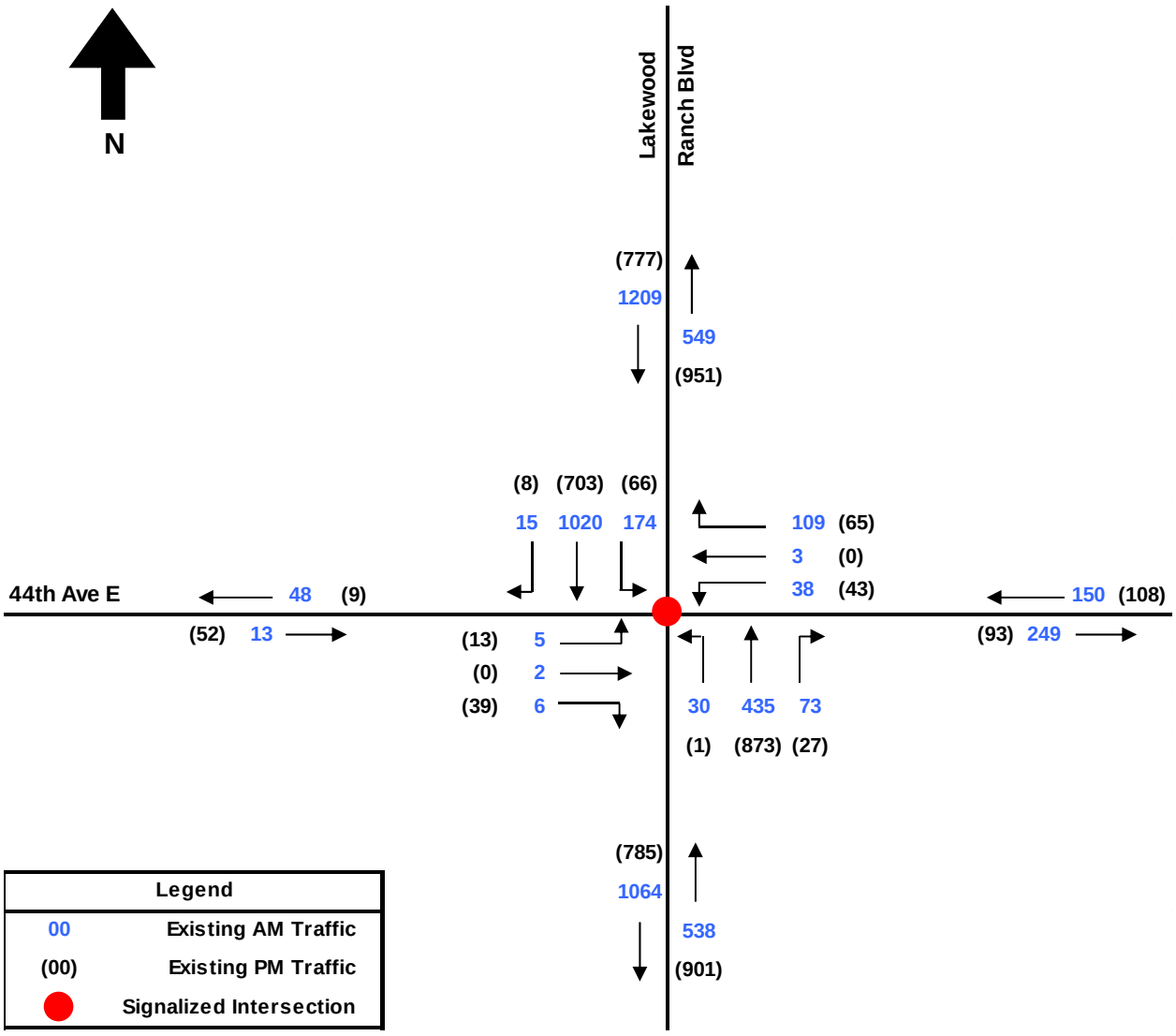


Figure 2: Existing AM and PM Peak-Hour Peak-Season Traffic

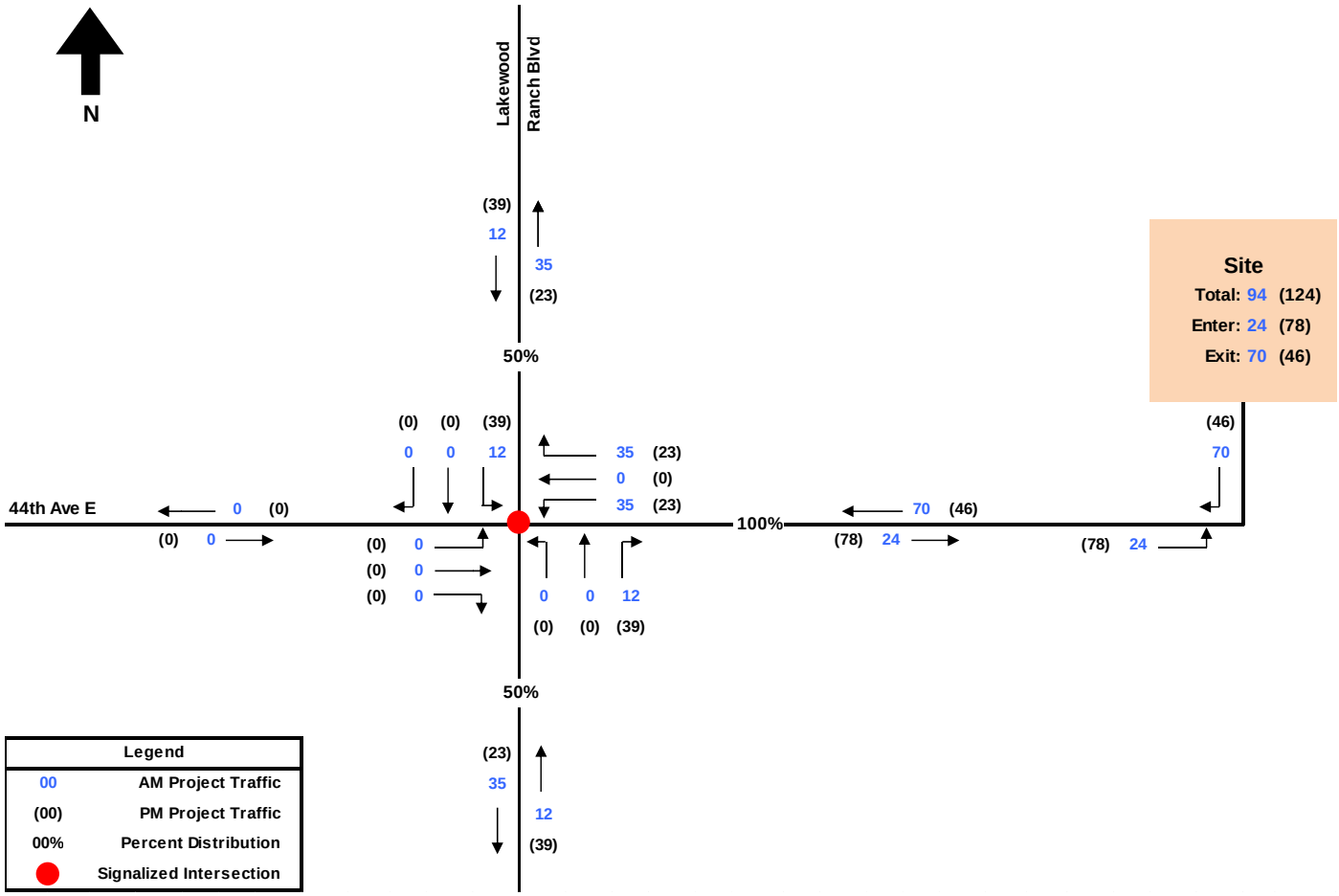


Figure 3: Project Traffic Distribution and Assignment

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 44th Avenue E from Lakewood Ranch Boulevard to the Site was evaluated as part of this analysis. In addition, a detailed intersection analysis was performed at the Lakewood Ranch Boulevard/44th Avenue E 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%)	Direct Access?
	LOS Standard	Number of Lanes	Service Volume[1]		Trips	% Impact		
44th Avenue East								
Lakewood Ranch Blvd to Terminus (Site)	D	4	2,630	100%	124	4.7%	No	Yes
Lakewood Ranch Boulevard								
SR 70 to 44th Ave E	D	4	3,220	50%	62	1.9%	No	No
44th Ave E to SR 64	D	4	3,220	50%	62	1.9%	No	No

1. Service volume obtained from Table 4 of the 2012 FDOT Generalized Level-of-Service tables with a non-state roadway adjustment.

2013 Existing Traffic Conditions

Vehicle turning movement counts were conducted at the study area intersection on Wednesday, October 9, 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 1.16. 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's *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 the segment within the study area currently operates 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[1]		
44th Avenue East						
Lakewood Ranch Blvd to Terminus (Site)	EB	D	2	1,465	93	No
Terminus (Site) to Lakewood Ranch Blvd	WB				108	

1. Service volume obtained from Table 7 of the 2012 FDOT Generalized Level-of-Service tables with a non-state 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. The results of the Synchro intersection analysis are summarized in Table 5 and indicate that the study area intersection currently operates 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
Lakewood Ranch Blvd & 44th Ave E	Signalized	AM	D	B	10.5	0.50	B	B	B	A
		PM	D	B	11.0	0.42	A	A	B	A

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 reserved traffic.

Based on conversations with County staff, a 1.00% annual growth rate was used to forecast future AM and PM background traffic. In addition, 33% of the reserved traffic on Lakewood Ranch Boulevard (1,280 PM peak-hour trips) was used for the PM peak-hour analysis and for the AM peak-hour intersection analysis, 40% of the PM peak-hour reserved traffic (510 AM peak-hour trips) was used.

The reserved traffic was directionally distributed based on existing travel patterns approaching the Lakewood Ranch Boulevard/44th Avenue E intersection. During the AM peak-hour, the 510 reserved trips were distributed 30% northbound (153 trips) and 70% southbound (357 trips). During the PM peak-hour, the 1,280 PM peak-hour trips were distributed 55% northbound (704 trips) and 45% southbound (576 trips). The northbound and southbound approach volumes were then converted to turning movements based on the percentage of existing turning vehicles. For the eastbound and westbound approaches, reserved traffic was added so that the approach and departure volumes north and south of the intersection were equal.

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

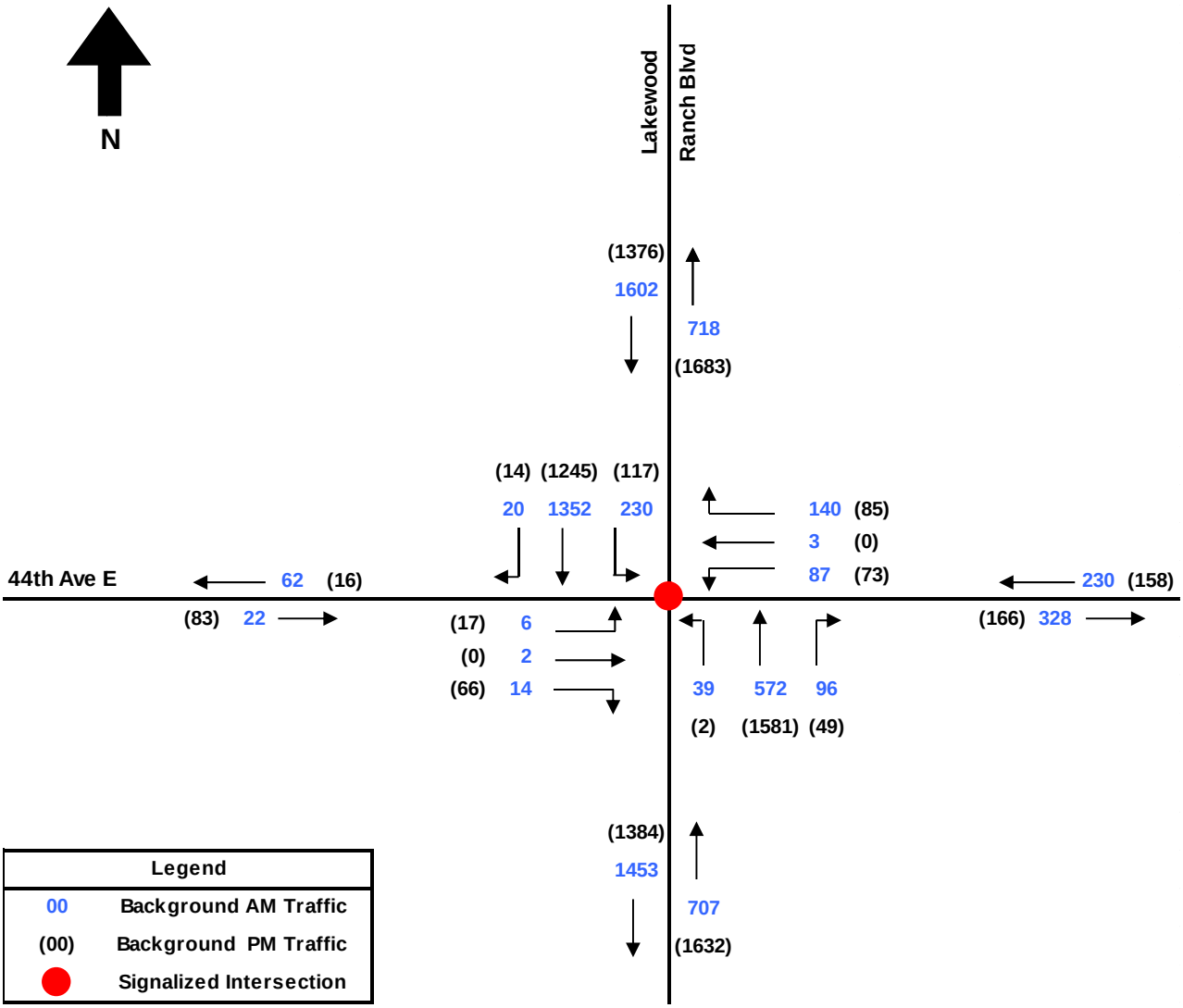


Figure 4: 2016 AM and PM Peak-Hour Background Traffic

ROADWAY ANALYSIS

The results of the 2016 background traffic level-of-service analysis are summarized in Table 6 and indicate that the segment within the study area is anticipated to continue to operate within Manatee County's adopted level-of-service standards.

Table 6: 2016 Background Traffic Segment Conditions

Road Name and Segment	Direction	Adopted LOS			2013 Existing Volume	Bkgd Growth[1]	Reserved Traffic	2016 Bkgd Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume					
44th Avenue East									
Lakewood Ranch Blvd to Terminus (Site)	EB	D	2	1,465	93	3	70	166	No
Terminus (Site) to Lakewood Ranch Blvd	WB				108	3	47	158	

1. A 1.00% annual background growth rate was used to forecast future traffic volumes.

INTERSECTION ANALYSIS

The intersection analysis was again performed using Synchro. The 2016 background traffic analysis used the same geometry as the existing analysis. The results of the Synchro intersection analysis are summarized in Table 7 and indicate that the study area intersection is anticipated to operate within Manatee County's adopted level-of-service standards for both the AM and PM peak hours.

Table 7: 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
Lakewood Ranch Blvd & 44th Ave E	Signalized	AM	D	B	15.8	0.77	A	B	B	B
		PM	D	B	17.7	0.86	A	B	C	B

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, an annual background growth rate, reserved traffic, and project traffic. The 2016 AM and PM peak-hour total traffic volumes are shown in Figure 5.

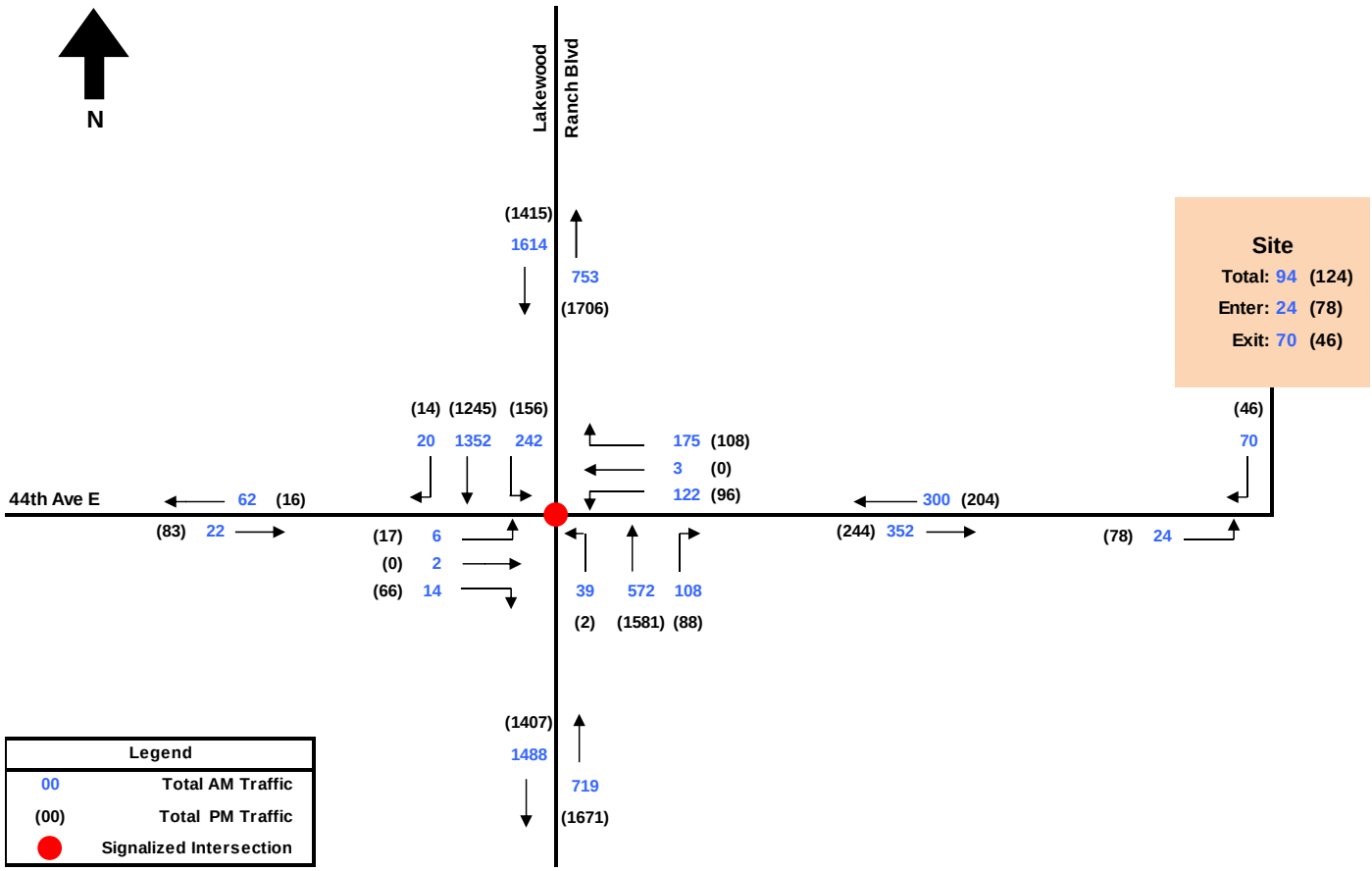


Figure 5: 2016 AM and PM Peak-Hour Total Traffic

ROADWAY ANALYSIS

The results of the 2016 total traffic level-of-service analysis are summarized in Table 8 and indicate that that the segment within the study area is anticipated to continue to operate within Manatee County's adopted level-of-service standards. No roadway improvements are required in conjunction with this project.

Table 8: 2016 Total Traffic Segment Conditions

Road Name and Segment	Direction	Adopted LOS			2016 Bkgd Volume	Project Traffic	2016 Total Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume				
44th Avenue East								
Lakewood Ranch Blvd to Terminus (Site)	EB	D	2	1,465	166	78	244	No
Terminus (Site) to Lakewood Ranch Blvd	WB				158	46	204	No

INTERSECTION ANALYSIS

The intersection analysis was again performed using Synchro. The 2016 total traffic intersection analysis used the same geometry as the existing traffic analysis. The results of the Synchro intersection analysis are summarized in Table 9 and indicate that the study area intersection is anticipated 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. No intersection improvements are required in conjunction with this project.

Table 9: 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
Lakewood Ranch Blvd & 44th Ave E	Signalized	AM	D	B	16.9	0.77	A	B	B	B
		PM	D	B	18.5	0.86	A	B	C	B

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

SITE ACCESS ANALYSIS

The development will utilize one new connection to 44th Avenue E; please refer to the attached site plan in Appendix A. 44th Avenue E terminates at the site access point, therefore a westbound right turn lane is not warranted as part of this development because it is not a permitted movement. Because 44th Avenue E terminates at the site access point, the eastbound left turn movement is a free-flow movement with no opposing traffic. Additionally, there is no eastbound through traffic for the left turn traffic to impede. Therefore, an eastbound left turn lane is not warranted as part of this development.

Conclusion

The Riker Parcel consists of 120 single-family dwelling units and is estimated to generate 94 AM peak-hour two-way trip ends (24 entering; 70 exiting) and 124 PM peak-hour trip ends (78 entering; 46 exiting). As the capacity analysis documented in this report indicates, the study area roadway segment and intersection are currently operating at acceptable level-of-service standards and are anticipated to continue to operate at acceptable level-of-service standards with the addition of the project traffic. In addition to the off-site concurrency analysis, the site access was reviewed and indicates that neither right turn lanes nor left turn lanes are warranted at either site access point.

Date to be Published: Wednesday, February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434,

5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	ANNE BEUCHAT		
COMPANY:	BRADENTON HERALD	DEPT:	CLASSIFIEDS
FAX #:	708-7758	PHONE #	745-7066
FROM:	BOBBI ROY		
FAX #:	941-749-3071	PHONE #	941-748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	SHAY TURNER		
COMPANY:	MANATEE HERALD-TRIBUNE	DEPT: CLASSIFIEDS	
FAX #:	361-4199	PHONE #	361-4104
FROM:	BOBBI ROY		
FAX #:	749-3071	PHONE #	748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

To: Newspapers,
Cc: Rossina Leider/MCG, Glenna Campana/MCG, Stephanie Moreland/MCG, Shelley Hamilton/MCG,
Bcc:
Subject: Legal Line ad to be published Wednesday, February 26, 2014

140313 PC.doc 140313 PC Instructions.doc

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

Herald-Tribune

Order:	SC52G0NCLS	Pubs:	4,10	Rate:	LE
Phone:	(941)749-3070	Class:	0005	Charges:	$ 0.00
Account:	27042400	Start Date:	02/26/2014	List Price:	$ 327.50
Name:	N/A, Bobbi	Stop Date:	02/26/2014	Payments:	$ 0.00
Caller:	Ordinance 14-04	Insertions:	2	Balance:	$ 327.50
Taken By:	SC52	Columns:	1	Lines:	262
Schedule:	2/26 1x, 2/26 1x, , ,			Taken On:	02/21/2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

Attention:_____ Fax:_____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

BRADENTON HERALD
CLASSIFIED ADVERTISING

Order:	052165466	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	$ 0.00
Account:	11950	Start Date:	02/26/2014	List Price:	$ 370.89
Name:	MANATEE,	Stop Date:	02/26/2014	Payments:	$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	$ 370.89

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

PRELIMINARY SITE PLAN

RIKER PARCEL

SECTION 4 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

5800 LAKEWOOD RANCH BLVD
BRADENTON, FLORIDA 34202
(941) 328-1111

DEVELOPMENT DATA

PRELIMINARY SITE PLAN CHECKLIST ITEMS:

EXISTING SITE CONDITIONS

A. TOTAL PROJECT AREA IS 40.21± AC.

B. EXISTING ZONING IS A, 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 SWFWMD AERIALS. TOPOGRAPHIC SURVEY DATUM IS NGVD 29.

F. THIS SITE IS LOCATED WITHIN FLOOD ZONE X PER MANATEE COUNTY, COMMUNITY PANEL 1201530360C (REV. JULY 15, 1992).

G. THIS PROJECT DOES NOT EXCEED 100 ACRES.

H. THERE ARE NO WETLANDS ON SITE.

I. EXISTING TREE GROUPINGS ARE SHOWN ON THE LANDSCAPE PLANS AND AERIAL.

DEVELOPMENT DESCRIPTION

A. PROPOSED SITE COVERAGE:

THE PROPOSED PROJECT INCLUDES:

SINGLE-FAMILY DETACHED RESIDENTIAL UNITS
PASSIVE RECREATIONAL OPEN SPACE, OPTIONAL
COMMUNITY AMENITY CENTER WITH POOL.

B. GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE

GROSS RESIDENTIAL ACREAGE = 40.21 AC

PROPOSED NUMBER OF RESIDENTIAL UNITS = 120

GROSS DENSITY = 2.98 DU/ACRE
120/40.21± AC

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

RECREATIONAL FACILITIES ACREAGE = 0.67± AC
LANDSCAPE BUFFERS = 4.99± AC
OTHER OPEN SPACE = 1.88± AC
TOTAL AREA = 7.54 AC
NET DENSITY = 3.67 DU/AC
120/(40.21 AC – 7.54 AC = 32.67 AC)

REQUIRED OPEN SPACE (25% 40.21 DEVELOPED SITE AREA) = 10.05± AC

RECREATIONAL FACILITIES ACREAGE = 0.67± AC
TOTAL LAKES = 5.85± AC
LANDSCAPE BUFFER = 4.99± AC
OTHER OPEN SPACE = 1.88± AC
TOTAL AREA = 13.39± AC
TOTAL OPEN SPACE PROVIDED 33% (40.21 AC/13.39 AC)

C. NA – NO NON-RESIDENTIAL USES PROVIDED

D. NA – NO NON-RESIDENTIAL USES PROVIDED

E. PROJECT CONSTRUCTION TO START Q1 2014 AND BE COMPLETED Q4 2017. SITE WILL BE DEVELOPED IN ONE PHASE.

PROPOSED SITE DESIGN

A. DIMENSIONS AND LOCATION OF PROPOSED LOT LINES, LAND USES, 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 – 23'
SIDE – 5'
REAR – 15'

MINIMUM WATERFRONT SETBACK: 30'
MINIMUM AGRICULTURAL BUFFER SETBACK: 35'
MAXIMUM BUILDING HEIGHT: 35'

C. AMENITY CENTER SETBACKS SHALL BE A MINIMUM OF 15' FROM EACH PROPERTY LINE.

D. 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.

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. 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.

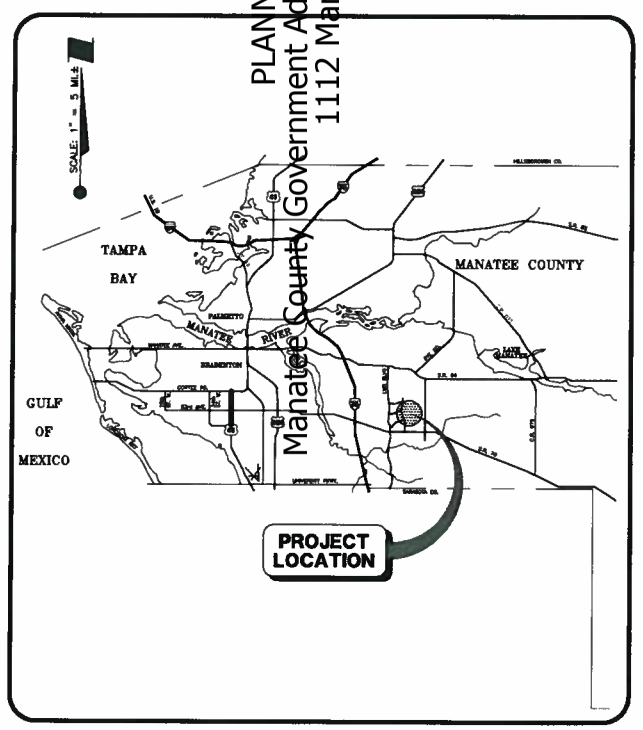
SUPPLEMENTAL INFORMATION

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

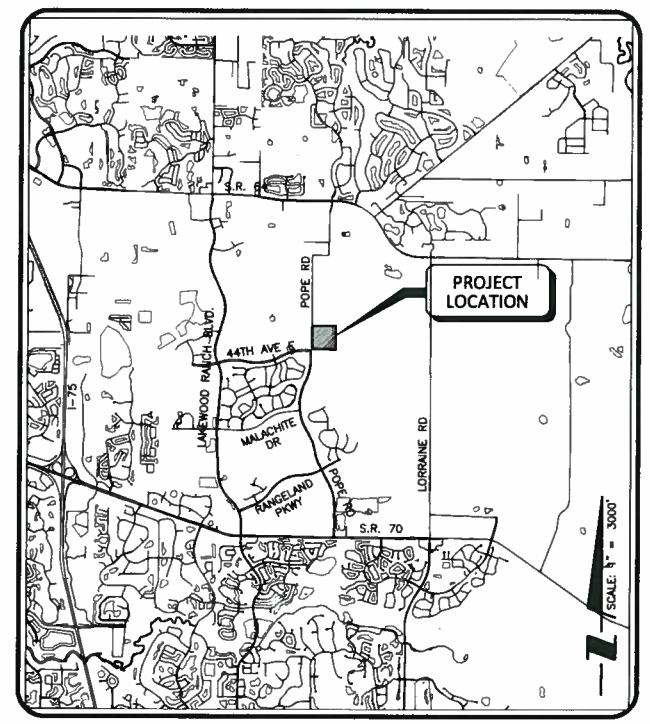
ADDITIONAL NOTES:

1. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT.
2. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE SUBDIVISION ROADS WILL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. SEE TYPICAL ROADWAY SECTION.
3. SEWER, POTABLE WATER, AND RECLAIMED WATER SYSTEMS DEPICTED HEREIN TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE.
4. THE POTABLE WATER, RECLAIMED WATER, IRRIGATION 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 SIGN 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. SIGNAGE AND STRIPINT PLANS WILL BE PART OF, AND APPROVED WITH THE FINAL SITE PLAN.
6. 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.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West



LOCATION MAP



SITE MAP

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
	LANDSCAPE
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE DETAILS AND NOTES

REDUCED COPY
NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6	02/21/14	REVISED ENTRANCE PAVEMENT WIDTHS AND CURB TYPES PER FIRE DEPT. REQUEST	RTD/89450
7	01/31/14	REVISED PER MANATEE CO. COMMENTS DATED 1/30/14	RTD/89450
8	01/23/14	REVISED PER MANATEE CO. COMMENTS DATED 1/09/14	CLL/96591
9	12/12/13	REVISED PER MANATEE CO. COMMENTS DATED 11/20/13	S.R.J./89370

STATUS : REVISIONS

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

PRELIMINARY SITE PLAN

PROJECT NAME: RIKER PARCEL

APPROVED _____ Date _____ File Number

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

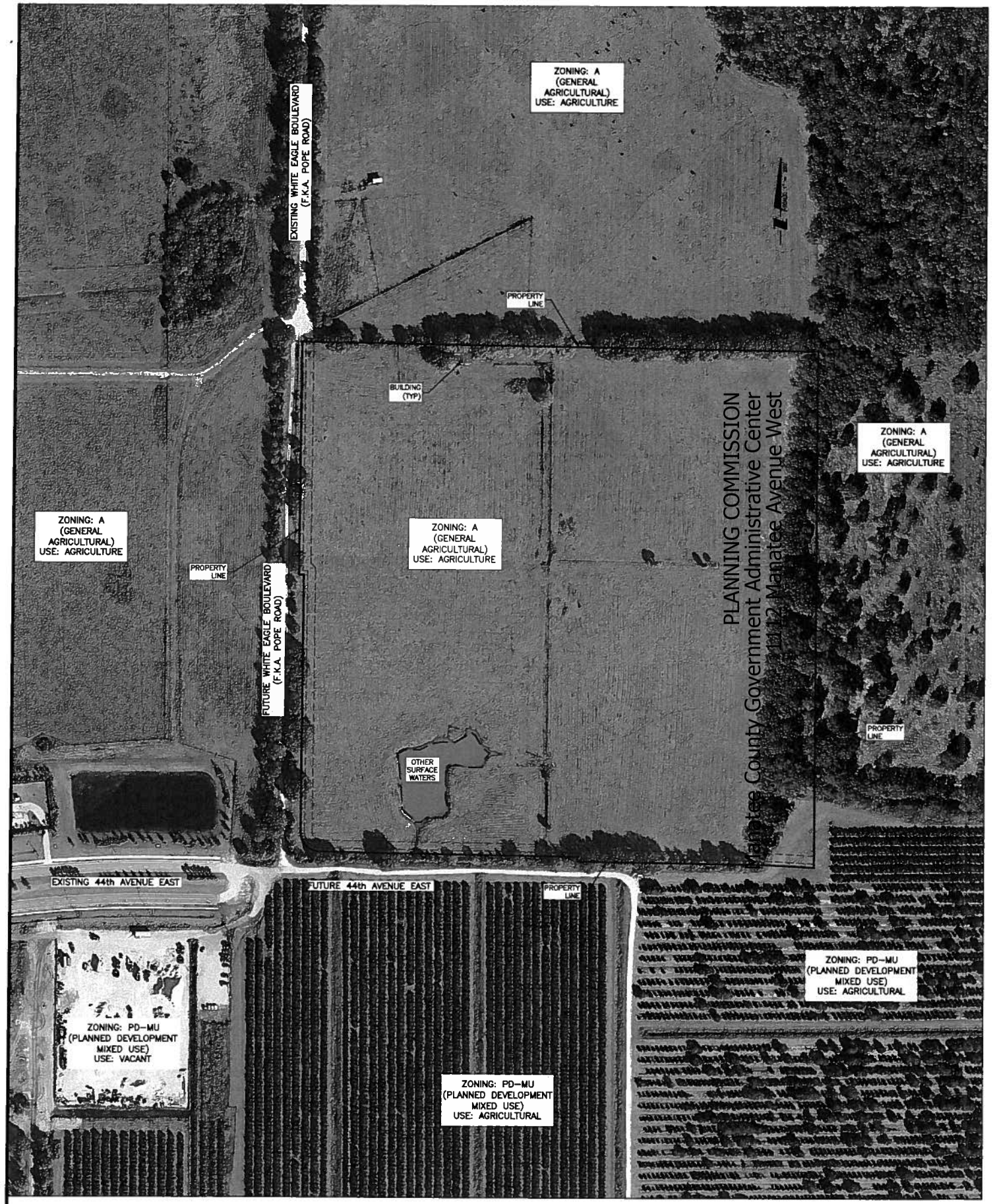
Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application.

PROJECT NUMBER
215611778

DATE	INDEX NUMBER
OCTOBER 2013	215611778-01C-001CV

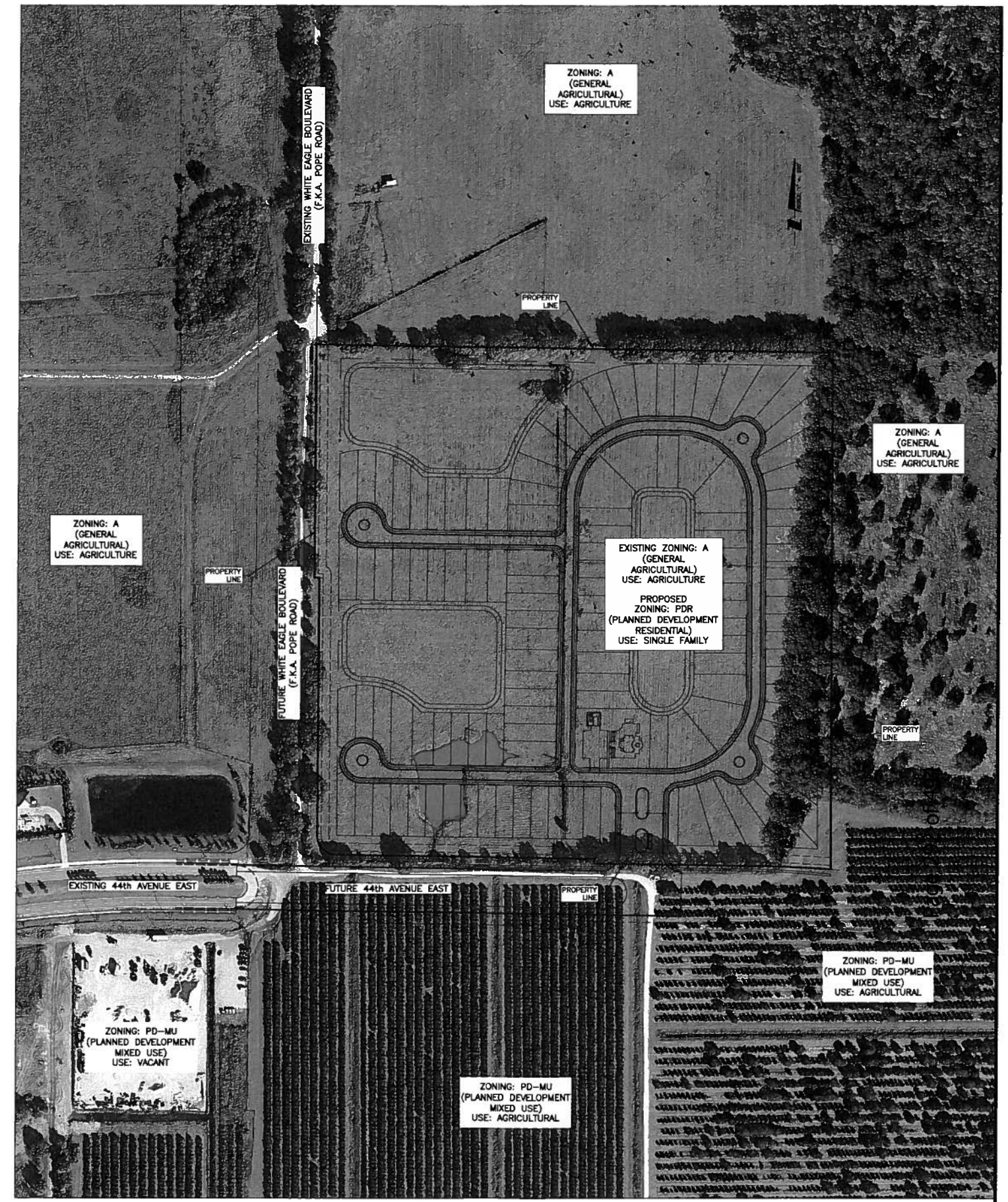
Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

PRINTED
FEB 28 2014
Stantec



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

EXISTING CONDITIONS AERIAL PLAN



PROPOSED CONDITIONS AERIAL PLAN

REV NO.	REVISION	DATE	DRAWN BY / DWP. NO.	CHECKED BY / DWP. NO.
d	REVISE ENTRANCE PAVEMENT WIDTHS AND CURB TYPES PER FIRE DEPT. REQUESTS	02/21/14	RTD/89450	
A	REVISED PER MANATEE CO COMMENTS DATED 11/20/13	12/12/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89398	10/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization 607913 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: RIKER PARCEL

DATE: 10/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: AERIAL SITE PLAN

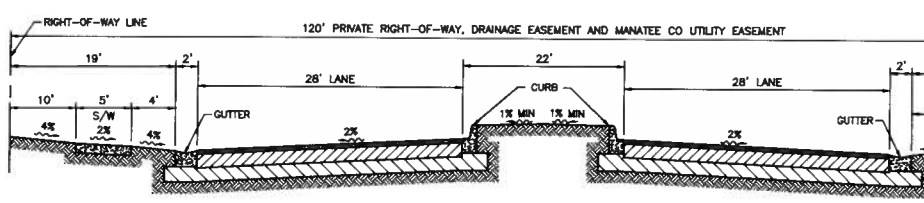
PROJECT NUMBER: 215611778

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

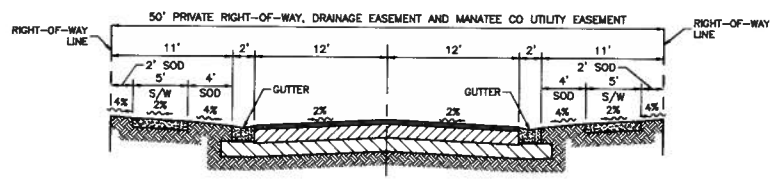
INDEX NUMBER:

SHEET NUMBER: 2 OF 5

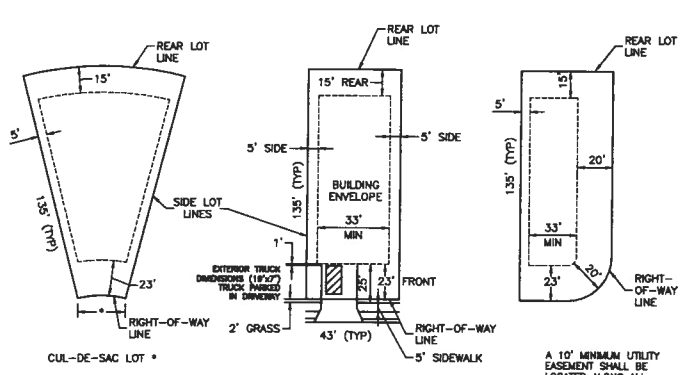
Saved: 2/21/2014 9:32:27 AM RDICKINS | Plotted: 2/21/2014 9:34:47 AM RDICKINS | V:\2156\active\215611778\civil\drawing\01_psp\sheet_files\215611778-01C-0002PL.dwg(Layout1)



TYPICAL ROAD SECTION 120' WIDE RIGHT OF WAY
ENTRANCE BOULEVARD
N.T.S.



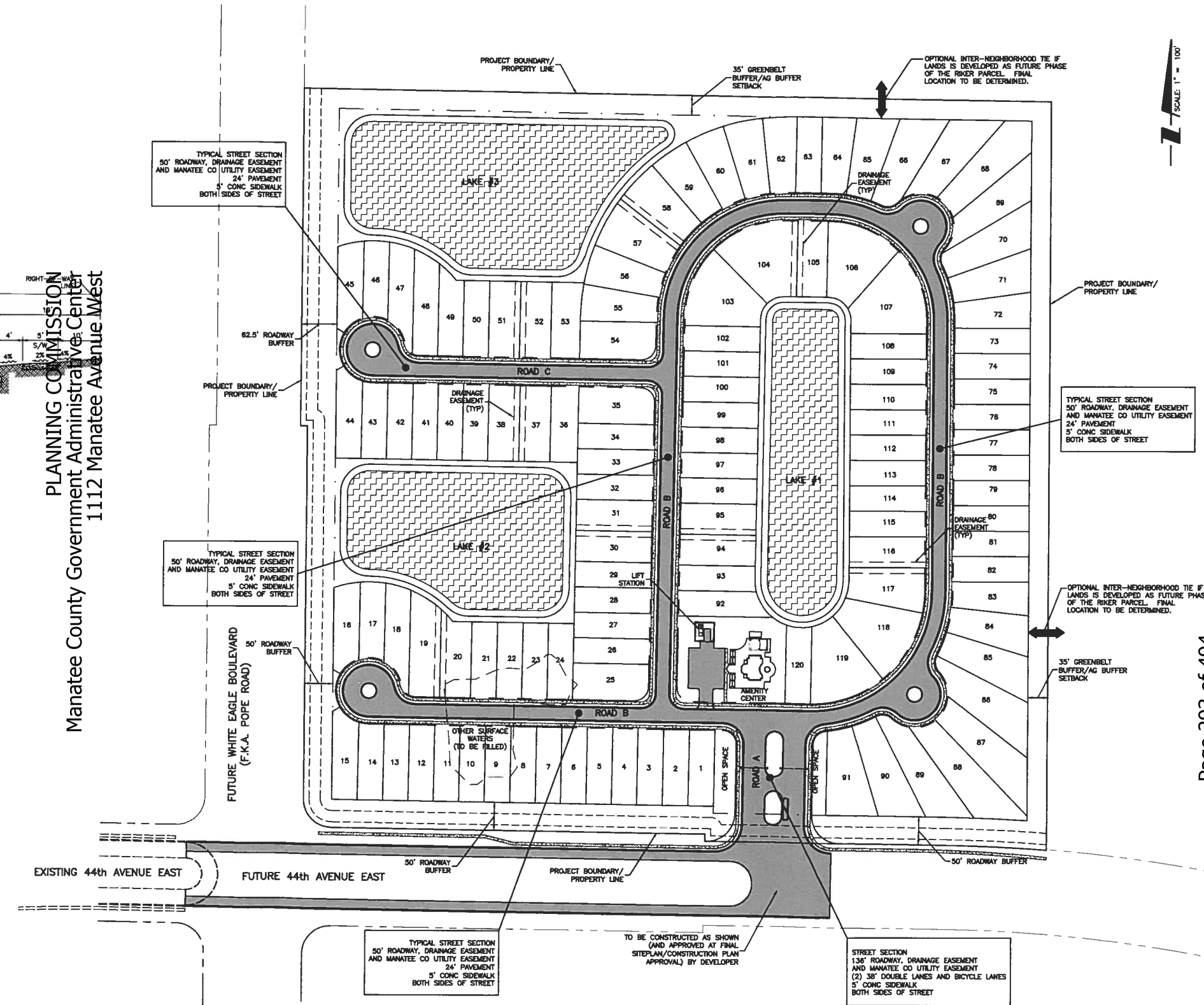
TYPICAL ROAD SECTION 50' WIDE RIGHT OF WAY
N.T.S.



* CONSISTENT WITH LAND DEVELOPMENT CODE SECTION 702.4.4

TYPICAL LOT DETAIL
MINIMUM LOT SIZE = 5,805 S.F.

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



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
D	REVISE ENTRANCE PAVEMENT WIDTHS AND CURB TYPES PER FIRE DEPT. REQUESTS	02/21/14	RTD/89450	
C	REVISED PER MANATEE CO. COMMENTS DATED 1/30/14	01/31/14	RTD/89450	
B	REVISED PER MANATEE CO. COMMENTS DATED 1/09/14	01/23/14	CLL/96591	
A	REVISED PER MANATEE CO. COMMENTS DATED 11/20/13	12/12/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89398	10/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Stantec
8900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2713 • www.stantec.com

The Contractor shall notify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: RIKER PARCEL

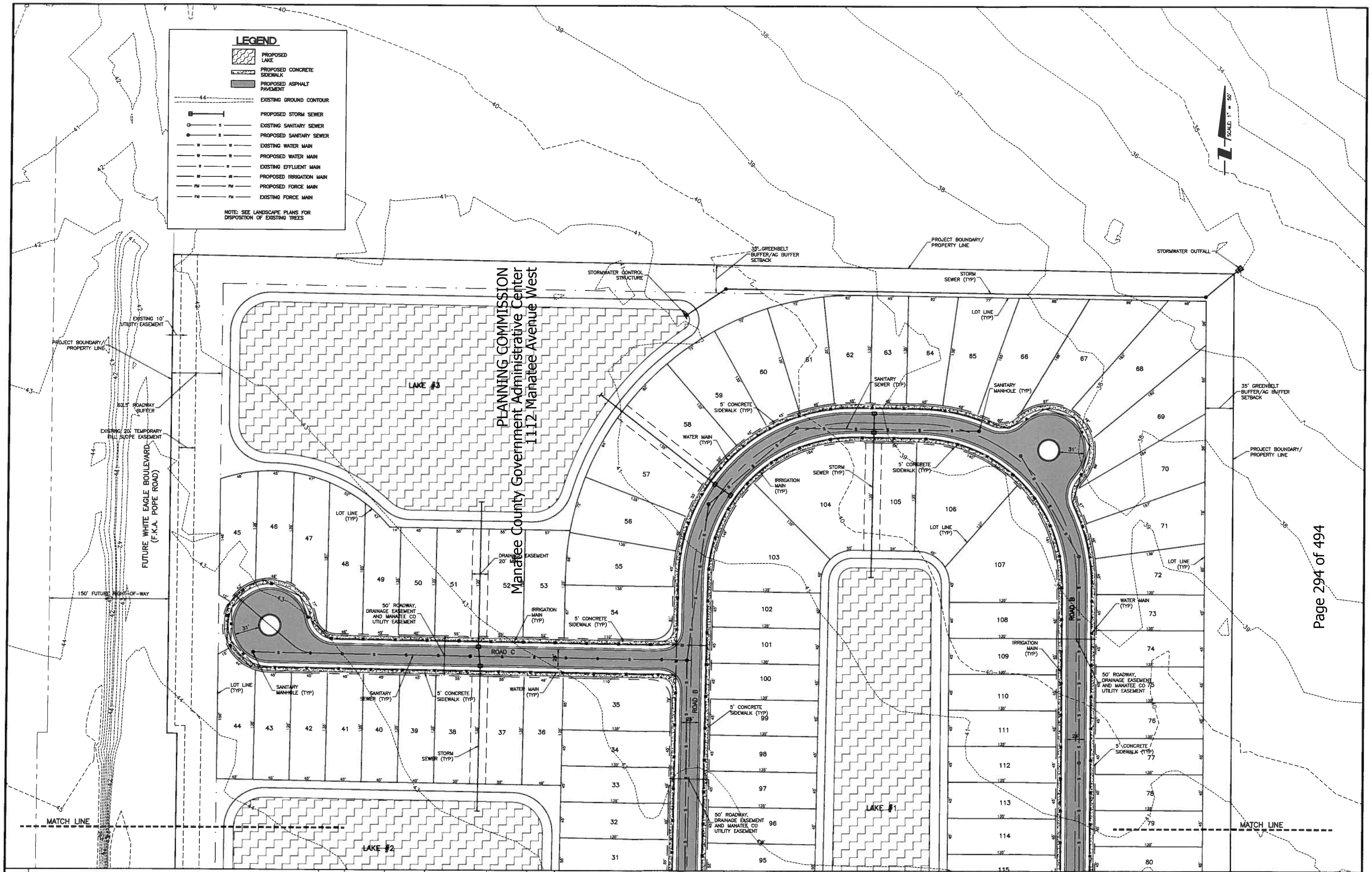
DATE: 10/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611778

TITLE: MASTER SITE PLAN

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

INDEX NUMBER:
SHEET NUMBER: 3 OF 5

Saved: 2/21/2014 9:33:00 AM RDICKENS | Plotted: 2/21/2014 9:34:50 AM RDICKENS | W:\215611778\cadd\drawings\01 ppd\sheet files\215611778-010-100SP.dwg



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
C	REVISED PER MANATEE CO. COMMENTS DATED 1/30/14	01/31/14	RTD/89450	
A	REVISED PER MANATEE CO. COMMENTS DATED 11/20/13	12/12/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89398	10/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: RIKER PARCEL

DATE: 10/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215611778

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 69810
INDEX NUMBER:
SHEET NUMBER: 4 OF 5

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
D	REVISE ENTRANCE PAVEMENT WIDTHS AND CURB TYPES PER FIRE DEPT. REQUESTS	02/21/14		
C	REVISED PER MANATEE CO. COMMENTS DATED 1/30/14	01/31/14	RTD/89450	
A	REVISED PER MANATEE CO. COMMENTS DATED 11/20/13	12/12/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	10/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization 67913 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

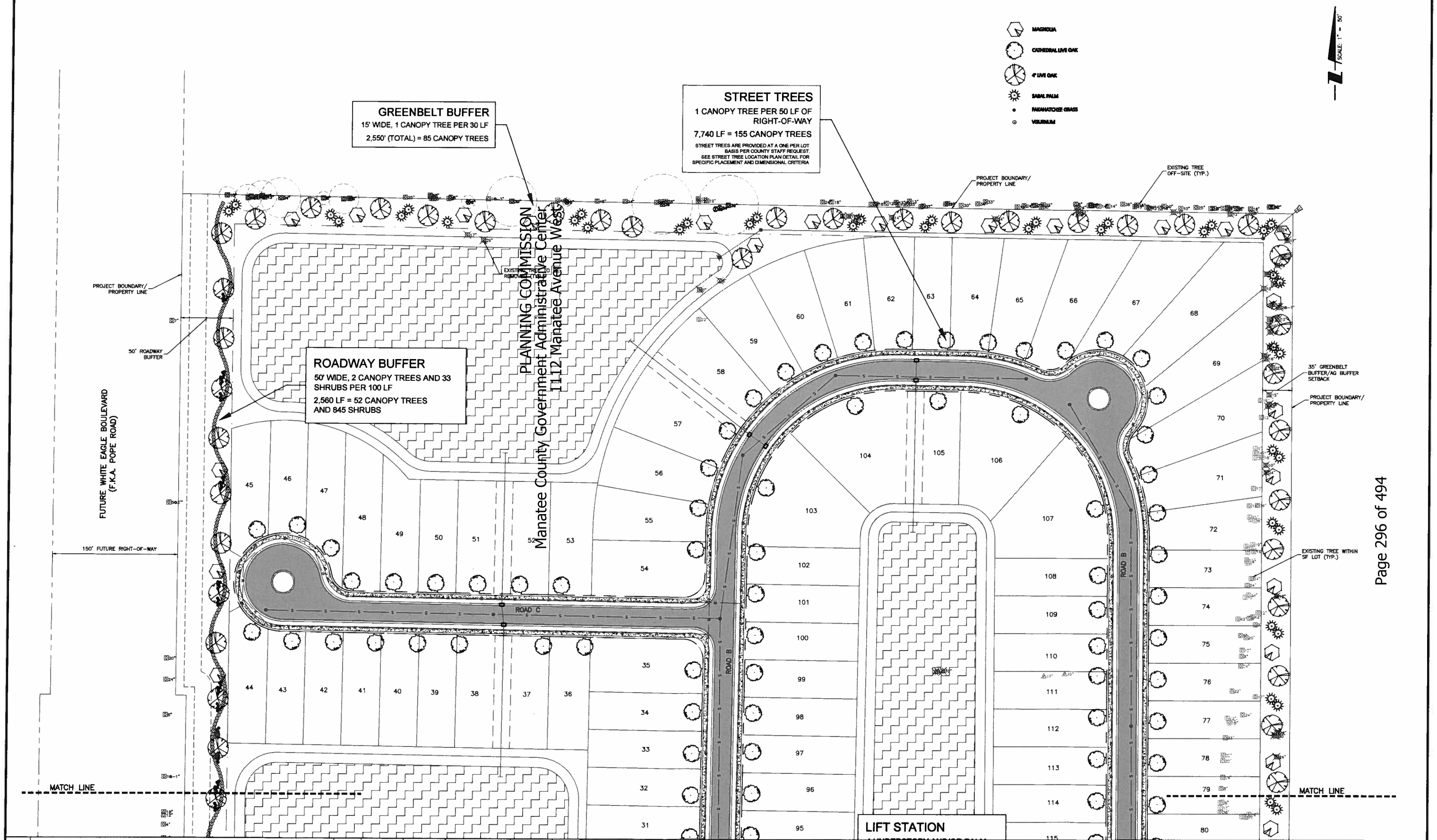
PROJECT: RIKER PARCEL

DATE: 10/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY SITE PLAN

ANDREW D. ELAND, P.E. FLORIDA LICENSE NO. 69810
INDEX NUMBER:
PROJECT NUMBER: 215611778
SHEET NUMBER: 5 OF 5

Saved: 2/21/2014 9:31:44 AM RDICKENS | Plotted: 2/21/2014 9:34:58 AM RDICKENS | V:\2156\active\215611778\civil\drawings\01 pse\sheet files\215611778-010-1112P.dwg



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER MANATEE CO. COMMENTS DATED 1/09/14	01/23/14	CLL/96591	
A	REVISED PER MANATEE CO. COMMENTS DATED 11/20/13	12/12/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	10/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

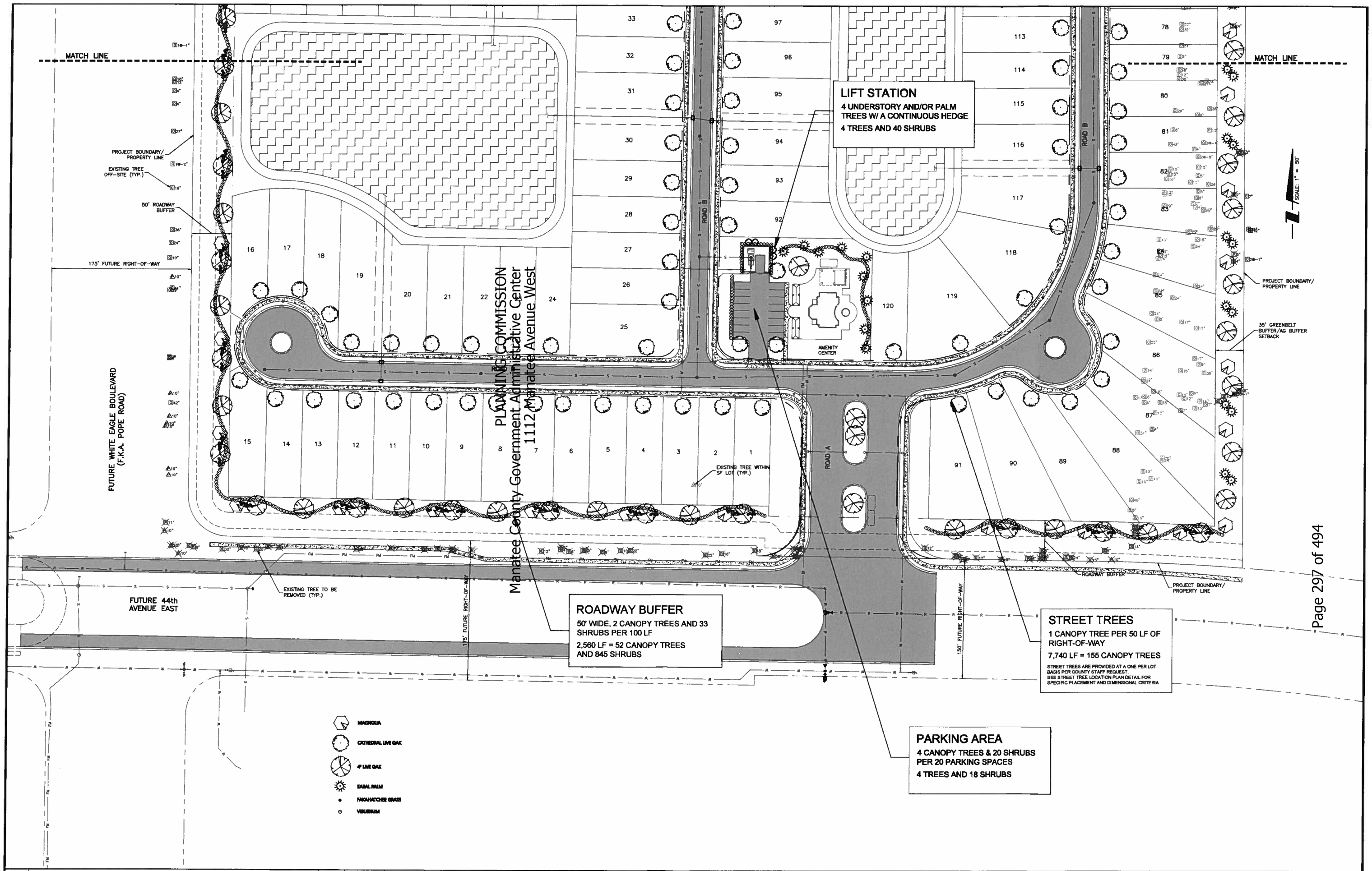
PROJECT: RIKER PARCEL

DATE: 10/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: LANDSCAPE PLAN

PROJECT NUMBER: 215611778

SCOTT A. BUTLER, L.A. FLORIDA LICENSE NO. 1736
INDEX NUMBER:
SHEET NUMBER: L1 OF 3



Manatee County Government Administrative Center
PLANNING COMMISSION
1112 Manatee Avenue West

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
D	REVISE ENTRANCE PAVEMENT WIDTHS AND CURB TYPES PER FIRE DEPT. REQUESTS	02/21/14	RTD/89450	
B	REVISED PER MANATEE CO. COMMENTS DATED 1/09/14	01/23/14	CLL/96591	
A	REVISED PER MANATEE CO. COMMENTS DATED 11/20/13	12/12/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	10/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: RIKER PARCEL

DATE: 10/13
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611778

TITLE: LANDSCAPE PLAN

SCOTT A. BUTLER, L.A.
FLORIDA LICENSE NO. 1758
INDEX NUMBER:
SHEET NUMBER: L2 OF 3

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 OWNERS 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.

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.

TREE REMOVAL SCHEDULE

EXISTING TREE TYPE	SYM.	SIZE			TOTAL (TO BE REMOVED)
		4"-15" D.B.H.	16"-30"	OVER 30"	
OAK	[O]	77	34	3	114
PINE	[P]	1	-	-	1
OTHER	⊗	1	-	-	1
PALM	△	9	-	-	9
TOTAL		88	34	3	[illegible]

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

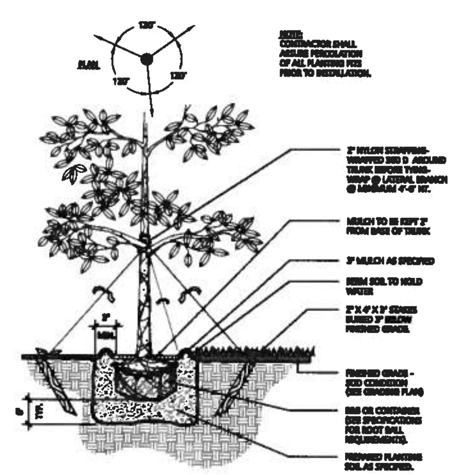
PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

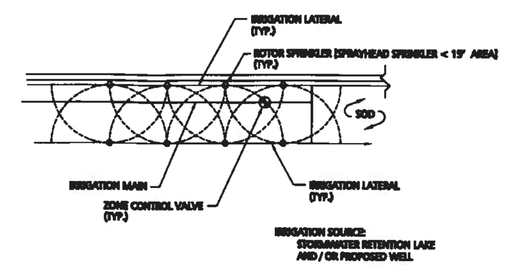
TREE REMOVAL AND REPLACEMENT NOTES:

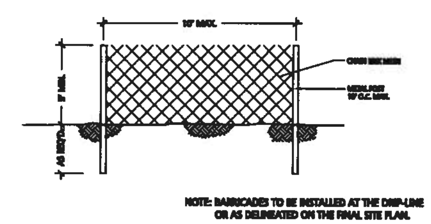
1. TREE REMOVAL INFORMATION IDENTIFIED IN THE SCHEDULE IS BASED ON A GENERAL IDENTIFICATION OF EXISTING TREES IN THE VICINITY OF THE PROPOSED DRIVES, BUILDINGS, UTILITIES, AND STORMWATER FACILITIES.
2. TREES 15" OR LESS DBH SHALL BE REPLACED WITH 3" CAL. TREES BETWEEN 16" AND 30" SHALL BE REPLACED WITH 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:

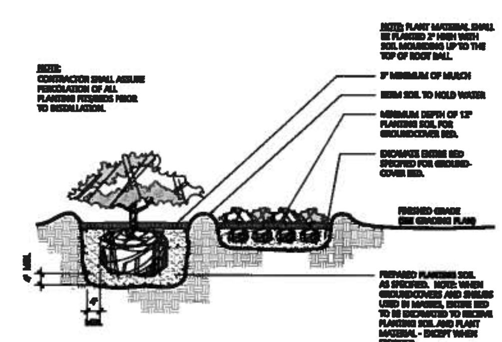
88 (4"-15" DBH) TREES @ 1:1 = 88 3" CAL. CANOPY TREES
34 (16"-30" DBH) TREES @ 2:1 = 68, 4" CAL CANOPY TREES
3 (31"+ DBH) TREES @ 3:1 = 9, 4" CAL CANOPY TREES

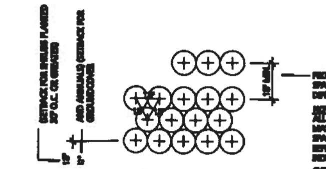
16 TREES REMOVED = 165 CANOPY TREES TO BE REPLACED







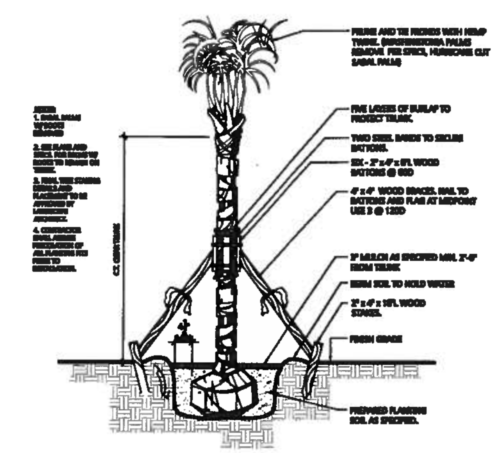


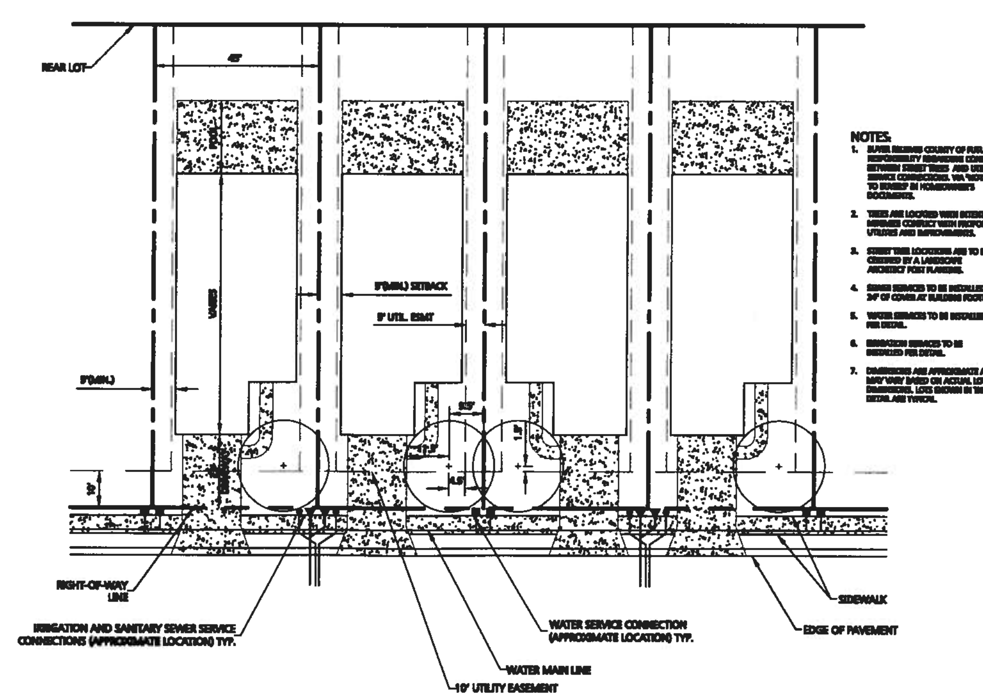


LANDSCAPE PLANT LIST

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			
MG	Magnolia grandiflora 'DD Blanchard'	Southern Magnolia	10' - 14' Ht. x 4' Spr., 2.5" Cal.	40
QV	Quercus virginiana	Live Oak	14' - 18' Ht. x 5' Spr., 4" Cal.	77
QV3	Quercus virginiana 'SDLN' pp12015 Cathedral	Cathedral Live Oak	12' - 16' Ht. x 4' Spr., 3" Cal., 6' CT	123
	PALMS			
SPX	Sabal palmetto	Cabbage Palm	12', 14', 16' CT Ht., Mix, Booted, HC	59
	SHRUBS / GROUNDCOVERS			
TRD	Tripsacum dactyloides	Fakahatchee Grass	3 Gal., 18" OA., Full, space as shown in plan	242
VIO	Viburnum odoratissimum	Sweet Viburnum	3 Gal., 24" x 18", space as shown in plan	710
	OTHER			
Sod 'A'	"Empire" Zoysia	Empire Zoysiagrass	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	DRWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:
A	REVISED PER MANATEE CO. COMMENTS DATED 11/20/13	12/12/13	SRJ/89370		

ACTIVITY	INITIALS/EMP NO.	DATE
DESIGNED BY:		
DRAWN BY:	DKL/89396	10/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: RIKER PARCEL

DATE: 10/13
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: AS SHOWN
SEC: 4 TWP: 35S RGE: 19E

TITLE: LANDSCAPE DETAILS AND NOTES

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611778

SCOTT A. BUTTAR, LA.
FLORIDA LICENSE NO. 1756

INDEX NUMBER:

SHEET NUMBER: L3 of 3

Saved: 2/21/2014 9:33:44 AM RDICKENS | Plotted: 2/21/2014 9:35:12 AM RDICKENS

March 13, 2014 - Planning Commission Meeting
Agenda Item #5

Subject

ORDINANCE 14-04 – DRI # 13 - CREEKWOOD INVESTORS, LTD/CREEKWOOD EAST - PARCELS 8-15 - DTS 20130501 - ROSSINA LEIDER

Briefings

None

Contact and/or Presenter Information

Rossina Leider

Principal Planner

941-748-4501, ext. 6859

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, the Manatee County Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, I move to recommend APPROVAL of Ordinance No. 14-04, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- The request is for approval of an amended and restated Development Order, pursuant to Chapter 380.06, Florida Statutes for the Creekwood Development of Regional Impact.
- This 816.26 ± acre site is generally located at the northwest and northeast intersections of State Road 70 and I-75. This DRI was approved on August 27, 1985 for a mixed-use project that includes residential, commercial, industrial, offices, and recreation. Nine amendments have been approved by the BOCC, and the total amount of development authorized within the latest amendment (12/17/2013) is

1,362 units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse, and 100 hotel rooms.

- This request includes modifying Map H and the Development Order with the following changes:
  A. Allow group care home (assisted living facility) as an allowable use in Parcel MU, and
  B. Add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space.
- Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).
- The addition of 150 group care home beds will not impact the traffic pattern of the surrounding area and will generate less PM peak-hours trip than 10,000 square of commercial space.
- The proposed modification does not reduce the overall open space and conservation areas of the Creekwood DRI.
- Staff recommends approval.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other

William Clague reviewed and responded via email on 02/14/2014.

Reviewing Attorney
Clague

Instructions to Board Records

n/a

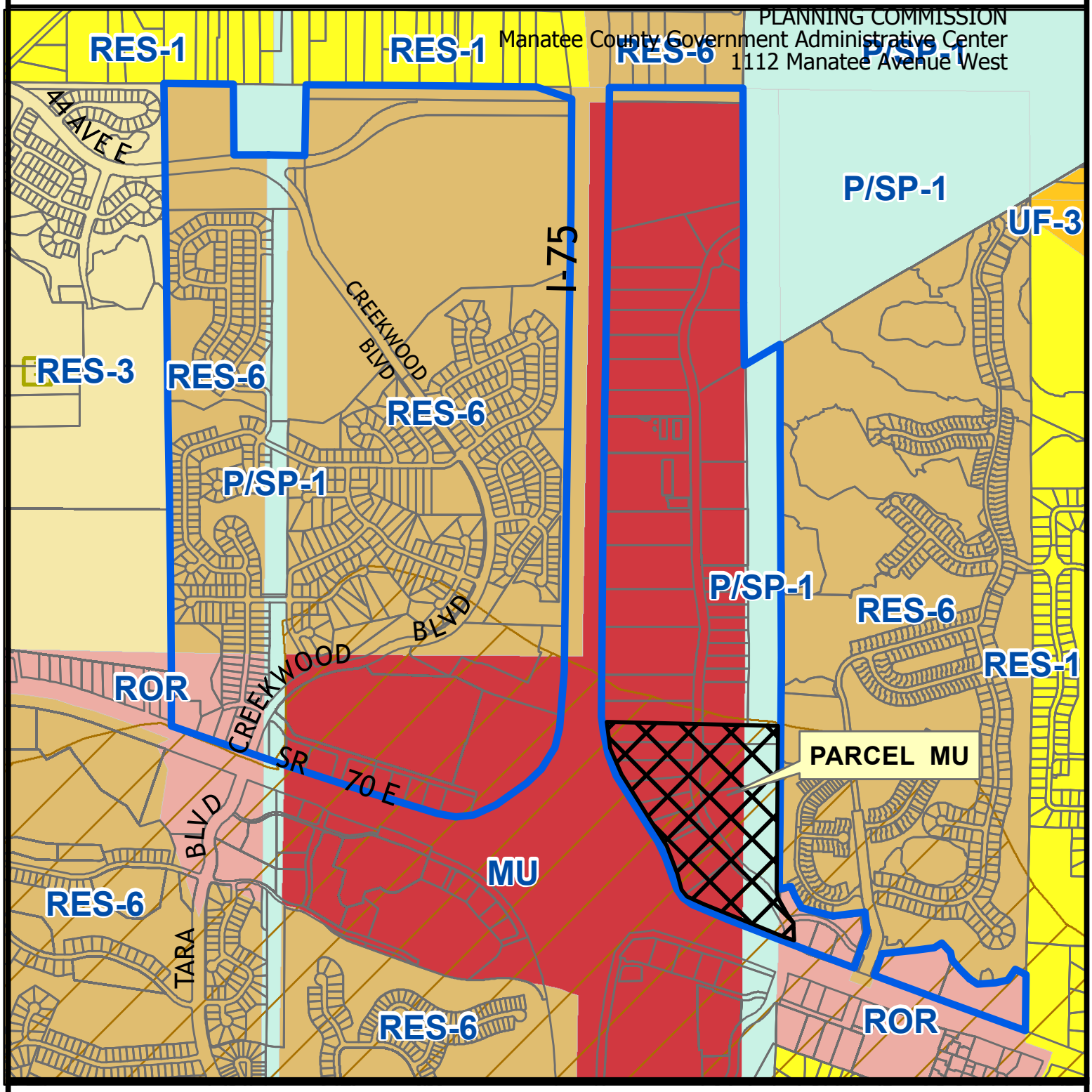
Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - ORD-14-04 - DRI-13 - DTS20130501 - CreekwoodDRI - PAR 8-15 - 20140313 PC.pdf
Attachment: Staff Report - Creekwood - ORD-14-04 - DRI-13 - DTS20130501 - 03-13-2014 PC.pdf
Attachment: ORDINANCE - ORD 14-04 - DRI-13 - DTS20130501 - CREEKWOOD - 03-13-2014 PC .pdf
Attachment: Site Plan - ORD-14-04 - DRI-13 - DTS20130501 - CreekwoodDRI - PAR 8-15 - 20140313 PC.pdf
Attachment: Traffic Impact Statement - ORD-14-04 - DRI-13 - DTS 20130501 - 20140313 PC.pdf

Attachment: Copy of Newspaper Adv - ORD-14-04 - DRI-13 - DTS20130501 - CreekwoodDRI - PAR 8-15 - 20140313 PC.pdf

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Creekwood DRI # 13
Project #: ORD-14-04 / DRI #13
DTS#: 20130501
Proposed Use: Residential

S/T/R: Sec 13,11,12 Twn 35 Rng 18
Acreage: ± 818
Existing Zoning: PD-R, PD-C, PD-I
Existing FLU: MU, RES-6, PSP, ROR
Overlays: ST
Special Areas: NONE

CHH: NONE
Watershed: WPE
Drainage Basin: WILLIAMS CREEK,UNNAMED STREAM
Commissioner: Vanessa Baugh

PARCEL MU - ± 52.53 ACRES

CREEKWOOD DRI

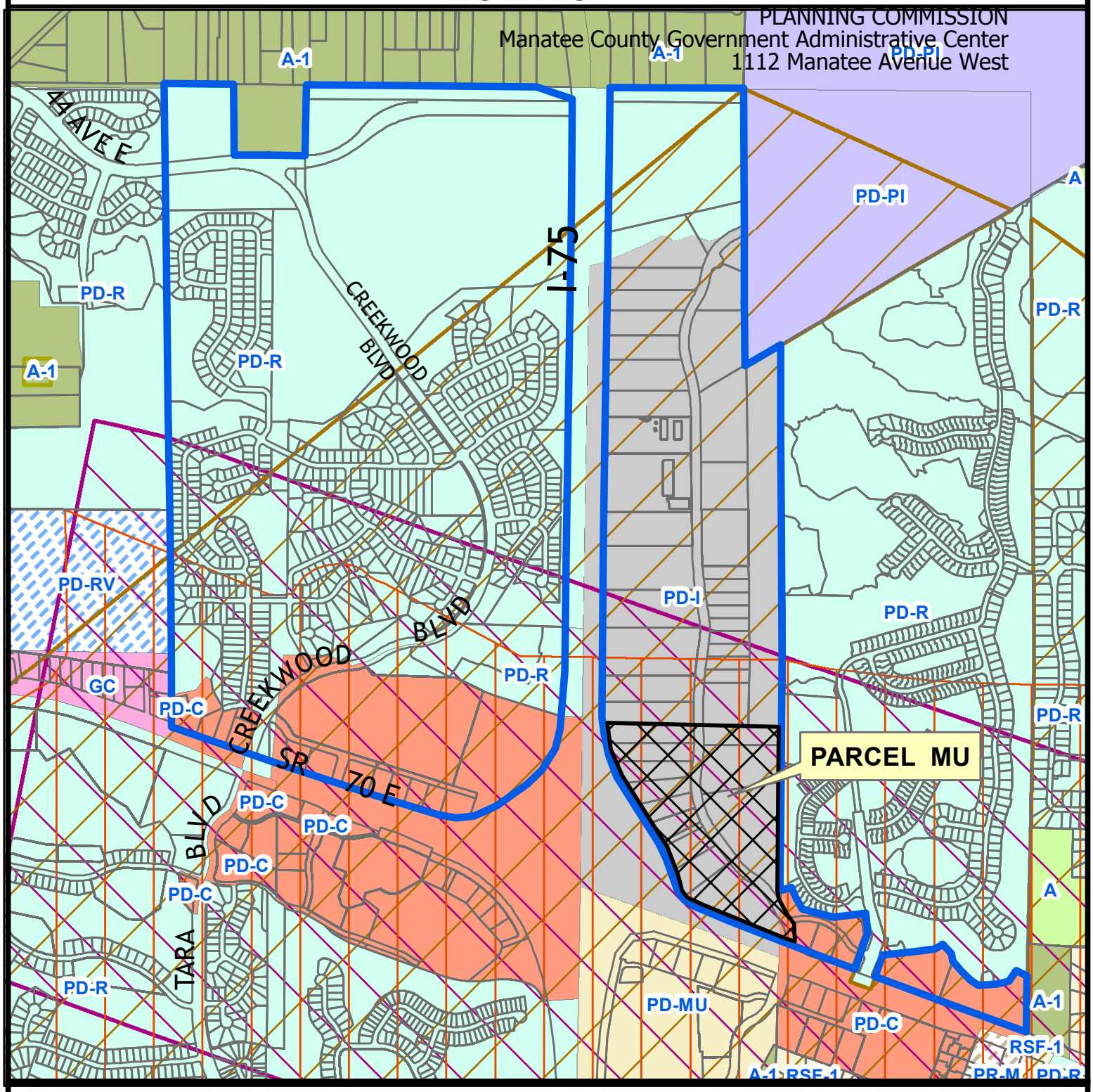
N

Manatee County
Staff Report Map

Map Prepared 7/3/2013

1 inch = 1,257 feet

ZONING



Parcel ID #(s) Multiple

Project Name:	Creekwood DRI # 13
Project #:	ORD-14-04 / DRI #13
DTS#:	20130501
Proposed Use:	Residential
S/T/R:	Sec 13,11,12 Twn 35 Rng 18
Acreage:	± 818
Existing Zoning:	PD-R, PD-C, PD-I
Existing FLU:	MU, RES-6, PSP, ROR
Overlays:	ST
Special Areas:	NONE

Special Treatment

Evers Watershed (WPE)

Entranceways

PARCEL MU - ± 52.53 ACRES

CREEKWOOD DRI

CHH:	NONE
Watershed:	WPE
Drainage Basin:	WILLIAMS CREEK,UNNAMED STREAM
Commissioner:	Vanessa Baugh

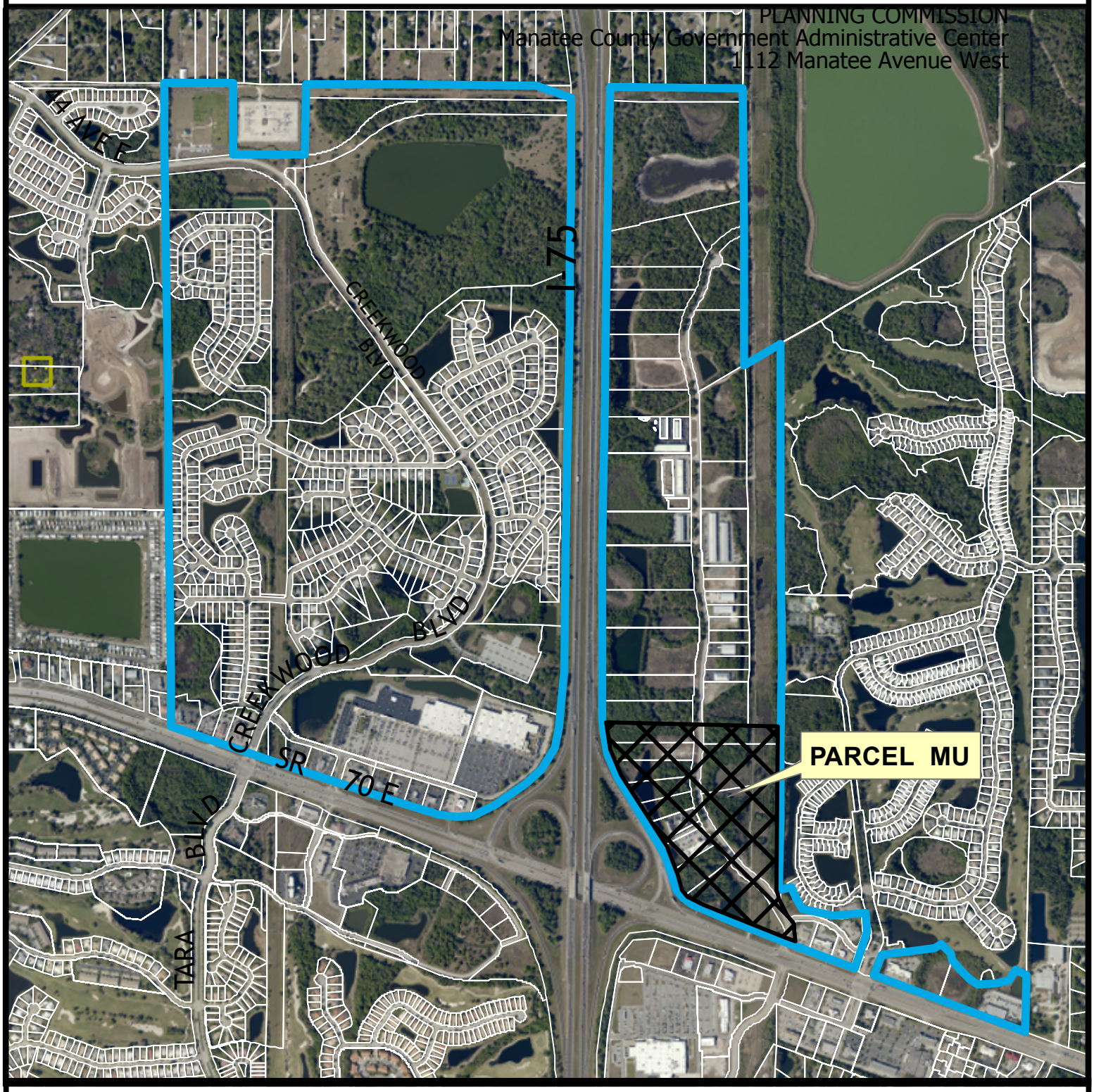
N

Manatee County
Staff Report Map

Map Prepared 7/3/2013

1 inch = 1,257 feet

AERIAL



Parcel ID #(s) Multiple

Project Name:	Creekwood DRI # 13
Project #:	ORD-14-04 / DRI #13
DTS#:	20130501
Proposed Use:	Residential

S/T/R:	Sec 13,11,12 Twn 35 Rng 18
Acreage:	± 818
Existing Zoning:	PD-R, PD-C, PD-I
Existing FLU:	MU, RES-6, PSP, ROR
Overlays:	ST
Special Areas:	NONE

CHH:	NONE
Watershed:	WPE
Drainage Basin:	WILLIAMS CREEK,UNNAMED STREAM
Commissioner:	Vanessa Baugh

PARCEL MU - ± 52.53 ACRES

CREEKWOOD DRI

N

Manatee County
Staff Report Map

Map Prepared 7/3/2013

1 inch = 1,257 feet

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

P.C.: 03/13/2014 **B.O.C.C.: 04/03/2014**

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, the Manatee County Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, I move to recommend APPROVAL of Ordinance No. 14-04, as recommended by staff.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

CASE SUMMARY

CASE NO.: **Ordinance 14-04 – Creekwood (DRI #13)**

APPLICANT: **Creekwood Investors, LTD**

REQUEST: **Modify Map H and the Development Order with the following changes:**

A. Allow Group Care Home (Assisted Living Facility) as an allowable use in Parcel MU;
B. Add 150-bed Group Care Home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space.

STAFF RECOMMENDS: **APPROVAL**

<u>REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS</u>

- The request is for approval of modifications to the DRI Development Order and Map H for the Creekwood DRI. Map H is the "Master Development Plan" for a DRI site that indicates proposed land uses and locations, major public facilities, utilities, preservation areas, easements, right-of-way, roads, and other significant elements such as development phasing, etc.

- Proposed changes are accompanied by a request to amend the General Development Plan and Zoning Ordinance for Creekwood (Z-84-76).

- The Creekwood DRI is located northeast and northwest of the intersection of I-75 and State Road 70, extending northward to the north of the future 44th Avenue Extension.

- Present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection Evers and Special Treatment Overlay Districts) (± 818.26 acres).

- To the NORTH, west and east of I-75, are single-family homes on large lots (Braden River Ranchettes Subdivision) zoned A-1 (Suburban Agriculture). To the northeast is the Manatee County wastewater treatment plant and landfill zoned PD-PI/WP-E (Planned Development Public Interest/ Watershed Protection Evers Overlay District).

- To the SOUTH, across SR 70, west of I-75, are commercial developments in the Tara DRI zoned PDC/WP-E/ST (Planned Development Commercial/Watershed Protection Evers and Special Treatment Overlay Districts). Tara DRI is zoned PDC/PDR/WP-E/ST (Planned Development Commercial, Planned Development Residential/Watershed Protection Evers and Special Treatment Overlay Districts).

- To the south, across SR 70, east of I-75, are commercial developments in the River Club Park of Commerce DRI (Wal-Mart) zoned PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection Evers and Special Treatment Overlay Districts) and in Ranch Lake Plaza and Ranch Lake Business Park subdivisions zoned PDC/WP-E/ST (Planned Development Commercial/Watershed Protection Evers and Special Treatment Overlay

Districts) and PR-M/WP-E/ST (Professional-Medium/Watershed Protection Evers and Special Treatment Overlay Districts).

- To the EAST, are single-family homes (Rosedale Subdivision) zoned PDR/WP-E (Planned Development Residential/ Watershed Protection Evers Overlay District), and a church (Woodland Baptist Church) zoned A-1/WP-E/ST (Suburban Agriculture/Watershed Protection Evers and Special Treatment Overlay Districts).

- To the WEST, is an RV park (Pleasant Lakes RV) zoned PD-RV/ST (Planned Development Recreational Vehicle/Special Treatment Overlay District), Crossing Creek Subdivision (single-family homes) and vacant land zoned PDR, and Campbell Commercial zoned GC/WP-E/ST (General Commercial/Watershed Protection Evers and Special Treatment Overlay Districts).

SUMMARY: (RL)

The applicant requests approval of modifications to the DRI Development Order and Map H for the Creekwood DRI.

History

The Creekwood DRI was originally approved on August 27, 1985 (R-85-149) for a 1,090-acre multi-use development, and revised for clarification from the Department of Community Affairs on October 22, 1985 (R-85-219).

Creekwood is a mixed-use development on ±818 acres, which includes residential, commercial, industrial, office, and recreation. The project is approved for 4 phases, with phases overlapping in time. Phases I and II have been completed. Phase III and IV have been legislatively extended to November 22, 2018 and November 22, 2019 respectively.

Approved development totals are as follow:

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Industrial (Sq. Ft)	Office (Sq. Ft.)	Mini-Warehouse (Sq. Ft.)	Hotel (Rooms)
I & II	Completed	592	455,048	-	-	-	-
III	11/22/2018(1)	140	55,000	230,000	60,000	-	-
IV	11/22/2019(1)	630	92,952	570,000	40,000(2)	80,000	100
TOTAL		1,362	603,000	800,000	100,000	80,000	100

(1) **Phases III & IV buildout dates reflect all legislatively approved extensions.**
(2) **Office space may include up to 85,000 sq. ft. of medical office.**

The following amendments to the Creekwood DRI Development Order were approved by the BOCC:

- May 20, 1986: Received approval to delete approximately 240 acres east of I-75 from the Development Order (R-86-112)
- July 23, 1992: Received approval to allow a six month extension for the required date to submit a preliminary site plan for Phase II (R-92-80)
- April 22, 1993: Received approval to amend the Development Order and Map H to reduce acreage to 818,26 ±acres, extend the buildout dates for each phase, provide additional access points from SR 70, relocate 7,500 sq. ft. of commercial, and other various changes related to zoning and land uses (R-93-25)

- December 15, 1998: Received approval to amend the Development Order and Map H to exchange the land use designation for Parcel G (General Commercial) with Parcel O-1 (Office), increase total commercial floor area (69,500 sq. ft.) and land area, decrease total office floor area (44,000 sq. ft.) and land area, decrease residential development (500 units), and change the designation of Parcels C-1, C-2, and O-1 and combine them to a re-designated Parcel C (ORD-98-49)

- March 28, 2000: Received approval to amend the Development Order and Map H to modify Phase IV to allow 447,000 sq. ft of commercial and 38,000 sq. ft of office on Parcel C, adjust development totals in Parcel C (522,000 sq. ft. of commercial and 115,000 sq. ft. of office), modify the project phasing deadlines, and modify specific conditions (ORD-00-07)

- January 6, 2004: Received approval to amend the Development Order and Map H to re-designate parcels identification, add an additional roadway connection to the west, modify the Project Phasing Table to clarify, eliminate, and redistribute approved development (reduce industrial to 950,000 sq. ft., clarify allocation of commercial approved in the industrial category, expand the range of commercial and industrial uses permitted east of I-75, decrease residential from 2,305 to 1,617 units), update and modify the Project Phasing Table to recognize completed development, transfer industrial, office, and commercial square feet from Phases I and II to Phases III and IV (ORD-04-28)

- January 5, 2006: Received approval to amend the Development Order and Map H to modify the Project Phasing Table to reduce, add, and redistribute approved development (decrease residential from 1,617 to 1,250 units, increase office to 225,00 sq. ft., transfer residential units from Phases I and II to Phase IV, and delete condition requiring Preliminary Site Plans be submitted 18 months prior to buildout date) (ORD-05-41)

- August 2, 2012: Received approval to amend the Development Order and Map H to add 30,000 square feet to an existing 50,000 square foot mini-warehouse project on Parcel C-5 for a total of 80,000 square feet of mini-warehouse, update the Development Order to reflect previously approved project extensions, update the water quality monitoring conditions, update the Development Totals and Table 1 (Phasing by Use) to clarify previously approved reduction of 150,000 of industrial entitlements (ORD-12-15)

- December 17, 2013: Received approval to amend the Development Order and Map H to modify the land use of Parcel G from Office to Residential, increase the total residential units by 112 for a total of 1,362 units and decrease the office square footage by 125,000 square feet for a total of 100,000 square feet, delete condition regarding maximum density in the watershed, and amend the stipulations related to the I-75 bridge approach (ORD-13-25)

To date, 592 residential units have been completed as well as 501,594 sq. ft. of commercial development, 80, 000 sq. ft. of mini-warehouse, 89,084 sq. ft. of light industrial, 13,990 sq. ft. of office and 78 hotel rooms. Various site plans for industrial development are under review or have been approved.

Request

The request today is for an amendment to the Creekwood Development Order (DO) and Map H. The request includes a companion revision to the Zoning Ordinance and General Development Plan.

Pursuant to Florida Statute Section 380.06, this amendment is not being processed as a Notice of Proposed Change (NOPC) in which the Tampa Bay Regional Planning Council reviews and approves the amendment and makes a recommendation to the County.

FS 380.06 states that changes to the Development Order that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project require only an application to the local government in accordance with the local government's procedure for amendment of a Development Order and the following adoption. The local government shall render a copy to the state land planning agency (Department of Economic Opportunity), which only has the right to appeal the amendment if they believe the change creates a reasonable likelihood of new or additional regional impacts. There is no requirement to provide a copy to the Regional Planning Council, since they have no rights to appeal.

Staff has reviewed the amendments and concurs that the proposed changes to the DRI Development Order and Map H do not increase the number of external peak hour trips and do not reduce open space and conserved areas with the DRI project. Nor are the changes those listed requiring an NOPC or Substantial Deviation to the DRI. If the amendment is approved, a copy of the amended ordinance will be sent to the Department of Economic Opportunity and a courtesy copy to the Tampa Bay Regional Planning Council.

The request is detailed below and shown in strike-thru/underline format in the attached Development Order:

- **Allow Group Care Home (Assisted Living Facility) as an allowable use in Parcel MU, add 150-bed Group Care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space.**

The approved Map H provides for mixed non-residential uses on Parcel MU (commercial and office), with no provisions for residential uses. The applicant proposes to consider "Group Care Home" (Assisted Living Facility) as an allowable use in Parcel MU, which is classified as a residential use category. The proposal also includes adding a 150-bed group care home facility, and decreasing the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space.

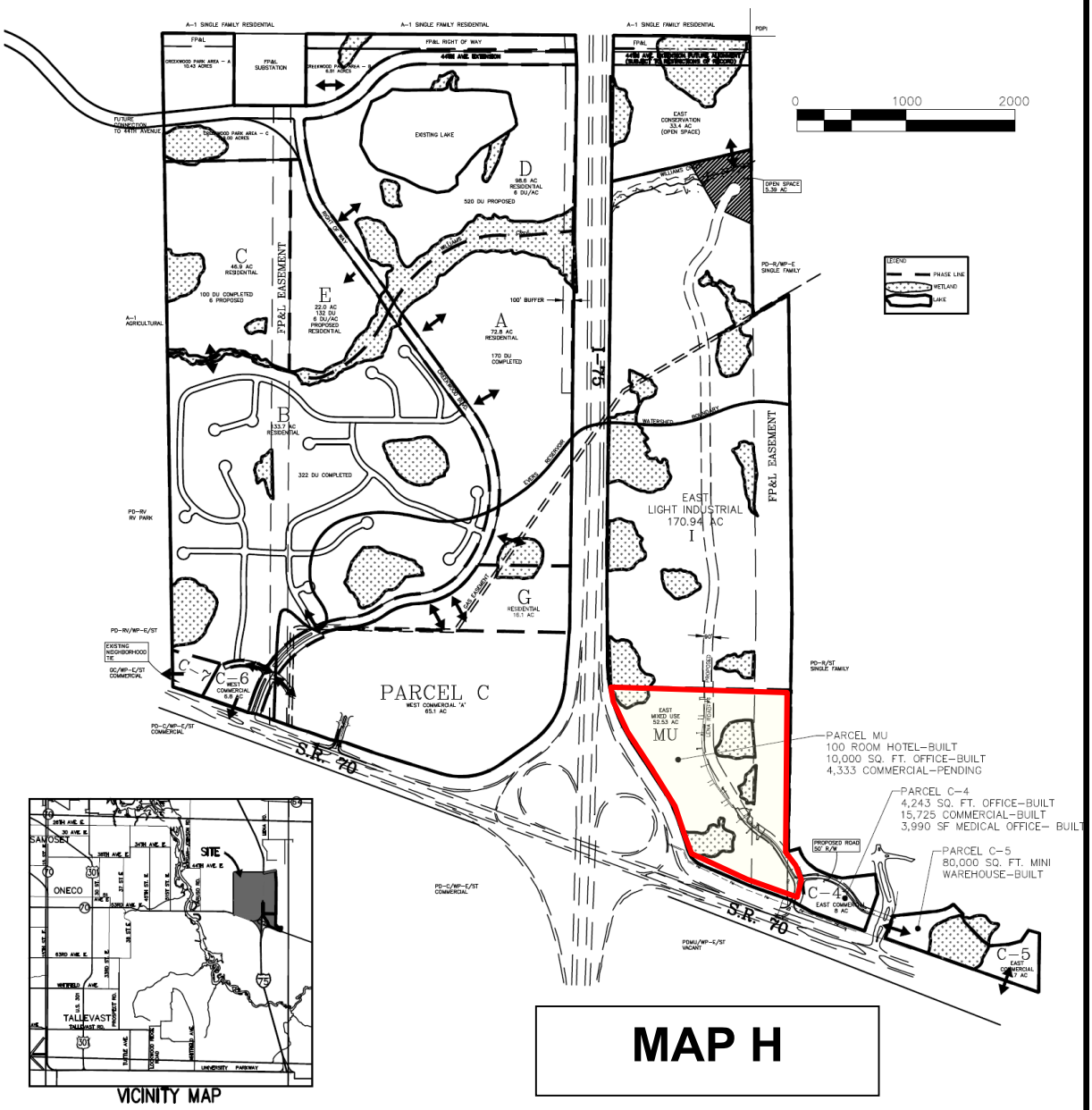
The proposal includes the following:

- Under the Map H, the applicant proposes to modify the Land Use/Acreage Summary Table to show Group Care Home (150 beds) as an allowed use in Parcel MU and to reduce the commercial entitlements of Parcel MU by of 10,000 square feet.

LAND USE/ACREAGE SUMMARY

LAND USE	ACRES	UNITS/SQUARE FEET
RESIDENTIAL	390.1	1362 (592 COMPLETE/770 REMAINING)
INDUSTRIAL	170.94	800,000 SF
COMMERCIAL ONLY (C-6,C-7,C)	71.9	482,000 SF
MIXED USES (MU,C-4,C-5)	65.73	
COMMERCIAL		111,000 SF
OFFICE		100,000 SF
GROUP CARE HOME (MU)		150 BEDS
MINI-WAREHOUSE (ONLY C-5)	6.5	80,000 SF
HOTEL		100 ROOMS(93,000 SF)
ROADS/OPEN SPACE	54.73	
CONSERVATION	33.4	
PARKS	25	
PROJECT TOTAL	818.3	

SCALE 1"=1000'



MAP H

- Under the Development Order the applicant proposes to change Section 5 and Section 6 as follow:

SECTION 5. DEVELOPMENT COMPONENTS

Approval of this ordinance authorizes development of the following land uses, when developed in conjunction with the terms of this ordinance, and any applicable local, regional, state, or federal regulations.

A. 1,362 dwelling units
B. ~~603,000~~ 593,000 square feet of commercial
C. 800,000 square feet of industrial
D. 100,000 square feet of office
E. 100 room hotel (93,000 square feet)
F. 80,000 square feet of mini-warehouse
G. 150-bed group care home (assisted living facility)

SECTION 6. DEVELOPMENT CONDITIONS

PROJECT PHASING AND BUILDOUT CONDITIONS

1. The developer shall comply with the deadlines contained in the revised phasing schedule, listed in Table 1 below:

Table 1 - Phasing by Use

PHASES					
Uses	**Acreage 818.3**	**I, II (Complete)**	**III (1996-11/22/2018)**	**IV (2001-11/22/2019)**	**Total**
RESIDENTIAL	390.1	592	140	630	1,362
COMMERCIAL [RETAIL AND SERVICE-380.0651(3)(f)]	137.63*****	455,048	55,000	~~92,952~~ 82,952**	~~603,000~~ 593,000**
HOTEL [Hotel or motel - 380.0651(3)(g)]				100 rooms 93,000	100 rooms 93,000
OFFICE			60,000*	40,000*	100,000*
INDUSTRIAL	170.94		230,000	570,000***	800,000***
MINI-WAREHOUSE	6.5			80,000****	80,000****
GROUP CARE HOME******				150 beds	150 beds
OPEN SPACE (ROADS, RIGHT-OF-WAY, CONSERVATION, PRESERVATION, ETC.)	113.13				

*	Office space may include up to 85,000 square feet of medical office. Office entitlements have been removed from Parcel G for a total reduction of 125,000 sq. ft. of office space. The reduction of office entitlements was requested by the owner of Parcel G and approved by the Board of County Commissioners on December 17, 2013 (Ordinance 13-25). No entitlements have been taken from any other Parcel in the DRI at that time.
**	Construction of the initial 50,000 sq. ft. of Mini-Warehouse was acknowledged within the RY 2007-08 Annual Report. The Annual Report reflected that 50,000 sq. ft. of Mini-Warehouse was equivalent to 24,000 sq. ft. of Commercial. As appropriate, this amount of Commercial has been deducted from the Phase IV and overall Commercial entitlements reflected in this Table for the project (Ordinance 12-15). A total of 10,000 sq. ft. of commercial space have been removed from the commercial entitlements in Parcel MU. The reduction of commercial entitlements was requested by the owner of Parcel MU and approved by the Board of County Commissioners on April 3, 2014 (Ordinance 14-04). No entitlements have been taken from any other Parcel in the DRI at that time.
***	150,000 sq. ft. reduction of industrial entitlements was requested by the master developer and approved by the Board of County Commissioners on December 4, 2008 [Z-84-76(R8)].
****	Mini-Warehouse consists of 50,000 sq. ft. constructed during 2007-08 as well as the 30,000 sq. ft. expansion proposed with Ordinance 12-15.
*****	Commercial acreage includes Hotel and Office to reflect acreage of mixed use, non-residential parcels. The acreage of the Commercial only parcels is 71.9 acres and the Mixed Use parcel is 65.73 acres.
******	Group Care Home has been included as an allowable use in Parcel MU (Ordinance 14-04).

Staff has no objection to the above proposed modification since:

- The number of external peak hour trips has not been increased. The traffic analysis provided by the applicant indicates that the proposal to change the use to residential (150-bed assisted living facility) will generate less PM peak-hour trip than 10,000 of commercial space, and will not create any additional transportation impacts. Parcel MU and C-4 has a valid CLOS (CLOS-04-110) and will expire on 02/24/2018.

- The proposed use (Group Care Home) is compatible with the development patterns in the nearby area. Group care home is a residential use allowed in commercial and office zoning districts. The surrounding area to the south and southeast is developed with commercial and offices uses, to the west is the Interstate, and to the east there are vacant lots with commercial and office entitlements.

- The conservation areas and open spaces within the Creekwood DRI have not been reduced.

Conclusion

Staff recommends approval of the amendments as shown in strike-thru/underline format in the attached ordinance.

ATTACHMENTS:

1. Ordinance 14-04
2. Map H
3. Traffic Impact Statement
4. Copy of Newspaper Advertising

ORDINANCE ~~13-25~~ 14-04 – CREEKWOOD (DRI# 13)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, RENDERING AN AMENDED AND RESTATED DEVELOPMENT ORDER PURSUANT TO CHAPTER 380, FLORIDA STATUTES, FOR THE CREEKWOOD DEVELOPMENT OF REGIONAL IMPACT, (ORDINANCE ~~12-15~~13-25) TO APPROVE THE FOLLOWING CHANGES TO MAP H AND THE ORDINANCE: 1) ~~MODIFY THE LAND USE OF PARCEL G FROM OFFICE TO RESIDENTIAL~~ALLOW GROUP CARE HOME (ASSISTED LIVING FACILITY) AS AN ALLOWABLE USE IN PARCEL MU; AND 2) ~~INCREASE THE TOTAL NUMBER OF RESIDENTIAL UNITS BY 112 FOR A TOTAL OF 1,362 UNITS AND DECREASE THE OFFICE SQUARE FOOTAGE BY 125,000 SQUARE FEET FOR A TOTAL OF 100,000 SQUARE FEET~~ADD 150-BED GROUP CARE HOME AND DECREASE THE COMMERCIAL SQUARE FOOTAGE BY 10,000 SQUARE FEET FOR A TOTAL OF 593,000 SQUARE FEET OF COMMERCIAL SPACE; ~~3) DELETE LAND USE CONDITION #1 REGARDING MAXIMUM DENSITY IN THE WATERSHED; 4) AMEND THE STIPULATIONS RELATED TO THE I-75 BRIDGE APPROACH; AND 5) UPDATE THE DEVELOPMENT ORDER TO REFLECT TERMINOLOGY CHANGES, CURRENT LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN AMENDMENTS, AND DEPARTMENT REFERENCES~~; PROVIDING FOR DEVELOPMENT RIGHTS, CONDITIONS, AND OBLIGATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, CREEKWOOD, INVESTORS, LTD., hereinafter referred to as "CREEKWOOD", proposed a Development of Regional Impact (DRI) for a mixed-use development located in Manatee County; and

WHEREAS, on August 27, 1985, Manatee County adopted Resolution R-85-149 granting Creekwood a DRI Development Order; and

WHEREAS, on October 22, 1985, Manatee County approved Resolution R-85-219 amending Resolution R-85-149 by providing for clarification from the Department of Community Affairs; and

WHEREAS, on May 20, 1986, Manatee County approved Resolution R-86-112 amending Resolution R-85-219 by deleting two hundred and forty (240) plus or minus acres from the approved Creekwood DRI Development Order; and

WHEREAS, on April 22, 1993, Manatee County approved Resolution R-93-25 amending Resolution R-86-112 by approving amendments to Map H, extending the build out date, and other various changes; and

WHEREAS, on December 15, 1998, Manatee County approved Ordinance 98-49 amending Resolution R-93-25 increasing the commercial uses by 69,500 square feet and land area by 2.3 acres, changing the land use designation for Parcels C-1 and C-2 from Highway Tourist Oriented at General Commercial to General Commercial, and combining Parcels C-1, C-2, and O-1 into a redesignated Parcel C; and

WHEREAS, on March 28, 2002, Manatee County approved Ordinance 00-07 amending Ordinance 98-49 to amend Phase IV of the Project Phasing Conditions to delete 25,000 square feet of office space and add 25,000 square feet of commercial space on Parcel C, modify the Project Phasing Deadlines to reflect current development approvals and schedules for the balance of approved development for this DRI, amend General Condition 17 requiring all Site Plans to comply with the 1990 Land Development Code; and other various changes; and

WHEREAS, on January 6, 2004, Manatee County approved Ordinance 04-28 amending Ordinance 00-07 to redesignate parcel identifications, add an additional roadway connection to the west, modify the Project Phasing Table to clarify, eliminate, and redistribute approved development (reduce industrial to 950,000 square feet, clarify allocation of commercial approved in the industrial category, expand the range of commercial and industrial uses permitted east of I-75, decrease residential units from 2,305 to 1,617), update and modify the Project Phasing Table to recognize completed development, transfer industrial, office, and commercial square feet from Phase I and II to Phases III and IV, amend the Development Order to update terminology and departmental references; and other changes for internal consistency, and allow biennial rather than annual DRI reports.

WHEREAS, on January 5, 2006, Manatee County approved Ordinance 05-41 amending Ordinance 04-28 to decrease residential units from 1,617 to 1,250, increase office square footage from 160,000 to 225,000,transfer 6 residential units from Phases I and II , delete the footnote under Table 1 requiring Preliminary Site Plans be submitted 18 months prior to the build out date, transfer 6 residential units from Phases I and II to Phase IV (a 13-year extension to buildout; 18-year cumulative extension), and amend the Development Order to update terminology and departmental references; and other changes for internal consistency, including recodification of the existing development order.

WHEREAS, on August 2, 2012 Manatee County approved Ordinance 12-15, amending Ordinance 05-41 to add 30,000 square feet to an existing 50,000 square foot mini-warehouse project located on Parcel C-5; update the Development Order to reflect the project extensions previously authorized by the State of Florida and Manatee County; update the water quality monitoring conditions; update the Development Totals and Table 1 – Phasing by Use to clarify previously approved reduction of 150,000 square feet of industrial entitlements; and update the Development Order to reflect terminology changes, current Land Development Code and Comprehensive Plan amendments, and department references; and

~~**WHEREAS,** on May 16, 2013, Wells Fargo Bank, N.A. filed a request to amend the Development Order pursuant to Section 380.06(19)(e)2, Florida Statutes, which does not require the filing of a Notice of Proposed Change, but, requires an application to the local government to amend the development order in accordance with the local government's procedure; and~~

WHEREAS, on December 17, 2013, Manatee County approved Ordinance 13-25, amending Ordinance 12-15 to modify the land use of Parcel G from Office to Residential; to increase the total residential units by 112 for a total of 1,362 units and to decrease the office square footage by 125,000 square feet for a total of 100,000 square feet; to delete Land Use condition #1 regarding maximum density in the watershed; and to amend the stipulations related to the I-75 bridge approach, and

WHEREAS, on November 20, 2013, Creekwood Investors, LTD filed a request to amend the Development Order pursuant to Section 380.06(19)(e)2, Florida Statutes, which does not require the filing of a Notice of Proposed Change, but, requires an application to the local government to amend the development order in accordance with the local government's procedure; and

WHEREAS, the application includes a request to ~~modify the land use of Parcel G from Office to Residential; to increase the total residential units by 112 for a total of 1,362 units and to decrease the office square footage by 125,000 square feet for a total of 100,000 square feet; to delete Land Use condition #1 regarding maximum density in the watershed; and to amend the stipulations related to the I-75 bridge approach~~allow group care home (assisted living facility) as an allowable use in Parcel MU; and to add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space.

WHEREAS, the described project lies within the unincorporated area of Manatee County, a political subdivision of the State of Florida; and

WHEREAS, the public notice requirements of Manatee County and Chapter 380.06, Florida Statutes have been adhered to and satisfied; and the Planning Commission held a duly noticed public hearing; and

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

WHEREAS, the Planning Commission has reviewed the application to amend the Development Order and has filed a recommendation on this application with the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners has received and considered the recommendation of the Planning Commission; and

WHEREAS, the Board of County Commissioners of Manatee County on ~~December 17, 2013~~ April 3, 2014, held a duly noticed public hearing on Ordinance ~~13-25~~ 14-04 and the application to amend the Development Order and has solicited, received, and considered reports, comments, and recommendations from interested citizens, county agencies, the applicant, as well as the review and report of the Manatee County Building and Development Services Department.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA IN A REGULAR MEETING ASSEMBLED THIS ~~17th DAY OF DECEMBER, 2013~~ 3rd DAY OF APRIL, 2014 AS FOLLOWS:

SECTION 1. AMENDMENT AND RESTATEMENT OF DEVELOPMENT ORDER FOR DRI 13, ORDINANCE ~~12-15~~ 13-25.

The previous development order for Creekwood, which was adopted on August 27, 1985, and all subsequent amendments are replaced in their entirety, provided this amendment shall not be construed to terminate the rights of the developer, if any, granted under Section 163.3167(8) Florida Statutes, to the extent such rights have previously been granted and not specifically herein or otherwise modified or amended.

SECTION 2. FINDINGS OF FACT

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of approved Map H, the recommendation and findings of the Planning Commission of Manatee County, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the recommendation of the Manatee County Planning Commission concerning the application to amend the Development Order as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners held a public hearing on ~~December 17, 2013~~ April 3, 2014, regarding the application to amend the Development Order described herein, in accordance with the requirements of Manatee County Ordinance 90-01, as amended (the Manatee County Land Development Code) and Ordinance 89-01, as amended (the 2020 Manatee County Comprehensive Plan) and has further considered the testimony, comments, and information received at the Public Hearing.

C. The proposed change to the DRI regarding the property described in Exhibit "A" is found to be consistent with the requirements of Manatee County Ordinance 89-01, as amended (the 2020 Manatee County Comprehensive Plan), provided it proceeds in accordance with the Development Conditions specified herein.

D. The real property, which is the subject of this Development Order, is legally described as set forth in Exhibit "A" of this Development Order.

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

F. The authorized agent for the Project is ~~King Engineering Associates, Inc.~~ Allison-Gause, Inc., and their address is ~~2930 University Parkway, Sarasota, Florida 34243.~~ 926 14th Street West Bradenton, Florida 34205.

G. The original owner of the property was Creekwood Investors, ~~Ltd~~ LTD~~.~~, and the owner of Parcel ~~G~~MU is ~~Wells Fargo Bank, NA~~ Creekwood Investors, LTD.

H. A comprehensive review of the impacts generated by the Development has been conducted by the departments of Manatee County, the Planning Commission and the Board of County Commissioners.

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

SECTION 3. CONCLUSIONS OF LAW

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

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

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

C. That the review by the County, other participating agencies, and interested citizens reveals that impacts of the development are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes, within the terms and conditions of this Development Order.

D. That the changes proposed by this amendment to Ordinance ~~12-15~~ 13-25 as described in Section 4 and which were requested in the application to amend the Development Order ,along with the previous changes to the DRI, are not a

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Substantial Deviation or an NOPC pursuant to Section 380.06(19)(e)2, Florida Statutes.

SECTION 4. AMENDMENTS TO APPROVED DEVELOPMENT

The application to amend the Development Order for the Creekwood DRI is hereby approved, amending the previous Development Order and its amendments in their entirety, subject to the conditions listed herein, to allow the following changes in the plan of development:

1. Modify Map H attached hereto Exhibit "B" and the Development Order with the following changes:

   A. ~~Modify the use of Parcel G from Office to Residential~~Allow group care home (assisted living facility) as an allowable use in Parcel MU; and

   B. ~~Increase the number of Residential units by 112 for a total of 1,362 units with a simultaneous decrease of office square footage by 125,000 square feet to allow a revised total of 100,000 square feet;~~Add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space.

   ~~C. Delete Land Use Condition #1 regarding the maximum density in the Watershed.~~

   ~~D. Amend the stipulations related to the I-75 bridge approach; and~~

   ~~E. Update the Development Order to reflect terminology changes and department references.~~

SECTION 5. DEVELOPMENT COMPONENTS

Approval of this ordinance authorizes development of the following land uses, when developed in conjunction with the terms of this ordinance, and any applicable local, regional, state, or federal regulations.

A. 1,362 dwelling units

B. ~~603,000~~ 593,000 square feet of commercial

C. 800,000 square feet of industrial

D. 100,000 square feet of office

E. 100 room hotel (93,000 square feet)

F. 80,000 square feet of mini-warehouse

G. 150-bed group care home (assisted living facility)

SECTION 6. DEVELOPMENT CONDITIONS

PROJECT PHASING AND BUILDOUT CONDITIONS

1. The developer shall comply with the deadlines contained in the revised phasing schedule, listed in Table 1 below:

Table 1 - Phasing by Use

PHASES					
Uses	**Acreage 818.3**	**I, II (Complete)**	**III (1996-11/22/2018)**	**IV (2001-11/22/2019)**	**Total**
RESIDENTIAL	390.1	592	140	630	1,362
COMMERCIAL **[RETAIL AND SERVICE-380.0651(3)(f)]**	137.63*****	455,048	55,000	~~92,952~~ 82,952**	~~603,000~~ 593,000**
HOTEL **[Hotel or motel - 380.0651(3)(g)]**				100 rooms 93,000	100 rooms 93,000
OFFICE			60,000*	40,000*	100,000*
INDUSTRIAL	170.94		230,000	570,000***	800,000***
MINI-WAREHOUSE	6.5			80,000****	80,000****
GROUP CARE HOME******				150 beds	150 beds
OPEN SPACE (ROADS, RIGHT-OF-WAY, CONSERVATION, PRESERVATION, ETC.)	113.13				

* Office space may include up to 85,000 square feet of medical office. Office entitlements have been removed from Parcel G for a total reduction of 125,000 sq. ft. of office space. The reduction of office entitlements was requested by the owner of Parcel G and approved by the Board of County Commissioners on December 17, 2013 (Ordinance 13-25). No entitlements have been taken from any other Parcel in the DRI at that time.

** Construction of the initial 50,000 sq. ft. of Mini-Warehouse was acknowledged within the RY 2007-08 Annual Report. The Annual Report reflected that 50,000 sq. ft. of Mini-Warehouse was equivalent to 24,000 sq. ft. of Commercial. As appropriate, this amount of Commercial has been deducted from the Phase IV and overall Commercial entitlements reflected in this Table for the project (Ordinance 12-15).
A total of 10,000 sq. ft. of commercial space has been removed from the commercial entitlements in Parcel MU. The reduction of commercial entitlements was requested by the owner of Parcel MU and approved by the

Board of County Commissioners on April 3, 2014 (Ordinance 14-04). No entitlements have been taken from any other Parcel in the DRI at that time.

*** 150,000 sq. ft. reduction of industrial entitlements was requested by the master developer and approved by the Board of County Commissioners on December 4, 2008 [Z-84-76(R8)].

**** Mini-Warehouse consists of 50,000 sq. ft. constructed during 2007-08 as well as the 30,000 sq. ft. expansion proposed with Ordinance 12-15.

***** Commercial acreage includes Hotel and Office to reflect acreage of mixed use, non-residential parcels. The acreage of the Commercial only parcels is 71.9 acres and the Mixed Use parcel is 65.73 acres.

****** Group Care Home has been included as an allowable use in Parcel MU (Ordinance 14-04).

1. The developer shall submit a revised transportation analysis with any request for project extension, beyond those which may be granted by State law. The Manatee County Board of County Commissioners shall review this analysis and determine whether or not the requested extension constitutes a Substantial Deviation pursuant to Section 380.06 Florida Statutes.

3. The developer must adhere to the following phasing buildout schedule.

   Phase I - 1986-1996
   Phase II - 1993-2003
   Phase III - 1996-November 22, 2018
   Phase IV - 2001-November 22, 2019

4. Preliminary Site Plans shall be valid for a maximum period of five (5) years. Final Site Plans shall be valid for a maximum period of four (4) years, however, not to exceed the end of the phase for which development is proposed as described in the phasing build out schedule.

LAND USE CONDITIONS

1. At the time of Preliminary Site Plan submittal, the applicant shall demonstrate compliance with the requirements of the Planned Development District in effect at that time including, but not limited to, such concerns as Entranceway requirements, aesthetic appearance from State Road 70 (S.R. 70) and Interstate 75 (I-75), ample provision for open space, adequate restrictions to prohibit unsightly vehicles, trash, etc., and a maintenance program which assures that an attractive appearance will be maintained.

2. Light manufacturing, industrial service establishments, wholesale trade establishments, research and development activities, warehouse, mini-warehouse, heavy printing, and ancillary office use are permitted uses proposed within Parcel I. Construction service establishment (with no retail and rental sales) is allowed on the east side of Lena Road only. Industrial uses to be constructed within the Evers Reservoir Watershed Protection Overlay District, must employ Best Possible Technology so that such uses will not be contrary to

the public health, safety, and welfare. Best Possible Technology shall be in accordance with the laws in effect at the time of Preliminary Site Plan approval and shall be shown on the plan or plat for consideration and approval.

3 All buildings, parking, and service areas within Parcels MU and I shall maintain a minimum setback of 100 feet from S.R. 70 and I-75. All trash and garbage receptacles that are visible from S.R. 70, I-75, 54th Drive East, and adjacent residential shall be screened with materials similar to the adjacent building facade. All truck loading, service areas, outside storage, and parking of heavy equipment, semi-trucks or trailers or other vehicles over 1-1/2 tons shall be located at the non-street side of the building when adjacent to I-75, and S.R. 70, unless they are not visible from a height of five (5) feet at the edge of pavement of said street, to be determined at time of Certificate of Occupancy.

4. The Developer shall provide a 20-foot wide greenway adjacent to one side of the right of way for Lena Road, from S.R. 70 to the northern terminus of Lena Road. Within this greenway, the Developer shall install a ten foot wide paved bicycle and pedestrian path.

5. The developer shall be allowed to construct a total of 1,362 dwelling units. Dwellings shall be constructed in accordance with the density approved for each specific parcel in the revised Map H (Exhibit "B").

BUFFER CONDITIONS

1. (Reserved)

2. a. A building setback of at least fifty (50) feet shall be provided west of and adjacent to the existing power line easement traversing Parcels MU & I. Native trees lying within shall not be removed. Trees of a native species shall be planted within 20 feet of the FP&L line where the base of trees closer than twenty-five (25) feet apart do not already exist. In addition, the screening buffers required between zoning district boundaries by the Land Development Code shall be required, except for the requirements for trees if more stringent within this stipulation. These plantings shall occur prior to a certificate of occupancy for each lot and they shall meet the minimum standards of the Land Development Code.

   b. A 50-foot wide roadway buffer shall be required along east side of I-75. (Completed)

   c. Buildings on the east side Lena Road in Parcel I shall be located on the western two-thirds of the lots.

3. Residential

a. The 100-foot wide roadway buffer along the west side of I-75 shall be provided. Additionally, the depth, design, and location of landscaped buffers will be determined when a Preliminary Site Plan is submitted for approval. Continued maintenance of these buffers shall be assured through appropriate measures such as covenants and deed restrictions.

b. Prior to Final Site Plan approval a noise analysis shall be done based on the potential 10 lane configuration of I-75 and anticipated traffic in 2025.

Manatee County noise level criteria for residential properties

MANATEE COUNTY NOISE STIPULATION*
No residential dwelling units including group care home (assisted living facility) shall be allowed in areas where the exterior noise level is; Ldn > 65 dBA.: Leq design hour > 65 dBA: or L10 design Hour > 68 dBA Unless protected by some performance equivalent measure to achieve; Ldn # 65 dBA, Leq design hour # 65 dBA, or L10 design Hour # 68 dBA
NOISE REDUCTION REQUIRED*
Sound attenuating barriers should be provided between the residential units and the noise source. Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and florida rooms. Buildings shall be positioned to maximize the distance between the residential units and the noise source.

* For more detailed information see "The Noise Guidebook – A reference document for implementing the Department of Housing and Urban Development's Noise Policy", prepared by The Environmental Planning Division, Office of Environment and Energy.

ENVIRONMENTAL CONDITIONS

1. At the time of the first Preliminary Site Plan submittal, a Master Drainage Plan for the entire development, including a demonstration that the effect the proposed altering and deepening of existing wetlands will have on their ability to filter surface water and percolating groundwater will be acceptable, shall be submitted. This Master Drainage Plan, though it may have been approved by

the County, will be subject to modifications by new state of the art techniques and surface water management performance standards that may be developed or adopted during the course of the development process. (Completed)

2. Stormwater management system design for that portion of the development lying within the Evers Reservoir Watershed shall meet or exceed any requirements of the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as may be amended. This shall not be interpreted to mean that the developer is required to retrofit any approved and existing stormwater systems which do not meet this requirement.

3. In conjunction with the submittal of the first Preliminary Site Plan, a demonstration of compliance with the Watershed Protection, Special Treatment, and Agricultural Fringe Overlay zones shall be submitted. As required by the Special Treatment District, the Board of County Commissioners must make a determination prior to construction that "Best Possible Technology" is being employed prior to construction. (Completed)

4. The Stormwater Maintenance Plan, submitted with the first Preliminary Plan, shall be designed using accepted best management practices to provide a natural hydroperiod within each wetland. Isolated wetlands shall, where practical, be incorporated into the stormwater system. Construction and post-construction monitoring of surface and groundwater quality and quantity shall be outlined and implemented; included in this plan shall also be the design and execution of a maintenance program to ensure the adequate functioning of the system beyond project build out. The stormwater management system shall be designed with enough flexibility to allow for hydroperiod refinement, as needed.

5. All jurisdictional wetlands and streams shall be preserved physically and functionally. The only exception may be those areas in which appropriate environmental permits and local approvals are obtained.

   All development shall comply with the wetland policies of the Comprehensive Plan and the 1990 Land Development Code, as amended. Parcels which have approved Preliminary and Final Site Plans may continue to be developed in a manner consistent with the most recent approval, provided that such approval has not expired.

6. The Preliminary Site Plan, as submitted by phase, shall specifically also outline which and how much of each vegetation association is being preserved. Every effort shall be made by the developer and any future developers of this property to preserve a diverse range of the existing wildlife habitat. These preserve areas should be as large as possible and should be located adjacent to wetlands or a different upland community type.

7. Wetlands on the project site shall be preserved consistent with Map F-1 on page 44 of the ADA additional information response and with s.2.7 of the Council's

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

adopted Future of the Region. In addition, the wetland on Parcel C-5 shall be preserved.

8. Representative tracts of all major upland vegetative communities shall be preserved in their natural state to serve as conservation/recreation areas.

9. The wind and soil erosion controls including sodding, hydroseeding, mulching and bare soil wetting, committed to by the developer in the ADA, shall be required.

WATER QUALITY CONDITIONS

1. To assure water quality is maintained:

   a. The developer shall institute a program to provide a body of initial baseline water quality data before any significant groundbreaking takes place, as well as institute a bi-annual on-going monitoring program through project build-out. Sampling stations shall be at the sampling sites shown in "Exhibit B" (attached to Resolution R-93-25).

   Sampling should be taken on a cresting hydrograph and should occur immediately after a one-inch storm event, and after a dry period, during both the rainy season (June-September) and the dry season (November-February). Significant water quality parameters should include, but not be limited to, the following:

   - streamflow (cu. ft./sec.);
   - turbidity (ntu);
   - specific conductance (umho/cm at 25 deg. C);
   - dissolved oxygen (mg/l);
   - biochemical oxygen demand (mg/l);
   - pH;
   - total orthophosphate as P (m/l);
   - total organic nitrogen as N (mg/l);
   - total organic carbon as C (mg/l);
   - total coliforms, multiple tube method, MPN (col/100 ml):
   - total lead as Pb (ug/l; and
   - temperature (deg. C).

   Any changes to the sampling stations identified in “Exhibit B”, the sampling frequency, or the above list of parameters shall be submitted to Manatee County and TBRPC for review and comment, with approval by Manatee County.

All water quality methods and procedures shall be thoroughly documented and should comply with EPA/DEP Quality Control standards and should be submitted to Manatee County and TBRPC.

b. The developer shall provide baseline water-level contour maps for the unconfined aquifer on the Creekwood site, to reflect conditions present during both the wet season (June - September) and the dry season (November - February). In addition, the developer shall provide for review annually updated ground water contour maps as described above; until the project reaches completion.

2. In order to protect water quality, the following parameters shall be included in the project drainage plan.

a. The developer shall submit for approval a wetland-lake management plan, to be implemented during construction and after completion of the project. The plan shall address, but not be limited to, the following:
- proposed wetland/lake alterations;
- control of exotic species;
- control of on-site water quality
- maintenance of natural hydroperiod; and
- methods for wetland restoration/enhancement.

b. The drainage system shall be designed to provide retention, or detention with filtration/assimilation treatment for the first inch of runoff generated from the site during the 25-year, 24-hour design storm; and that maximum post-development shall not exceed pre-development flows for the same design storm.

c. The proposed retention/detention wetland systems shall be designed to be consistent with the Stormwater and Lake Systems Maintenance and Design Guidelines (TBRPC 1978). The design criteria of this system should include the following elements:

(1) A minimum of 15 but no more than 50 percent of the surface area of the detention pond at the normal water level (NWL) shall consist of a shallow vegetated littoral shelf.

(2) The littoral shelf shall be incorporated into the pond bank, preferably near the pond outlet, to provide a final polishing treatment for the stormwater. As an alternative, the littoral shelf shall be established on a shallow submerged island in the middle of the pond.

(3) A sediment sump shall be provided at all influent pipes to accumulate sediment and to provide easy access for sediment removal.

(4) The littoral shelf, if located along the pond bank, shall have side slopes no greater than 7:1 with the top of the shelf at NWL and sloping to a depth of three feet or less.

(5) The littoral shelf shall be vegetated with a diverse group of native species which can include Sagittaria, pickerel-weed, Juncus, water lilies, cypress, etc. These species aid in nutrient and heavy metal uptake as well as enhance the pond by providing blooming flowers and presenting a more "natural" appearance.

(6) A copy of an operation and maintenance (O & M) schedule shall be provided to the owner, and be submitted to TBRPC with the annual report. The O & M schedule should include an estimation of the frequency of sediment removal operations and should mention the periodic need for removing dead vegetation.

HAZARDOUS WASTE CONDITIONS

1. Prior to the construction of industrial facilities, hazardous waste storage and disposal plans, including transportation of wastes, shall be provided and approved.

2. The developer shall provide separate hazardous waste storage containers/areas within the project prior to or concurrent with the certificate of occupancy for the first business within the project. These containers/areas shall be accessible to all project businesses and shall be clearly marked and/or colored so as to clearly distinguish the containers/areas intended for hazardous wastes and materials. Such containers shall also be designed to prevent unauthorized use or entry. The hazardous waste storage containers/areas shall be allowed to be located within the Evers Reservoir Watershed Overlay District until such time as the first industrial use outside of the Evers Reservoir Watershed Overlay District is constructed, at which time the storage containers/areas shall be relocated outside of the Evers Reservoir Watershed Overlay District.

   The developer shall provide to all Creekwood businesses information that:

   a. Indicates types of waste and materials that are considered to be hazardous and are to be stored or disposed of only in the specially-designed containers; and

   b. Indicates the location of the specially-designed hazardous waste and materials containers; and

   c. Advises of applicable statutes and regulations regarding hazardous wastes and materials.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

The developer shall ensure that any hazardous waste will be transported and disposed of in a manner consistent with applicable regulations.

ARCHAEOLOGICAL CONDITION

1. At the time a Preliminary Site Plan for the specific areas referenced in the May 24, 1984 letter from the State Division of Archives, History and Records Management is submitted, the developer must show the location of all archaeological and historic sites identified by a systematic, professional archaeological and historic survey. If any sites exist, the ones which are significant must be protected and preserved.

PARKS AND RECREATION CONDITIONS

1. Implementation of the bike/pedestrian path shall be required as committed in the ADA, unless more restrictive conditions have been placed on the development in this order.

2. Development plans shall assure adequate buffering between the industrial, office, commercial, and residential designations of this development through appropriate measures such as covenants and deed restrictions.

3. Assignment of specific responsibility for open spaces shall be made at the time of Final Plat submittal, unless no plat is required, then it shall be required at time of Final Site Plan submittal**.**

4. The 25-acre park located in the northwest quadrant of the project as shown on Revised Map H shall be deeded to the County by the Developer upon request of the County. The County shall utilize said acreage for public park purposes. The Developer shall be entitled to impact fee credit as set forth in Section 806.4.1 of the Land Development Code, as may be amended. (Completed)

   If the County desires to develop the park prior to the Developer extending Creekwood Boulevard from the southern boundary of Williams Creek north, the County may construct that portion of Creekwood Boulevard necessary to access the park. The Developer shall provide Manatee County with sufficient right-of-way for said construction. If Manatee County undertakes construction of any portion of the roadway, Manatee County shall obtain all necessary permits including any wetland impact permits required for said construction. The Developer shall have the right to review construction plans prior to commencement of construction to determine compatibility with its development plans including, but not limited to, provision of sufficient curb cuts to access development parcels. The road will be constructed to County standards. If the County constructs the road described in this paragraph, and the road is of a type not eligible for impact fee credits pursuant to Section 806.4 of the Land

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Development Code, then the developer shall reimburse the county for the cost of construction. Reimbursement shall be required in conjunction with Final Site Plan or Final Plat approval for development of the parcels adjacent to that portion of the road which the county constructs. If the road is eligible for impact fee credit and the county constructs the roadway, the developer will not be entitled to reimbursement. The Developer shall have the right to relocate the right-of-way or constructed roads at its expense.

PUBLIC SAFETY CONDITIONS

1. Creekwood shall contribute a pro-rata share of the cost of constructing a fire station on the Tara public service site. The timing and amount of the required financial contribution shall be determined at the time of Preliminary Site Plan submittal. (Completed)

2. Creekwood shall contribute a pro-rata share of the cost to construct and equip the Sheriff Department's portion of the Public Services Building on the Tara Public Site. The timing and amount of the required financial contribution shall be determined at the time of Preliminary Site Plan submittal. (Completed)

3. The use of street names for the main entrance roads to both the residential and industrial portion of the project may be allowed. The entrance road to the residential portion of the project shall be allowed as a designation of Creekwood Boulevard and the entrance road to the industrial portion of the project may be allowed to be named as a boulevard at a later time. All other streets within the project shall be numbered in accordance with the revised county grid system, unless street names are allowed by the Board of County Commissioners for those other streets at a later time.

TRANSPORTATION CONDITIONS

1. Improvements shall be required to the project entrances on S.R. 70 and to the intersection of S.R. 70 and I-75. Such improvements shall include, but not be limited to, left turn storage lanes, signalization, ramp improvements and additional through lanes. The extent and timing of improvements required shall be determined by the County Transportation Authority with the review of an updated traffic analysis for each increment of development.

2. Developer shall provide for a 120-foot wide right-of-way for 44th Avenue East (Cortez Road Extended) through the project. Two lanes of this roadway shall be constructed through the project by the developer with development of parcels adjacent thereto except for the bridge approach to the I-75 crossing. Sufficient right-of-way to construct the bridge approach shall be reserved and shall not be dedicated unless the right-of-way is voluntarily dedicated by the owner thereof pursuant to a development agreement. The developer shall not be responsible for constructing the bridge over I-75 as an on-site transportation improvement.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

The developer shall enter into an agreement with the County to either oversize the internal stormwater pond system to be constructed on Parcel D or reserve capacity in the existing stormwater pond system to accept stormwater from the future 44th Avenue extension. The agreement must be entered into prior to Preliminary Site Plan approval for Parcel D.

3. Construction of approximately 1,600 feet of 44th Avenue East, from the west property boundary west to the existing pavement by the developer, to a two-lane section, including payment for acquisition of necessary right of way, shall be required prior to Final Plat approval of the 101st dwelling unit north of Williams Creek. The primary entrance road (Creekwood Boulevard) to the residential portion of the project shall connect to 44th Avenue at the time of construction of the extension of 44th Avenue, mentioned herein. Manatee County shall cooperate with Creekwood in the condemnation of any land necessary to meet this requirement.

4. A cross access easement between Parcels C-6 and C-7 and the Campbell Commercial Center to the west shall be recorded and this roadway connection shall be constructed or bonded prior to the next Certificate of Occupancy for Parcels C-6 or C-7. This cross access easement shall be located within 50 feet of the northern right-of-way of S.R. 70 at the western property line of Parcel C-7 and shall be extended eastward to the northern-most driveway on Creekwood Boulevard in Parcel C-6. (Completed)

5. The proposed entrance onto S.R. 70 at the southwest corner of the development shall be relocated eastward to facilitate the frontage road from the Campbell Commercial Center and to avoid conflict with regard to intersection function. (Completed)

6. The intersections of any driveway (including the frontage road) with the project entrance boulevard onto S.R. 70 shall be located as far from S.R. 70 right-of-way as necessary to avoid conflict with regard to intersection function. (Completed)

7. All roads shown on the General Development Plan, including required stub-outs to the property boundary shall be dedicated to Manatee County with adequate rights-of-way as determined by the Transportation Department except for the bridge approach for the 44th Avenue crossing of I-75.

8. The need for wider internal roads or potential changes in their proposed alignment shall be addressed at the time of Preliminary Site Plan submittal.

9. The proposed owner's association documents shall contain a provision requiring the occupants of the Parcel I to coordinate shift changes to reduce peak hour traffic.

10. In accordance with the Traffic Element of the Manatee County Comprehensive Plan, adopted level of service as of the effective date of this ordinance, as

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

determined by the procedures reported in the Highway Capacity Manual (HCM) 2000 and using the most recent version of the Highway Capacity Software (HCS), or most current HCM manual and HCS software, and in accordance with guidelines and conclusions acceptable to the County, Tampa Bay Regional Planning Council, and the Department of Economic Opportunity shall be maintained on all of the following thoroughfares which have been identified by the Tampa Bay Regional Planning Council as receiving from Creekwood, five percent (5%) or more of daily Level of Service "C" capacity:

a. University Parkway from Lockwood Ridge Road to I-75

b. S.R. 70 from U.S. 41 to I-75

c. Lockwood Ridge Road from University Parkway to S.R. 70

d. S.R. 64 from Morgan Johnson Road to I-75

e. I-75 from University Parkway to S.R. 70

f. S.R. 780 from Honore Avenue to I-75

g. Intersection of S.R. 70 and S.R. 683

h. Intersection of S.R. 70 and 45th Street East

i. Intersection of S.R. 70 and Caruso Road

j. Intersection of S.R. 70 and U.S. 301

k. Intersection of S.R. 64 and Morgan Johnson Road

l. Intersection of S.R. 70 and the Project Entrances

m. Intersection of S.R. 70 and I-75

n. Intersection of S.R. 70 and U.S. 41

o. S.R. 70 from I-75 to Lorraine Road

No plat or site plan shall receive approval if the approval of such increment of development would generate traffic which, in conjunction with existing traffic and traffic anticipated as a result of other development approvals, and other circumstance upon which the County may base traffic projections, will have the likely result of causing or contributing to a degradation of the Level of Service on these road links and intersections to a daily level below the adopted level of service as of the effective date of this ordinance. S.R. 70 shall maintain an acceptable Level of Service. Each request for plat or site plan approval must be

accompanied by a traffic study prepared or provided in this paragraph. Level of Service on the above referenced links and intersections shall be verified as part of each annual report as required by Chapter 380.06(16) Florida Statutes. If any traffic study required above for any increment of development shows that the project will contribute more than ten percent (10%) of the Level of Service C capacity of S.R. 70 between S.R. 683 (15th Street East) and U.S. 301, then that increment of development shall not be approved unless the improvements necessary to achieve the adopted level of service on that segment under construction.

This stipulation shall not be construed as diminishing any rights to credits for improvements paid for by the developer pursuant to this stipulation that would be available under Stipulation 14 of the general conditions contained herein.

11. Access to the project shall be as shown on the Revised Map H.

12. A cross-access easement shall be provided between Residential Parcels C and E. The location shall be approved by the Building and Development Services and Public Works Departments prior to or concurrent with the Preliminary Site Plan, for Parcel E.

OFF SITE FACILITY DEVELOPMENT FEE CONDITIONS

1. The developer, its successors, and assigns shall be bound by any and all impact fee ordinance(s) in effect at the time of building permit issuance. Impact fees shall be collected by Manatee County unless provisions have been made for another entity to collect all or part of the fees.

GENERAL CONDITIONS

1. The developer shall demonstrate the availability of adequate service/capability to provide, wastewater treatment, solid waste disposal, electricity, police, fire, and EMS service with each Preliminary Site Plan submittal,.

2. All structures shall meet at a minimum the building requirements of the Southern Standard Building Code, as amended.

3. The developer shall satisfy county requirements regarding the provision of EMS and police services to this portion of the County.

4. The energy conservation measures referenced in the ADA shall be required as a condition of approval.

5. Implementation of the bike/pedestrian path shall be required as committed in the ADA.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

6. The development of this project shall proceed in accordance with the information plans, projections, representations and materials contained in the Application for Master Development Approval and application for rezoning and General Development Plan approval, except as modified by the stipulations, conditions, and requirements set forth herein or in the approval of the ADA, or set forth in subsequent DRI or local approvals required for this development.

7. Nothing herein shall be construed as limiting the authority of Manatee County, in the course of review and development of this project, to implement and apply laws, ordinances, rules, and regulations under its jurisdiction, consistent with the approval hereby granted.

8. The matters addressed herein, as well as additional matters that are appropriate to consider at later stages of review, may be reflected in additional or more detailed stipulations, conditions, and requirements to be formulated and applied at later stages of review of this project under local procedures.

9. In the event that the import of any of the stipulations contained herein appears uncertain, interpretation thereof should be by reference to the staff report presented to the Planning Commission and Board of County Commissioners in connection with their consideration of this development proposal, and by reference to the record of the hearings before these bodies.

10. In the event ownership of any portion of the property embraced by this project, or any of the development rights acquired by virtue of this or subsequent approvals, is transferred to any party other than the applicant, the applicant or other transferor of such property or rights shall notify the Board of County Commissioners thereof and shall, in writing, identify the party or parties who will then be responsible to fulfill the obligations and meet the conditions established by these stipulations and by any subsequently established stipulations.

11. Nothing herein shall be construed as authorizing any use of the property other than as described in the General Development Plan hereby approved, nor shall anything herein be construed as denying the property owner or developer any rights to the continuation of existing uses that may be provided by the Land Development Code or other applicable law.

12. The terms "fair share" and "pro-rata share" as used herein refer to a contribution or participation by the developer, whose purpose is to address an impact generated by new development upon the public domain or upon services or facilities provided by the County, in an amount or of a value that reflects as nearly as is practicable, the impact of this development as a proportion of the total of impacts upon the same services, facilities, or element of the Public domain, that are expected to be generated by all developments in the impact area that have received approval or that are specifically anticipated on the basis of submitted development requests.

13. Where these stipulations require, expressly or by implication, an exercise of discretion or judgment, but do not specify the nature or parameters thereof, or where some determination must be made or approval granted or condition satisfied, the necessary decision or judgment shall be made by the County; but in doing so the County shall act reasonably and in good faith and, where appropriate, in accordance with accepted practice.

14. In the event the County or other government entity with jurisdiction in the matter establishes impact fees or similar charges that are designed to pay the cost of any of the types of facilities, services, or impacts upon the public domain that the developer by virtue of these stipulations has an affirmative obligation to address, and such fees are payable with respect to portions of the development thereafter completed or finally approved, appropriate reductions in developer's obligations as set forth herein shall be considered and should be reflected in stipulations made a part of subsequent approvals.

15. The developer and any successors in interest shall submit annual DRI reports in accordance with Section 380.06(16), Florida Statutes, to Manatee County, the TBRPC, the State Land Planning Agency, and other agencies, as may be appropriate, on (October 22, 1985) and each year until such time as all terms and conditions of this Order are satisfied. Six copies of this report shall be submitted to the Director of the Manatee County Building and Development Services Department who shall be responsible for assuring the developments compliance with this order, to this end the Director shall review the report for compliance with the terms and conditions of this Order. Should the director decide that further orders and conditions are necessary to ensure compliance with the terms and conditions of this Order, he shall submit the report to the Manatee County Board of County Commissioners. The Developer shall be notified of any Board of County Commissioners hearing wherein such report is to be reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, waiver, or change of conditions as to any terms or conditions of this Order. The annual report shall contain:

    a. The information required by the State Land Planning Agency to be included in the annual report, which information is described in the Rules and Regulations promulgated by that Agency, pursuant to Section 380.06(16), Florida Statutes;

    b. Changes in the plan of development or phasing for the reporting year and for the next year, together with a description of all development activities proposed to be conducted pursuant to this Order for the year immediately following the annual report;

    c. A summary comparison of development activity proposed and actually conducted for the reporting year;

d. A summary providing the actual daily water and sanitary sewer requirements, in terms of gallons per day, for the reporting year and a projection of the expected daily water and sewer flow requirement for each of the five (5) succeeding years;

e. Undeveloped tracts of land that have been sold to a separate entity or developer and the identify of that purchaser, together with a statement listing the names and addresses of any heir, assignee, or successor in interest to this Order;

f. Identification and intended use of lands purchased, leased, or optioned by the Developer adjacent to the DRI site since the Order was issued;

g. An assessment of the Developer's and local government's compliance with conditions of approval contained in the Order;

h. Any requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;

i. A statement that all persons have been sent copies of the annual report in conformance with Subsections 380.06(14) and (16), Florida Statutes; and

j. A copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer, pursuant to Subsection 380.06(14)(d), Florida Statutes.

k. Failure to file an annual report as provided within shall suspend any further development.

16. All references made in Ordinance 13-25 to a conceptual development plan shall hereinafter refer to revised Map H (Exhibit “B”), as amended herein.

17. All Preliminary and Final Site Plans shall comply with the requirements of the 1990 Land Development Code, as amended. Parcels which have approved Preliminary and Final Site Plans may continue to be developed in a manner consistent with the most recent approval, provided that such approval has not expired.

18. The Developer shall include in each Notice to Buyer for any property sold east of I-75 within the DRI boundaries, a statement that the use of the two hundred forty (240) plus or minus acres excluded from the Creekwood, Ltd. Development of Regional Impact approval is for a County owned treatment facility that may include spray irrigation.

19. If the Development Order is appealed by the Department of Economic Opportunity (DEO), the Developer shall pay all costs and fees of County staff

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

and attorneys that the County is required to expend related to said appeal. Said costs and fees shall be paid at the rate of the processing fee for Development of Regional Impacts under the current Building and Development Services Department fee schedules. Payment of all billings by the Developer related to such reasonable fees and costs shall be paid within 45 days of the submittal of an invoice, except those fees in dispute and under review or appeal. If the Development Order is appealed by DEO, and Manatee County chooses to pursue the appeal over the objections of the Developer, the Developer shall not be responsible for costs incurred subsequent to the Developer's objection.

SECTION 7. LEGAL DESCRIPTION

Development of Creekwood shall be restricted to the 818.26 acres owned by the Developer and described by the legal description included as Exhibit "A" attached to, and made a part of, this Development Order.

SECTION 8. GENERAL

1. This Ordinance shall constitute a Development Order issued in accordance with Chapter 380, Florida Statutes.

2. Definitions and matters contained in Chapter 380, Florida Statutes, shall control the construction of any defined terms and matters appearing in the Development Order.

3. The following are hereby incorporated by reference and made a part of this Development Order:

   a. The "Application for Development Approval" together with supporting documents submitted by CREEKWOOD.

   b. The Application for an amendment to the Development Order.

SECTION 9. RESTRICTIONS ON DOWN-ZONING

The County may not down-zone or reduce the intensity or unit density permitted by this Order prior to November 22, 2019, unless the County can demonstrate that:

(a) Substantial changes in the conditions underlying the approval of the Order have occurred; or

(b) The Order was based upon substantially inaccurate information provided by the Developer; or

(c) The change is clearly established by the County to be essential for the public health, safety, or welfare.

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

For the purposes of this Order, the term "down-zone" shall refer only to changes in zoning, land use, or development regulations that decrease the development rights approved by this Order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer by this Order.

The inclusion of this Section is not to be construed as evidencing any present or foreseeable intent on the part of the County to down-zone or alter the density or intensity of the Project, but is included herein to comply with Section 380.06(15)(c)3, Florida Statutes.

SECTION 10. BINDING ORDER UPON DEVELOPER

This Development Order shall be binding upon the Developer.

SECTION 11. DEADLINE FOR COMMENCEMENT OF CONSTRUCTION

Physical development of the Project* shall commence within three years of the effective date of this Ordinance unless the time period for commencement is extended by the Board of County Commissioners (Development has commenced). If more than three years shall elapse between approval of this order and commencement of actual development, or if construction of a phase is not begun or completed by the time frame contained in Section 6. above, or if any five year period shall expire without significant development activity on the site, the Board of County Commissioners may conduct a public hearing in accordance with the Land Development Code and may, at its option, rescind any and all approvals granted herein, including the Certificate of Level of Service. Any delay in construction commencement shall not be deemed to extend any time frame for completion of construction, commencement of subsequent phases, or the termination date of this Development Order. For the purpose of this provision, "significant development" shall be the actual construction of site improvements or buildings as part of an ongoing effort to prepare improved land or buildings for sale, lease, or use.

SECTION 12. RENDITION

The Building and Development Services Department is hereby directed to send certified copies of this Order within thirty (30) days of the date of signature by the Chairman of the Board of County Commissioners to the Developer and, the Florida Department of Economic Opportunity.

SECTION 13. NOTICE OF RECORDING

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

SECTION 14. SEVERABILITY

~~It is the intent of this Development Order to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Development Order is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then such provision or portion shall be deemed null and void, and to this end the provisions of this Ordinance are declared severable, but all remaining provisions and portions of this Development Order shall remain in full force and effect.~~ 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 15. EFFECTIVE DATE

This Ordinance shall become effective upon the filing of a certified copy of the executed ordinance with the Department of State; provided, however, that the filing of a notice of appeal pursuant to Section 380.07, Florida Statutes shall suspend development authorization granted by this Development Order until the resolution of said appeal. However, this is not intended to suspend development previously authorized pursuant to Ordinance ~~12-15~~ 13-25 during the pendency of any appeal.

ADOPTED AND APPROVED with a quorum present and voting this ~~17th day of December, 2013~~ 3rd day of April, 2014.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: _____
Larry Bustle, Chairman

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

BY:_____
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR REVISED CREEKWOOD

CREEKWOOD

THE EAST ½ OF SECTION 11, TOWNSHIP 35, RANGE 18 E., LESS THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 915, PAGE 966, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
ALSO:
THAT PART OF SECTION 12., TOWNSHIP 35., RANGE 18E., LYING WEST OF STATE ROAD NO. 93 (INTERSTATE 75).
ALSO:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 S., RANGE 18 E., LYING WEST OF STATE ROAD NO. 93 (INTERSTATE 75), AND LYING NORTH OF STATE ROAD NO. 70
ALSO:
THAT PART OF SECTION 13, TOWNSHIP 35 S,. RANGE 18 E,. LYING WEST OF STATE ROAD NO. 93 (INTERSTATE 75), AND NORTH OF STATE ROAD NO. 70.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A LITERWOOD POST FOUND MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 S., RANGE 18 E., SAME BEING THE SOUTHWEST CORNER OF THE EAST ½ OF SECTION 11, TOWNSHIP 35 S., RANGE 18 E., FOR A POINT OF BEGINNING: THENCE S 00°43'18" E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 193.63 FT. TO THE NORTHEAST CORNER OF "CAMPBELL COMMERCIAL SUBDIVISION" AS RECORDED IN PLAT BOOK 23, PAGES 141 AND 142, AFORESAID PUBLIC RECORDS: THENCE CONTINUE S 00°43'10" E, ALONG THE EAST LINE OF SAID "CAMPBELL COMMERCIAL SUBDIVISION", SAME BEING THE OCCUPIED WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 513.00 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF STATE ROAD NO. 70, AS SHOWN ON F.D.O.T. R/W MAP, SECTION 13160-2503; THENCE S 70°20'03" E, ALONG SAID NORTHERLY R/W, A DISTANCE OF 7.83 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 17120.74 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY R/W AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'15", A DISTANCE OF 339.93 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17256.74 FT.; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHERLY R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°08'15", A DISTANCE OF 342.63 FT. TO THE P.T. OF SAID CURVE; THENCE S 70°20' 03" E. ALONG SAID NORTHERLY R/W, A DISTANCE OF 35.37 FT. TO THE INTERSECTION WITH THE NORTHERLY INTERCHANGE R/W OF STATE ROAD NO. 93 (INTERSTATE 75), AND SAID STATE ROAD NO. 70, AS SHOWN ON F.D.O.T. R/W MAP, SECTION 13075-2402; THENCE S 80°04'21" E, ALONG SAID NORTHERLY INTERCHANGE R/W, 82.10 FT.; THENCE S 70°20'03" E. ALONG SAID NORTHERLY INTERCHANGE R/W, 400.14 FT.; THENCE S 73°01'06" E. ALONG SAID NORTHERLY INTERCHANGE R/W, 100.26 FT.; THENCE S 70°20'03" E, ALONG SAID NORTHERLY INTERCHANGE R/W, 218.97 FT.; THENCE S 78°46'36" E, ALONG SAID NORTHERLY INTERCHANGE R/W, A DISTANCE OF 136.27 FT. TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS R/W, OF SAID STATE ROAD NO. 93 (INTERSTATE 75); THENCE S 70°20'03" E, ALONG SAID NORTHERLY LIMITED ACCESS R/W, 298.34 FT.; THENCE S 72°37'29" E. ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 628.85 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 622.20 FT.; THENCE RUN NORTHEASTERLY ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°23'42". A DISTANCE OF 568.98 FT. TO THE P.T. OF SAID CURVE; THENCE N 54°E58'49" E,

ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 351.55 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING RADIUS OF 721.51 FT.; THENCE RUN NORTHEASTERLY ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°03'07". A DISTANCE OF 632.91 FT. TO THE P.T. OF SAID CURVE, THENCE N 04°55'42" E, ALONG SAID LIMITED ACCESS R/W, 518.38 FT.; THENCE N 00°55'22" E, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 4990.44 FT. TO THE P.C. OF A CURVE CONCAVE TO THE WEST. HAVING A RADIUS OF 5530.30 FT.; THENCE RUN NORTHERLY ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°38'59", A DISTANCE OF 450.42 FT. TO THE INTERSECTION WITH THE LINE OF SECTION 12, TOWNSHIP 35 S., RANGE 18 E.; THENCE N 89°26'05" W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1065.82 FT. TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 33 S., RANGE 18 E., SAME BEING THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 35 S., RANGE 18 E.; THENCE N 89°36'09" W, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1404.27 FT. TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 915, PAGE 966, AFORESAID PUBLIC RECORDS; THENCE S 00°26'58" W, ALONG THE EAST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 660.16 FT.; TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL; THENCE N 89°36'09" W, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 660.00 FT. TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL; THENCE N 00°26'58" E, ALONG THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 660.16 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 11, THENCE N 89°35' 09" W, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 660.11 FT. TO THE NORTHWEST CORNER OF THE EAST ½ OF SAID SECTION11; THENCE S 00°45'32" E. ALONG THE WEST LINE OF THE EAST ½ OF SAID SECTION 11. A DISTANCE OF 5292.41 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 11, 12, 13 AND 14 MANATEE COUNTY, FLORIDA.

CONTAINING 540.56 ACRES MORE OR LESS

CREEKWOOD-EAST

THAT PART OF SECTIONS 12 AND 13, TOWNSHIP 35 S., RANGE 18 E., LYING EAST OF STATE ROAD NO. 93 (INTERSTATE 75), AND LYING NORTH OF STATE ROAD NO. 70. LESS LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1029, 3035 AND OFFICIAL RECORDS BOOK 1145, PAGE 3377, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL “A”

COMMENCE AT A CONCRETE MONUMENT FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 S., RANGE 18 E.; THENCE S 01°00'42" W. ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 821.22 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF STATE ROAD NO. 70, AS SHOWN ON F.D.O.T. R/W MAP, SECTION 13075-2402; THENCE N 70°20' 03" W, ALONG SAID NORTHERLY R/W , 1492.94 FT.; THENCE N 33°10'32" W. ALONG SAID NORTHERLY R/W, 83.17 FT.; THENCE N 70°20'03" W, ALONG SAID NORTHERLY R/W, 70.00 FT.; THENCE S 74°16'39" W. ALONG SAID NORTHERLY R/W, A DISTANCE OF 79.73 FT. FOR A POINT OF BEGINNING: THENCE CONTINUE S 74°16'39" W, ALONG SAID NORTHERLY R/W, 7.01 FT.; THENCE N 70°20'30" W, ALONG SIAD NORTHERLY R/W, A DISTANCE OF 512.00 FT. TO THE INTERSECTION WITH THE NORTHERLY INTERCHANGE R/W OF STATE ROAD NO. 93 (INTERSTATE 75), AND STATE ROAD NO. 70; THENCE N 60°14'02" W. ALONG SAID NORTHERLY INTERCHANGE R/W, A DISTANCE OF 217.32 FT. TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS R/W OF SAID STATE ROAD NO. 93

(INTERSTATE 75), THENCE N 70°20'03" W. ALONG SAID NORTHERLY LIMITED ACCESS R/W, 400.78 FT.; THENCE N 66°31'12" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 493.00 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 216.00 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°55'49", A DISTANCE OF 184.46 FT. TO THE P.T. OF SAID CURVE; THENCE N 17°35'24" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 250.16 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1300.23 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°33'05", A DISTANCE OF 352.91 FT. TO THE P.T. OF SAID CURVE; THENCE N 33°08'29" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 513.14 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1338.39 FT.; THENCE RUN NORTHWESTERLY AND NORTHERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°55'25", A DISTANCE OF 769.08 FT. TO THE P.T. OF SAID CURVE; THENCE N 00°13'03" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 4772.30 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SECTION 12, TOWNSHIP 35 S., RANGE 18 E.; THENCE S 89°26'05" E, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1251.28 FT. TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF THE EAST ½ OF SAID SECTION 12; SAME BEING THE INTERSECTION WITH THE WEST LINE OF A 330.0 FT. WIDE FLORIDA POWER & LIGHT CO. EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 612, PAGE 508, AFORESAID PUBLIC RECORDS; THENCE S 00°25'44" E, ALONG SAID WEST LINE, SAME BEING THE WEST LINE OF SAID EAST ½ OF SECTION 12, A DISTANCE OF 2561.96 FT. MORE OR LESS TO THE INTERSECTION WITH THE PHYSICAL CENTERLINE OF A 30.0 FT. WIDE FLORIDA GAS TRANSMISSION COMPANY EASEMENT (FORMERLY KNOWN AS HOUSTON TEXAS GAS & OIL CORPORATION, A DELAWARE CORPORATION) AS DESCRIBED AND RECORDED IN DEED BOOK 399, PAGE 117, AFORESAID PUBLIC RECORDS; THENCE N 59°39'32" E, ALONG SAID PHYSICAL CENTERLINE 63.89 FT.; THENCE N 59°36'32" E, ALONG SAID PHYSICAL CENTERLINE, A DISTANCE OF 316.93 FT. TO THE INTERSECTION WITH THE EAST LINE OF SAID 330.0 FT. WIDE POWER & LIGHT COMPANY EASEMENT, SAME BEING THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1029, PAGE 3035, AFORESAID PUBLIC RECORDS; THENCE S 00°25'44" E, ALONG SAID EASEMENT LINE AND THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 2932.78 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF SAID EAST ½ OF SECTION 12, SAME BEING THE NORTH LINE OF THE EAST ½ OF SAID SECTION 13; THENCE S 01°10'44" W, ALONG SAID EAST EASEMENT LINE AND THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 2180.91 FT.; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL IN OFFICIAL RECORDS BOOK 1029, PAGE 3035, THE FOLLOWING COURSES AND DISTANCES; N 74°57'17" E, A DISTANCE OF 109.85 FT. TO A POINT ON A CURVE WHOSE RADIUS POINT LIES N 74°57'17" E, 290.00 FT.; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°25'25", A DISTANCE OF 184.36 FT. TO THE P.T. OF SAID CURVE; THENCE S 51°28'08" E, 69.79 FT.; THENCE S 67°12'08" E, 132.97 FT.; THENCE S 76°52'08" E, 119.24 FT.; THENCE N 83°31'52" E, 306.67 FT.; THENCE S 06°28'08" E, 180.22 FT.; THENCE S 19°39'57" W, 360.60 FT. TO THE POINT OF BEGINNING.

CONTAINING 265.86 ACRES MORE OR LESS.

PARCEL "B"

COMMENCE AT A CONCRETE MONUMENT FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 S., RANGE 18 E., THENCE S 01°00'42" W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 279.10 FT. FOR A POINT OF BEGINNING: THENCE CONTINUE S 01°00'42" W, ALONG SAID EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 542.12 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W

OF STATE ROAD NO. 70, AS SHOWN ON F.D.O.T. R/W MAP, SECTION 13075-2402, THENCE N 70°20'03" W, ALONG SAID NORTHERLY R/W. 1492.94 FT., THENCE N 33°10'32" W, ALONG SAID NORTHERLY R/W 1.61 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1029, PAGE 3035, AFORESAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL THE FOLLOWING COURSES AND DISTANCES; N 19°39'57" E, 215.12 FT.; THENCE N 83°57'11" E, A DISTANCE OF 410.86 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF 283.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°37'41", A DISTANCE OF 161.16 FT.; THENCE S 43°52'49" E, 121.17 FT.; THENCE S 10°11'25"E, 72.10 FT.; THENCE S 43°52'49" E, 240.00FT.; THENCE S 34°24'49" E, 88.00 FT.; THENCE N 85°27'11" E. 175.71 FT.; THENCE N 75E17'11" E, 113.23 FT.; THENCE N 34°52'11" E. 120.63 FT.; THENCE S 74°45'26" E, 103.64 FT. TO THE POINT OF BEGINNING.

CONTAINING 11.84 ACRES MORE OR LESS.

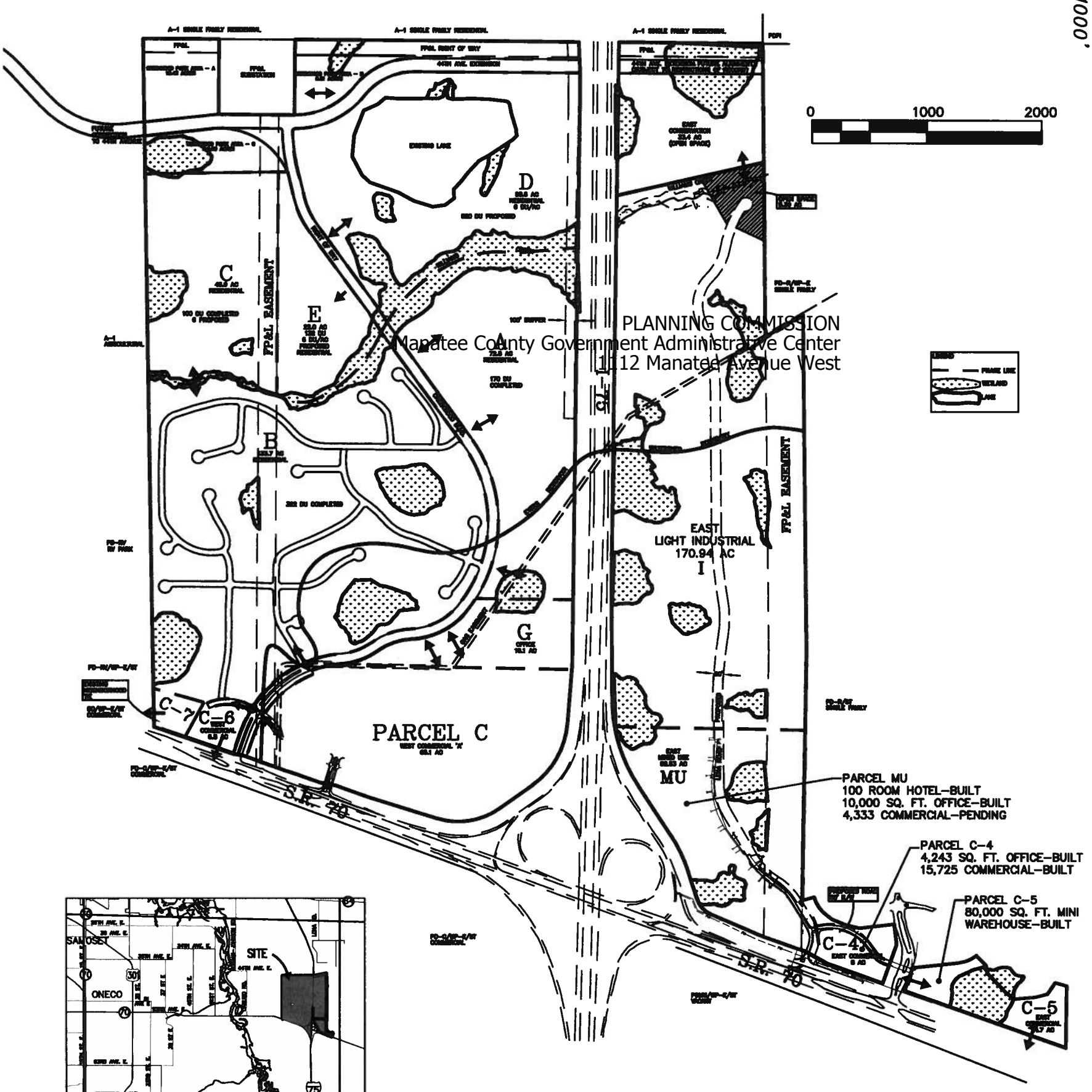
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

LAND USE/ACREAGE SUMMARY

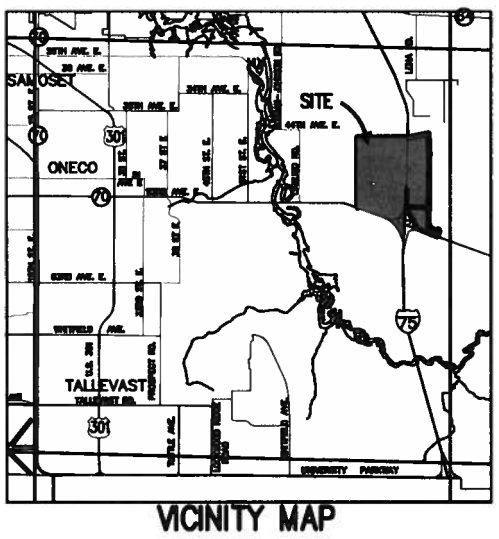
LAND USE	ACRES	UNITS/SQUARE FEET
RESIDENTIAL	[illegible]	[illegible]
		(262 COMPLEXES/770 REMAINING)
INDUSTRIAL	170.94	[illegible] SF
COMMERCIAL ONLY (C-4,C-7,C)	71.0	[illegible] SF
MIXED NON-RESIDENTIAL (MU,C-4,C-6)	65.73	
COMMERCIAL		171,000 SF
OFFICE		100,000 SF
GROUP CARE HOME (MU)		100 BEDS
MINI-WAREHOUSE (ONLY C-5)	6.5	80,000 SF
HOTEL		100 ROOMS(80,000 SF)
ROADS/OPEN SPACE	54.73	
CONSERVATION	23.4	
PARKS	25	
PROJECT TOTAL	[illegible]	

SCALE 1"=1000'

0 1000 2000



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West



VICINITY MAP

MAP H

LOCATED AT:
SECTION 11, 12, 13 & 14
TOWNSHIP 35 SOUTH
RANGE 18 EAST
MANATEE COUNTY, FLORIDA

CREEKWOOD MASTER DEVELOPMENT PLAN

REVISIONS:
1
2
3
4
5
6
7

DESIGNED:
DATE: NOVEMBER 2013
DRAWN:
JOB NO.:
SCALE: 1"=1000'

Allison-Gause, Inc.
925 14th Street West | Bradenton | FL
34205 | t. 941.708.5400 | f. 941.708.5405
Engineering, Land Planning
Landscape Architectural, Environmental
Consultants

Allison incorporated Gause

Engineering
Landscape Architecture
Planning
Environmental Consultants
Consulting Arborist

November 18, 2013

Mr. Jason Utley
Transportation System Modeler
Manatee County Government
1022 26th Ave. East
Bradenton, FL 34208

Re: Creekwood East Memory Care Facility
Rezone Application for Lots 8-15

Dear Mr. Utley;

The following is being submitted to address traffic impact as part of the rezone application for lots 8-15 of the Creekwood subdivision. The application for rezone is to allow a 150 bed assisted living facility (memory care facility) in exchange for 10,000 square foot commercial development within parcel MU of the Creekwood subdivision.

Although the rezone application will include lots 8-15, the proposed project is located only within lots 8-12 of the Creekwood subdivision. Parcel identification numbers for these lots are 1731002469, 1731002509, 1731002559, 1731002609, and 1731002659.

Manatee County Ordinance Z-84-76(R9) allocates, by parcel and zoning, the allowed development within the Creekwood subdivision based on square footage and land use. Lots 8-15 of Creekwood are zoned "Planned Development Industrial" (PDI), with a future land use classification of "mixed use" (MU). Currently, the mixed use classification permits the development of office, hotel, and commercial as seen in the development matrix below.

Development by Parcels – Creekwood Subdivision

LAND USE	PARCEL	SQUARE FOOTAGE
Commercial	C	447,000
	C-6	20,000
	C-7	15,000
*****	MU/C-4/C-5	121,000
Mini-Warehouse	C-5	80,000*
Office	G	125,000**
	MU/C-4	100,000*
Industrial	I	800,000***
Hotel	MU	100 rooms
Residential	A	170 units
	B	322 units
	C	106 units
	D	520 units
	E	132 units

As part of the rezone application for this project, the applicant requests a decrease in the allowable commercial square foot allowances on the development matrix by up to 10,000 sq. ft. in exchange for permission to include up to 150 beds in an Assisted Living Facility (Memory Care Facility) within lots 8-12. Table 2 compares the p.m. peak hour trips generated by a 10,000 square foot commercial Variety Store

926 Tamiami Trail, Bradenton, Florida 34205 | t: 941.708.5400 | f: 941.708.5405 | PE 29275 | LC26000429 | www.allisongause.com

(ITE code 814) to the p.m. peak hour trips generated from the proposed memory care facility (ITE code 254).

TABLE 2 – Trip Generation

ITE Code	Land Use Type	Dwelling Units	Average Rate	PM Peak-Hour Total Trips
254	Assisted Living	150 Occupied Beds	0.29 trips/bed	43.5 trips*
814	Variety Store	10,000 s.f.	6.99 trips/1,000 s.f.	69.90 trips*

* Total trip generation of the development is derived via Trip Generation, 9th edition by the Institute of Transportation Engineers.

From the table above, the proposed 150 bed Memory Care Facility will generate less than 50 total p.m. peak hour trips, and will create fewer p.m. peak hour trips than could be generated by 10,000 s.f. of a commercial variety store. In conclusion, a rezone to allow the proposed 150 bed memory care facility in exchange for 10,000 s.f. of commercial development will decrease the total p.m. peak hour trips.

We trust the above information has adequately addressed any concerns at this time. Please contact me at the number below should you have any questions or concerns about this matter.

Sincerely,
ALLISON-GAUSE, INC.

M. Andrew Allison, PE

Enc: One (1) copy of the Trip Generation Sheet for an Assisted Living Facility (ITE code 254)
One (1) copy of the Trip Generation Sheet for a Variety Store (ITE code 814)

Assisted Living
(254)

Average Vehicle Trip Ends vs: Occupied Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

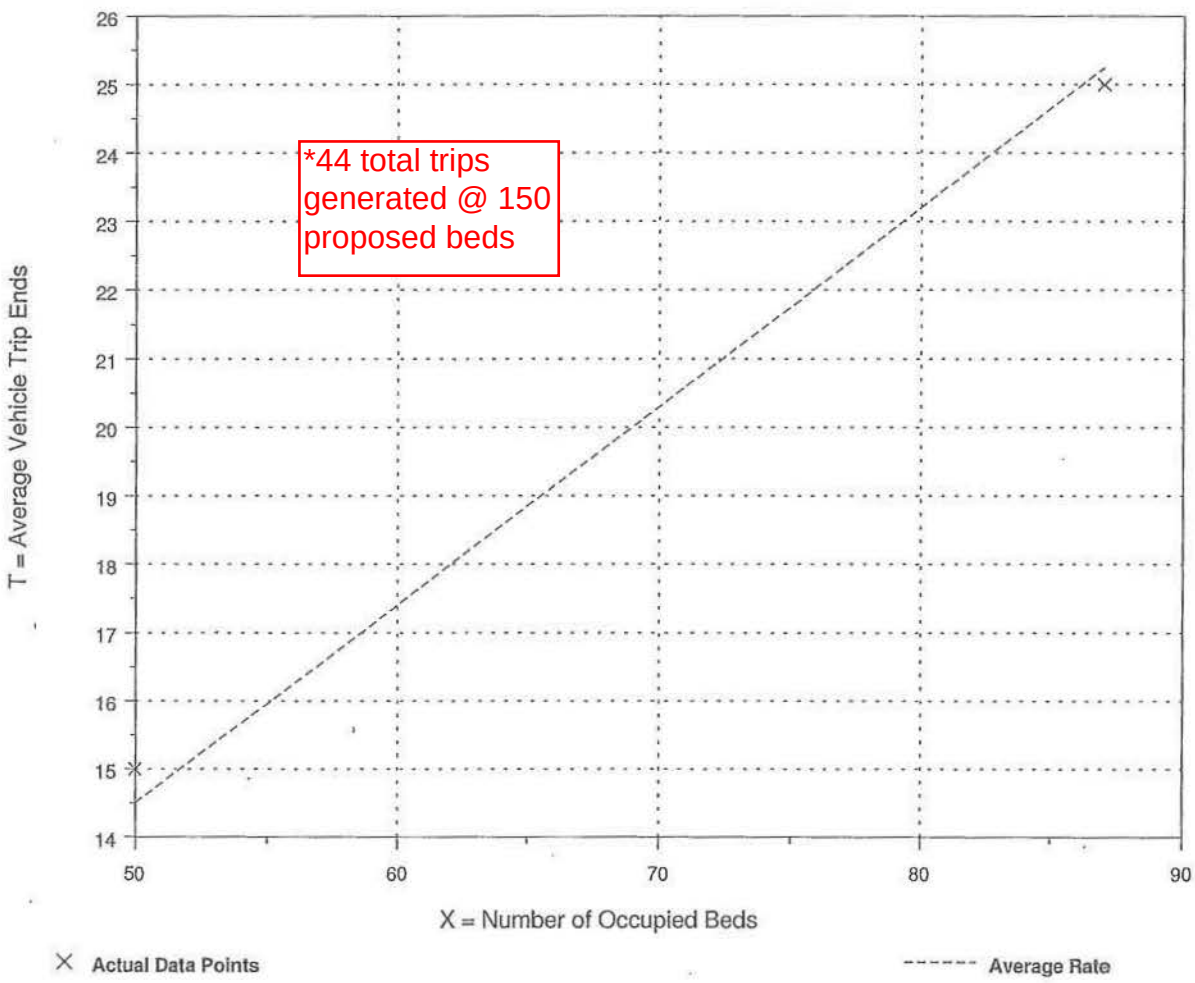
Number of Studies: 2
Average Number of Occupied Beds: 69
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
0.29	0.29 - 0.30	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: Not given

R^2 = ****

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Variety Store
(814)

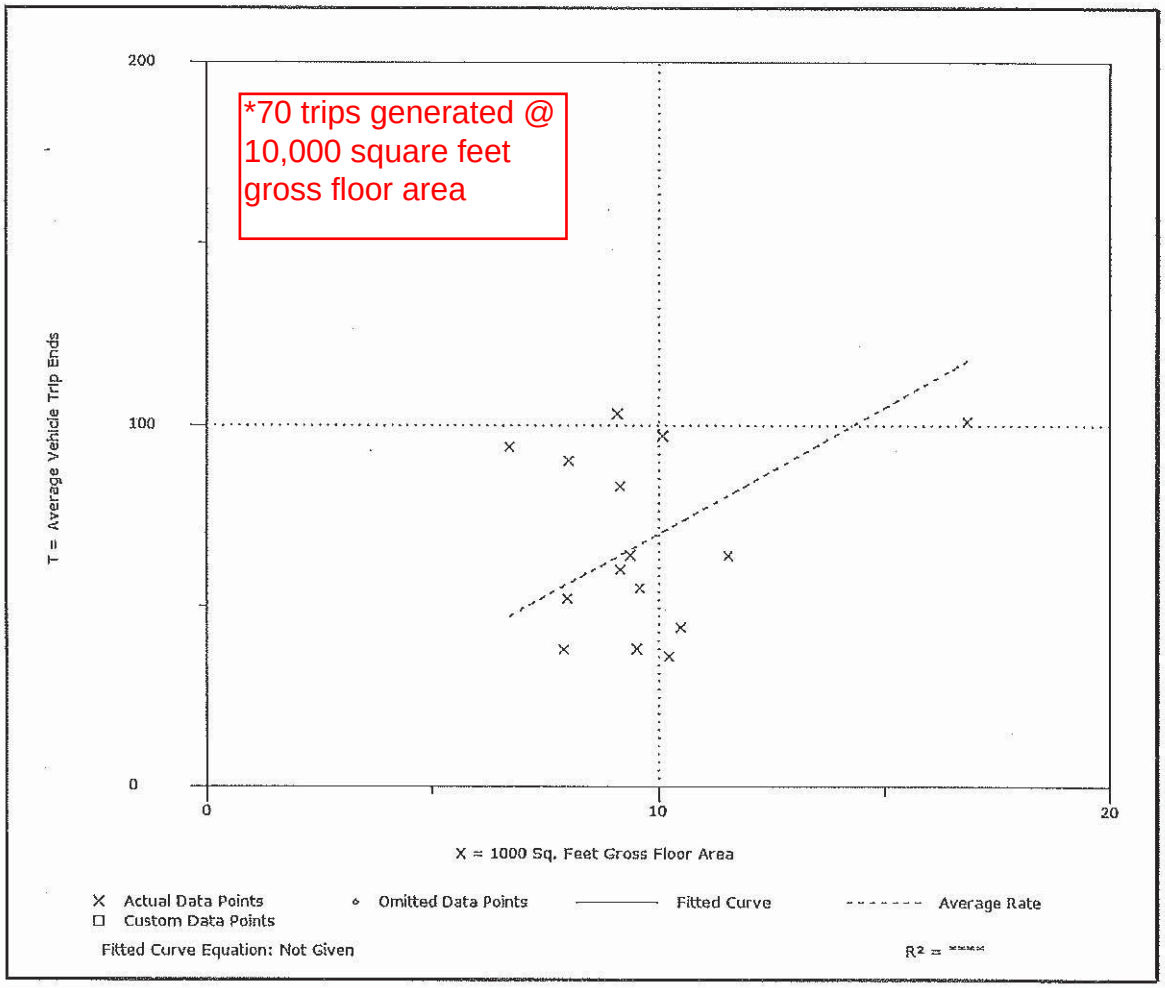
Average Vehicle Trip Ends vs:	**1000 Sq. Feet Gross Floor Area**
On a:	**Weekday**
	P.M. Peak Hour of Generator

Number of Studies:	15
Average 1000 Sq. Feet GFA:	10
Directional Distribution:	Not Available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
6.99	3.52 - 13.94	3.76

Data Plot and Equation



Trip Generation, 9th Edition

Date to be Published: Wednesday, February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434,

5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	ANNE BEUCHAT		
COMPANY:	BRADENTON HERALD	DEPT:	CLASSIFIEDS
FAX #:	708-7758	PHONE #	745-7066
FROM:	BOBBI ROY		
FAX #:	941-749-3071	PHONE #	941-748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	SHAY TURNER		
COMPANY:	MANATEE HERALD-TRIBUNE	DEPT: CLASSIFIEDS	
FAX #:	361-4199	PHONE #	361-4104
FROM:	BOBBI ROY		
FAX #:	749-3071	PHONE #	748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

To: Newspapers,
Cc: Rossina Leider/MCG, Glenna Campana/MCG, Stephanie Moreland/MCG, Shelley Hamilton/MCG,
Bcc:
Subject: Legal Line ad to be published Wednesday, February 26, 2014

140313 PC.doc 140313 PC Instructions.doc

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

Herald-Tribune

Order:	SC52G0NCLS	Pubs:	4,10	Rate:	LE
Phone:	(941)749-3070	Class:	0005	Charges:	$ 0.00
Account:	27042400	Start Date:	02/26/2014	List Price:	$ 327.50
Name:	N/A, Bobbi	Stop Date:	02/26/2014	Payments:	$ 0.00
Caller:	Ordinance 14-04	Insertions:	2	Balance:	$ 327.50
Taken By:	SC52	Columns:	1	Lines:	262
Schedule:	2/26 1x, 2/26 1x, , ,			Taken On:	02/21/2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

Attention:_____ Fax:_____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

BRADENTON HERALD
CLASSIFIED ADVERTISING

Order:	052165466	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	$ 0.00
Account:	11950	Start Date:	02/26/2014	List Price:	$ 370.89
Name:	MANATEE,	Stop Date:	02/26/2014	Payments:	$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	$ 370.89

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

March 13, 2014 - Planning Commission Meeting
Agenda Item #6

Subject
Z-84-76(G)(R11) – CREEKWOOD INVESTORS, LTD/CREEKWOOD EAST REZONE OF LOTS 8-15 - DTS 20130502 - ROSSINA LEIDER

Briefings
None

Contact and/or Presenter Information

Rossina Leider

Principal Planner

941-748-4501, ext. 6859

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 APPROVAL of Manatee County Zoning Ordinance No. Z-84-76(R11) for a project that was previously granted Special Approval for a project in: 1) the Entranceway; 2) the Watershed Protection – Evers Overlay District; 3) the Special Treatment Overlay District, and 4) the MU (Mixed Use) FLUC; and for a project that previously granted Specific Approval for alternatives to LDC Sections 710.1.6, 710.2.1, and 737.4.1.2.g of the Land Development Code, as recommended by the staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Creekwood DRI is a mixed-use development, located at the NE and NW quadrants of the intersection of State Road 70 and I-75. The DRI development was approved on August 27, 1985.
• On September 3, 1985, the Board of County Commissioners approved a rezone and General Development Plan (GDP) for a ±1,090 acre project (Z-84-76). The GDP was approved to allow 4,081 units, 435,000 square feet of commercial space, 2,000,000 square feet of industrial space, and 184,000 square feet of office space.
• Ten amendments have been made to the GDP, the most recent on December 17, 2013. The total project

acreage was reduced to ±818.26 acres and the total amount of development authorized within the latest GDP amendment is 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,0000 square feet of mini-warehouse, and 100 hotel rooms.

• The applicant requests to revise the Zoning Ordinance and General Development Plan to:
- Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
- Rezone Lots 8 - 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
- Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
- Allow a maximum building height of 40 feet for group care home in Parcel MU;
- Stipulate a Master Sign Plan for Parcel MU.

• A companion application to amend the Development Order and Map H to the Creekwood DRI is being reviewed under a separate application.

• Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 - 15 of Creekwood East Subdivision (area subject to rezone) are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres).

• The proposed rezone from PDI (Planned Development Industrial) to PDC (Planned Development Commercial) is consistent with the entitlements of Parcel MU and with the development trend of properties along the south segment of Lena Road and SR 70 which is characterized by commercial and office uses.

• The addition of 150 group care home beds will not impact the traffic pattern of the surrounding area. This residential use will generate less PM peak-hour trips than 10,000 square feet of commercial space.

• No impacts to the overall open space and conservation areas of the Creekwood DRI will take place with this proposal. The proposed gross density is in the range of maximum gross density allowed for a project within the MU FLUCs.

• Future residents of Parcel G may be impacted by noise since the site is adjacent to I-75 and to north of an established large commercial development. At time of Preliminary Site Plan, staff will evaluate possible impacts to future residents and will include necessary stipulations to mitigate them.

• Staff recommends approval of the proposed changes.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other

William Clague reviewed and responded via email on 02/14/2014.

Reviewing Attorney
Clague

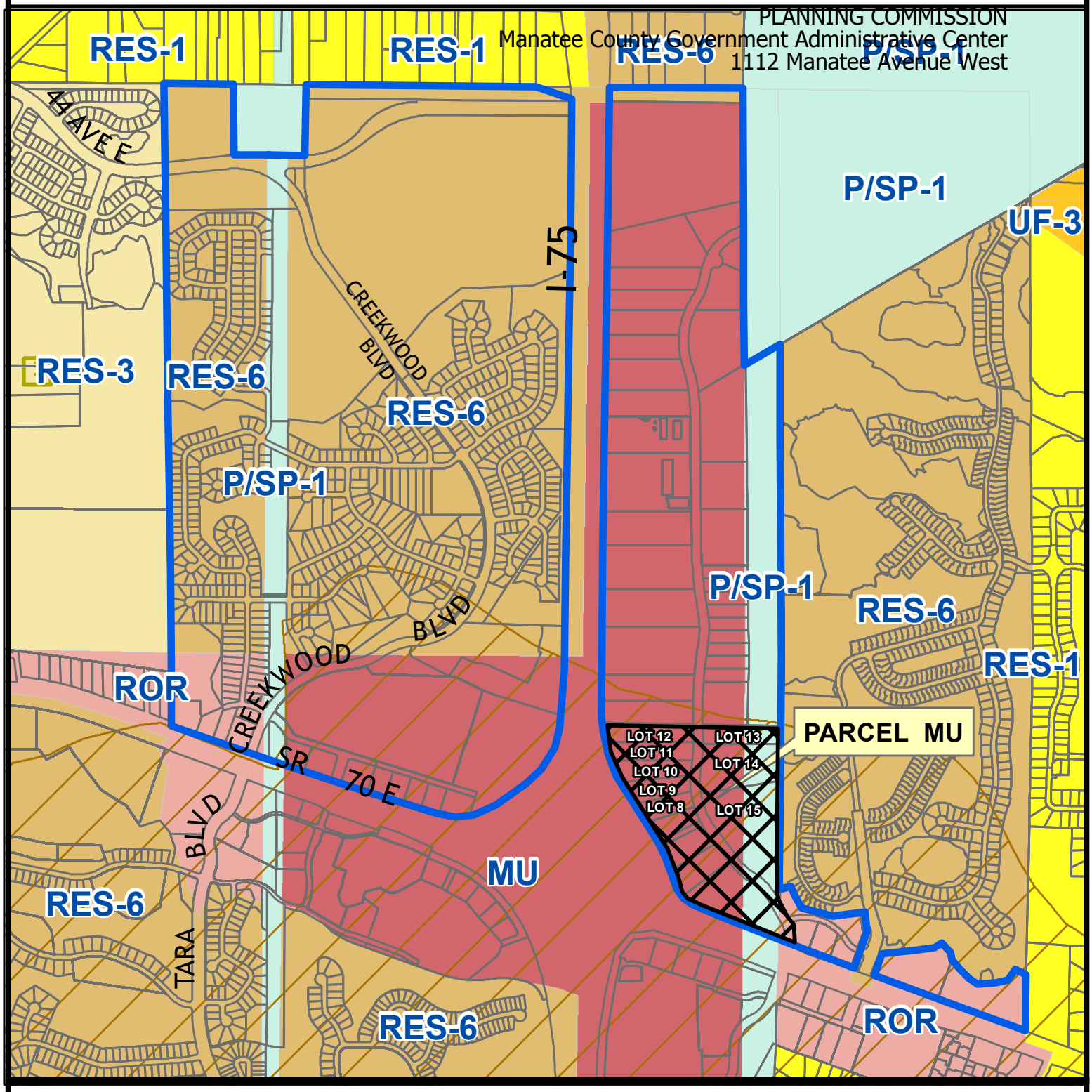
Instructions to Board Records
n/a

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 - Z-84-76(G)(R11) - DTS 20130502 - Creekwood - 20140313 PC.pdf
Attachment: Staff Report - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: Zoning Ord - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: GDP Revised MASTER DEV PLAN - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: Sign Plan - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: Traffic Impact Statement - Creekwood - Z-84-76(G)(R11) - DTS 20130502 - 20140313 PC.pdf
Attachment: Copy of Newspaper Adv - Z-84-76(G)(R11) - DTS 20130502 - Creekwood - 20140313 PC.pdf
Attachment: Site Plan - Z-84-76(G)(R11) - DTS 20130502 - Creekwood - 20140313 PC.pdf

FUTURE LAND USE



Parcel ID #(s) Multiple

PARCEL MU - ± 52.53 ACRES

LOTS 8-15 CREEKWOOD EAST SUBDIV. - ± 34.31 ACRES

CREEKWOOD DRI

Project Name:	Creekwood Investors LTD / Creekwood
Project #:	Z-84-76 (R11)
DTS#:	20130502
Proposed Use:	Residential
S/T/R:	Sec 13,11,12 Twn 35 Rng 18
Acreage:	818
Existing Zoning:	PD-R, PD-C, PD-I
Existing FLU:	MU, RES-6, PSP, ROR
Overlays:	ST
Special Areas:	NONE
CHH:	NONE
Watershed:	WPE
Drainage Basin:	WILLIAMS CREEK,UNNAMED STREAM
Commissioner:	Vanessa Baugh

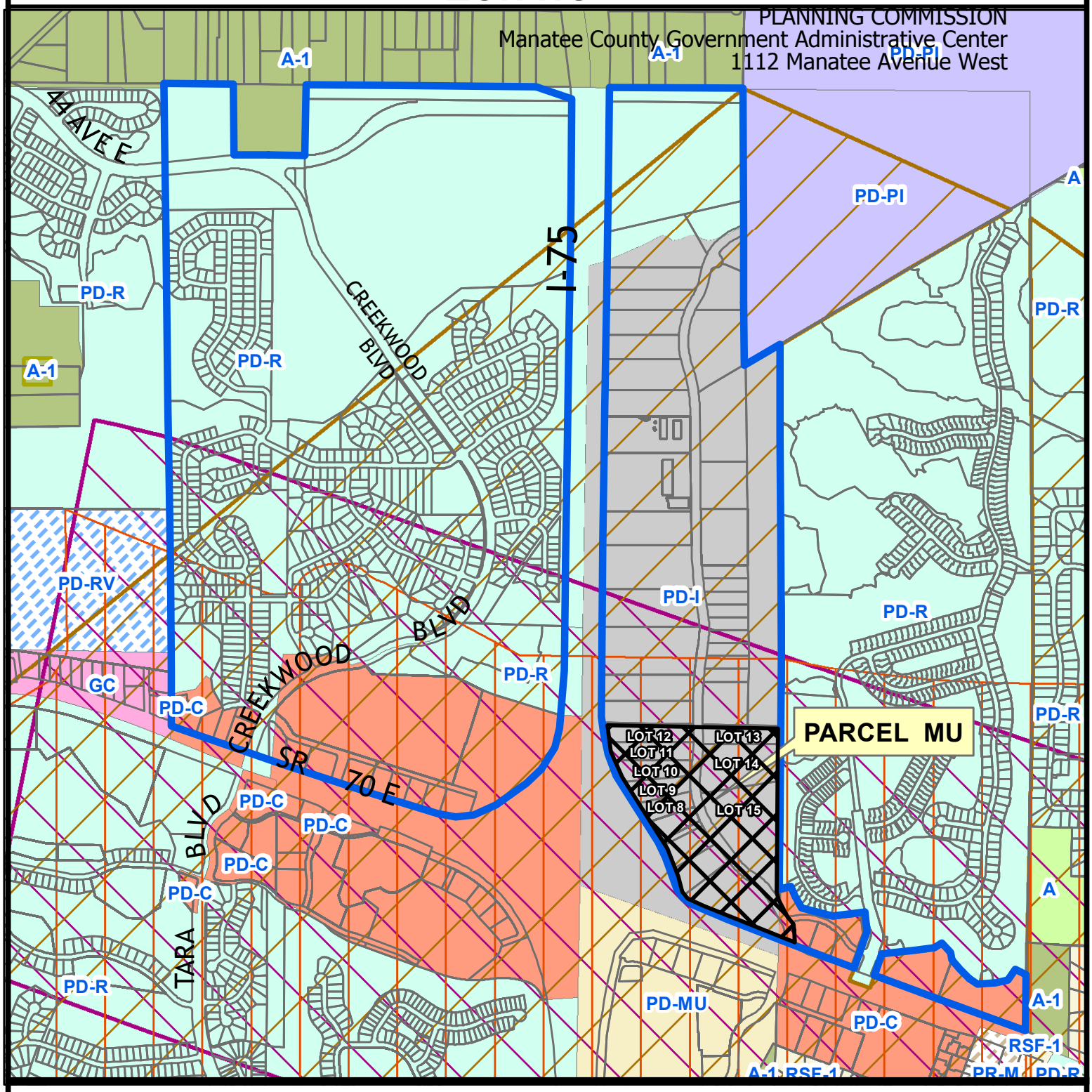
N

Manatee County Staff Report Map

Map Prepared 7/3/2013

1 inch = 1,257 feet

ZONING



Parcel ID #(s) Multiple

Project Name:	Creekwood Investors LTD / Creekwood
Project #:	Z-84-76 (R11)
DTS#:	20130502
Proposed Use:	Residential
S/T/R:	Sec 13,11,12 Twn 35 Rng 18
Acreage:	818
Existing Zoning:	PD-R, PD-C, PD-I
Existing FLU:	MU, RES-6, PSP, ROR
Overlays:	ST
Special Areas:	NONE

Special Treatment

Evers Watershed (WPE)

Entranceways

PARCEL MU - ± 52.53 ACRES

LOTS 8-15 CREEKWOOD EAST SUBDIV. - ± 34.31 ACRES

CREEKWOOD DRI

CHH:	NONE
Watershed:	WPE
Drainage Basin:	WILLIAMS CREEK,UNNAMED STREAM
Commissioner:	Vanessa Baugh

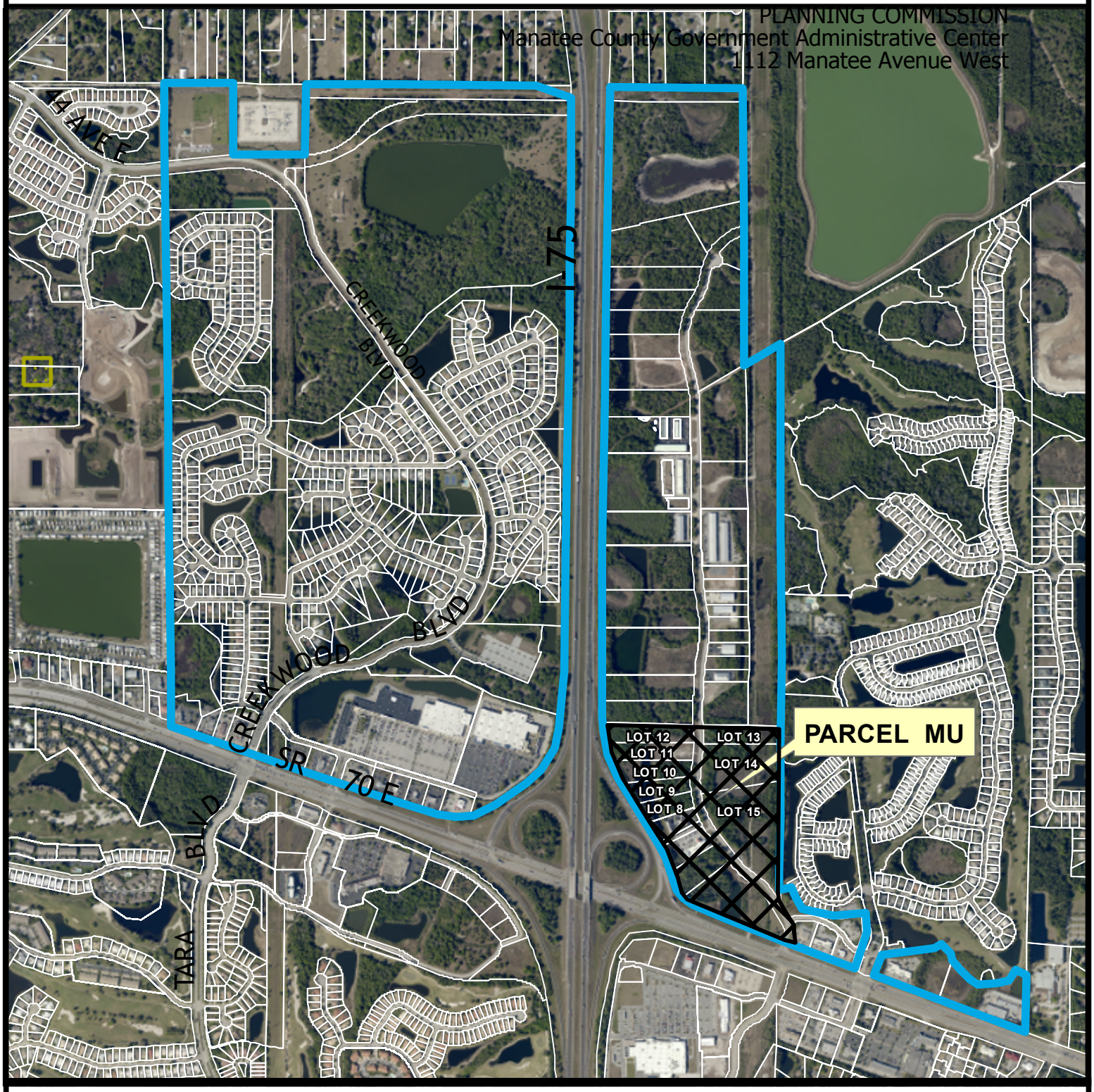
N

Manatee County Staff Report Map

Map Prepared 7/3/2013

1 inch = 1,257 feet

AERIAL



Parcel ID #(s) Multiple

Project Name:	Creekwood Investors LTD / Creekwood
Project #:	Z-84-76 (R11)
DTS#:	20130502
Proposed Use:	Residential
S/T/R:	Sec 13,11,12 Twn 35 Rng 18
Acreage:	818
Existing Zoning:	PD-R, PD-C, PD-I
Existing FLU:	MU, RES-6, PSP, ROR
Overlays:	ST
Special Areas:	NONE
CHH:	NONE
Watershed:	WPE
Drainage Basin:	WILLIAMS CREEK,UNNAMED STREAM
Commissioner:	Vanessa Baugh

PARCEL MU - ± 52.53 ACRES

LOTS 8-15 CREEKWOOD EAST SUBDIV. - ± 34.31 ACRES

CREEKWOOD DRI

N

Manatee County Staff Report Map

Map Prepared 7/3/2013

1 inch = 1,257 feet

Z-84-76(G)(R11) – Creekwood Investors, LTD / Creekwood (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 - 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 - 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

P.C.: 03/13/2014 **B.O.C.C.:** 04/03/2014

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 APPROVAL of Manatee County Zoning Ordinance No. Z-84-76(R11) for a project that was previously granted Special Approval for a project in: 1) the Entranceway; 2) the Watershed Protection – Evers Overlay District; 3) the Special Treatment Overlay District, and 4) the MU (Mixed Use) FLUC; and for a project that previously granted Specific Approval for alternatives to LDC Sections 710.1.6, 710.2.1, and 737.4.1.2.g of the Land Development Code, as recommended by the staff.

PROJECT SUMMARY	
CASE#:	**Z-89-76(Z)(R11) (DTS # 20130502)**
PROJECT NAME:	**Creekwood**
APPLICANT(S):	**Creekwood Investors, LTD**
EXISTING ZONING:	**PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, and Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts)**
REQUEST:	**Amend the Zoning Ordinance and General Development Plan to:** **1) Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;** **2) Rezone Lots 8 - 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);** **3) Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;** **4) Allow a maximum building height of 40 feet for group care home in Parcel MU;** **5) Stipulate a Master Sign Plan for Parcel MU.**
CASE PLANNER:	**Rossina Leider**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

History

Creekwood DRI is a mixed-use development, located at the NE and NW quadrants of the intersection of State Road 70 and I-75. The development was approved in 1985, and has been amended a number of times to reduce the total project acreage, decrease amount of development and modify and redistribute project entitlements. The most recent amendment was in 2013.

Creekwood DRI is currently approved for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space which includes up to 85,000 square feet of medical offices, 80,000 square feet of mini-warehouse space, and 100 hotel rooms. The total project acreage is ± 818.26 acres.

Creekwood Zoning Ordinance (Z-84-76) was originally approved on September 3, 1985 with a General Development Plan for 4,081 units, 435,000 square feet of commercial space, 2,000,000 square feet of industrial space, and 184,000 square feet of office space. The total project acreage was ±1,090 acres.

The following amendments to the Creekwood Zoning Ordinance and General Development Plan were approved by the BOCC:

- **April 22, 1993: Allow 2,805 units, 427,500 square feet of commercial space, 2,000,000 square feet of industrial space, and 184,000 square feet of office space. The total project acreage was reduced to ±818.26 acres [Z-84-76(R)].**

- **December 16, 1997: Change various land uses and buffers conditions [(Z-84-76(R2)].**

- **December 15, 1998: Exchange the land use designation for Parcel G (General Commercial) with Parcel O-1 (Office), increase total commercial floor area (69,500 sq. ft.) and land area, decrease total office floor area (44,000 sq. ft.) and land area, decrease residential development (500 units), and change the designation of Parcels C-1, C-2, and O-1 and combine them to a re-designated Parcel C [(Z-84-76(R3)].**

- **March 28, 2000: Delete 25,000 square feet of office space and add 25,000 square feet of commercial on Parcel C, adjust the overall total of development in Parcel C (522,000 sq. ft. of commercial and 115,000 sq. ft. of office), modify the project phasing deadlines, and modify land use, environmental, and transportation conditions [(Z-84-76(R4)].**

- **January 6, 2004: Re-designate parcel identification, add an additional roadway connection to the west, modify the Project Phasing Table to eliminate and**

redistribute approved development (reduce industrial to 950,000 sq. ft., clarify allocation of commercial approved in the industrial category, expand the range of commercial and industrial uses permitted east of I-75, decrease residential from 2,305 to 1,617 units), modify land use, park and recreation, and transportation conditions ([(Z-84-76(R5)].

- **January 5, 2006: Decrease residential units from 1,617 to 1,250 units, increase office use from 160,000 to 225,000 square feet, and transfer residential units from Phase I and II to Phase IV [(Z-84-76(R6)].**

- **December 4, 2008: Allow telecommunication towers east of I-75 within Parcel I, and to update various provisions [(Z-84-76(R7)].**

- **December 4, 2008: Decrease industrial entitlements from 950,000 to 800,000 square feet, delete phasing and buildout condition regarding development limitations east of I-75 until completion of SR 70 improvements, delete transportation conditions, and update various provisions [(Z-84-76(R8)]. The referenced reduction of industrial entitlement (150,000 square feet) was voluntarily requested by the developer to reflect the amount of industrial space that will be constructed.**

- **August 2, 2012: Add 30,000 square feet of mini-warehouse space for a total of 80,000 square feet of mini-warehouse to an existing 50,000 square feet facility (equivalent to 24,000 square feet of commercial space) located on Parcel C-5, increase allowable building height on Parcel C-5, and revise the land use conditions applicable to the mini-warehouse project [(Z-84-76(R9)].**

- **December 17, 2013: Modify land use of Parcel G from office to residential, add 112 residential units and decrease office space by 125,000 square feet, delete conditions related to maximum density allowed in the watershed, and remove references to non-residential development in Parcel G [(Z-84-76(R10)].**

The total amount of development authorized within the latest GDP amendment is:

USE	DEVELOPMENT TOTALS
Residential	1,362 d.u.
Commercial	603,000 sq. ft.
Industrial	800,000 sq. ft. ([1])
Office	100,000 sq. ft. ([2])
Mini-warehouse	80,000 sq. ft
Hotel	100 rooms

([1]) Includes telecommunication towers
([2]) Office space may include up to 85,000 sq. ft. of medical office

Additionally, on May 21, 2002 was approved a Final Site Plan identified as Creekwood East (Z-84-76(R4)/FSP-01-131) for a 17-lot commercial and industrial subdivision on

±60.53 acres which includes Parcel MU and C4 of the Creekwood GDP and Map H of Creekwood DRI. A CLOS has been issued (CLOS-04-110) and will expire on 02/24/2018.

Request

The request is for an amendment to the General Development Plan (GDP) and Zoning Ordinance for the Creekwood DRI. The current request specifically proposed changes related to Parcel MU only, and in general includes the following modifications: allow group care home as an allowable use, rezone Lots 8 - 15 of Creekwood East Subdivision from industrial to commercial zoning, add 150 group care home beds with a simultaneous reduction of 10,000 square feet of commercial space, allow a maximum height of 40 feet for group care home, and approve a master sign plan.

A companion application to amend the Development Order and Map H to the Creekwood DRI is being reviewed under a separate application with separate review criteria.

Request #1 and # 2:

- **Allow group care home in Parcel MU and rezone Lots 8 - 15 of Creekwood East Subdivision from PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts) to PDC (Planned Development Commercial) retaining the overlay districts.**

The applicant requests to rezone a total of ±34.31 acres from PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts) to PDC (Planned Development Commercial) retaining the overlay districts, and to allow "Group Care Home" (assisted living facility) in Parcel MU which is a residential use not allowed in the currently zoning district (PDI) nor in Parcel MU.

The area subject to rezone corresponds to Lots 8 - 15 of Creekwood East, a 17-lot platted subdivision with entitlements for commercial and office uses according to the Creekwood Development Order (Ord. 13-25) and Zoning Ordinance [Z-84-76(R10)].

The referenced subdivision was originally part of Parcel I and C-4, and approved for a total of 12,100 square feet of commercial space and 208,700 square feet of industrial space. However, in 2004 with the approval of Ord. 04-28 and Z-84-76(R5) to re-designate the DRI parcels identification, reduce industrial entitlements, and redistribute the allocation of commercial entitlements, the Creekwood East Subdivision was not part anymore of Parcel I and became part of a new parcel designated as Parcel MU with entitlements for commercial and offices uses.

Parcel MU is within the MU (Mixed Use) Future Land Use Category which allow for consideration for non-residential uses (retail, wholesale, office uses, light industrial uses, lodging places, etc.) with a maximum Floor Area Ratio of 1.0, and suburban or urban residential uses with a maximum gross density of 9 du/acre. The east portion of Parcel MU (part of Lot 13, 14, and 15 of Creekwood East Subdivision) is within P/SP-1 [Public/Semi-Public(1)] Future Land Use Category which allow for consideration primarily those facilities associated with public or private utilities (existing F.P.&L

easement).

The proposed PDC zoning appears to be appropriate since:

- **Parcel MU does not have industrial entitlements,**
- **The built-out lots of Creekwood East Subdivision (Lots 1, 2, 3, 6, 7 and 17) are developed with commercial and office uses, including 100-room hotel, 18,233 square feet of office space (including medical offices), 15,725 square feet of commercial space, and Lots 4 and 5 will be developed with 4,333 square feet of commercial retail use (eating establishment recently approved by Z-84-76/FSP-13-36), and**
- **Group Care Home is an allowed use in PDC zoning district, and an amendment to the Creekwood Development Order to allow this type of use in Parcel MU is reviewed concurrently.**

Staff has no objection to the request since the zoning district (PDC) and use (group care home) are consistent with the FLUC provisions of the Comprehensive Plan (See Rezone Criteria Analysis of LDC Section 504.5 for further discussion).

<u>Request # 3:</u>

- **Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU.**

The applicant requests to allow the addition of 150 group care home beds with a simultaneous decrease of 10,000 square feet of commercial space. The proposed group care home will be located on Parcel MU, specifically in Lots 8 thru 12 of Creekwood East Subdivision (±13.3 acres), which are subject to rezone as part of this application from PDI/WP-E/SP (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts) to PDC (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts).

The proposed 150-bed assisted living facility is equivalent to 25 residential units (6 residents = one unit) for a gross density of 1.88 dwelling units per acre, which is below to the maximum density allowed in MU FLUC (nine dwelling units per acre).

As mentioned previously, Creekwood East Subdivision has a valid Certificate Level of Service (CLOS-04-110 issued on 04/14/2005) that will expire on 02/24/2018, and the traffic analysis provided by the applicant indicates that the proposal to change the use from retail commercial to residential (150-bed group care home) will reduce the number of PM peak-hour trips generated from 69.90 to 43.5 and will not create any additional transportation impacts.

Table 1 of the Zoning Ordinance (Development by Parcels) and Table 2 (Phasing by Uses) are revised accordingly to reflect the proposed changes on Parcel MU as follow:

- **111,000 square feet of commercial space (121,000 sq. ft. previously approved minus 10,000 sq. ft. reduction as part of this application),**
- **150 group care home beds.**

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

- **Table 1 and Table 2 are modified as follows:**

PROJECT PHASING AND BUILDOUT CONDITIONS

1. Table 1 enumerates, by parcel, the allocation of development described in Section 4:

Table 1 - Development by Parcels

LAND USE	PARCEL	SQUARE FOOTAGE
Commercial	C	447,000
	C-6	20,000
	C-7	15,000
	MU/C-4/C-5	~~121,000~~ 111,000*
Mini-Warehouse	C-5	80,000*
Office	MU/C-4	100,000*
Industrial	I	800,000***
Hotel	MU	100 rooms
Residential	A	170 units
	B	322 units
	C	106 units
	D	520 units
	E	132 units
	G	112 units
Group Care Home	MU	150 beds

* **The distribution of commercial square footage among the parcels shall also be subject to the following maximum square footages per parcel:**

Parcel MU ~~100,000~~ 90,000 square feet
Parcel C-4 10,000 square feet
Parcel C-5 16,000 square feet west of the wetland

The distribution of mini-warehouse square footage among the parcels shall be subject to the following maximum square footage per parcel:

Parcel C-5 80,000 square feet east of the wetland

The distribution of office square footage among the parcels shall also be subject to the following maximum square footages per parcel:

Parcel MU 100,000 square feet
Parcel C-4 6,000 square feet

In no event shall the total square footage on parcels MU, C-4 and C-5 (west of the wetland) exceed

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

~~121,000~~ 111,000 for commercial uses or 100,000 for office uses and 80,000 of mini-warehouse on Parcel C-5 (east of the wetland).

** **Office space may include up to 85,000 square feet of medical office.**
*** **Including telecommunication towers**

2. The developer shall comply with the deadlines contained in the revised phasing schedule, listed in Table 2 below:

Table 2 - Phasing By Use

PHASES				
	I, II (Complete)	III (1996-11/22/2018)*[1]	IV (2001-11/22/2019)*[1]	Total
RESIDENTIAL	592	140	630	1,362
COMMERCIAL	455,048	55,000	~~92,952~~ 82,952	~~603,000~~ 593,000[3]
MINI-WAREHOUSE			80,000	80,000
HOTEL			100 rooms	100 rooms
OFFICE		60,000	40,000	100,000 [2]
INDUSTRIAL		230,000	570,000	800,000
GROUP CARE HOME			150 beds	150 beds[4]

* Dates are reflective of Buildout Dates contained below within this Development Order. Preliminary Site Plans shall be submitted 1 year prior to such buildout dates.

1 Phases III and IV Buildout Dates include the time extensions authorized by the Florida Legislature and Manatee County.

2 Office entitlements have been removed from Parcel G for a total reduction of 125,000 sq. ft. of office space. The reduction of office entitlements was requested by the owner of Parcel G and approved by the Board of County Commissioners on December 17, 2013 (Ordinance 13-25). No entitlements have been taken from any other Parcel in the DRI at that time.

3 A total of 10,000 sq. ft. of commercial space has been removed from the commercial entitlements in Parcel MU. The reduction of commercial entitlements was requested by the owner of Parcel MU and approved by the Board of County Commissioners on April 3, 2014 (Ordinance 14-04). No entitlements have been taken from any other Parcel in the DRI at that time.

4 Group Care Home has been included as an allowable use in Parcel MU (Ordinance 14-04).

Staff has no objection to the request with the above modifications to the Table 1 (Development by Parcels) and Table 2 (Phasing by Use) since:

- **The proposed use and gross residential density are allowed in the MU FLUCs,**
- **No increase in the generation of PM peak-hours trips will occur with this modification of land use from commercial to residential,**
- **No impacts to the conservation areas and open spaces within the Creekwood DRI and GDP will be created with the proposed change of use.**

Request # 4:

- **Allow a maximum building height of 40 feet for group care home in Parcel MU.**

The applicant proposes a maximum building height of 40 feet for the "Group Care Home Facility", maintaining the maximum number of stories (3 stories) allowed for all types of residential uses according to the Creekwood zoning ordinance which establishes the following height regulations:

- **Multi-family use: 35 feet and 3 stories,**
- **All other residential uses: 3 stories.**
- **Commercial uses in Parcel MU: 40 feet west of Lena Road, and**
- **Hotels in Parcel MU: 45 feet west of Lena Road.**

In Creekwood, the maximum height allowed for "all other residential uses" is 35 feet, since the current zoning ordinance only considered residential uses in areas zoned PDR (Planned Development Residential), in which the maximum height allowed is 35 feet according to the regulations of the Land Development Code (Section 603.7.4.9).

The following language will be added to Land Use Conditions #1.b of the Section 5:

b. All other residential uses <u>including Group Care Home</u> - 3 stories. <u>The maximum height for Group Care Home in Parcel MU shall be 40 feet.</u>

Since the proposed residential facility (group care home) will be located as a "permitted use" in a commercial zoning district (area subject to be rezone to PDC as part of this application), the applicant's proposal is to maintain the same height allowed for commercial uses on Parcel MU along the west side of Lena Road (40 feet).

No concerns regarding this proposal have been raised by the staff since:

- **The proposed height is consistent with the approved regulations for the area in which the facility will be located (commercial uses along the west side of Lena Road).**
- **The proposed building height will not create any additional impacts to the surrounding developments or entranceway areas, since to the south of the future facility there are commercial (hotel) and office buildings with a maximum height of 45 feet and 40 feet respectively.**
- **No changes have been proposed to the landscape roadway buffer width (50 feet wide) or the minimum setback required for buildings (100 feet) along the I-75.**
- **There are stipulations that:**

  a) Ensure the attractive appearance of all building facades (materials, design, architectural details, etc.), including measures to not allow massive blank walls.

  b) Building elevations shall be submitted at time of Final Site Plan for review and approval by the Building and Development Services Department to

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

assure compliance with regulations related to building appearance.

<u>Request #5:</u>

- **Stipulate a Master Sign Plan for Parcel MU.**

The applicant proposes a Master Sign Plan for Parcel MU [Exhibit B of the Z-84-76(R11)] that provides specifications related to locations, types, and sizes of signage along the I-75 and SR 70 in order to maximize the retail exposure for this mixed use parcel of Creekwood DRI.

Per the approved Zoning Ordinance for Creekwood, only one pole sign is allowed for Parcel MU along I-75 and SR 70. With this amendment, the applicant proposes a Master Sign Plan that complies with the current regulations of Sections 724 and 737 (Signs and Entranceways respectively) of the Land Development Code, and at the same time response to the increment of passers-by along the I-75 and SR 70, and to the growth dynamic of business and residential communities in the nearby area.

The Master Sign Plan for Parcel MU includes a total of five (5) signs as follows:

- **one (1) existing monument sign to remain at the intersection of SR 70 and Lena Road, and**
- **four (4) proposed pylon/pole signs (one sign structure per two platted lots along I-75), separated at least 200 linear feet apart and with a maximum height of 25 feet. The pylon/pole signs may be substituted for 12-foot height monument signs to enhance visibility.**

Land Use Conditions #2.c of Section 5 of the Zoning Ordinance will be modified as follows:

c. S.R. 70 and I-75

Signs along S.R. 70 and I-75 shall be limited to one pole sign per parcel, per street frontage, as identified on the GDP. Additional permitted signs shall be limited to ground signs. All signage must provide concealment of main support structure (e.g., pole) between 20 and 100% of sign width with materials consistent with those in the development.

Notwithstanding the above, Parcel C-4 shall be limited to one pole sign, 20 feet in height at the intersection of Lena Road, and Parcel C-5 shall be limited to one pole sign for all developments on Parcel C-5, 20 feet in height and two ground signs (one for the development on the west side of the wetland and one for the development on the east side of the wetland), as regulated by the LDC.

<u>Signage for the Parcel MU shall be permitted as shown on the attached Master Sign Plan (Exhibit "B") with no more than one pylon structure allowed per two platted lots along I-75 with a minimum spacing of 200 linear feet (four signs in total), and one existing monument sign at the intersection of Lena Road, as</u>

listed below:

P-1: Freestanding Pylon Sign (for Lots 8-12 Creekwood East)

P-2: Freestanding Pylon Sign (for Lots 6 and 7 Creekwood East)

P-3: Freestanding Pole/Pylon Sign (for Lots 13, 14, and 15 Creekwood East)

P-4: Freestanding Pole/Pylon Sign (for Lots 4, and 5 Creekwood East)

P-5: Monument Sign (to remain at intersection of SR 70 and Lena Road)

Any additional sign proposed other than those shown on the approved Master Sign Plan for Parcel MU (attached as Exhibit B) shall require an amendment to the Creekwood General Development Plan and Zoning Ordinance at an advertised public hearing, unless otherwise permitted in the LDC.

In addition to the above, the following shall be applicable:

(1) **Pylon or pole signs may be substituted with a monument sign to enhance visibility as noted on Exhibit "B".**

(2) **All pylon, pole or alternative monument signs shall have a maximum of four businesses identified on any individual sign, similar design in look and materials, and conform to current LDC sign regulations.**

(3) **Pylon or pole signs shall be 25 feet height maximum and the alternative monument sign shall not exceed 12 feet in height.**

(4) **No signs shall be permitted within public rights-of-way, and shall be setback a minimum of 5 feet from the property line.**

(5) **To the maximum extent possible, proposed signs shall not conflict with existing and proposed landscaping. Environmental Planning Division (EPD) shall review individual sign permits to assist in determining optimal location for signs:**

- **5.a. within roadway buffers to allow maximize visibility of signs, while minimizing removal of existing trees,**
- **5.b. internal, wall, and perimeter signs to ensure placement of signs and to give consideration to existing landscaping to prevent unnecessary pruning or trimming of vegetation to maintain sign visibility, and**
- **5.c. sign footers to ensure minimal impacts to root zones.**

(6) **No signs shall be permitted in the floodways, conservation areas, or wetlands, other than those signs permitted elsewhere in the LDC (i.e., conservation signs).**

(7) **Signage shall be placed so it does not conflict with vehicular clear zones. FDOT indices and clear zone requirements shall be met."**

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Staff has no objection to the proposed modification since:

- **The proposed sign plan is consistent with the LDC regulations related to signs and with previously approved signage plan for other DRI's of Manatee County (Cooper Creek and River Club Park of Commerce).**
- **The new signs will be architecturally integrated and with a unified design concept.**
- **Stipulations have been provided in order to avoid any conflicts with existing or proposed landscaping, floodways and conservation areas, and visibility.**

Staff recommends approval of the request as shown in strike-thru/underline format of the attached Zoning Ordinance.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**Various**
GENERAL LOCATION:	**Northwest and northeast intersections of State Road 70 and I-75**
SIZE:	**± 818.26 acres Creekwood DRI** **± 34.31 acres area subject to rezone (Lots 8-15 of Creekwood East Subdivision)**
EXISTING USE(S):	**Residential, commercial, office, industrial, and mini-warehouse**
FUTURE LAND USE CATEGORY:	**RES-6 (Residential, 6 dwelling units per acre)** **MU (Mixed Use)** **R/O/R (Retail/Office/Residential)** **P/SP-1 (Public/Semi-Public(1))**

SPECIAL APPROVAL(S):	**Previously granted for:** • **Entranceway** • **Watershed Protection – Evers Overlay District** • **Special Treatment Overlay District** • **MU (Mixed Use) FLUC**
OVERLAY DISTRICT(S):	• **WP-E (Watershed Protection – Evers Overlay District)** • **SP (Special Treatment Overlay District)**
SPECIFIC APPROVAL:	**Previously granted for:** • **Reduce parking space requirements – LDC Section 710.1.6**

	• **Reduce off-street loading space – LDC Section 710.2.1** • **Elimination of foundation landscaping on Parcel C-5 (mini-warehouse expansion) – LDC 737.4.1.2.g**
SURROUNDING USES & ZONING	
NORTH	• **To the north, west and east of I-75, are single-family homes on large lots (Braden River Ranchettes Subdivision) zoned A-1 (Suburban Agriculture). To the northeast is the Manatee County wastewater treatment plant and landfill zoned PD-PI (Planned Development Public Interest).**
SOUTH	• **West of I-75, across SR 70, are commercial developments in the Tara DRI zoned PDC/WP-E/ST (Planned Development Commercial/Watershed Protection Evers and Special Treatment Overlay Districts).** • **East of I-75, across SR 70, are commercial developments in the River Club Park of Commerce DRI (Wal-Mart) zoned PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protection Evers and Special Treatment Overlay Districts) and in Ranch Lake Plaza and Ranch Lake Business Center Subdivisions zoned PDC/WP-E/ST (Planned Development Commercial/Watershed Protection Evers and Special Treatment Overlay Districts) and PR-M/WP-E/ST (Professional-Medium/Watershed Protection Evers and Special Treatment Overlay Districts).**
EAST	• **Single-family homes (Rosedale Subdivision) zoned PDR/WP-E (Planned Development Residential/ Watershed Protection Evers Overlay District), and a church (Woodland Baptist Church) zoned A-1/WP-E/ST (Suburban Agriculture/Watershed Protection Evers and Special Treatment Overlay Districts).**

WEST	• **Is an RV park (Pleasant Lakes RV) zoned PD-RV/ST (Planned Development Recreational Vehicle/Special Treatment Overlay District), Crossing Creek Subdivision and vacant land zoned PDR, and Campbell Commercial zoned GC/WP-E/ST (General Commercial/Watershed Protection Evers and Special Treatment Overlay Districts.**

POSITIVE ASPECTS
• **The addition of 150-bed group care home will generate less PM peak-hour trips than the proposed reduction of 10,000 square feet of commercial use, and will not impact the traffic pattern of the surrounding area.** • **No increase in the range of maximum density allowed for a project within MU FLUC.** • **No impacts to the overall open space and conservation areas of the Creekwood DRI will take place with this proposal.**
NEGATIVE ASPECTS
• **Future residents of the proposed group care home may be impacted by noise since the site facility is adjacent to I-75.**
MITIGATING MEASURES
• **A 50-foot wide roadway buffer is in placed along the I-75.** • **The minimum setback for building along the east side of I-75 in Parcel MU is 100 feet.** • **A Noise Analysis shall be provided before approval of the subsequent Final Site Plan.**
STIPULATIONS
See attached Zoning Ordinance

COMPLIANCE WITH THE LAND DEVELOPMENT CODE SECTION 504.5 - REZONE CRITERIA
1. <u>Compatibility with Neighbors</u>. Is the requested change compatible with the existing development pattern and the zoning of nearby properties? To the north, there are office, light industrial, and warehouse uses within the PDI (Planned Development Industrial) zoning. To the south and south east, there are office and commercial uses, including a hotel, within the PDI (Planned Development Industrial) and PDC (Planned Development Commercial) zoning districts. To the east, there is open space zoned PDR (Planned Development Residential). To the west is the interstate. The requested change, from PDI (Planned Development Industrial) to PDC (Planned Development Commercial), is compatible with the existing development pattern and zoning of nearby properties along the south segment of Lena Road and SR 70.
2. <u>Changes from Original Conditions</u>. Has there been a change in the conditions upon which the original zoning designation was based? Have major land uses or conditions changed since the zoning was established? The area subject to rezone (Lots 8 - 15 of Creekwood East Subdivision) was originally part of Parcel I of the Creekwood DRI and zoned PDI (Planned Development Industrial). This zoning district was established with the approval of the DRI in 1985, when the Manatee County zoning regulations did not have a mixed use category; therefore, each parcel within a mixed use project, was given an individual category based upon its intended use, which in this case was light industrial. However, in 2004 with the approval of Ord. 04-28 and Z-84-76(R5) to re-designate the DRI parcels identification, reduce industrial entitlements, and redistribute the allocation of commercial entitlements, the Creekwood East Subdivision was not part anymore of Parcel I and became part of a new parcel designated as Parcel MU with entitlements for commercial and offices uses. The proposed amendment to PDC zoning is consistent with the entitlements of Parcel MU and with the development trend of properties along the south segment of Lena Road and SR 70 which is characterized by commercial and office uses.
3. <u>Comprehensive Plan</u>. Does the current zoning or the proposed zoning better conform to the current Comprehensive Plan? The majority of the area subject to rezone is within the MU (Mixed Use) FLUC. PDI and PDC zoning districts are appropriate for the above mentioned Future Land Use Category. However, the proposed PDC zoning better conforms to the approved entitlements of the Parcel MU of Creekwood DRI, which considered commercial and offices uses. PDC zoning district allows a variety of retail, commercial services, and offices uses. The MU FLUCs take in consideration wholesale, retail, and office in the range of potential uses. The east portion of the area subject to rezone (east side of Lots 13, 14, and 15 of Creekwood East Subdivision) is within the P/SP(1) [Public/Semi-Public(1)] FLUC, and the only use allowed in this area according to the Master Development Plan is a 330'

wide F.P.&L easement.

4. <u>Conflicts with Public Improvements. Will the proposed change conflict with existing or planned public improvements?</u>

The proposed change will not conflict with any existing or planned public improvements Any required improvement will be determined with future site plan submittal.

5. <u>Sufficient Public Facilities</u>. Whether the proposed change will be supported by sufficient public facilities, based upon a consideration of the following factors:

(i) Will the proposed change adversely affect traffic patterns or congestion?

Based on the traffic analysis provided by the applicant the proposed change will not adversely affect traffic patterns or congestion. The current application proposes to reduce the commercial entitlements of Parcel MU by 10,000 square feet and add 150-bed group care home that will generate less PM peak-hour trips than the referenced commercial space. No increase in the entitlement for offices or hotel space has been proposed.

(ii) Will the proposed change adversely impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected?

PDC zoning is intended for a variety of commercial uses and allows some residential uses, as group care home and residential care facilities. The proposal of 150-bed of group care home facility is equivalent to 25 residential units (6 residents = one dwelling unit) for a density of 1.88 du/acre, well below to the maximum density allowed in MU FLUC (9 du/acre). The proposed change will not significantly impact population density, create any additional demand for schools or recreational facilities, or increase the future demand of utilities (water and sewer).

(iii) Are sufficient public facilities planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law?

Yes. Insufficient public facilities issues have not been raised by staff during review process. There are water and sewer available to support the proposed change and development on site.

6. <u>Neighborhood Changes.</u> Will the proposed change adversely affect the health, safety or welfare of the neighborhood?

The proposed zoning amendment should have no adverse impact on the health, safety or welfare on the neighborhood in this location.

7. <u>Compliance with LDC</u>. Is the proposed amendment in conformance with all applicable requirements of this Code?

The proposed amendment is in conformance with all applicable requirements of the LDC. Compliance with the standards of the PDC zoning district and all other requirements of the LDC will be reviewed and verified with future site plan approval for this site.

8.	**<u>Orderly Development</u>. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.** The proposed amendment is consistent with the development patterns in the area and appropriate for orderly development of the community. The surrounding area to the south and southeast is developed with commercial and offices uses within PDI and PDC zoning designations. To the west is the Interstate. The property will be developed with commercial, offices, and allowed residential uses as group care home. Any transitional issues, such as buffers will be addressed with the future site plan submittals.
9.	**<u>Expanding Districts</u>. Is the proposed amendment the logical expansion of adjacent zoning districts?** The proposed amendment is a logical expansion of the adjacent commercial zoning district to the southeast (PDC), and the appropriate zoning category for an area with commercial and office entitlements.
10.	**<u>Trends</u>. Is the timing of the request appropriate given the development trends in the area?** The timing is appropriate given development trends in the area. The surrounding area, within the Creekwood DRI, has developed throughout the last twenty years.
11.	**<u>Historic Resources</u>. Will the proposed change adversely impact historic resources?** No, there do not appear to be any known or recorded historic resources on the site. If any historic resources are found at the time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.
12.	**<u>Environmental Impacts</u>. Will the proposed change have an adverse environmental impact on the vicinity?** If there are any environmental impacts, they will be addressed with the future site plan submittals.
13.	**<u>Lighting</u>. Will the proposed change allow uses that require so much outdoor lighting that even the light from shielded fixtures may reflect off-site with potentially adverse effects on residential areas?** No adverse outdoor lighting is proposed with this zoning change. However, during the future site plan submittal any proposed outdoor lighting will be required to meet LDC Section 709.
14.	**<u>County Wide Changes</u>. Will the proposed change adversely affect the health, safety and welfare of the County as a whole?** The rezone should have no negative impact to the health, safety and welfare of the County in this location.
15.	**<u>Mobile Homes</u>. For any rezoning that would result in the removal or relocation of mobile home owners residing in a mobile home park, has the applicant demonstrated that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners, within the meaning of, and pursuant**

to, Section 723.083, Florida Statutes.
Not applicable.

16. <u>Other Matters</u>. Any other matters which may be appropriate for consideration pursuant to this Code, the Comprehensive Plan or applicable law.
Future development will require site plan review.

COMPLIANCE WITH LDC
(Note: Compliance with the standards of the PDC zoning district and all other requirements of the LDC will be reviewed and verified with future site plan approvals for this site.)

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

TRANSPORTATION

<u>Major Transportation Facilities</u>

The project site (i.e. Lots 8 – 15 Creekwood East Subdivision within Parcel MU) will have access onto Lena Road, a two-lane collector roadway.

<u>Transportation Concurrency</u>

This project site is part of the Creekwood DRI which was initially approved for transportation concurrency during the 1980's. This current request by the Applicant involves a change in land uses for this specific parcel (from commercial development to a 150 bed assisted living facility) which translates to a decrease in PM Peak-Hour project trips as accepted and approved by the Transportation Planning Division of the Public Works Department. Based upon the above, no further review of transportation concurrency-related issues was required at this time.

<u>Access</u>

The Applicant is not changing the location or configuration of the original access point for the project site. Thus, no further review was required at this time.

CONCURRENCY

CLOS APPLIED FOR: Y (Existing CLOS still in effect)
TRAFFIC STUDY REQ'D: N

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS
Lena Road	S.R. 70 to Northern Terminus of Lena (does not connect to S.R. 64)	D	N/A

The project has an existing Certificate of Level of Service that will expire on 03/14/2015.

Wastewater and potable water determined with FSP/Construction Plans
SPECIFIC APPROVAL – ANALYSES, RECOMMENDATIONS, FINDINGS
N/A

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Zoning Ordinance Z-84-76(R11)**
3. **General Development Plan (GDP)**
4. **Master Sign Plan for Parcel MU**
5. **Traffic Impact Statement**
6. **Copy of Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES	
Policy: 2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - (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- nhanced 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 (except within the WO or CSVA 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)

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

Policy: 2.2.1.12.4 Other Information:

a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.

c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

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

Policy: 2.2.1.17 **R/O/R:** Establish the Retail/Office/Residential future land use category as follows:

Policy: 2.2.1.17.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

	intensity of use which allows for a multi-purpose commercial and office node, with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.
Policy: 2.2.1.17.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/ water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.
Policy: 2.2.1.17.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 16 dwelling units per acre For new development - 9 dwelling units per acre Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". Maximum Net Residential Density: For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 20 dwelling units per acre For new development - 16 dwelling units per acre 24 dwelling units per acre inside the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". Maximum Floor Area Ratio: 0.35 1.0 inside the CRA's and UIRA Maximum Floor Area Ration for Hotels: 1.0 Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses: Large 300,000sf
Policy: 2.2.1.17.4	Other Information: a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.

c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.

d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.

e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.

g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:

I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.

II. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/ Residential designation except as provided

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

below:

III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and all special approval criteria are met.

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

Policy: 2.2.1.21 **MU:** Establish the Mixed-Use future land use category as follows:

Policy: 2.2.1.21.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along expressways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy: 2.2.1.21.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses.

Policy: 2.2.1.21.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
9 dwelling units per acre

Maximum Net Residential Density:
20 dwelling units per acre

Maximum Floor Area Ratio: 1.0
Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses:
Large (300,000sf)

Policy: 2.2.1.21.4 Other Information:

a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:

1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and

2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.

c) Development in each area designated with the Mixed Use category shall:

contain the minimum percentage of at least three of the following general categories of land uses;

- 10 %Residential,
- 10 %Commercial / Professional,
- 10 %Light Industrial / Distribution.
- 5 %Recreation / Open Space,
- 3 %Public / Semi Public,

d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County:

(e) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

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

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Policy: 2.2.1.22.1	Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with public or private utilities, including electrical transmission corridors occupied by transmission lines of 240KV or more. Also, to recognize, and provide a unique designation within the Future Land Use Element, for those public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents. Additional areas under this category may be recognized by amendments to the Future Land Use Map, if appropriate, and why such uses are programmed.
Policy: 2.2.1.22.2	General Range of Potential Uses: Recreational uses, sanitary landfills, permanent water and wastewater treatment/storage/disposal facilities and other major public facilities including, but not limited to, airports owned or operated by a public entity, major maintenance facilities, solid waste transfer stations, major utility transmission corridors. Also, when the P/SP (1) designation is an easement on privately-held property, other uses consistent with the adjacent future land use category or categories, where consistent with the purpose of the easement and consistent with all other goals, objectives, and policies of this Comprehensive Plan, may also be considered. (See also Policy 2.1.1.5)
Policy: 2.2.1.22.3	Range of potential Density/Intensity: Maximum Net Residential Density: 0 dwelling units per acre except where the area designated as P/SP (1) is utility easement on property owned by applicants for a proposed project. Under this exception, property designated as P/SP (1) shall, during the development review process, be counted toward gross residential acreage, as defined herein, and the limits on gross density associated with the category adjacent to the P/SP (1) designation shall be applied to the area shown as P/SP (1). When there are different future land use categories designated adjacent to the P/SP (1) category, the area shown on the Future Land Use Map as P/SP (1) shall be reviewed as being designated under both adjacent future land use categories, with the centerline of the easement utilized as the line separating both adjacent categories. Maximum Net Residential Density: 0 dwelling units per acre Maximum Floor Area Ratio: 0 FAR (except for structures reasonably related to the operation of the public or quasi-public facilities)

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

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

Policy: 2.2.1.22.4 Other Information:

a) Recognizing that the relocation of any utility transmission corridor may occur to the benefit of current and future Manatee County residents, or visitors, any such relocation within the boundaries of a proposed project site may be considered without the approval of a plan amendment, as defined in § 163l.31.87, F.S., only if such relocation is determined, during the review of a proposed project through the special approval process, to reduce any adverse impact of such corridor on adjacent existing and future land uses. Where such proposed relocation generates an increased adverse impact on adjacent land uses, a plan amendment would be required unless mitigation of such increase in adverse impact is successfully accomplished through the special approval process.

b) In all instances where the P/SP(1) future land use category is applied, except regarding utility easements as is provided in Policy 2.2.1.22.3 above, the following shall apply:

I) An applicant shall be required to declare a specific use or uses for a specific piece of property for which the applicant is proposing to amend the existing future land use category to P/SP(1).

II) At such time the applicant is proposing to amend the existing future land use category of a specific piece of property to P/SP(1), the applicant shall provide information and analysis on the compatibility of the proposed use or uses, as specified according to paragraph (ii) above, with surrounding development.

III) Property with the future land use category of P/SP(1), shall required Planned Development zoning to be developed.

Policy: 2.3.1.4 Prohibit the clustering of development through the transfer of density/intensity credits from property located outside of the Watershed Overlay District to property located within this district, unless a finding of overriding public interest is determined by the Board of County Commissioners.

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

	Implementation Mechanism: a) Planning Departments review of projects for compliance with this policy.
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: 2.6.5.1.	Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.
Policy: 2.6.5.2	Encourage, in locations which are suited to diverse uses, mixed and multiple use projects to provide for integration and synergy between land uses. Nothing in this policy shall preclude single use or homogenous projects if mixing of uses on a single project, or intrusion of a different use into a homogenous area, will create inappropriate diversity or incompatibilities between adjacent land uses.
Policy: 2.6.5.5	Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.
Policy: 2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)
Policy: 2.10.1.2	Promote the development of commercial uses in planned commercial centers, and discourage scattered, incremental commercial development.

MANATEE COUNTY ORDINANCE Z-84-76 (R~~10~~11)
~~WELLS FARGO BANK, NA~~ CREEKWOOD INVESTORS, LTD / CREEKWOOD

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING AND RESTATING ORDINANCE Z-84-76(R~~9~~10) TO AMEND THE GENERAL DEVELOPMENT PLAN TO ~~MODIFY THE LAND USE OF PARCEL G FROM OFFICE TO RESIDENTIAL~~ ALLOW GROUP CARE HOME (ASSISTED LIVING FACILITY) AS AN ALLOWABLE USE IN PARCEL MU; REZONE LOTS 8 THRU 15 OF CREEKWOOD EAST SUBDIVISION WITHIN PARCEL ~~G~~MU FROM ~~PDC~~PDI/WP-E/ST (PLANNED DEVELOPMENT ~~COMMERCIAL~~INDUSTRIAL/ WATERSHED PROTECTION/SPECIAL TREATMENT OVERLAY DISTRICTS) TO ~~PDR~~PDC/WP-E/ST (PLANNED DEVELOPMENT ~~RESIDENTIAL~~ COMMERCIAL/WATERSHED PROTECTION/SPECIAL TREATMENT OVERLAY DISTRICTS); ADD ~~112 RESIDENTIAL UNITS~~ 150-BED GROUP CARE HOME AND DECREASE ~~OFFICE~~ COMMERCIAL SQUARE FOOTAGE BY ~~125,000~~ 10,000 SQUARE FEET IN PARCEL MU; ~~DELETE LAND USE CONDITION 1 RELATED TO MAXIMUM DENSITY IN THE WATERSHED; REMOVE REFERENCES TO PARCEL G RELATED TO NON-RESIDENTIAL DEVELOPMENT; REVISE LAND USE CONDITION 7, RELATED TO THE WIDTH OF A BICYCLE AND PEDESTRIAN PATH ALONG LENA ROAD, TO BE CONSISTENT WITH PREVIOUSLY APPROVED LAND USE CONDITIONS 5 OF THE ORDINANCE 12-15 (CREEKWOOD - DRI # 13); AMEND THE STIPULATIONS RELATED TO THE I-75 BRIDGE APPROACH; UPDATE THE ZONING ORDINANCE TO REFLECT DEPARTMENT REFERENCES~~ ALLOW A MAXIMUM BUILDING HEIGHT OF 40 FEET FOR GROUP CARE HOME IN PARCEL MU; STIPULATE A MASTER SIGN PLAN FOR PARCEL MU; AND SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. AMENDMENT AND RESTATEMENT OF ORDINANCE Z-84-76(R~~9~~10).

Ordinance Z-84-76(R~~9~~10) is hereby amended and restated in its entirety below. All prior ordinances (and any site plans approved pursuant thereto) shall be superseded by this ordinance.

Section 2. FINDINGS OF FACT

The Board of County Commissioners, after considering the testimony, evidence, documentation, application to amend the General Development Plan Ordinance, as well as all other matters presented to the Board at the Public Hearing hereinafter referenced, hereby makes the following findings of fact:

A. CREEKWOOD, INVESTORS, LTD., hereinafter referred to as "CREEKWOOD", proposed a Development of Regional Impact (DRI) for a mixed-use development located in Manatee County; and

B. On September 3, 1985, Manatee County adopted Ordinance Z-84-76 granting the Creekwood Zoning Ordinance; and

C. On April 22, 1993, Manatee County approved Ordinance Z-84-76(R) amending Ordinance Z-84-76 by approving amendments to Map H, extending the build out date, and other various changes; and

D. On December 16, 1997, Manatee County approved Creekwood Zoning Ordinance Z-84-76(R2) to modify Land Use Conditions 2.c., 10, and 11, Buffer Condition 6, and Transportation Condition 4.

E. On December 15, 1998, Manatee County approved the Creekwood Zoning Ordinance Z-84-76(R3) by modifying the General Development Plan to exchange uses (General Commercial in Parcel G for Office Park in Parcel O-1); increase the total commercial floor area by 69,500 square feet; decrease residential units by 500; and other various changes.

F. On March 28, 2000, Manatee County approved the Creekwood Zoning Ordinance Z-84-76(R4) by modifying the General Development Plan to modify development totals, the phasing schedule, and some conditions.

G. On January 6, 2004, Manatee County approved the Creekwood Zoning Ordinance Z-84-76(R5) modifying the General Development Plan to redesignate parcel identifications, add a roadway connection to the west, modify the Project Phasing Table to eliminate and redistribute development, expand the range of permitted commercial uses east of I-75, recognize completed development, extend buildout dates, and amend various development conditions.

H. On April 15, 2005, Creekwood filed an application to amend the approved Zoning Ordinance and General Development Plan with the Manatee County Board of County Commissioners; and

I. On January 5, 2006, Manatee County approved the Creekwood Zoning Ordinance Z-84-76 (R6) amending the General Development Plan to decrease residential from 1,617 to 1,250 units with a simultaneous increase in office from 160,000 to 225,000 square feet, and transferring 6 residential units from Phases I and II to Phase IV.

J. On November 7, 2007, Ridan Industries submitted an application for a revision to the Creekwood Zoning Ordinance [Z-84-76(R7)] and General Development Plan to update the allowable uses to include a telecommunications tower east of I-75 in the Creekwood East Corporate Park. This request is scheduled for public hearing before the Planning Commission and Board of County Commissioners simultaneously with revision Z-84-76(R8).

K. On May 7, 2008, Creekwood Investors Limited and Creekwood East Corporate Park LLC submitted an application to amend the Creekwood Zoning Ordinance [Z-84-76(R8)] and General Development Plan to decrease industrial from 950,000 to 800,000 square feet; delete Project Phasing and Buildout Condition #10; Delete Transportation Conditions; and update various provisions.

~~L. On February 27, 2012, Control Storage, Inc. filed an application to amend the approved Zoning Ordinance and General Development Plan with the Manatee County Board of County Commissioners; and~~

~~M.~~L. On August 2, 2012, the Board of County Commissioners approved an amendment to the General Development Plan and Zoning Ordinance to add 30,000 square feet to an existing 50,000 square foot mini-warehouse project on Parcel C-5; increase the allowable height for parcel C-5 from 30

feet to 35 feet ; update the Zoning Ordinance to reflect the project extensions previously granted; revise land use condition #15 regarding signage; amend architectural standards and update the water quality monitoring conditions. Specific Approvals were granted for LDC Sections 710.1.6, 710.2.1, and 737.4.1.2.g:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.6, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate parking is provided.

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.2.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate parking is provided.

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 737.4.1.2.g, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the building will not be visible and there is sufficient vegetation along SR 70.

~~N.~~M. On ~~May 16~~ December 17, 2013, ~~Wells Fargo, N.A. filed an application to amend~~ the Board of County Commissioners approved an amendment of the General Development Plan and the Zoning Ordinance to modify the land use of parcel G from office to residential; rezone Parcel G from PDC/WP-E/ST (Planned Development Commercial/ Watershed Protection/Special Treatment Overlay Districts) to PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay Districts); add 112 residential units and decrease office square footage by 125,000 square feet; delete land use condition 1 related to maximum density in the watershed; remove references to parcel G related to non-residential development; revise Land Use Condition 7, related to the width of a bicycle and pedestrian path along Lena Road, to be consistent with previously approved Land Use Conditions 5 of the Ordinance 12-15 (Creekwood - DRI # 13); and to update departmental references.

N. On November 20, 2013, Creekwood Investors, LTD filed an application to amend the General Development Plan and the Zoning Ordinance to allow group care home (assisted living facility) as an allowable use in Parcel MU; rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts); add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU; allow a maximum building height of 40 feet for group care home in Parcel MU; and to stipulate a master sign plan for Parcel MU.

O. The Board of County Commissioners held a public hearing on ~~December 17, 2013~~ April 3, 2014 to consider the amendment described herein in accordance with the requirements of Manatee County Ordinance 90-01, the Manatee County Land Development Code, and has further considered the information received at said Public Hearing.

P. The proposed amendment to the General Development Plan and Zoning Ordinance regarding the property described in Section 5 herein is found to be consistent with the requirements of Manatee

County Ordinance 89-01, as amended, the 2020 Manatee County Comprehensive Plan.

Section 3.

The Master Development Plan (dated ~~May 9, 2013~~ December 25, 2013) included as Exhibit "A", has been approved as the General Development Plan for the real property described in Section 5 hereof, subject to the conditions included herein in Section 5.

Section 4.

A. The revised General Development Plan entitled Creekwood, has been APPROVED to allow 1,362 residential units, ~~603,000~~ 593,000 square feet commercial space, 800,000 square feet industrial space, 100,000 square feet office space, 80,000 square feet of mini-warehouse space, 150-bed group care home (assisted living facility), and a 100-room hotel (93,000 square feet), subject to the conditions included in Section 5.

B. The previous Development Order for Creekwood, which was adopted on September 3, 1985, and all subsequent amendments are hereby amended by this Ordinance.

Section 5. PROJECT PHASING AND CONDITIONS

PROJECT PHASING AND BUILDOUT CONDITIONS

1. Table 1 enumerates, by parcel, the allocation of development described in Section 4:

Table 1 - Development by Parcels

LAND USE	PARCEL	SQUARE FOOTAGE
Commercial	C	447,000
	C-6	20,000
	C-7	15,000
	MU/C-4/C-5	~~121,000~~ 111,000*
Mini-Warehouse	C-5	80,000*
Office	MU/C-4	100,000*
Industrial	I	800,000***
Hotel	MU	100 rooms
Residential	A	170 units
	B	322 units
	C	106 units

	D	520 units
	E	132 units
	G	112 units
Group Care Home	MU	150 beds

* The distribution of commercial square footage among the parcels shall also be subject to the following maximum square footages per parcel:

Parcel MU ~~100,000~~ 90,000 square feet
Parcel C-4 10,000 square feet
Parcel C-5 16,000 square feet west of the wetland

The distribution of mini-warehouse square footage among the parcels shall be subject to the following maximum square footage per parcel:

Parcel C-5 80,000 square feet east of the wetland

The distribution of office square footage among the parcels shall also be subject to the following maximum square footages per parcel:

Parcel MU 100,000 square feet
Parcel C-4 6,000 square feet

In no event shall the total square footage on parcels MU, C-4 and C-5 (west of the wetland) exceed ~~121,000~~ 111,000 for commercial uses or 100,000 for office uses and 80,000 of mini-warehouse on Parcel C-5 (east of the wetland).

** Office space may include up to 85,000 square feet of medical office.
*** Including telecommunications towers.

2. The developer shall comply with the deadlines contained in the revised phasing schedule, listed in Table 2 below:

Table 2 - Phasing By Use

PHASES	

	I, II (Complete)	III (1996-11/22/2018)*[1]	IV (2001-11/22/2019)*[1]	Total
RESIDENTIAL	592	140	630	1,362
COMMERCIAL	455,048	55,000	~~92,952~~ 82,952	~~603,000~~ 593,000[3]
MINI-WAREHOUSE			80,000	80,000
HOTEL			100 rooms	100 rooms
OFFICE		60,000	40,000	100,000[2]
INDUSTRIAL		230,000	570,000	800,000
GROUP CARE HOME			150 beds	150 beds[4]

* Dates are reflective of Buildout Dates contained below within this Development Order. Preliminary Site Plans shall be submitted 1 year prior to such buildout dates.

[1] Phases III and IV Buildout Dates include the time extensions authorized by the Florida Legislature and Manatee County.

[2] Office entitlements have been removed from Parcel G for a total reduction of 125,000 sq. ft. of office space. The reduction of office entitlements was requested by the owner of Parcel G and approved by the Board of County Commissioners on December 17, 2013 (Ordinance 13-25). No entitlements have been taken from any other Parcel in the DRI at that time.

[3] A total of 10,000 sq. ft. of commercial space has been removed from the commercial entitlement in Parcel MU. The reduction of commercial entitlements was requested by the owner of Parcel MU and approved by the Board of County Commissioners on April 3, 2014 (Ordinance 14-04). No entitlements have been taken from any other Parcel in the DRI at that time.

[4] Group Care Home has been included as an allowable use in Parcel MU (Ordinance 14-04).

3. The developer shall submit a revised transportation analysis with any request for project extension. The Manatee County Board of County Commissioners shall review this analysis and determine whether or not the requested extension constitutes a substantial deviation pursuant to Section 380.06 Florida Statutes.

4. With each Preliminary and Final Site Plan submittal, a Development Land Use Summary Table shall be provided to include the number of units or square footages that have Preliminary or Final Site Plan approval for the applicable use category and phase as identified in Table 2.

5. With each Preliminary and Final Site Plan submitted for development in either Parcel MU, C-4 or C-5, the applicant shall quantify the amount of commercial and office space requested, together with the amounts previously approved in Parcels MU, C-4 and C-5.

6. The developer must adhere to the following phasing buildout schedule.

Phase I	1986-1996
Phase II	1993-2003
Phase III	1996-11/22/2018
Phase IV	2001-11/22/2019

7. Preliminary Site Plans shall be valid for a maximum period of five (5) years. Final Site Plans shall be valid for a maximum period of four (4) years, however, not to exceed the end of the phase for which development is proposed as described in the phasing buildout schedule.

8. Because the phasing, quantity, and type of uses have been modified with this approval, prior to the first Preliminary Site Plan for a building in Parcels I, MU, or C-4, revised Final Site Plans for the approved Creekwood East Corporate Park (PDC-88-05[R4]/FSP-01-05) and Creekwood East (PDC-88-05[R4]/FSP-01-131), as amended, shall be obtained to reflect compliance with the amendments of this Ordinance. (Completed)

9. Because expired building entitlements were transferred to a later phase with prior approvals, the Preliminary Site and Final Site Plans for Parcels D and E, as identified on Map H, shall be revised to reflect compliance with the amendments of this Ordinance.

LAND USE CONDITIONS

1. Maximum heights permitted within the project shall be as follows:

   a. Multi-family - 3 stories and 35 feet.

   b. All other residential uses including Group Care Home - 3 stories. The maximum height for Group Care Home in Parcel MU shall be 40 feet.

   c. Commercial uses in Parcel MU
      1. 40 feet west of Lena Rd.
      2 30 feet east of Lena Rd.

   d. Hotels in Parcel MU
      1. 45 feet west of Lena Rd.
      2 30 feet east of Lena Rd.

   e Commercial uses in Parcels C - 40 feet. except:

      Buildings or structures within 200 feet of Creekwood Boulevard shall not exceed 25 feet in height and buildings within 175 feet of Interstate 75 (I-75) shall not exceed 25 feet in height, except for a garden center, which may be a maximum height of 35 feet.

   f. Commercial Uses in Parcels C-6 and C-7 - 26 feet, except:

      Buildings within 200 feet of any platted residential lot shall not exceed 20 feet in height, with the exception of cupolas, gables peaks, and spires, which may extend to a height of 35 feet.

   g. Commercial Uses in Parcels C-4 and C-5 - 30 feet; except

Buildings north of 54th Drive East shall not exceed 20 feet.
Mini-Storage buildings on Parcel C-5 shall not exceed 35 feet

h. Office buildings - The maximum height for office buildings shall not exceed 35 feet, except in Parcels C-4, C-5, C-6, C-7, and MU which shall be limited in height as specified in 2. c, f, & g above.

i. Parcel I - 20 feet east of Lena Road.
40 feet west of Lena Road.

2. Signs within the boundaries of the Creekwood development shall comply with all regulations in effect at the time of permitting.

a. Creekwood Boulevard

All signage along Creekwood Boulevard shall be ground signs, not to exceed 6 feet in height, and limited to one sign at the 52nd Drive East entrance and one sign at the entrance to Parcel G.

b. 54th Drive East and Lena Road

Signs along 54th Drive East in Parcel C-4 and along Lena Road in Parcel I shall be monument style and not exceed 8 feet in height.

c. S.R. 70 and I-75

Signs along S.R. 70 and I-75 shall be limited to one pole sign per parcel, per street frontage, as identified on the GDP. Additional permitted signs shall be limited to ground signs. All signage must provide concealment of main support structure (e.g., pole) between 20 and 100% of sign width with materials consistent with those in the development.

Notwithstanding the above, Parcel C-4 shall be limited to one pole sign, 20 feet in height at the intersection of Lena Road, and Parcel C-5 shall be limited to one pole sign for all developments on Parcel C-5, 20 feet in height and two ground signs (one for the development on the west side of the wetland and one for the development on the east side of the wetland), as regulated by the LDC.

Signage for the Parcel MU shall be permitted as shown on the attached Master Sign Plan (Exhibit “B”) with no more than one sign structure allowed per two platted lots along I-75 with a minimum spacing of 200 linear feet (four signs in total), and one existing monument sign at the intersection of Lena Road, as listed below:

P-1: Freestanding Pylon Sign (for Lots 8-12 Creekwood East)

P-2: Freestanding Pylon Sign (for Lots 6 and 7 Creekwood East)

P-3: Freestanding Pole/Pylon Sign (for Lots 13, 14, and 15 Creekwood East)

P-4: Freestanding Pole/Pylon Sign (for Lots 4, and 5 Creekwood East)

P-5: Monument Sign (to remain at intersection of SR 70 and Lena Road)

Any additional sign proposed along I-75 other than those shown on the approved Master Sign Plan for Parcel MU (attached as Exhibit B) shall require an amendment to the Creekwood General Development Plan and Zoning Ordinance at an advertised public hearing, unless otherwise permitted in the LDC.

In addition to the above, the following shall be applicable:

(1) Pylon or pole signs may be substituted with a monument sign to enhance visibility as noted on Exhibit "B".
(2) All pylon, pole or alternative monument signs shall have a maximum of four businesses identified on any individual sign, similar design in look and materials, and conform to current LDC sign regulations.
(3) Pylon or pole signs shall be 25 feet height maximum and the alternative monument sign shall not exceed 12 feet in height.
(4) No signs shall be permitted within public rights-of-way, and shall be setback a minimum of 5 feet from the property line.
(5) To the maximum extent possible, proposed signs shall not conflict with existing and proposed landscaping. Environmental Planning Division (EPD) shall review individual sign permits to assist in determining optimal location for signs:
    - 5.a. within roadway buffers to allow maximize visibility of signs, while minimizing removal of existing trees,
    - 5.b. internal, wall, and perimeter signs to ensure placement of signs and to give consideration to existing landscaping to prevent unnecessary pruning or trimming of vegetation to maintain sign visibility, and
    - 5.c. sign footers to ensure minimal impacts to root zones.
(6) No signs shall be permitted in the floodways, conservation areas, or wetlands, other than those signs permitted elsewhere in the LDC (i.e., conservation signs).
(7) Signage shall be placed so it does not conflict with vehicular clear zones. FDOT Indices and clear zone requirements shall be met."

3. At the time of Preliminary and Final Site Plan submittals the applicant shall demonstrate compliance with the requirements of the Planned Development District in effect at that time including, but not limited to, such concerns as entranceway requirements, aesthetic appearance from S.R. 70 and I-75, ample provision for open space, adequate restrictions to prohibit unsightly vehicles, trash, etc., and a maintenance program which assures that an attractive appearance will be maintained.

4. Light manufacturing, industrial service establishments, wholesale trade establishments, research and development activities, warehouse, mini-warehouse, heavy printing, and ancillary office use

are permitted uses within Parcel I. Telecommunication towers shall be allowed west of Lena Road within Parcel I. Construction service establishment (with no retail and rental sales) is allowed on the east side of Lena Road only. Industrial uses to be constructed within the Evers Reservoir Watershed Protection Overlay District, must employ Best Possible Technology so that such uses will not be contrary to the public health, safety, and welfare. Best Possible Technology shall be in accordance with the laws in effect at the time of Preliminary Site Plan approval and shall be shown on the plan or plat for consideration and approval.

5. All buildings and service areas within Parcels MU and I shall maintain a minimum setback of 100 feet from S.R. 70 and I-75. All trash and garbage receptacles that are visible from S.R. 70, I-75, 54th Drive East, and adjacent residential shall be screened with materials similar to the adjacent building facade. All truck loading, service areas, outside storage and parking of heavy equipment, semi-trucks and/or trailers or other vehicles over 1½ tons shall be located at the non-street side of the building when adjacent to I-75, and S.R. 70, unless they are not visible from a height of five feet (5') at the edge of pavement of said street, to be determined at time of Certificate of Occupancy.

6. The Developer shall provide a 20-foot wide greenway adjacent to one side of the right-of-way for Lena Road, from S.R. 70 to the northern terminus of Lena Road. Within this greenway, the Developer shall install a ten-foot wide bicycle and pedestrian path.

7. The developer shall be allowed to construct a total of 1,362 dwelling units. Dwellings shall be constructed in accordance with the density approved for each specific parcel in the revised Master Development Plan.

8. Prior to issuance of a Certificate of Occupancy for any use on Parcel C-6, a continuous barrier shall be provided between Parcel C-6 and the residential subphase to the north, extending westward from the Creekwood Boulevard to the western property line of Lot 1 in Creekwood, Phase 1, Subphase 1, Unit A-1. The wall shall be of finished concrete block construction and be at least 8 feet in height or wall/berm combination in which the wall is at least 6 feet in height. In the event 52nd Drive East is not vacated, an opening in the wall, not to exceed 34 feet in width, for a driveway may be permitted, provided that the driveway is located east of 72nd Street East and is as close to Creekwood Boulevard as permitted by the Land Development Code. The opening width may be adjusted pursuant to County engineering requirements. (Completed)

9. The following setbacks shall apply to Parcels C, C-6, C-7, C-4, C-5, D, and E:

   a. Parcel C-6

   The minimum building setback from the current north property line in Parcel C-6, adjacent to or across the street from the residential property to the north, shall be 60 feet. This setback may be reduced to 40 feet for office uses provided:

   (1) The landscape buffer, referenced in Buffer Condition 5, is increased in width to 40 feet; and
   (2) The office building has a stucco finish and painted using light color hues.

b. Parcel C-7

The minimum building, parking, or loading and service area setback in Parcel C-7 from any residential lot shall be 200 feet.

c. Parcel C

The building setback from Creekwood Boulevard and I-75 shall not be less than 100 feet, provided however a garden center may have a reduced setback from I-75 of 80 feet.

Building Materials Establishments shall maintain a minimum setback of 400 feet from Creekwood Boulevard and 175 feet from I-75 right-of-way, except for the garden center referenced above. Motor Vehicle Repair Establishments shall only have indoor bays, shall be closed between the hours of 10:00 p.m. and 7:00 a.m. and shall maintain a minimum setback of 800 feet from Creekwood Boulevard and 200 feet from I-75, measured perpendicular to the applicable roadway from the opening of any repair bay, and shall be at least 600 feet from any residential property. Exterior loud speakers shall maintain a setback distance of 750 feet from Creekwood Boulevard or any residential property and shall be directed away from Creekwood Residential parcels. Intercoms shall not be restricted.

d. Parcels C-4

The minimum building setback adjacent to Rosedale shall be 30 feet.

e. Parcels C-5

The minimum building setback adjacent to Rosedale shall be 45 feet.

Other setbacks are based on building height, as referenced in Land Use Condition 2 and in accordance with the Land Development Code for the PDC zoning district.

f. Parcels D and E

Multi-family units constructed on Parcels D and E shall be setback form Creekwood Boulevard and 44th Avenue extension as follows:

1. 35 feet for 1 or 2 story buildings
2. 55 feet for 3-story buildings

10. The following use restriction shall apply to Parcels C-6, C-7, C, C-4, C-5, and MU.

a. Parcels C-6 and C-7

Uses in Parcels C-6 and C-7 shall be limited to Private Community Uses, Neighborhood

Commercial, and Professional Uses. Any use designed with parking to accommodate semi-trailer truck parking shall not be permitted. Gas pumps shall not be permitted on Parcel C-6.

b. Parcel C

Uses in Parcel C shall be limited to retail sales establishments, eating establishments (including drive-thru), gas pumps, service stations, banks (including drive-thru), business service establishments, health services, hotels, offices, car washes, dry cleaners, funeral homes and chapels, personal service establishments, repair service establishments, and neighborhood and community serving motor vehicle repair, and building materials establishments. No adult entertainment uses or drinking establishments (as both are defined by the Land Development Code) shall be permitted. No businesses may be open on a 24 hour basis, except for businesses within the outparcels along S.R. 70, grocery stores, or for special promotions no more than twice a year for each such business.

c. Parcels C-4 and C-5

Uses in Parcels C-4 and C-5 shall be limited to Retail Sales (excluding convenience stores), Eating (with no drive-thru), Banking (with drive-thru), Business Services, Offices, Clinics, Small Printing, and Personal Service, however, parcels north of 54th Drive East in Parcel C-4 shall be further limited to Business Services and Offices. (Mini-warehouse east of the wetland in Parcel C-5 only).

d. Parcel MU

Uses in Parcel MU shall be limited to Retail Sales, Eating (including Drive Thru), Gas Pumps, Banking (with drive-thru), Business Services, Offices, Clinics, Dry Cleaners, Printing, Personal Services, Rental Services, mini-warehouses, Neighborhood Serving Motor Vehicle Repair, Group Care Home, and Hotel.

11. Truck Deliveries in Parcels I, MU, C-4, C-5, C-6, C-7 and C

a. Parcels C-6, and C-7

Trucks involved in deliveries to Parcels C-6 or C-7 shall not utilize 52nd Avenue Drive East and shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

b. Parcel C

Trucks involved in deliveries to Parcels C shall not utilize the access north of 52nd Avenue Drive East between the hours of 10:00 p.m. and 7:00 a.m. The Developer shall install signage at each entrance to Parcel C from Creekwood Boulevard, and at the terminus of the back entrance into Parcel C, indicating this restriction.

c. Parcels C-4 and C-5

Trucks involved in deliveries to Parcels C-4 or C-5 shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m., except deliveries relating pharmaceutical supplies to a drug store. Trucks arriving into Parcel C-4 shall enter from Lena Road.

d. Parcel I

Trucks involved in deliveries to the east side of Lena Road in Parcel I shall be prohibited between the hours of 8:00 p.m. to 8:00 a.m.

There shall not be any overnight parking of trucks or trailers, except for trailers in trailer parking spaces that do not have any motors running. This shall be posted in all loading areas.

12. All roof mounted H.V.A.C. mechanical equipment, loading areas, outdoor storage, and dumpsters shall be screened from view from I-75, S.R. 70, and residential properties to the north, with a solid parapet wall or other noise deflecting materials, consistent with the exterior finish materials of the buildings.

13. Lighting

a. Exterior lights shall be directed to the interior of Parcels MU, I, C-4, C-5, C-6, C-7, D, E,and G.

b. Parcel C

Except for street lights consistent with existing street lights along Creekwood Boulevard, no external lights shall be allowed within 100 feet of Creekwood Boulevard. All external lights in Parcel C shall be “box lighting,” directed downward to the ground, shall not be in excess of 40 feet high on the front of the shopping center and 30 feet high on the rear or residential side of the shopping center and shall not allow more than 1.5 lumens beyond the boundary of Parcel C. The lighting within the area along the southern boundary of Parcel C, within 100 feet of S.R. 70, east of the Florida Power and Light (FP&L) easement, may exceed 1.5 lumens provided the standards and requirements of Section 709.2.3 of the LDC are met. The applicant shall submit a Photometric Plan at time of Final Site Plan approval for any plan (not including outparcels on S.R. 70). Building security lighting shall be mounted and directed downward.

c. Creekwood Boulevard

Developer shall install “box lighting” street lights along Creekwood Boulevard from S.R. 70 to the north end of Parcel G. Such lights shall be installed adjacent to Parcel C prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel C (not including outparcels on S.R. 70) and adjacent to Parcel G prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel G.

d. Parcels C-4 and C-5

Pole and building mounted lights on Parcels C-4 and C-5 and adjacent streets shall be limited to 20 feet in height, directed to the interior of the development using horizontal cut-off fixtures, and be amber in color. However, where federal, state, and local regulatory requirements dictate different standards for uses such as for financial institutions, the requirements of those agencies shall be considered to supersede this condition only to the extent necessary to meet such requirements as long as the resulting lighting is not directed at Rosedale without shielding.

All pole lights on these parcels shall maintain a consistent style and color. This shall be determined prior to the first Final Site Plan approval for either parcel. Pole shall be muted, earth-tone colors.

e. Building Signs

Lighted building signs in Parcels MU, C-4, and C-5 shall not be visible from Rosedale. Lighted building signs in Parcel G shall not be visible from the residential portion of Creekwood.

f. Parcels D, E, and G

The design and shielding of any on-site lighting shall comply with LDC Section 709, as amended, for all Final Site Plans submitted after the date of this approval (January 5, 2006).

14. Multi-family, group care home (assisted living facility), commercial, mini-warehouse, office, and industrial building facades visible from I-75, S.R. 70, and surrounding residential properties, shall include landscaping and design features which reduce the mass, scale, and uniform monolithic appearance of large unadorned walls.

Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, baked enamel or similar materials. Painted or exposed standard concrete block, or corrugated metal shall not be permitted. Architectural metals or standard concrete block with stucco type finish, in conjunction with other permitted building materials may be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials or provided that the portion of the building made from these materials is completely screened from adjacent parcels. In Parcel C, for the area on the north side of the shopping center, east of Shops “B”, which is greater than 300 feet from Creekwood Blvd. and 52nd Place East and greater than 750 feet from I-75, standard concrete block (painted) may be permitted.

In order to insure that the buildings do not project a massive blank wall, blank walls shall be no longer than 40 feet in length in any direction for the commercial, mini-warehouse, and office buildings and no longer than 30 feet in length in any direction for multi-family buildings, unless the

building is completely screened from view. Design elements including prominently visible architectural details [e.g. bumpouts, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, color etc.] shall be applied to the walls of buildings. Other methods, as determined be the Building and Development Services Director, may be approved, including increasing the referenced 40 and 30 foot spacing requirement, provided superior building materials and significant horizontal design features are incorporated as part of the building elevation. Facades greater than 80 feet in length shall have variation in roof lines through varying the height of the cornice, or the use of 2 or more roof types (parapet, dormers, and sloped, etc.) unless an equivalent alternative is approved by the Building and Development Services Department Director.

Chain link fences that are visible to adjacent properties and I-75 and S.R. 70 shall be prohibited. Outdoor storage areas shall be enclosed in an area attached to the main structure and shall utilize design elements and materials reflective of the main structure or decorative metal fences and grilles.

Building elevations shall be submitted at time of Final Site Plan and reviewed by staff for compliance with this condition.

15. All truck loading and service areas shall be located at the non-street side of the building when adjacent to I-75 and S.R. 70. Additional buffering may be required if visible from I-75, Creekwood Boulevard or any residential property.

16. Safe and efficient cross access for automobiles, bicycles, and pedestrians shall be provided through the proposed General Commercial and Office Park. A minimum of 5-foot wide sidewalks and pedestrian ways shall be provided to facilitate internal pedestrian circulation within the development including commercial (outparcels included) and office. The location of the sidewalks and pedestrian ways shall be approved by the Building and Development Services Department with future plan submittals. Bicycle parking facilities shall be provided for each individual project in the development. A minimum of 1 bike rack for each single business exceeding 75,000 square feet of shopping center building area and 1 bike rack for each additional 75,000 square feet of shopping center building area shall be provided. These facilities shall be conveniently located to the entrances of the commercial and office buildings, and shall include facilities that secure the frame of the bicycle.

17. The preservation of significant oak trees within the parking areas for the shopping center on Parcel C shall be a condition of Preliminary and Final Site Plan approvals. Sufficient area around the trees, as determined by a registered Landscape Architect shall be provided to reasonably guarantee their survival.

18. Prior to the first Certificate of Occupancy in Parcel C, a 5-foot wide sidewalk shall be constructed along the east side of Creekwood Boulevard, from S.R. 70 to the northern limits of Parcel C. Prior to the first Certificate of Occupancy in Parcel G, a 5-foot sidewalk shall be constructed along the east side of Creekwood Boulevard, from Parcel C to the existing sidewalk in the Westbrooke Subdivision.

19. Exterior loud speakers, bells, or similar audio communications shall not be permitted on Parcels C-4 or C-5 provided, however, that directed (non-broadcast) communication devices and intercoms shall not be restricted.

20. Exhaust and other filtering systems in Food Service Establishments east of I-75 shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. This system shall be approved by the Environmental Management Department, Air Quality Section, with each Final Site Plan that includes a Food Service Establishment.

21. Construction traffic in Parcels MU, I, and C-4 shall utilize Lena Road, except where left turns, exiting the project are prohibited. Construction traffic and traffic associated with tree harvesting on Parcel C-5 shall utilize S.R. 70 if such temporary access is permitted by FDOT. Temporary signs shall be posted at S.R. 70 and the Rosedale entrance directing construction traffic to Lena Road. All lot owners shall inform their contractors of this requirement.

22. Tree harvesting on Parcel C-5 within 70 feet of the adjacent residential property to the north shall not occur until the construction of the required wall or the building itself should the Building and Development Services Director approve an alternative as permitted under Buffer Condition 5.e.(ii.).

23. Overhead doors associated with the mini-warehouse use shall be located so as to generally not be visible from S.R. 70 or Rosedale.

BUFFER CONDITIONS

1. Parcels I and MU

   a. A building setback of at least fifty (50) feet shall be provided west of and adjacent to the existing power line easement traversing Parcels MU & I. Native trees lying within shall not be removed. Trees of a native species shall be planted within 20 feet of the FP&L line where the base of trees closer than twenty-five (25) feet apart do not already exist. In addition, the screening buffers required between zoning district boundaries by the Land Development Code shall be required, except for the requirements for trees if more stringent within this stipulation. These plantings shall occur prior to a certificate of occupancy for each lot and they shall meet the minimum standards of the Land Development Code.

   b. A 50-foot wide buffer shall be required along east side of I-75. (Completed)

   c. Buildings on the east side Lena Road in Parcel I shall be located on the western two-thirds of the lots.

2. Residential

a. The 100-foot wide buffer along the west side of I-75 shall be provided. Additionally, the depth, design, and location of landscaped buffers will be determined when a Preliminary Site Plan is submitted for approval. Continued maintenance of these buffers shall be assured through appropriate measures such as covenants and deed restrictions.

b. Prior to Final Site Plan approval a noise analysis shall be done based on the potential 10-lane configuration of I-75 and anticipated traffic in 2025.

Manatee County noise level criteria for residential properties

MANATEE COUNTY NOISE STIPULATION*
No residential dwelling units including Group Care Home (assisted living facility) shall be allowed in areas where the exterior noise level is; Ldn > 65 dBA.: Leq design hour > 65 dBA: or L10 design Hour > 68 dBA Unless protected by some performance equivalent measure to achieve; Ldn # 65 dBA, Leq design hour # 65 dBA, or L10 design Hour # 68 dBA
NOISE REDUCTION REQUIRED*
Sound attenuating barriers should be provided between the residential units and the noise source. Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and florida rooms. Buildings shall be positioned to maximize the distance between the residential units and the noise source.

* For more detailed information see "The Noise Guidebook – A reference document for implementing the Department of Housing and Urban Development's Noise Policy", prepared by The Environmental Planning Division, Office of Environment and Energy.

c. Parcels D, E, and G

(i) The roadway buffers along Creekwood Boulevard and 44th Avenue extension shall be a minimum of 20 feet wide planted with 3 canopy trees (3-inch caliper as measured 6 inches from the base of the tree, 12 feet high, 5-foot spread) and 6 understory evergreen trees (2-inch caliper as measured from the base of the tree, 6 feet high, 3 foot spread) with 33 shrubs (30 inches at time of planting) per 100

linear feet.

(ii) The greenbelt buffer along the west side of Parcel E, excluding the FP&L easement shall be a minimum of 20 feet wide planted with 3 canopy trees (3-inch caliper as measured 6 inches from the base of the tree, 12 feet high, 5-foot spread) and 33 shrubs (30 inches at time of planting) per 100 linear feet.

(iii) A landscape buffer shall be provided along the east side of Creekwood Boulevard from the FP&L easement to the north end of Parcel G, consistent with the landscape plan submitted in the public record for a portion of this area, which shall include a 3 foot high berm with a 4 to 6 foot high hedge. The landscaping adjacent to Parcel C shall be installed prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel C (not including outparcels on S.R. 70) and the landscaping adjacent to Parcel G shall be installed prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel G. The hedge shall obtain 80% opacity within 2 years of planting. (Completed)

(iv) A 200-foot wide buffer, containing the existing wetland on the residential development north of Parcel G, shall be maintained. All native vegetation shall be preserved within the buffer. (Completed)

3. The following buffering requirements shall apply to Parcels C-6, C-7, C, C-4, and C-5:

a Parcel C-6

A thirty (30) foot wide landscaped buffer shall be provided along the north side of Parcel C-6, adjacent to the residential land uses. Prior to any Certificate of Occupancy in Parcel C-6, two staggered rows of 3-inch dbh live oak trees of at least 14 feet in height shall be planted with trees in each row 50 feet apart. Existing live oak trees meeting this criteria may remain and may count to satisfy this condition. Any existing pine trees removed to satisfy this condition shall not be required to be replaced pursuant to County tree replacement requirements.

b. Parcel C-7

A 75-foot wide buffer from southwest corner of lot 1 of Phase 1, Subphase 1, Unit A-1 shall be provided along the east side of parcel C-7. Prior to the issuance of a Certificate of Occupancy for any use on Parcel C-7, screening consistent with the requirements of the Land Development Code, including the installation of a hedge to be a minimum of 6 feet high at maturity and 80 percent opaque, shall be provided along the east side of Parcel C-7, adjacent to the residential lots to the east. Within the 30-oot waterfront setback required by the Land Development Code, the developer shall provide tree landscaping consistent with Buffer Condition 5.A. above.

c. Parcel C

(i) A 50-foot wide buffer shall be provided along the eastern boundary of Parcel C adjacent to I-75 and the exit ramp. All native vegetation (i.e., oaks, pines, palmettos, wax myrtles, etc.) shall be preserved, except for limited view corridors, designed to allow the view of buildings and signage in Parcel C, while maintaining lower story vegetation (such as palmettos) and significant trees, may be allowed, subject to Building and Development Services Department review and approval.

(ii) The existing native vegetation located between Creekwood Boulevard and the FP&L easement between S.R. 70 and 52nd Place East, shall be preserved, except where removal may be necessitated by the expansion of Creekwood Boulevard, in which case landscaping, at a minimum, shall conform to the Land Development Code.

(iii) The existing fence and landscaping on the west side of Creekwood Boulevard from its current end, south to 73rd Street East shall be installed, consistent with the plan submitted in the public record, prior to the first Certificate of Occupancy or Temporary Certificate of Occupancy for any building in Parcel C.

d. Parcels C-4

Prior to Final Plat approval, the following shall be installed within the 15 foot wide buffer along the entire eastern and northern boundary:

(i) Canopy trees spaced 30 feet apart and a minimum 5-nch caliper; and

(ii) Beginning at the current Rosedale wall on the east and extending to the west of Parcel C-4, a decorative concrete block wall (or a construction alternative with the same appearance for any portion of the wall in excess of 8 feet in height above grade), finished and painted consistent with the existing Rosedale wall. The top of the wall shall be approximately 8 feet above the finished floor elevations of the adjacent residences in Rosedale. Construction of the wall shall be concurrent with the horizontal improvements associated with the plat (Completed).

e. Parcel C-5

(i) A thirty five (35) foot wide landscaped buffer shall be provided along the north side of Parcel C-5; and

(ii) Within the southerly portion of this buffer, excluding the wetland, a decorative concrete block wall (or a construction alternative with the same appearance for any portion of the wall in excess of 8' in height above grade), generally 8 feet in height above existing grade and finished and painted consistent with the existing Rosedale wall, shall be installed. In order to prevent tree removal within this buffer from occurring any earlier than necessary, the wall shall be installed during

building construction for each portion (east or west of the wetland) of this parcel, and shall be completed prior to the first Certificate of Occupancy on that portion of the parcel. The wall shall not be required for that portion of the property containing the wetland. The Building and Development Services Director, or designee, shall have the authority to approve a superior alternative to a wall in which the building shall serve the purpose of a wall. Should this alternative be approved, tree removal shall not occur on this parcel until such time as the building is constructed.

(iii) Existing trees shall be maintained within this buffer to the extent practical and additional canopy trees of a minimum 5-inch caliper, shall be installed within this buffer in order to achieve canopy trees at least 30 foot on center. Timing shall be as outlined above and shall be verified prior to the issuance of the Certificate of Occupancy (Completed.)

f. Parcels C-4 and C-5

A coordinated landscape plan shall be developed for the 30-foot wide buffer along S.R. 70. This plan shall be determined prior to the first Final Plat approval for either parcel. (Completed)

ENVIRONMENTAL CONDITIONS

1. At the time of the first Preliminary Site Plan submittal, a Master Drainage Plan for the entire development, including a demonstration that the effect the proposed altering and deepening of existing wetlands will have on their ability to filter surface water and percolating groundwater will be acceptable, shall be submitted. This Master Drainage Plan, though it may have been approved by the County, will be subject to modifications by new state-of-the-art techniques and surface water management performance standards that may be developed or adopted during the course of the development process. (Completed)

2. Stormwater management system design for that portion of the development lying within the Evers Reservoir Watershed shall meet or exceed any requirements of the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as may be amended. This shall not be interpreted to mean that the developer is required to retrofit any approved and existing stormwater systems which do not meet this requirement.

3. In conjunction with the submittal of the first Preliminary Site Plan, a demonstration of compliance with the Watershed Protection, Special Treatment and Agricultural Fringe Overlay zones, shall be submitted. As required by the Special Treatment District, the Board of County Commissioners must make a determination prior to construction that "Best Possible Technology" is being employed prior to construction. (Completed)

4. The Stormwater Maintenance Plan, submitted with the first Preliminary Site Plan, shall be designed using accepted best management practices to provide a natural hydroperiod within

each wetland. Isolated wetlands shall, where practical, be incorporated into the stormwater system. Construction and post-construction monitoring of surface and groundwater quality and quantity shall be outlined and implemented; included in this plan shall also be the design and execution of a maintenance program to ensure the adequate functioning of the system beyond project buildout. The stormwater management system shall be designed with enough flexibility to allow for hydroperiod refinement, as needed.

5. All jurisdictional wetlands and streams shall be preserved physically and functionally. The only exception may be those areas in which appropriate environmental permits and local approvals are obtained.

   All Preliminary and Final Site Plans shall comply with the wetland policies of the Comprehensive Plan and the 1990 Land Development Code, as amended. Parcels which have approved Preliminary and Final Site Plans may continue to be developed in a manner consistent with the most recent approval, provided that such approval has not expired.

6. The Preliminary Site Plan, as submitted by phase, shall specifically also outline which and how much of each vegetation association is being preserved. Every effort shall be made by the developer and any future developers of this property to preserve a diverse range of the existing wildlife habitat. These preserve areas should be as large as possible and should be located adjacent to wetlands and/or a different upland community type.

7. Wetlands on the project site shall be preserved consistent with Map F-1 on page 44 of the ADA additional information response and with s.2.7 of the Council's adopted *Future of the Region*. In addition, the wetland on Parcel C-5 shall be preserved.

8. Representative tracts of all major upland vegetative communities shall be preserved in their natural state to serve as conservation/recreation areas.

9. The wind and soil erosion controls including sodding, hydroseeding, mulching and bare soil wetting, committed to by the developer in the ADA, shall be required.

10. A Wetland Buffer Restoration Plan shall be submitted to the Building and Development Services Department for review with each Final Site Plan in accordance with Section 719.11.2.1. of the LDC. The plan shall include both supplemental plantings and ongoing removal of exotic, nuisance vegetation.

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

12. An Exotic Plant Species Management Plan shall be submitted for review and approval prior to Final Site Plan approval for each phase. The management plan shall provide for the continued, phased, removal of nuisance, exotic plant species that become reestablished within common areas of a residential development and open spaces within non-residential projects, for the life of

the project. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to issuance of the first Certificate of Occupancy or Final Plat approval, in accordance with Section 715.4 of the LDC.

WATER QUALITY CONDITIONS

1. To assure water quality is maintained:

   a. The developer shall institute a program to provide a body of initial baseline water quality data before any significant groundbreaking takes place, as well as institute a bi-annual on-going monitoring program through project build-out. Sampling stations shall be at the sampling sites shown in "Exhibit A".

      Sampling should be taken on a cresting hydrograph and should occur immediately after a one-inch storm event, and after a dry period, during both the rainy season (June - September) and the dry season (November - February). Significant water quality parameters should include, but not be limited to, the following:

      -streamflow (cu. ft. /sec.);
      -turbidity (ntu);
      -specific conductance (umho/cm at 25 deg. C);
      -dissolved oxygen (mg/l);
      -biochemical oxygen demand (mg/l);
      -pH;
      -total orthophosphate as P (m/l);
      -total organic nitrogen as N (mg/l);
      -total organic carbon as C (mg/l);
      -total coliforms, multiple tube method, MPN (col/100 ml);
      -total lead as Pb (ug/l); and
      -temperature (deg. C).

      Any changes to the sampling stations identified in “Exhibit A”, the sampling frequency, or the above list of parameters shall be submitted to Manatee County and Tampa Bay Regional Planning Council (TBRPC) for review and comment, with approval by Manatee County.

      All water quality methods and procedures shall be thoroughly documented and should comply with EPA/DER Quality Control standards and should be submitted to Manatee County and TBRPC.

   b. The developer shall provide baseline water-level contour maps for the unconfined aquifer on the Creekwood site, to reflect conditions present during both the wet season (June - September) and the dry season (November - February). In addition, the developer shall provide for review annually updated ground water contour maps as described above, until the project reaches completion.

2. In order to protect water quality, the following parameters shall be included in the project drainage plan.

   a. The developer shall submit for approval a wetland-lake management plan, to be implemented during construction and after completion of the project. The plan shall address, but not be limited to, the following:

      -proposed wetland/lake alterations;
      -control of exotic species;
      -control of on-site water quality;
      -maintenance of natural hydroperiod; and
      -methods for wetland restoration/enhancement.

   b. The drainage system shall be designed to provide retention, or detention with filtration/assimilation treatment for the first inch of runoff generated from the site during the 25-year, 24-hour design storm; and that maximum post-development shall not exceed pre-development flows for the same design storm.

   c. The proposed retention/detention wetland systems shall be designed to be consistent with the *Stormwater and Lake Systems Maintenance and Design Guidelines* (TBRPC 1978). The design criteria of this system should include the following elements:

      (1) A minimum of 15 but no more than 50 percent of the surface area of the detention pond at the normal water level (NWL) shall consist of a shallow vegetated littoral shelf.

      (2) The littoral shelf shall be incorporated into the pond bank, preferably near the pond outlet, to provide a final polishing treatment for the stormwater. As an alternative, the littoral shelf shall be established on a shallow submerged island in the middle of the pond.

      (3) A sediment sump shall be provided at all influent pipes to accumulate sediment and to provide easy access for sediment removal.

      (4) The littoral shelf, if located along the pond bank, shall have side slopes no greater than 7:1 with the top of the shelf at NWL and sloping to a depth of three feet or less.

      (5) The littoral shelf shall be vegetated with a diverse group of native species, which can include Sagittaria, pickerel-weed, Juncus, water lilies, cypress, etc. These species aid in nutrient and heavy metal uptake as well as enhance the pond by providing blooming flowers and presenting a more "natural" appearance.

      (6) A copy of an operation and maintenance (O & M) schedule shall be provided to the owner, and be submitted to TBRPC with the annual report. The O & M schedule should include an estimation of the frequency of sediment removal

operations and should mention the periodic need for removing dead vegetation.

HAZARDOUS WASTE CONDITIONS

1. Prior to the construction of industrial facilities, hazardous waste storage and disposal plans, including transportation of wastes, shall be provided and approved.

2. The developer shall provide separate hazardous waste storage containers/areas within the project prior to or concurrent with the certificate of occupancy for the first business within the project. These containers/areas shall be accessible to all project businesses and shall be clearly marked and/or colored so as to clearly distinguish the containers/areas intended for hazardous wastes and materials. Such containers shall also be designed to prevent unauthorized use or entry. The hazardous waste storage containers/areas shall be allowed to be located within the Evers Reservoir Watershed Overlay District until such time as the first industrial use outside of the Evers Reservoir Watershed Overlay District is constructed, at which time the storage containers/areas shall be relocated outside of the Evers Reservoir Watershed Overlay District.

   The developer shall provide to all Creekwood businesses information that:

   a. Indicates types of waste and materials that are considered to be hazardous and are to be stored or disposed of only in the specially-designed containers; and

   b. Indicates the location of the specially-designed hazardous waste and materials containers; and

   c. Advises of applicable statutes and regulations regarding hazardous wastes and materials.

   The developer shall ensure that any hazardous waste will be transported and disposed of in a manner consistent with applicable regulations.

ARCHAEOLOGICAL CONDITION

1. At the time a Preliminary Site Plan for the specific areas referenced in the May 24, 1984 letter from the State Division of Archives, History and Records Management is submitted, the developer must show the location of all archaeological and historic sites identified by a systematic, professional archaeological and historic survey. If any sites exist, the ones which are significant must be protected and preserved.

PARKS AND RECREATION CONDITIONS

1. Implementation of the bike/pedestrian path shall be required as committed in the ADA, unless more restrictive conditions have been placed on the development in this order.

2. Development plans shall assure adequate buffering between the industrial, office, commercial and residential designations of this development through appropriate measures such as covenants and deed restrictions.

3. Assignment of specific responsibility for open spaces shall be made at the time of Final Plat submittal, unless no plat is required, then it shall be required at time of Final Site Plan submittal.

4. The 25-acre park located in the northwest quadrant of the project as shown on Revised Map H shall be deeded to the County by the Developer upon request of the County. The County shall utilize said acreage for public park purposes. The Developer shall be entitled to impact fee credit as set forth in Section 806.4.1 of the Land Development Code, as may be amended. (Completed)

   If the County desires to develop the park prior to the Developer extending Creekwood Boulevard from the southern boundary of Williams Creek north, the County may construct that portion of Creekwood Boulevard necessary to access the park. The Developer shall provide Manatee County with sufficient right-of-way for said construction. If Manatee County undertakes construction of any portion of the roadway, Manatee County shall obtain all necessary permits including any wetland impact permits required for said construction. The Developer shall have the right to review construction plans prior to commencement of construction to determine compatibility with its development plans including but not limited to provision of sufficient curb cuts to access development parcels. The road will be constructed to County standards. If the county constructs the road described in this paragraph, and the road is of a type not eligible for impact fee credits pursuant to Section 806.4 of the Land Development Code, then the developer shall reimburse the county for the cost of construction. If the road is eligible for impact fee credit and the county constructs the roadway, the developer will not be entitled to reimbursement. The Developer shall have the right to relocate the right-of-way and/or constructed road at its expense.

PUBLIC SAFETY CONDITIONS

1. Creekwood shall contribute a pro-rata share of the cost of constructing a fire station on the Tara public service site. The timing and amount of the required financial contribution shall be determined at the time of Preliminary Site Plan submittal. (Completed)

2. Creekwood shall contribute a pro-rata share of the cost to construct and equip the Sheriff Department's portion of the Public Services Building on the Tara Public Site. The timing and amount of the required financial contribution shall be determined at the time of Preliminary Site Plan submittal. (Completed)

3. The use of street names for the main entrance roads to both the residential and industrial portion of the project may be allowed. The entrance road to the residential portion of the project shall be allowed as a designation of Creekwood Boulevard and the entrance road to the industrial portion of the project may be allowed to be named as a boulevard at a later time. All other streets within the project shall be numbered in accordance with the revised county grid system unless street names are allowed by the Board of County Commissioners for those other streets at a later time.

TRANSPORTATION CONDITIONS

1. Improvements shall be required to the project entrances on S.R. 70 and to the intersection of S.R. 70 and I-75. The improvements required at the S.R. 70 and Creekwood Boulevard intersection are generally described in the Intersection Analysis prepared by Roy Chapman P.E. and dated December, 1998. An updated intersection analysis shall be submitted prior to platting of the 101st residential lot north of Williams Creek. Such improvements shall include, but not be limited to, left turn storage lanes, signalization, ramp improvements and additional through lanes. The extent and timing of improvements required shall be determined by the County Transportation Authority with the review of an updated traffic analysis for each increment of development. This will require an overall maintenance of Level of Service "D" during peak hour of the intersection of Creekwood Boulevard and S.R. 70, as well as left-turns, right-turns, in and out of Creekwood Boulevard at S.R. 70.

2. Developer shall provide for a 120-foot wide right-of-way for 44th Avenue East (Cortez Road Extended) through the project. Two lanes of this roadway shall be constructed through the project by the developer with development of parcels adjacent thereto except for the bridge approach to the I-75 crossing. Sufficient right-of-way to construct the bridge approach shall be reserved and shall not be dedicated unless the right-of-way is voluntarily dedicated by the owner thereof pursuant to a development agreement. The developer shall not be responsible for constructing the bridge over I-75 as an on-site transportation improvement. The developer shall enter into an agreement with the County to either oversize the internal stormwater pond system to be constructed on Parcel D or reserve capacity in the existing stormwater pond system to accept stormwater from the future 44th Avenue extension. The agreement must be entered into prior to Preliminary Site Plan approval for Parcel D.

3. Construction of approximately 1,600 feet of 44th Avenue East from the west property boundary west to the existing pavement, by the developer to a two lane section, including payment for acquisition of necessary right of way, shall be required prior to final plat approval of the 101st dwelling unit north of Williams Creek. The primary entrance road (Creekwood Boulevard) to the residential portion of the project shall connect to 44th Avenue at the time of construction of the extension of 44th Avenue, mentioned herein. Manatee County shall cooperate with Creekwood in the condemnation of any land necessary to meet this requirement.

4. A cross access easement between Parcels C-6 and C-7 and the Campbell Commercial Center to the west shall be recorded and this roadway connection shall be constructed or bonded prior to the next Certificate of Occupancy for Parcels C-6 or C-7. This cross access easement shall be located within 50 feet of the northern right-of-way of S.R. 70 at the western property line of Parcel C-7 and shall be extended eastward to the northern-most driveway on Creekwood Boulevard in Parcel C-6. (Completed)

5. The proposed entrance onto S.R. 70 at the southwest corner of the development shall be relocated eastward to facilitate the frontage road from the Campbell Commercial Center and to avoid conflict with regard to intersection function. (Completed)

6. The intersections of any driveway (including the frontage road) with the project entrance boulevard onto S.R. 70 shall be located as far from S.R. 70 right-of-way as necessary to avoid conflict with regard to intersection function.

7. All roads shown on the General Development Plan, including required stub-outs to the property boundary, shall be dedicated to Manatee County with adequate rights-of-way as determined by the Transportation Department except for the bridge approach for the 44th Avenue crossing of I-75.

8. The need for wider internal roads or potential changes in their proposed alignment shall be addressed at the time of Preliminary Site Plan submittal.

9. The proposed owner's association documents shall contain a provision requiring the occupants of the industrial park to coordinate shift changes to reduce peak hour traffic.

10. In accordance with the Traffic Element of the Manatee County Comprehensive Plan, the adopted level of service as of the effective date of this ordinance, as determined by the procedures reported in the Highway Capacity Manual (HCM) 2000 and using the most recent version of the Highway Capacity Software (HCS), or most current HCM manual and HCS software, and in accordance with guidelines and conclusions acceptable to the County, Tampa Bay Regional Planning Council and the Department of Economic Opportunity shall be maintained on all of the following thoroughfares which have been identified by the Tampa Bay Regional Planning Council as receiving from Creekwood, five (5%) percent or more of daily Level of Service "C" capacity:

    a. University Parkway from Lockwood Ridge Road to I-75

    b. S.R. 70 from U.S. 41 to I-75

    c. Lockwood Ridge Road from University Parkway to S.R. 70

    d. S.R. 64 from Morgan Johnson Road to I-75

    e. I-75 from University Parkway to S.R. 70

    f. S.R. 780 from Honore Avenue to I-75

    g. Intersection of S.R. 70 and S.R. 683

    h. Intersection of S.R. 70 and 45th Street East

    i. Intersection of S.R. 70 and Caruso Road

    j. Intersection of S.R. 70 and U.S. 301

    k. Intersection of S.R. 64 and Morgan Johnson Road

l. Intersection of S.R. 70 and the Project Entrances

m. Intersection of S.R. 70 and I-75

n. Intersection of S.R. 70 and U.S. 41

o. S.R. 70 from I-75 to Lorraine Road

No plat or site plan shall receive approval if the approval of such increment of development would generate traffic which, in conjunction with existing traffic and traffic anticipated as a result of other development approvals, and other circumstances upon which the County may base traffic projections, will have the likely result of causing or contributing to a degradation of the Level of Service on these road links and intersections to a daily level below the adopted level of service as of the effective date of this ordinance. S.R. 70 shall maintain an acceptable Level of Service. Each request for plat or site plan approval must be accompanied by a traffic study prepared or provided in this paragraph. Level of Service on the above referenced links and intersections shall be verified as part of each annual report as required by Chapter 380.06(16) Florida Statutes. If any traffic study required above for any increment of development shows that the project will contribute more than ten percent (10%) of the Level of Service C capacity of S.R. 70 between S.R. 683 (15th Street East) and U.S. 301, then that increment of development shall not be approved unless the improvements are necessary to achieve the adopted level of service on that segment under construction.

This stipulation shall not be construed as diminishing any rights to credits for improvements paid for by the developer pursuant to this stipulation that would be available under Stipulation 14 of the General Conditions contained herein.

11. Access to the project shall be as shown on the Revised Map H.

12. A cross-access easement shall be provided between Parcels C and E. The location shall be approved by the Building and Development Services and Transportation Departments prior to or concurrent with Preliminary Site Plan approval for Parcel E.

13. Prior to Final Plat approval for Parcel I, a 90-foot right-of-way for Lena Road, from the terminus of the cul-de-sac in Parcel I to the eastern boundary of the Creekwood project, shall be dedicated to Manatee County. The intersection crossing with the eastern property boundary shall be south of Williams Creek and shall align in such a manner so that the road will not conflict with power poles in the easement. (Completed)

14. Prior to the next Preliminary Site Plan approval east of I-75, the Developer shall provide Manatee County with a mechanical means to monitor the new project trip traffic inbound and outbound at appropriate locations determined by Manatee County. (Completed)

15. Prior to issuance of Certificate of Occupancy for the 65,000 square feet of office on Parcel G the following improvement must be completed:

At the intersection of S.R. 70 and Creekwood Boulevard, construct an additional southbound left-turn lane (dual left-turn lanes) with a separate southbound through-lane and a separate southbound right-turn lane. (Completed)

16. Prior to or in conjunction with Final Site Plan or Final Plat approval for any phase or subphase of Parcel D, the developer shall dedicate right-of-way to provide for a 250-foot half width right-of-way for the future 10-lane configuration of I-75.

17. Until there are dual left turn lanes on S.R. 70 to the Northbound I-75 ramp and receiving lanes for those turn lanes there shall be no increase in PM peak hour trips using the east side northbound ramp to I-75 above the 99 total trips currently approved for with the project prior to the NOPC approved January 5, 2006. As each Final Site Plan is brought forward there shall be an analysis of the proposed new trips to the ramp and the already approved trips from the project to ensure that the number of trips on the ramp does not exceed 99, until the above identified improvements are in place. (Completed)

OFF SITE FACILITY DEVELOPMENT FEE CONDITIONS

1. The developer, its successors, and assigns shall be bound by any and all impact fee ordinance(s) in effect at the time of building permit issuance. Impact fees shall be collected by Manatee County unless provisions have been made for another entity to collect all or part of the fees.

GENERAL CONDITIONS

1. The developer shall demonstrate the availability of adequate service/capability to provide wastewater treatment, solid waste disposal, police, fire, and EMS service with each Preliminary Development Plan submittal.

2. All structures shall meet at a minimum the building requirements of the Southern Standard Building Code, as amended.

3. The developer shall satisfy county requirements regarding the provision of EMS and police services to this portion of the County.

4. The energy conservation measures referenced in the ADA shall be required as a condition of approval.

5. Implementation of the bike/pedestrian path shall be required as committed in the ADA.

6. The development of this project shall proceed in accordance with the information plans, projections, representations and materials contained in the Application for Master Development Approval and application for rezoning and Conceptual Plan approval, except as modified by the stipulations, conditions and requirements set forth herein or in the approval of the ADA, or set forth in subsequent DRI or local approvals required for this development.

7. Nothing herein shall be construed as limiting the authority of Manatee County, in the course of review and development of this project, to implement and apply laws, ordinances, rules and regulations under its jurisdiction, consistent with the approval hereby granted.

8. The matters addressed herein, as well as additional matters that are appropriate to consider at later stages of review, may be reflected in additional and/or more detailed stipulations, conditions and requirements to be formulated and applied at later stages of review of this project under local procedures.

9. In the event that the import of any of the stipulations contained herein appears uncertain, interpretation thereof should be by reference to the staff report presented to the Planning Commission and Board of County Commissioners in connection with their consideration of this development proposal, and by reference to the record of the hearings before these bodies.

10. In the event ownership of any portion of the property embraced by this project, or any of the development rights acquired by virtue of this or subsequent approvals, is transferred to any party other than the applicant, the applicant or other transferor of such property or rights shall notify the Board of County Commissioners thereof and shall, in writing, identify the party or parties who will then be responsible to fulfill the obligations and meet the conditions established by these stipulations and by any subsequently established stipulations.

11. Nothing herein shall be construed as authorizing any use of the property other than as described in the General Development Plan hereby approved, nor shall anything herein be construed as denying the property owner or developer any rights to the continuation of existing uses that may be provided by the *Land Development Code* or other applicable law.

12. The terms "fair share" and "pro-rata share" as used herein refer to a contribution or participation by the developer, whose purpose is to address an impact generated by new development upon the public domain or upon services or facilities provided by the County, in an amount or of a value that reflects as nearly as is practicable, the impact of this development as a proportion of the total of impacts upon the same services, facilities, or element of the Public domain, that are expected to be generated by all developments in the impact area that have received approval or that are specifically anticipated on the basis of submitted development requests.

13. Where these stipulations require, expressly or by implication, an exercise of discretion or judgment, but do not specify the nature or parameters thereof, or where some determination must be made or approval granted or condition satisfied, the necessary decision or judgment shall be made by the County; but in doing so the County shall act reasonably and in good faith and, where appropriate, in accordance with accepted practice.

14. In the event the County or other government entity with jurisdiction in the matter establishes impact fees or similar charges that are designed to pay the cost of any of the types of facilities, services, or impacts upon the public domain that the developer by virtue of these stipulations has an affirmative obligation to address, and such fees are payable with respect to portions of the development thereafter completed or finally approved, appropriate reductions in developer's obligations as set forth herein shall be considered and should be reflected in stipulations made a

part of subsequent approvals.

15. All references made in Ordinance ~~13-25~~ 14-04 to a General Development Plan shall mean the Master Development Plan dated ~~May 9, 2013~~ December 25, 2013.

16. All Preliminary and Final Site Plans shall comply with the requirements of the 1990 Land Development Code, as amended. Parcels which have approved Preliminary and Final Site Plans may continue to be developed in a manner consistent with the most recent approval, provided that such approval has not expired.

Section 5. LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR REVISED CREEKWOOD

CREEKWOOD

THE EAST ½ OF SECTION 11, TOWNSHIP 35, RANGE 18 E., LESS THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 915, PAGE 966, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
ALSO:
THAT PART OF SECTION 12., TOWNSHIP 35., RANGE 18E., LYING WEST OF STATE ROAD 93 (INTERSTATE 75).
ALSO:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 S., RANGE 18 E., LYING WEST OF STATE ROAD 93 (INTERSTATE 75), AND LYING NORTH OF STATE ROAD 70
ALSO:
THAT PART OF SECTION 13, TOWNSHIP 35 S,. RANGE 18 E,. LYING WEST OF STATE ROAD 93 (INTERSTATE 75), AND NORTH OF STATE ROAD 70.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A LITERWOOD POST FOUND MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 S., RANGE 18 E., SAME BEING THE SOUTHWEST CORNER OF THE EAST ½ OF SECTION 11, TOWNSHIP 35 S., RANGE 18 E., FOR A POINT OF BEGINNING: THENCE S 00°43'18" E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 193.63 FT. TO THE NORTHEAST CORNER OF "CAMPBELL COMMERCIAL SUBDIVISION" AS RECORDED IN PLAT BOOK 23, PAGES 141 AND 142, AFORESAID PUBLIC RECORDS: THENCE CONTINUE S 00°43'10" E, ALONG THE EAST LINE OF SAID "CAMPBELL COMMERCIAL SUBDIVISION", SAME BEING THE OCCUPIED WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 513.00 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF STATE ROAD 70, AS SHOWN ON F.D.O.T. R/W MAP, SECTION 13160-2503; THENCE S 70°20'03" E, ALONG SAID NORTHERLY R/W, A DISTANCE OF 7.83 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 17120.74 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY R/W AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'15", A DISTANCE OF 339.93 FT. TO THE P.R.C. OF A

CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17256.74 FT.; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHERLY R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°08'15", A DISTANCE OF 342.63 FT. TO THE P.T. OF SAID CURVE; THENCE S 70°20' 03" E. ALONG SAID NORTHERLY R/W, A DISTANCE OF 35.37 FT. TO THE INTERSECTION WITH THE NORTHERLY INTERCHANGE R/W OF STATE ROAD. 93 (INTERSTATE 75), AND SAID STATE ROAD. 70, AS SHOWN ON F.D.O.T. R/W MAP, SECTION 13075-2402; THENCE S 80°04'21" E, ALONG SAID NORTHERLY INTERCHANGE R/W, 82.10 FT.; THENCE S 70°20'03" E. ALONG SAID NORTHERLY INTERCHANGE R/W, 400.14 FT.; THENCE S 73°01'06" E. ALONG SAID NORTHERLY INTERCHANGE R/W, 100.26 FT.; THENCE S 70°20'03" E, ALONG SAID NORTHERLY INTERCHANGE R/W, 218.97 FT.; THENCE S 78°46'36" E, ALONG SAID NORTHERLY INTERCHANGE R/W, A DISTANCE OF 136.27 FT. TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS R/W, OF SAID STATE ROAD 93 (INTERSTATE 75); THENCE S 70°20'03" E, ALONG SAID NORTHERLY LIMITED ACCESS R/W, 298.34 FT.; THENCE S 72°37'29" E. ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 628.85 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 622.20 FT.; THENCE RUN NORTHEASTERLY ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°23'42". A DISTANCE OF 568.98 FT. TO THE P.T. OF SAID CURVE; THENCE N 54°58'49" E, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 351.55 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING RADIUS OF 721.51 FT.; THENCE RUN NORTHEASTERLY ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°03'07". A DISTANCE OF 632.91 FT. TO THE P.T. OF SAID CURVE, THENCE N 04°55'42" E, ALONG SAID LIMITED ACCESS R/W, 518.38 FT.; THENCE N 00°55'22" E, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 4990.44 FT. TO THE P.C. OF A CURVE CONCAVE TO THE WEST. HAVING A RADIUS OF 5530.30 FT.; THENCE RUN NORTHERLY ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°38'59", A DISTANCE OF 450.42 FT. TO THE INTERSECTION WITH THE LINE OF SECTION 12, TOWNSHIP 35 S., RANGE 18 E.; THENCE N 89°26'05" W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1065.82 FT. TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 33 S., RANGE 18 E., SAME BEING THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 35 S., RANGE 18 E.; THENCE N 89°36'09" W, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1404.27 FT. TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 915, PAGE 966, AFORESAID PUBLIC RECORDS; THENCE S 00°26'58" W, ALONG THE EAST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 660.16 FT.; TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL; THENCE N 89°36'09" W, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 660.00 FT. TO THE SOUTHWEST CORNER OF SAID CERTAIN PARCEL; THENCE N 00°26'58" E, ALONG THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 660.16 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 11, THENCE N 89°35' 09" W, ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 660.11 FT. TO THE NORTHWEST CORNER OF THE EAST ½ OF SAID SECTION11; THENCE S 00°45'32" E. ALONG THE WEST LINE OF THE EAST ½ OF SAID SECTION 11. A DISTANCE OF 5292.41 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 11, 12, 13 AND 14 MANATEE COUNTY, FLORIDA.

CONTAINING 540.56 ACRES MORE OR LESS

CREEKWOOD-EAST

THAT PART OF SECTIONS 12 AND 13, TOWNSHIP 35 S., RANGE 18 E., LYING EAST OF STATE ROAD 93 (INTERSTATE 75), AND LYING NORTH OF STATE ROAD 70. LESS LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1029, 3035 AND OFFICIAL RECORDS BOOK 1145, PAGE 3377, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCE AT A CONCRETE MONUMENT FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 S., RANGE 18 E.; THENCE S 01°00'42" W. ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 821.22 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF STATE ROAD 70, AS SHOWN ON F.D.O.T. R/W MAP, SECTION 13075-2402; THENCE N 70°20' 03" W, ALONG SAID NORTHERLY R/W , 1492.94 FT.; THENCE N 33°10'32" W. ALONG SAID NORTHERLY R/W, 83.17 FT.; THENCE N 70°20'03" W, ALONG SAID NORTHERLY R/W, 70.00 FT.; THENCE S 74°16'39" W. ALONG SAID NORTHERLY R/W, A DISTANCE OF 79.73 FT. FOR A POINT OF BEGINNING: THENCE CONTINUE S 74°16'39" W, ALONG SAID NORTHERLY R/W, 7.01 FT.; THENCE N 70°20'30" W, ALONG SIAD NORTHERLY R/W, A DISTANCE OF 512.00 FT. TO THE INTERSECTION WITH THE NORTHERLY INTERCHANGE R/W OF STATE ROAD 93 (INTERSTATE 75), AND STATE ROAD 70; THENCE N 60°14'02" W. ALONG SAID NORTHERLY INTERCHANGE R/W, A DISTANCE OF 217.32 FT. TO THE INTERSECTION WITH THE NORTHERLY LIMITED ACCESS R/W OF SAID STATE ROAD 93 (INTERSTATE 75), THENCE N 70°20'03" W. ALONG SAID NORTHERLY LIMITED ACCESS R/W, 400.78 FT.; THENCE N 66°31'12" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 493.00 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 216.00 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°55'49", A DISTANCE OF 184.46 FT. TO THE P.T. OF SAID CURVE; THENCE N 17°35'24" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 250.16 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1300.23 FT.; THENCE RUN NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°33'05", A DISTANCE OF 352.91 FT. TO THE P.T. OF SAID CURVE; THENCE N 33°08'29" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 513.14 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1338.39 FT.; THENCE RUN NORTHWESTERLY AND NORTHERLY, ALONG SAID LIMITED ACCESS R/W AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°55'25", A DISTANCE OF 769.08 FT. TO THE P.T. OF SAID CURVE; THENCE N 00°13'03" W, ALONG SAID LIMITED ACCESS R/W, A DISTANCE OF 4772.30 FT. TO THE INTERSECTION WITH THE NORTH LINE OF SECTION 12, TOWNSHIP 35 S., RANGE 18 E.; THENCE S 89°26'05" E, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1251.28 FT. TO A CONCRETE MONUMENT FOUND MARKING THE NORTHWEST CORNER OF THE EAST ½ OF SAID SECTION 12; SAME BEING THE INTERSECTION WITH THE WEST LINE OF A 330.0 FT. WIDE FLORIDA

POWER & LIGHT CO. EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 612, PAGE 508, AFORESAID PUBLIC RECORDS; THENCE S 00°25'44" E, ALONG SAID WEST LINE, SAME BEING THE WEST LINE OF SAID EAST ½ OF SECTION 12, A DISTANCE OF 2561.96 FT. MORE OR LESS TO THE INTERSECTION WITH THE PHYSICAL CENTERLINE OF A 30.0 FT. WIDE FLORIDA GAS TRANSMISSION COMPANY EASEMENT (FORMERLY KNOWN AS HOUSTON TEXAS GAS & OIL CORPORATION, A DELAWARE CORPORATION) AS DESCRIBED AND RECORDED IN DEED BOOK 399, PAGE 117, AFORESAID PUBLIC RECORDS; THENCE N 59°39'32" E, ALONG SAID PHYSICAL CENTERLINE 63.89 FT.; THENCE N 59°36'32" E, ALONG SAID PHYSICAL CENTERLINE, A DISTANCE OF 316.93 FT. TO THE INTERSECTION WITH THE EAST LINE OF SAID 330.0 FT. WIDE POWER & LIGHT COMPANY EASEMENT, SAME BEING THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1029, PAGE 3035, AFORESAID PUBLIC RECORDS; THENCE S 00°25'44" E, ALONG SAID EASEMENT LINE AND THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 2932.78 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF SAID EAST ½ OF SECTION 12, SAME BEING THE NORTH LINE OF THE EAST ½ OF SAID SECTION 13; THENCE S 01°10'44" W, ALONG SAID EAST EASEMENT LINE AND THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 2180.91 FT.; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL IN OFFICIAL RECORDS BOOK 1029, PAGE 3035, THE FOLLOWING COURSES AND DISTANCES; N 74°57'17" E, A DISTANCE OF 109.85 FT. TO A POINT ON A CURVE WHOSE RADIUS POINT LIES N 74°57'17" E, 290.00 FT.; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°25'25", A DISTANCE OF 184.36 FT. TO THE P.T. OF SAID CURVE; THENCE S 51°28'08" E, 69.79 FT.; THENCE S 67°12'08" E, 132.97 FT.; THENCE S 76°52'08" E, 119.24 FT.; THENCE N 83°31'52" E, 306.67 FT.; THENCE S 06°28'08" E, 180.22 FT.; THENCE S 19°39'57" W, 360.60 FT. TO THE POINT OF BEGINNING.

CONTAINING 265.86 ACRES MORE OR LESS.

PARCEL “B”

COMMENCE AT A CONCRETE MONUMENT FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 S., RANGE 18 E., THENCE S 01°00'42" W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 13, A DISTANCE OF 279.10 FT. FOR A POINT OF BEGINNING: THENCE CONTINUE S 01°00'42" W, ALONG SAID EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 542.12 FT. TO THE INTERSECTION WITH THE NORTHERLY R/W OF STATE ROAD 70, AS SHOWN ON F.D.O.T. R/W MAP, SECTION 13075-2402; THENCE N 70°20'03" W, ALONG SAID NORTHERLY R/W. 1492.94 FT., THENCE N 33°10'32" W, ALONG SAID NORTHERLY R/W 1.61 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1029, PAGE 3035, AFORESAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL THE FOLLOWING COURSES AND DISTANCES; N 19°39'57" E, 215.12 FT.; THENCE N 83°57'11" E, A DISTANCE OF 410.86 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST. HAVING A RADIUS OF 283.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°37'41", A DISTANCE OF 161.16 FT.; THENCE S 43°52'49" E, 121.17 FT.; THENCE S 10°11'25"E, 72.10 FT.; THENCE S 43°52'49" E, 240.00FT.; THENCE S 34°24'49" E, 88.00 FT.; THENCE N

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

85°27'11" E. 175.71 FT.; THENCE N 75E17'11" E, 113.23 FT.; THENCE N 34°52'11" E. 120.63 FT.; THENCE S 74°45'26" E, 103.64 FT. TO THE POINT OF BEGINNING.

CONTAINING 11.84 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SECTION 6. SEVERABILITY

~~If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.~~ 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 7. EFFECTIVE DATE

This ordinance shall take effect upon later of: 1) the date of the filing of this ordinance with the Department of State, State of Florida, and 2) the expiration of 45 days after the filing of Ordinance 13-25, the Development Order for Creekwood, with the Department of Economic Opportunity, unless a notice of appeal is filed pursuant to Section 380.07.F.S.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the ~~17th day of December, 2013~~ 3rd day of April, 2014.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: _____
Larry Bustle, Chairman

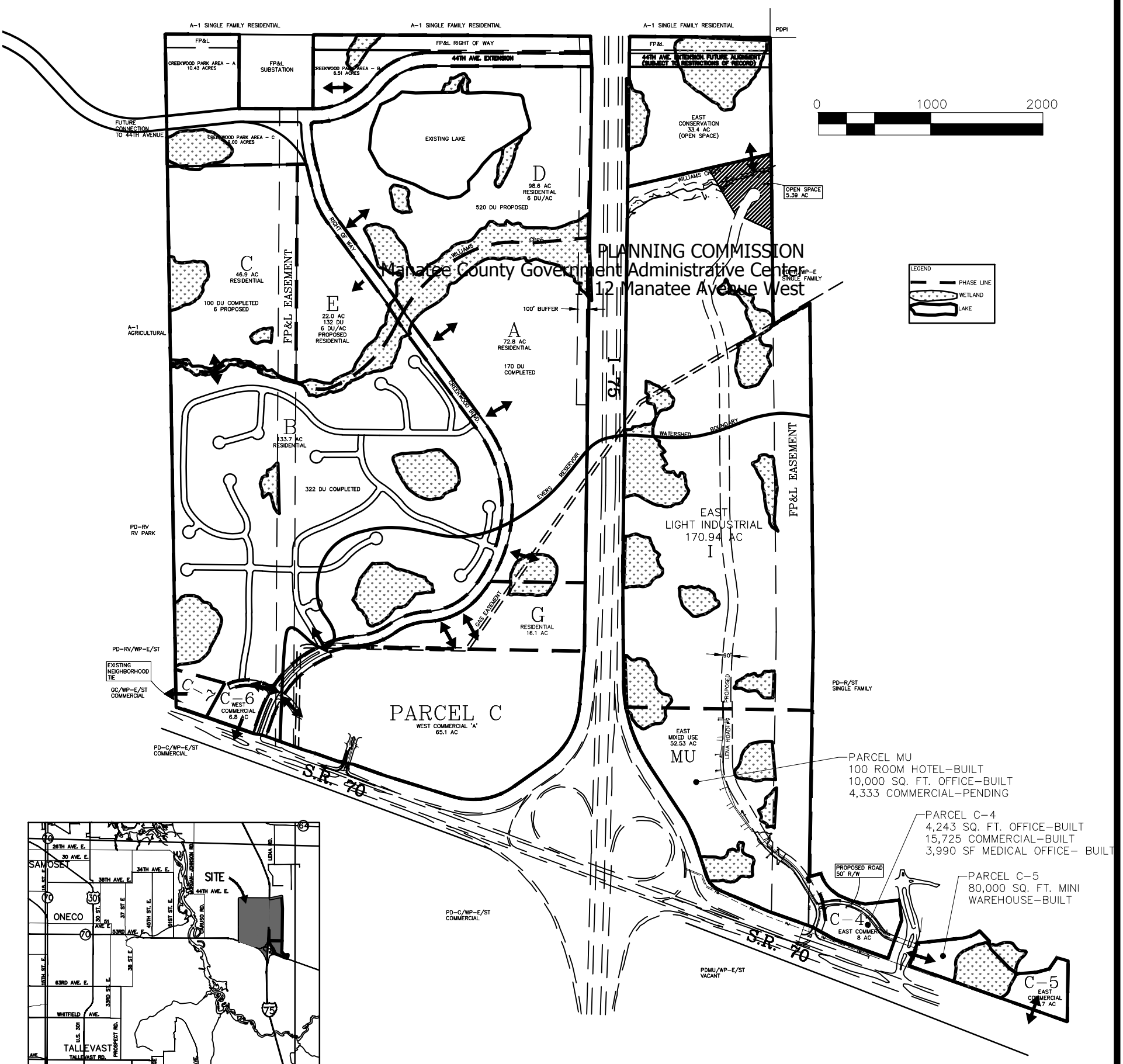
ATTEST: **R.B. SHORE**
Clerk of the Circuit Court

By:_____
Deputy Clerk

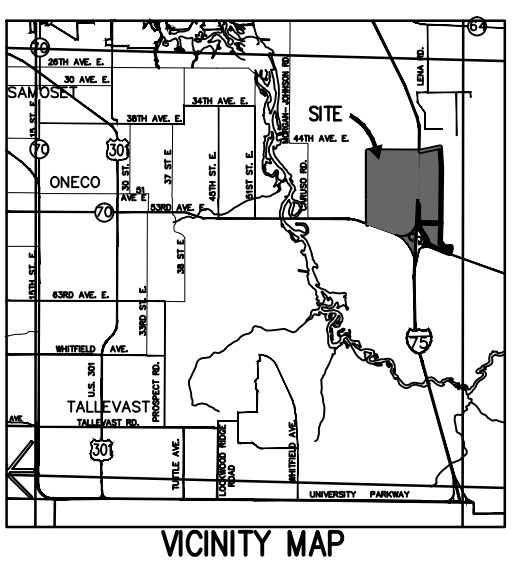
LAND USE/ACREAGE SUMMARY

LAND USE	ACRES	UNITS/SQUARE FEET
RESIDENTIAL	390.1	1362
		(592 COMPLETE/770 REMAINING)
INDUSTRIAL	170.94	800,000 SF
COMMERCIAL ONLY (C-6,C-7,C)	71.9	482,000 SF
MIXED USES (MU,C-4,C-5)	65.73	
COMMERCIAL		111,000 SF
OFFICE		100,000 SF
GROUP CARE HOME (MU)		150 BEDS
MINI-WAREHOUSE (ONLY C-5)	6.5	80,000 SF
HOTEL		100 ROOMS(93,000 SF)
ROADS/OPEN SPACE	54.73	
CONSERVATION	33.4	
PARKS	25	
PROJECT TOTAL	818.3	

SCALE 1"=1000'



PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West



VICINITY MAP

GDP
FOR
CREEKWOOD
MASTER DEVELOPMENT
PLAN

LOCATED AT:
SECTION 11, 12, 13 & 14
TOWNSHIP 35 SOUTH
RANGE 18 EAST
MANATEE COUNTY, FLORIDA

REVISIONS:
1
2
3
4
5
6
7

DESIGNED:
DATE: DECEMBER 25, 2013
DRAWN:
JOB NO.:
SCALE: 1"=1000'

Allison-Gause, inc.
926 14th Street West I Bradenton I Fl.
34205 t: 941.708.5400 f: 941.708.5405
Engineering, Land Planning
Landscape Architectural, Environmental
Consultants

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

CREEKWOOD EAST

"ALL PARCEL MU"

MASTER SIGN PLAN

January 23, 2014

Allison · incorporated Gause
Engineering I Landscape Architecture I Planning I Environmental Consultants
t: 941.708.5400 I f: 941.708.5405 I 926 Tamiami Trail I Bradenton, Florida 34205

TABLE OF CONTENTS

INTRODUCTION……1

GENERAL SIGN REQUIREMENTS……1

PROHIBITED SIGNS……1

INSPECTION OF SIGNS……1

MASTER SIGN PLAN……2

AERIAL……3

SIGN ELEVATIONS……4-7

EXISTING P-5 MONUMENT SIGN……8

MONUMENT SIGN ELEVATION……9

SIZE CHART……10

INTRODUCTION:

The intent of this Master Sign Plan and Criteria Package is to define and establish guidelines which contribute to aesthetically pleasing, harmonious signage along I-75 for Parcel MU. These guidelines define the Design and Construction Standards for Creekwood East, Parcel MU.

General Sign Requirements

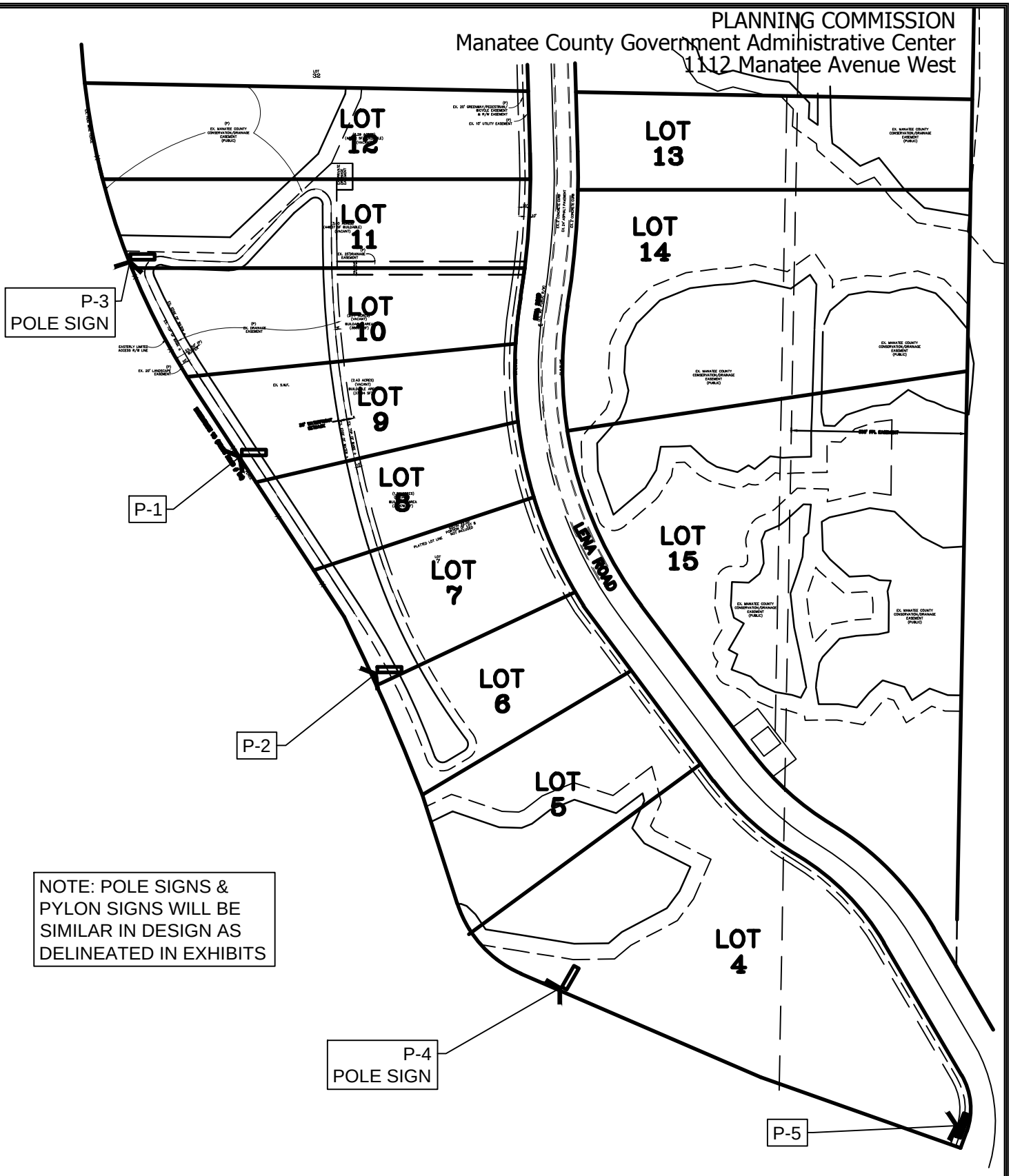
1. All signs and their installation shall comply with all local building and electrical codes.
2. Sign company to be fully licensed with the County and State and shall provide proof of full Workman's Compensation and general liability insurance.
3. Signage along Lena Road will comply with Section 724 of Manatee County Land Development Code.
4. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type styles shall not be acceptable.
5. Signs must be made of durable rust-inhibited materials that are.
6. All materials used in signage construction and installation must be new. No used material will be allowed.
7. Signs shall be set back 5' back from Property Line.
8. Sign orientation may be changed to improve visibility.
9. Required landscaping may not be removed or relocated to increase sign visibility without Manatee County Staff approval.
10. Sign faces are examples. The total number of individual business may be different than shown but in no instance will the overall dimension of the sign face be increased.

Prohibited Signs

1. Signs constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP, "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Sign in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws are prohibited.
3. Painted letters will not be permitted.
4. No exterior or window signage will be permitted on any part of the building except in accordance with Manatee County Sign code.
5. Those signs prohibited by the Manatee County Sign code.

Inspection of Signs:

Inspections will be conducted in accordance with Manatee County Building Department's Code Compliance, any discrepancies and/or code violations will be corrected accordingly.



NOTE: POLE SIGNS & PYLON SIGNS WILL BE SIMILAR IN DESIGN AS DELINEATED IN EXHIBITS

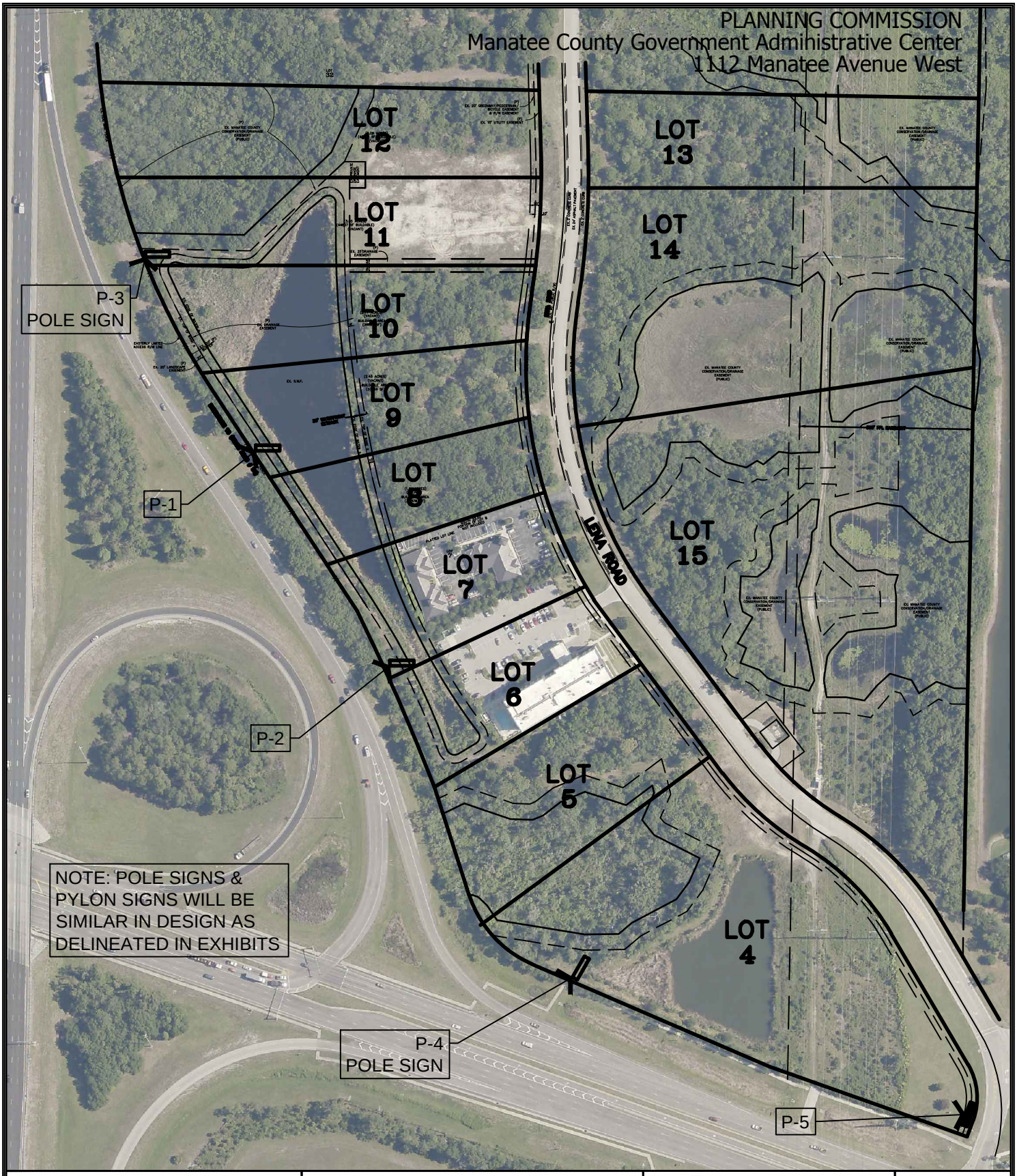
CREEKWOOD EAST
PARCEL MU

LOCATED IN:
SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

MASTER
SIGN
PLAN

Allison · Gause
incorporated
Engineering, Land Planning, Landscape Architectural, Environmental Consultants, Consulting Arborists
926 Tamiami Tr. | Bradenton | Fl. | 34205 | t. 941.708.5400 | f. 941.708.5405
CA 29275, LC26000429

SHEET _____



CREEKWOOD EAST
PARCEL MU

LOCATED IN:
SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

MASTER
SIGN
PLAN

Allison · Gause
incorporated

Engineering, Land Planning, Landscape Architectural, Environmental Consultants, Consulting Arborists
926 Tamiami Tr. | Bradenton | Fl. | 34205 | t. 941.708.5400 | f. 941.708.5405
CA 29275, LC26000429

SHEET _____

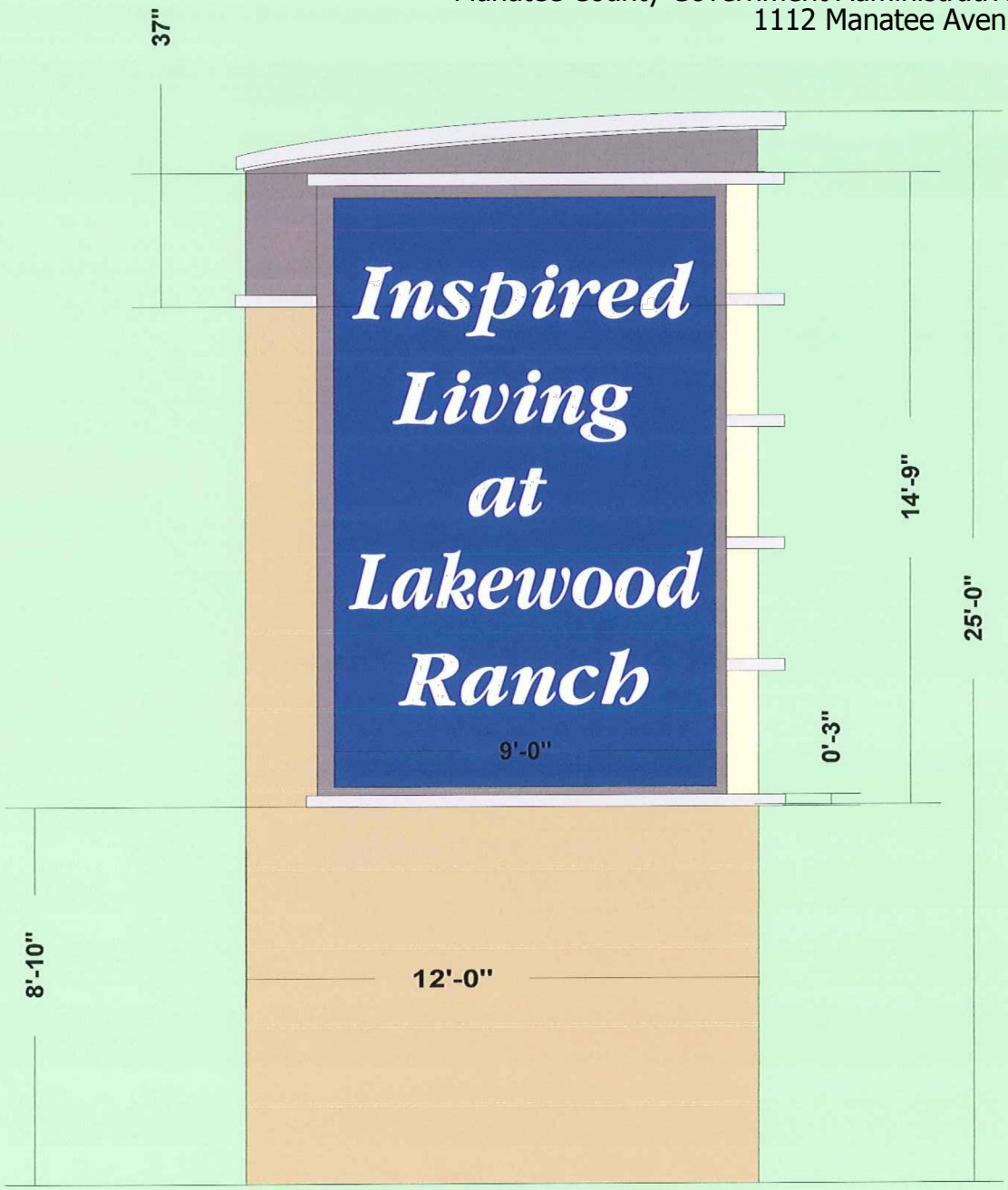


Exhibit P-1 (PYLON SIGN)

NOTES:

1. SIGN FACE MAY CHANGE
2. SIGN IS TO BE USED FOR LOTS 8-12
3. MAX. DISPLAY SHALL BE 132.75 SQ. FT.

SIGNS DESIGNED BY ROBSON SIGNS

CREEKWOOD EAST
PARCEL MU

LOCATED IN:
SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

MASTER
SIGN
PLAN

Allison · Gause incorporated
Engineering, Land Planning, Landscape Architectural, Environmental Consultants, Consulting Arborists
926 Tamiami Tr. | Bradenton | Fl. | 34205 | t. 941.708.5400 | f. 941.708.5405
CA 29275, LC26000429

SHEET _____

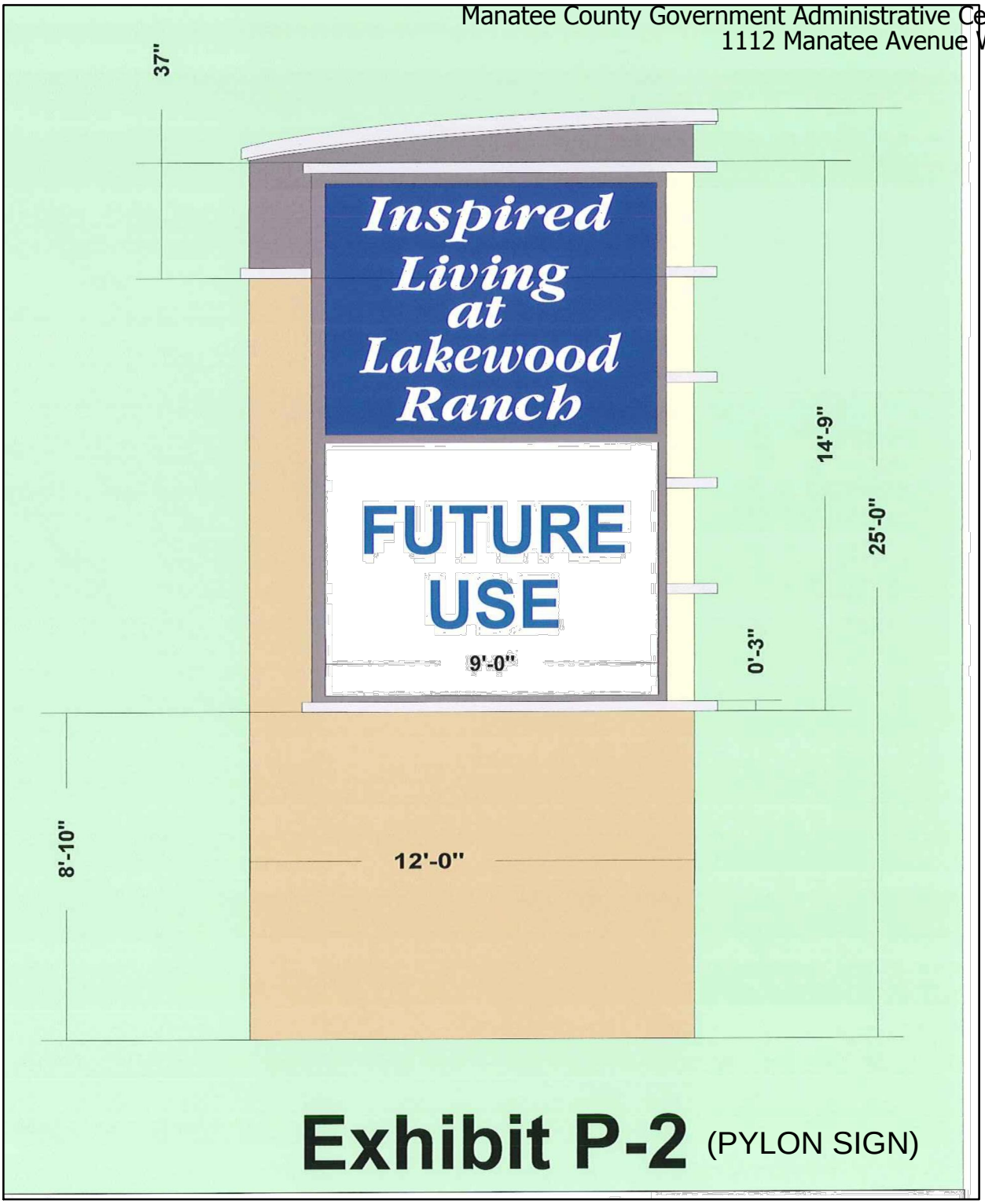


Exhibit P-2 (PYLON SIGN)

NOTES:
1. TENANT NAMES MAY CHANGE
2. SIGN IS TO BE USED FOR LOTS 6-7

SIGNS DESIGNED BY ROBSON SIGNS

CREEKWOOD EAST
PARCEL MU

LOCATED IN:
SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

MASTER
SIGN
PLAN

Allison · Gause incorporated
Engineering, Land Planning, Landscape Architectural, Environmental Consultants, Consulting Arborists
926 Tamiami Tr. | Bradenton | Fl. | 34205 | t. 941.708.5400 | f. 941.708.5405
CA 29275, LC26000429

SHEET _____

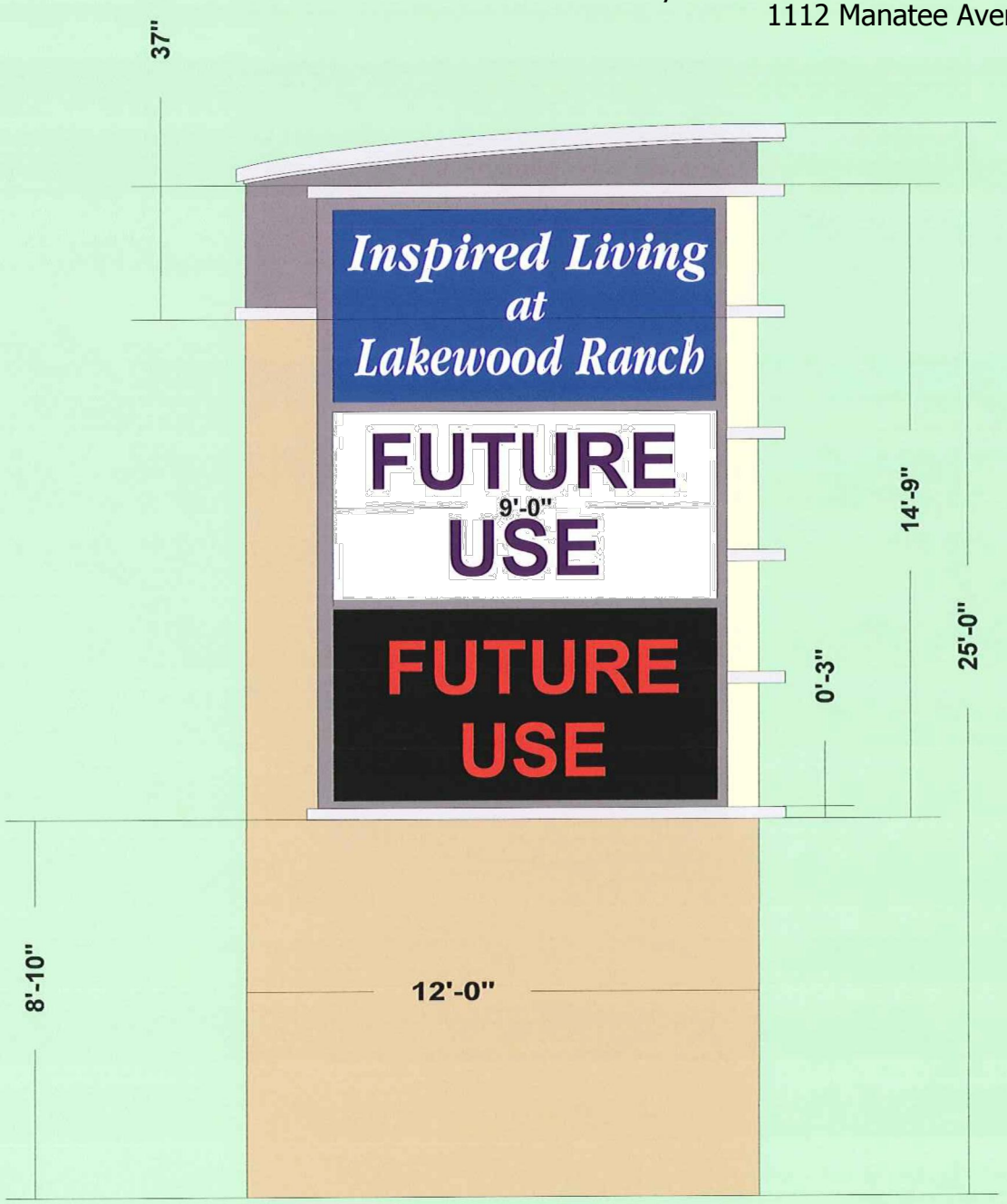


Exhibit P-3 (POLE SIGN)

NOTES:

1. TENANT NAMES MAY CHANGE
2. SIGN IS TO BE USED FOR LOTS 13, 14 & 15
3. SIGN FACE MAY BE USED FOR A SINGLE TENANT AT THE DISCRETION OF THE LOT OWNER.

SIGNS DESIGNED BY ROBSON SIGNS

CREEKWOOD EAST
PARCEL MU

LOCATED IN:
SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

MASTER
SIGN
PLAN

Allison · Gause incorporated
Engineering, Land Planning, Landscape Architectural, Environmental Consultants, Consulting Arborists
926 Tamiami Tr. | Bradenton | Fl. | 34205 | t. 941.708.5400 | f. 941.708.5405
CA 29275, LC26000429

SHEET _____

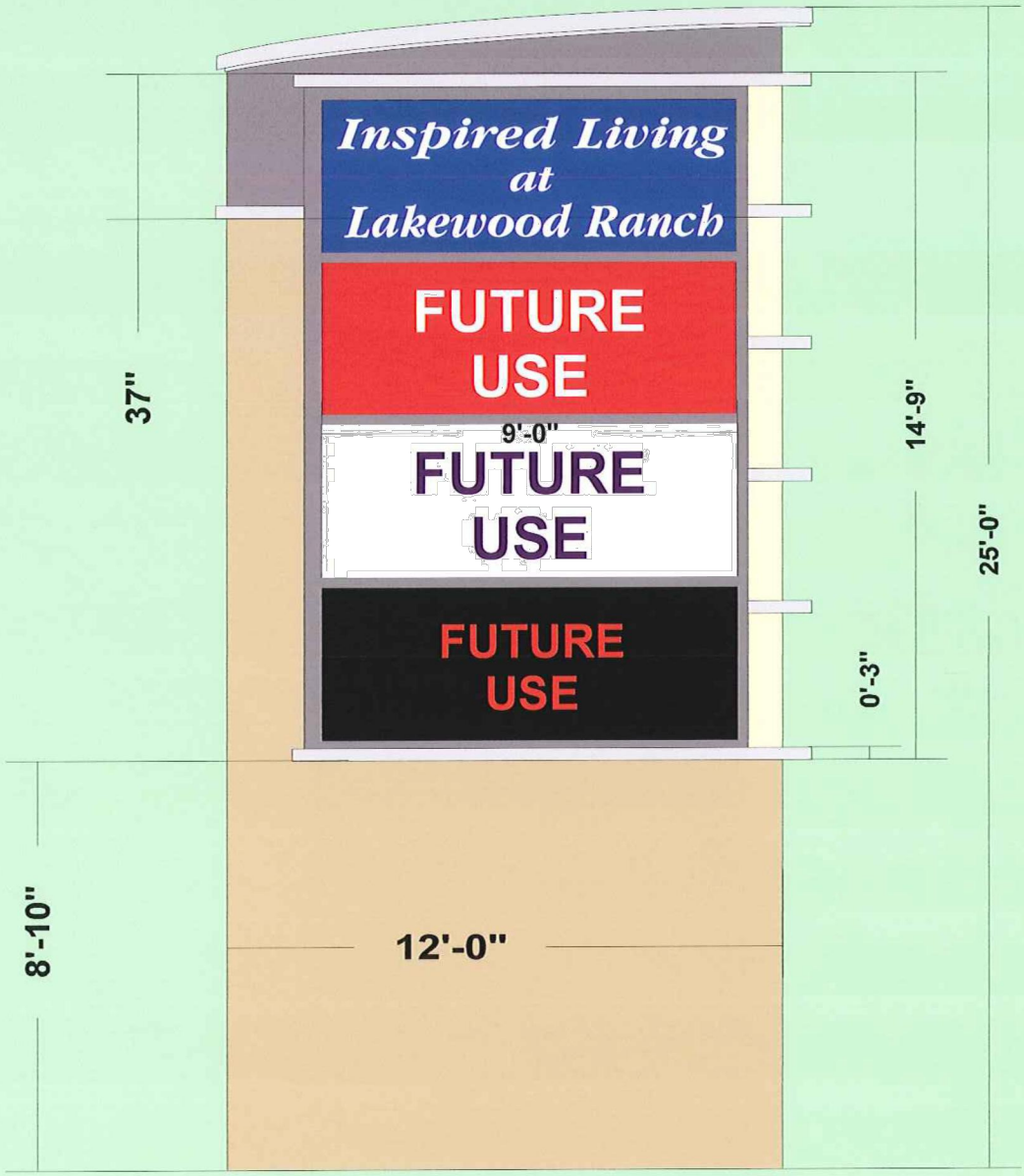


Exhibit P-4 (POLE SIGN)

NOTES:

1. TENANT NAMES MAY CHANGE
2. SIGN IS TO BE USED FOR LOTS 4 & 5
3. SIGN FACE MAY BE USED FOR A SINGLE TENANT AT THE DISCRETION OF THE LOT OWNER(S).

SIGNS DESIGNED BY ROBSON SIGNS

CREEKWOOD EAST
PARCEL MU

LOCATED IN:
SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

MASTER
SIGN
PLAN

Allison · Gause incorporated
Engineering, Land Planning, Landscape Architectural, Environmental Consultants, Consulting Arborists
926 Tamiami Tr. | Bradenton | Fl. | 34205 | t. 941.708.5400 | f. 941.708.5405
CA 29275, LC26000429

SHEET _____

EXISTING P-5 MONUMENT SIGN

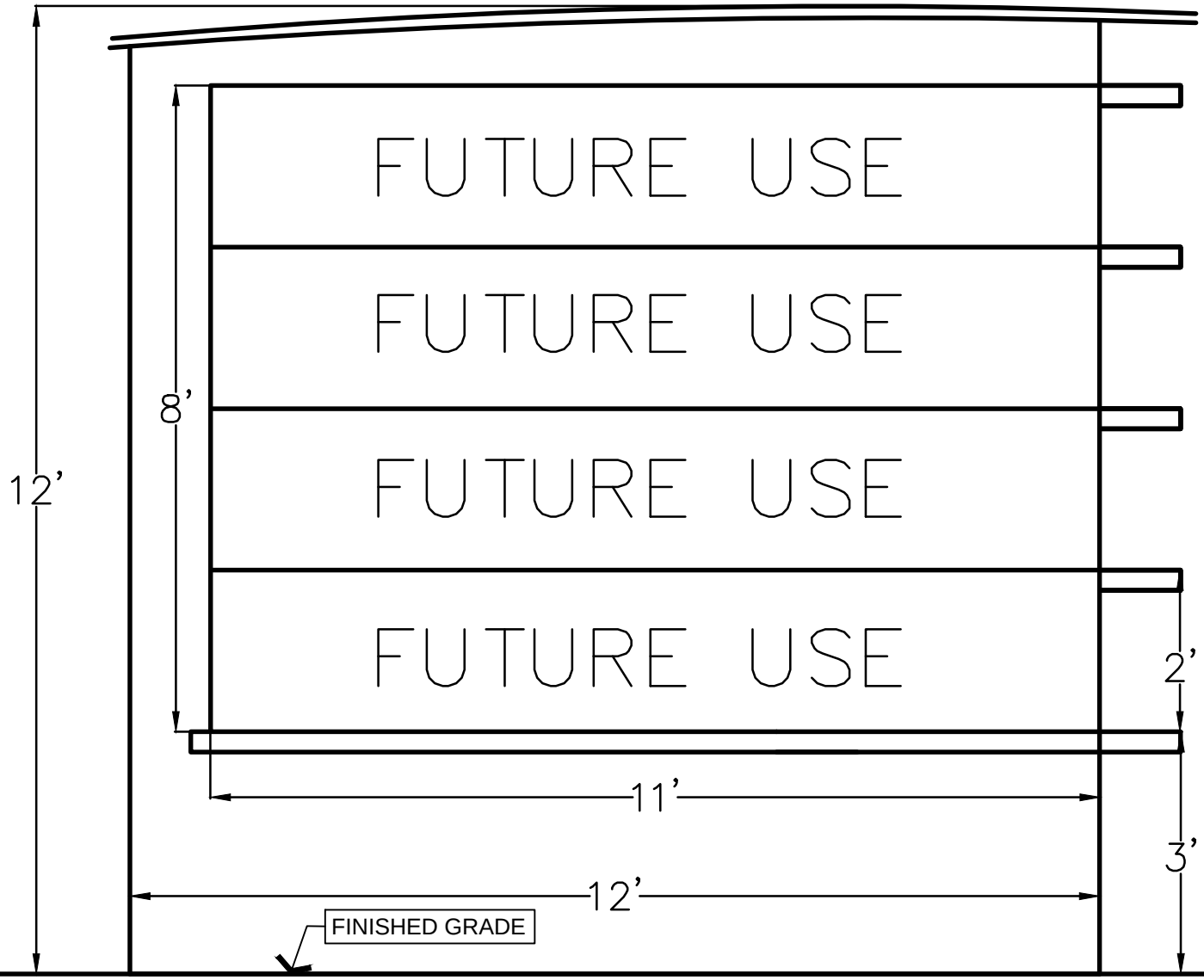


EXHIBIT P-6

NOTES:

1. PYLON OR POLE SIGNS MAY BE SUBSTITUTED WITH MONUMENT SIGN TO ENHANCE VISIBILITY.

CREEKWOOD EAST
PARCEL MU

LOCATED IN:
SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

MASTER
SIGN
PLAN

Allison · Gause incorporated
Engineering, Land Planning, Landscape Architectural, Environmental Consultants, Consulting Arborists
926 Tamiami Tr. | Bradenton | Fl. | 34205 | t. 941.708.5400 | f. 941.708.5405
CA 29275, LC26000429

SHEET _____

SIZE CHART

SIGN	DIMENSIONS	MAXIMUM INDIVIDUAL DISPLAY/COMBINED
EXHIBIT P-1 **Lots 8-12**	*25' HEIGHT* *12' WIDTH*	*14' 9" HEIGHT* *9' WIDTH* ***OR*** *132.75 Sq Ft.*
EXHIBIT P-2 **Lots 6 & 7**	*25' HEIGHT* *12' WIDTH*	*14' 9" HEIGHT* *9' WIDTH* ***OR*** *132.75 Sq. Ft.*
EXHIBIT P-3 **Lots 13, 14, 15**	*25' HEIGHT* *12' WIDTH*	*14' 9" HEIGHT* *9' WIDTH* ***OR*** *132.75 Sq. Ft.*
EXHIBIT P-4 **Lots 4 & 5**	*25' HEIGHT* *12' WIDTH*	*14' 9" HEIGHT* *9' WIDTH* ***OR*** *132.75 Sq. Ft.*
P-5 EXISTING PYLON **(TO REMAIN)**	*N/A*	*N/A*
P-6* **Optional Monument Sign Alternative**	*12' HEIGHT* *12' WIDTH*	*8' HEIGHT* *11' WIDTH* ***OR*** *88 Sq. Ft.*

***NOTE: PYLON OR POLE SIGNS MAY BE SUBSTITUTED WITH MONUMENT SIGN TO ENHANCE VISIBILITY.**

Allison incorporated Gause

Engineering
Landscape Architecture
Planning
Environmental Consultants
Consulting Arborist

November 18, 2013

Mr. Jason Utley
Transportation System Modeler
Manatee County Government
1022 26th Ave. East
Bradenton, FL 34208

Re: Creekwood East Memory Care Facility
Rezone Application for Lots 8-15

Dear Mr. Utley;

The following is being submitted to address traffic impact as part of the rezone application for lots 8-15 of the Creekwood subdivision. The application for rezone is to allow a 150 bed assisted living facility (memory care facility) in exchange for 10,000 square foot commercial development within parcel MU of the Creekwood subdivision.

Although the rezone application will include lots 8-15, the proposed project is located only within lots 8-12 of the Creekwood subdivision. Parcel identification numbers for these lots are 1731002469, 1731002509, 1731002559, 1731002609, and 1731002659.

Manatee County Ordinance Z-84-76(R9) allocates, by parcel and zoning, the allowed development within the Creekwood subdivision based on square footage and land use. Lots 8-15 of Creekwood are zoned "Planned Development Industrial" (PDI), with a future land use classification of "mixed use" (MU). Currently, the mixed use classification permits the development of office, hotel, and commercial as seen in the development matrix below.

Development by Parcels – Creekwood Subdivision

LAND USE	PARCEL	SQUARE FOOTAGE
Commercial	C	447,000
	C-6	20,000
	C-7	15,000
*****	MU/C-4/C-5	121,000
Mini-Warehouse	C-5	80,000*
Office	G	125,000**
	MU/C-4	100,000*
Industrial	I	800,000***
Hotel	MU	100 rooms
Residential	A	170 units
	B	322 units
	C	106 units
	D	520 units
	E	132 units

As part of the rezone application for this project, the applicant requests a decrease in the allowable commercial square foot allowances on the development matrix by up to 10,000 sq. ft. in exchange for permission to include up to 150 beds in an Assisted Living Facility (Memory Care Facility) within lots 8-12. Table 2 compares the p.m. peak hour trips generated by a 10,000 square foot commercial Variety Store

926 Tamiami Trail, Bradenton, Florida 34205 | t: 941.708.5400 | f: 941.708.5405 | PE 29275 | LC26000429 | www.allisongause.com

(ITE code 814) to the p.m. peak hour trips generated from the proposed memory care facility (ITE code 254).

TABLE 2 – Trip Generation

ITE Code	Land Use Type	Dwelling Units	Average Rate	PM Peak-Hour Total Trips
254	Assisted Living	150 Occupied Beds	0.29 trips/bed	43.5 trips*
814	Variety Store	10,000 s.f.	6.99 trips/1,000 s.f.	69.90 trips*

* Total trip generation of the development is derived via Trip Generation, 9th edition by the Institute of Transportation Engineers.

From the table above, the proposed 150 bed Memory Care Facility will generate less than 50 total p.m. peak hour trips, and will create fewer p.m. peak hour trips than could be generated by 10,000 s.f. of a commercial variety store. In conclusion, a rezone to allow the proposed 150 bed memory care facility in exchange for 10,000 s.f. of commercial development will decrease the total p.m. peak hour trips.

We trust the above information has adequately addressed any concerns at this time. Please contact me at the number below should you have any questions or concerns about this matter.

Sincerely,
ALLISON-GAUSE, INC.

M. Andrew Allison, PE

Enc: One (1) copy of the Trip Generation Sheet for an Assisted Living Facility (ITE code 254)
One (1) copy of the Trip Generation Sheet for a Variety Store (ITE code 814)

Assisted Living
(254)

Average Vehicle Trip Ends vs: Occupied Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

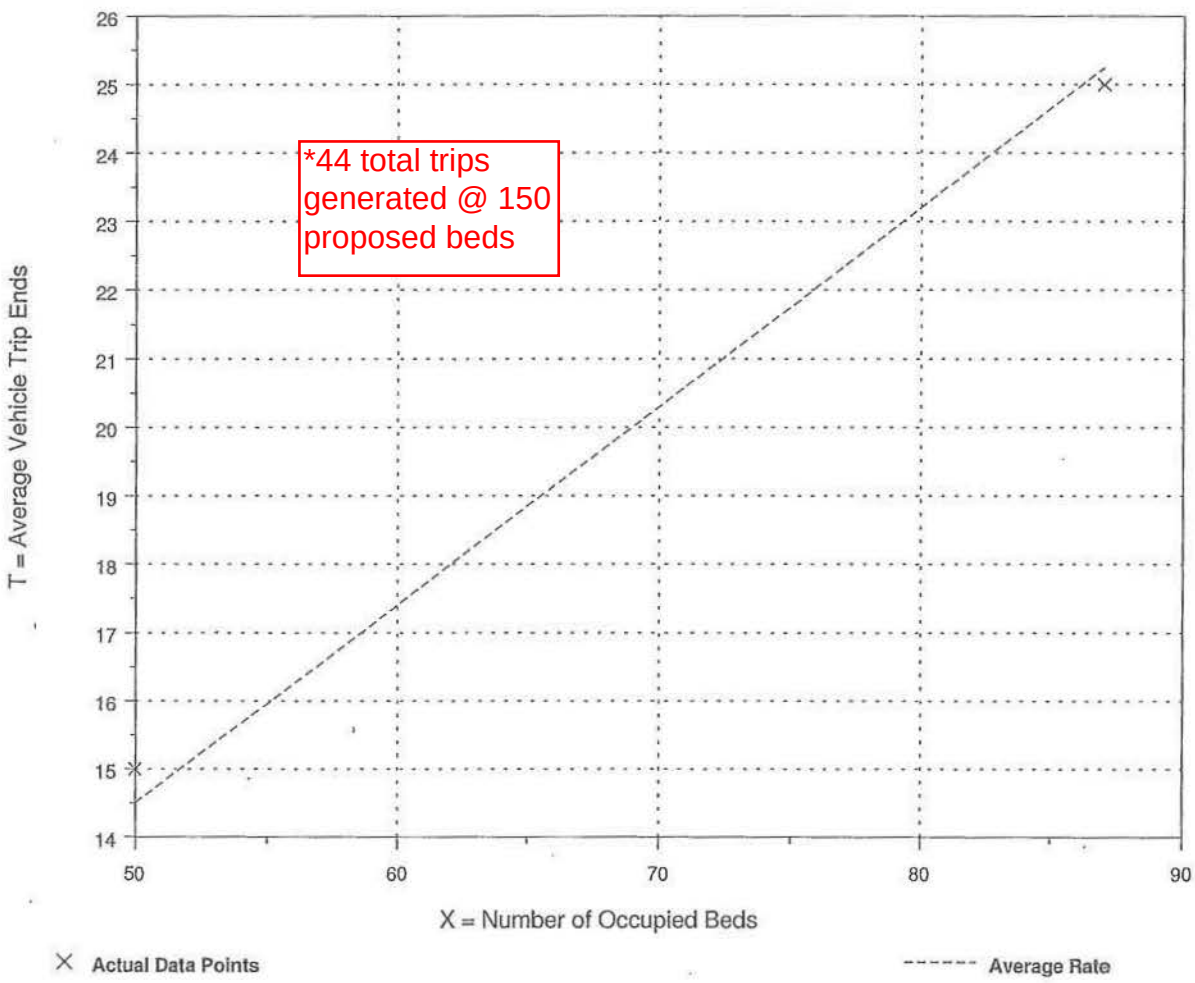
Number of Studies: 2
Average Number of Occupied Beds: 69
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Occupied Bed

Average Rate	Range of Rates	Standard Deviation
0.29	0.29 - 0.30	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: Not given

R^2 = ****

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Variety Store
(814)

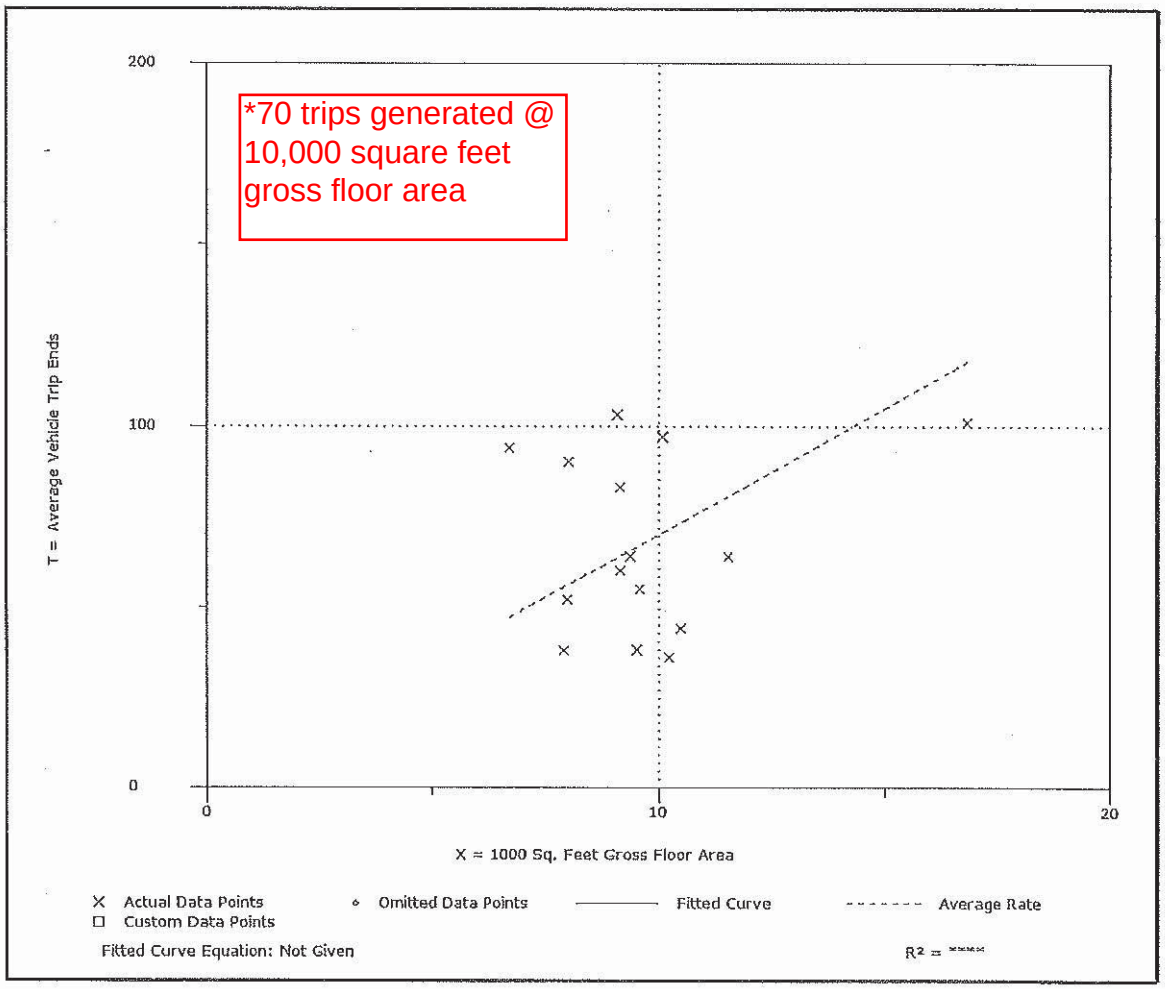
Average Vehicle Trip Ends vs:	**1000 Sq. Feet Gross Floor Area**
On a:	**Weekday**
	P.M. Peak Hour of Generator

Number of Studies:	15
Average 1000 Sq. Feet GFA:	10
Directional Distribution:	Not Available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
6.99	3.52 - 13.94	3.76

Data Plot and Equation



Trip Generation, 9th Edition

Date to be Published: Wednesday, February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434,

5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	ANNE BEUCHAT		
COMPANY:	BRADENTON HERALD	DEPT:	CLASSIFIEDS
FAX #:	708-7758	PHONE #	745-7066
FROM:	BOBBI ROY		
FAX #:	941-749-3071	PHONE #	941-748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	SHAY TURNER		
COMPANY:	MANATEE HERALD-TRIBUNE	DEPT: CLASSIFIEDS	
FAX #:	361-4199	PHONE #	361-4104
FROM:	BOBBI ROY		
FAX #:	749-3071	PHONE #	748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

To: Newspapers,
Cc: Rossina Leider/MCG, Glenna Campana/MCG, Stephanie Moreland/MCG, Shelley Hamilton/MCG,
Bcc:
Subject: Legal Line ad to be published Wednesday, February 26, 2014

140313 PC.doc 140313 PC Instructions.doc

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

Herald-Tribune

Order:	SC52G0NCLS	Pubs:	4,10	Rate:	LE
Phone:	(941)749-3070	Class:	0005	Charges:	$ 0.00
Account:	27042400	Start Date:	02/26/2014	List Price:	$ 327.50
Name:	N/A, Bobbi	Stop Date:	02/26/2014	Payments:	$ 0.00
Caller:	Ordinance 14-04	Insertions:	2	Balance:	$ 327.50
Taken By:	SC52	Columns:	1	Lines:	262
Schedule:	2/26 1x, 2/26 1x, , ,			Taken On:	02/21/2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

Attention:_____ Fax:_____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

BRADENTON HERALD
CLASSIFIED ADVERTISING

Order:	052165466	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	$ 0.00
Account:	11950	Start Date:	02/26/2014	List Price:	$ 370.89
Name:	MANATEE,	Stop Date:	02/26/2014	Payments:	$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	$ 370.89

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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.

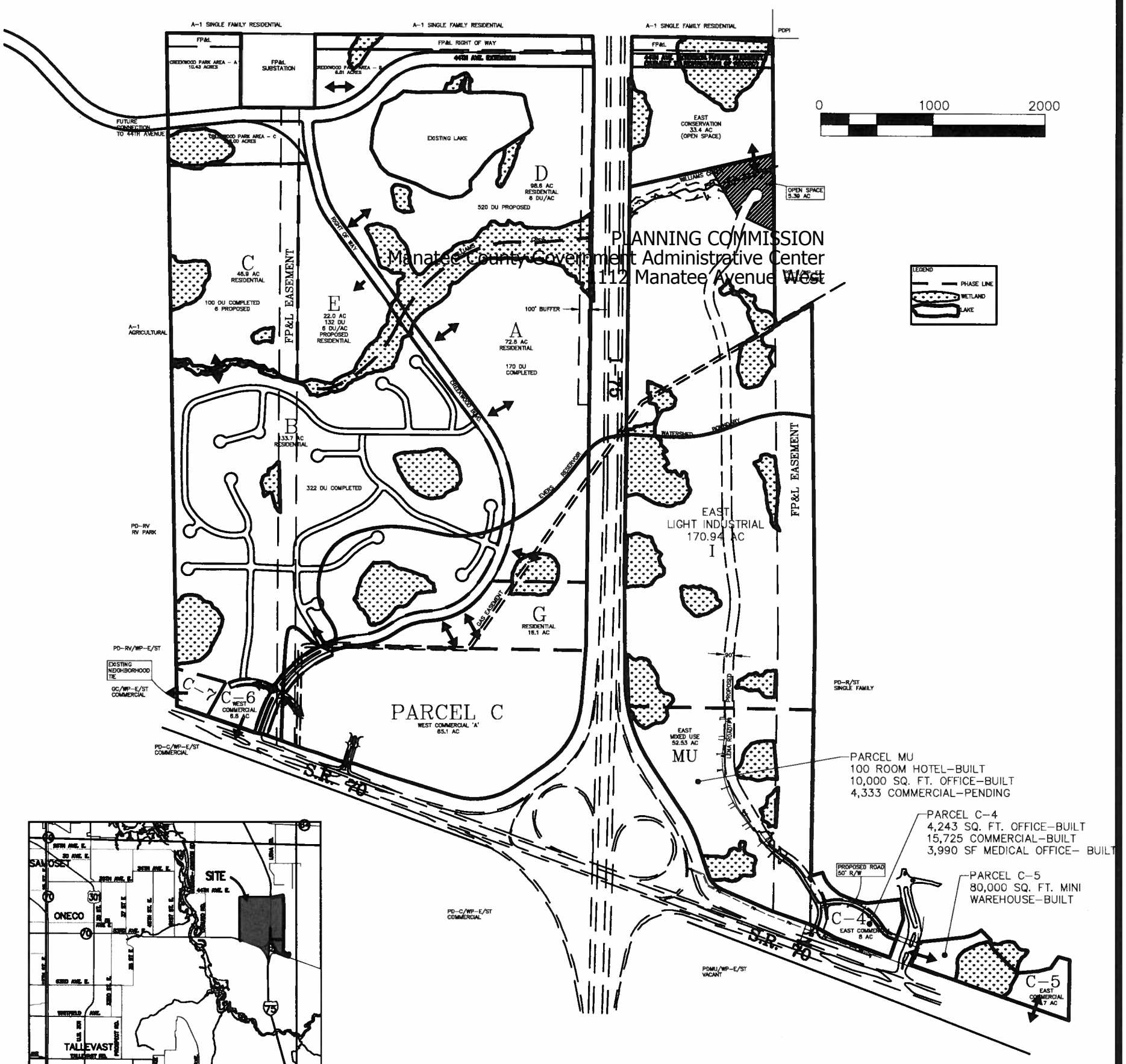
Americans With Disabilities: The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone 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
2/26/2014

LAND USE/ACREAGE SUMMARY

LAND USE	ACRES	UNITS/SQUARE FEET
RESIDENTIAL	390.1	1362
		(592 COMPLETE/770 REMAINING)
INDUSTRIAL	170.94	800,000 SF
COMMERCIAL ONLY (C-6,C-7,C)	71.9	482,000 SF
MIXED USES (MU,C-4,C-5)	65.73	
COMMERCIAL		111,000 SF
OFFICE		100,000 SF
GROUP CARE HOME (MU)		150 BEDS
MINI-WAREHOUSE (ONLY C-5)	6.5	80,000 SF
HOTEL		100 ROOMS(93,000 SF)
ROADS/OPEN SPACE	54.73	
CONSERVATION	33.4	
PARKS	25	
PROJECT TOTAL	818.3	

SCALE 1"=1000'



VICINITY MAP

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

GDP FOR CREEKWOOD MASTER DEVELOPMENT PLAN

LOCATED AT:
SECTION 11, 12, 13 & 14
TOWNSHIP 35 SOUTH
RANGE 18 EAST
MANATEE COUNTY, FLORIDA

REVISIONS:
1
2
3
4
5
6
7

DESIGNED:
DATE: DECEMBER 25, 2013
DRAWN:
JOB NO.:
SCALE: 1"=1000'

Allison-Gause, inc.
934 14th Street West | Bradenton, FL
34205 | t. 941.708.3400 | f. 941.708.3405
Engineering, Land Planning
Landscape/Architectural, Environmental Consultants

March 13, 2014 - Planning Commission Meeting
Agenda Item #7

Subject
PDW-01-01(P)(R) – PS BAY, LLC - PARROT COVE MARINA - DTS 20130126 - 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, 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. PDW-01-01(P)(R); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.9, B.1 - B.2, and C.1 - C.2.; GRANTING Special Approval for 1) a project adjacent to a perennial stream, and 2) a parcel located within the CEA Overlay District (Comprehensive Plan Policy 2.2.2.4.4) and the CHHA Overlay District (Comprehensive Plan Policy 2.2.2.5.4); ADOPTION of the Findings for Specific Approvals, as previously approved by the Board and as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

•Mr. Bob Gertz, representing Parrot Cove Marina, LLC, requests approval of a Preliminary Site Plan to amend the original approval to allow:

- An additional 6 boat slips;
- 10 live-aboards;
- The elimination of three boat trailer parking spaces; and
- The splitting of the property to create two stand-alone parcels;

•Staff supports all requests, except the elimination the three boat trailer parking spaces.

•The property was zoned PDW in 2002. The original site plan was approved at the same, with a Final Site Plan approved in 2004. Revisions were granted in 2005 and 2006. The site is located off of Cortez Road, at Palma Sola Bay, on 36th Avenue East. The marina has been in existence since prior to 1960.

•At the time of original rezoning, in 2002, Specific Approvals were granted, as follows:

- Reduction of the front yard setback;
- Allow the off-street parking and loading conditions to remain in the condition existing at the time of the approval;
- Deletion of the requirement that all vehicle use areas containing more than on-thousand (1,000) square feet to be landscaped;
- Deletion of the requirement for a ten foot wide roadway buffer; and
- Allow Foundation Landscaping of less than twenty (20) square feet per 1,000 square feet of proposed gross floor area.

•Specific Approvals have been requested for the following:

- Allow development adjacent to a perennial stream; and
- Allow a development within any portion of the CHHA, CEA and CPA overlay.

•Staff recommends approval with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other

William Clague reviewed and responded via email on 02/14/2014.

Reviewing Attorney
Clague

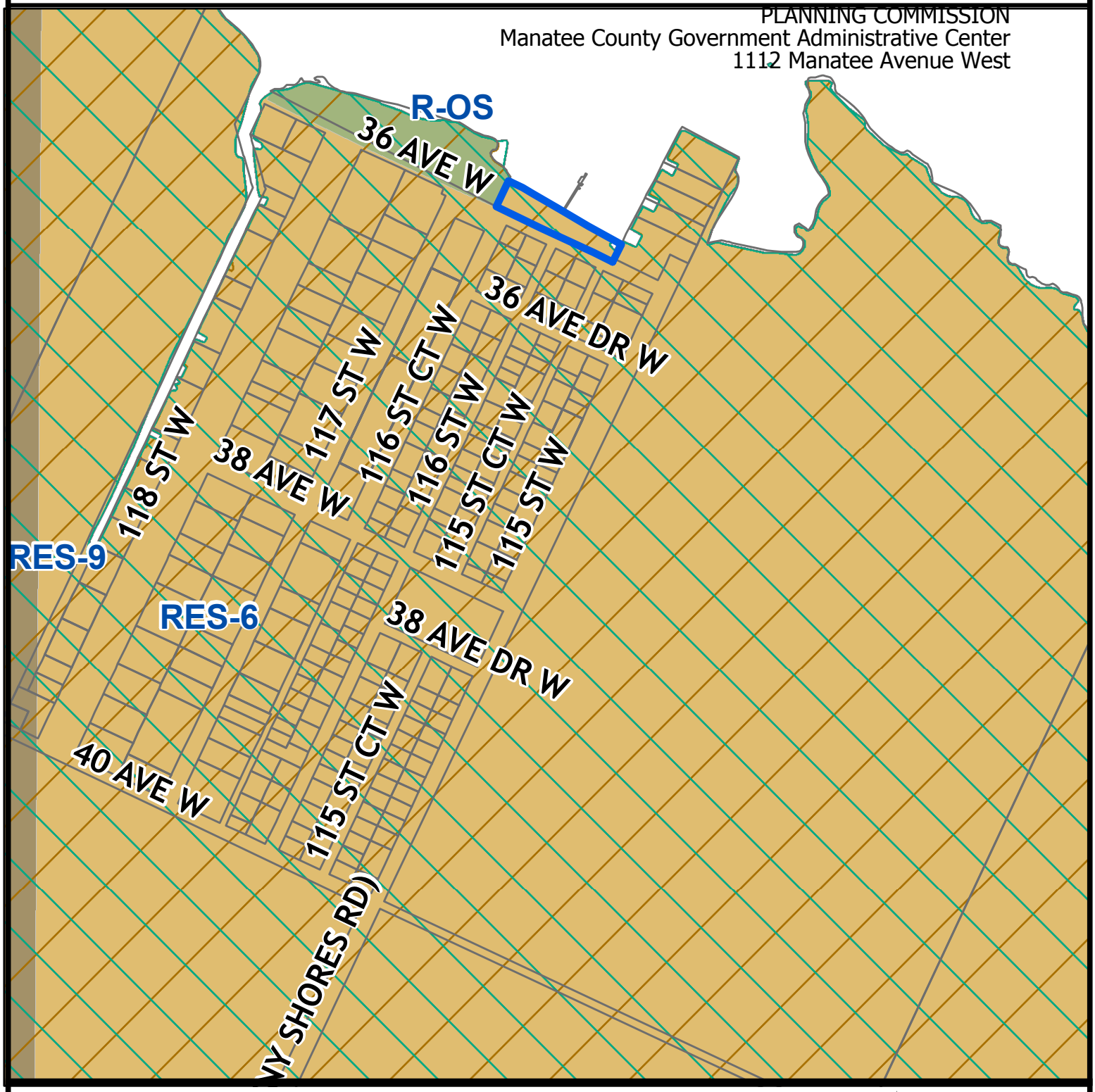
Instructions to Board Records
n/a

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 - Parrot Cove Marina - PDW-01-01(P)(R) - 03-13-2014 PC.pdf
Attachment: Staff Report - Parrot Cove - PDW-01-01(P)(R) - DTS20130126 - 03-13-2014 PC.pdf
Attachment: Copy of Newspaper Adv - Parrot Cove Marina - PDW-01-01(P)(R) - 03-13-2014 PC.pdf
Attachment: Site Plan - Parrot Cove Marina - PDW-01-01(P)(R) - DTS20130126 - 03-13-2014 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 7531910003

Manatee County
Staff Report Map

Map Prepared 5/1/2013
1 inch = 338 feet

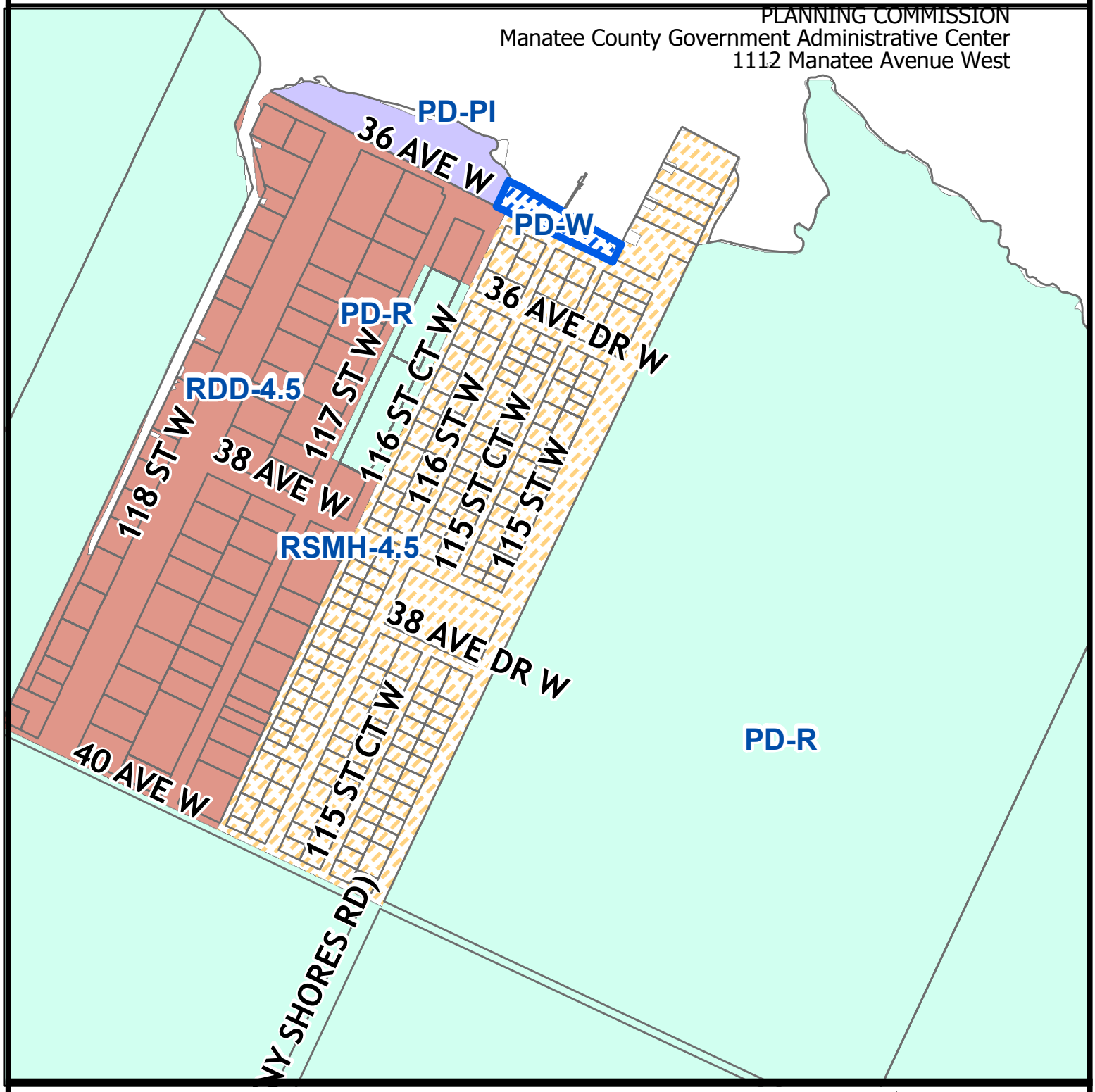
Project Name:	Parrot Cove Marina
Project #:	PDW-01-01 (P)(R)
DTS#:	20130126
Proposed Use:	Marina
S/T/R:	Sec 2 Twn 35 Rng 16
Acreage:	0.45
Existing Zoning:	PD-W
Existing FLU:	RES-6
Overlays:	NONE
Special Areas:	NONE

CHHA 2012

Coastal Evacuation Area

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

ZONING



Parcel ID #(s) 7531910003

Manatee County
Staff Report Map

Map Prepared 5/1/2013
1 inch = 338 feet

Project Name:	Parrot Cove Marina
Project #:	PDW-01-01 (P)(R)
DTS#:	20130126
Proposed Use:	Marina
S/T/R:	Sec 2 Twn 35 Rng 16
Acreage:	0.45
Existing Zoning:	PD-W
Existing FLU:	RES-6
Overlays:	NONE
Special Areas:	NONE
CHH:	Y
Watershed:	NONE
Drainage Basin:	DIRECT RUNOFF TO BAY
Commissioner:	John Chappie

AERIAL

Parcel ID #(s) 7531910003

Manatee County
Staff Report Map

Map Prepared 5/1/2013
1 inch = 338 feet

Project Name:	Parrot Cove Marina
Project #:	PDW-01-01 (P)(R)
DTS#:	20130126
Proposed Use:	Marina

S/T/R:	Sec 2 Twn 35 Rng 16
Acreage:	0.45
Existing Zoning:	PD-W
Existing FLU:	RES-6
Overlays:	NONE
Special Areas:	NONE

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

PDW-01-01(P)(R) – PS Bay, LLC/ Parrot Cove Marina - DTS #20130126

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 3/13/2014 **B.O.C.C.: 4/03/2014**

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments, 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. PDW-01-01(P)(R); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.9, B.1 - B.2, and C.1 - C.2.; GRANTING Special Approval for 1) a project adjacent to a perennial stream, and 2) a parcel located within the CEA Overlay District (Comprehensive Plan Policy 2.2.2.4.4) and the CHHA Overlay District (Comprehensive Plan Policy 2.2.2.5.4); ADOPTION of the Findings for Specific Approvals, as previously approved by the Board and as recommended by staff.

PROJECT SUMMARY	
CASE#	PDW-01-01(P)(R) (DTS # 20120126)
PROJECT NAME	PS Bay, LLC/Parrot Cove Marina
APPLICANT(S):	PS Bay, LLC (Bob Gertz)
EXISTING ZONING:	PDW/CHHA (Planned Development – Waterfront/Coastal High Hazard) - .45 ± acres
PROPOSED USE(S):	Existing Marina
CASE MANAGER:	Shelley Hamilton
STAFF RECOMMENDATION:	APPROVAL w/stipulations
SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	11510 36th Avenue West; Bradenton, FL
GENERAL LOCATION:	Cortez Road/Palma Sola Bay
ACREAGE:	.45 ± acres
EXISTING USE(S):	Marina
FUTURE LAND USE CATEGORY(S):	RES-6 (Residential Single Family – 6 du/acre)
SPECIAL APPROVAL(S):	1) Adjacency to a perennial stream consistent with Comprehensive Plan Policy 3.2.2.1 2) Parcel partially located within the CHHA Overlay District – Comprehensive Plan Policy 2.2.2.5.4, within the CEA Overlay District – Comprehensive Plan Policy 2.2.2.4.4), and within the CPA (Coastal Planning Area;

OVERLAY DISTRICT(S):	CHHA (Commercial High Hazard) Overlay Area CEA (Coastal Evacuation Area) CPA (Coastal Planning Area)
SURROUNDING USES & ZONING	
NORTH	Palma Sola Bay
SOUTH	Residential/PDR and RSMH-4.5 (Sunny Shores MHP)
EAST	Residential/PDR and RSMH-4.5 (Sunny Shores MHP)
WEST	County Park/PDPI
SITE DESIGN DETAILS	
RECREATIONAL AMENITIES:	30 Boat Slips (existing); 36 proposed Public Boat Ramp (existing)
FLOOD ZONE(S)	V-17 with a Base Flood Elevation of 13' per FIRM Panel 120153 0306B, revised 3/15/84
AREA OF KNOWN FLOODING	Storm Surge
UTILITY CONNECTIONS	Existing water main – private Sewer is public

DETAILED DISCUSSION

Future Land Use

The .45 ± acre subject property is located within a RES-6 (Residential – 6 dwelling units per acre) on the Future Land Use Map. The RES-6 Future Land Use category allows appropriate water-dependent/water-related/water-enhanced uses.

Zoning

The property is zoned PDW/CHHA (Planned Development Waterfront). The PDW zone district was approved on this property on March 26, 2002, with 18 stipulations and five Specific Approvals ((PDW-01-01(Z)IP)]. A Preliminary Site Plan was also approved at the same time. A Final Site Plan [PDW-01-01/FSP-02-95)] was approved on October 22, 2004, with subsequent revisions and approvals granted on May 20, 2005, and June 26, 2006.

The PDW district ensures that development within coastal areas is compatible with this its natural character through the design and construction techniques that preserve waterfront vistas.

History

The marina has been in existence since before 1960. It has been damaged through the years by storms and weathering. The rezoning in 2002 was to validate the property, providing a layout of the features as they existed at the date of application of the rezoning. The Specific Approvals granted at the time of the rezoning related to:

- Reduction of the front yard setback;
- Allow the off-street parking and loading conditions to remain in the condition existing at the time of the approval;
- Deletion of the requirement that all vehicle use areas containing more than one-thousand (1,000) square feet to be landscaped;
- Deletion of the requirement for a ten (10) foot wide roadway buffer; and
- Allow Foundation Landscaping of less than twenty (20) square feet (1,000) square feet of proposed gross floor area.

There are currently 30 boat slips existing on the property, with the associated docks that service the boat slips. There is also a caretaker's residence on the property, the required parking for the marina, a public boat ramp and an existing bathroom/shower facility.

New Application

This new application will amend the original Preliminary Site Plan approval. All stipulations and Specific Approvals contained in the original ordinance, as well as requirements contained in the Final Site Plan approval letters, were reviewed, and will be carried over to a new ordinance, if still applicable. If the revised Preliminary Site Plan is approved, a new Final Site Plan will need to be filed and approved in order for the additional boat slips to be provided on the subject property.

The new application submitted is specifically requesting the following changes:

- Add six boat slips to what currently existing on the property (30 slips).

  Staff *supports* this requested change. The request has been added to the Submerged Land Lease reviewed by the State of Florida.

- Move the garbage area from the west end of the property to the east end of the property, by the road just west of the boat ramp;

  Staff *supports* this requested change.

- Eliminate the three (3) boat trailer parking spaces in the yard on the west side of the home;

  Staff *does not support* this request to eliminate the trailer parking spaces; however staff agrees that the location of the trailer parking spaces may be moved. While trailers presently are placed on the park area to the west of the property, there is a

sign posted on the County park property that does not allow this to occur. Staff understands that the boat ramp is used by not just people who use the boat slips on site, but is also used by others that use the ramp. Provision must remain for the safe parking of at least three boat trailers that may utilize the site.

- Divide the property into two (2) separate parcels. The parking spaces have been rearranged in order for the correct number of parking spaces to be provided for each parcel. Also, each parcel will have separate bathroom and shower facilities, as well as water, sewer and electricity connections in accordance with Manatee County requirements.

  Staff *supports* this requested change.

- Provision of a certain number of live-aboards at the marina. Any vessel in which person(s) stay three (3) consecutive nights shall be considered a live-aboard.

  Justification: Currently the LDC considers anyone who spends more than three (3) consecutive nights on their boat as a live-aboard. Since the marina was built in the 1960's, it has had a history of having live-aboards. Other marinas in Manatee County allow live-aboards. The applicant would like to have that same option in order to offer the same rental options to boaters as others marinas in the area. The applicant has installed waste pump-out hookups at the boat slips and requires all of the tenants to use them. The applicant has also received approval from the Florida Department of Environmental Protection for live-aboards, and has amended the Submerged Land Lease to allow for them. Staff supports a total of 10 live-aboards and the applicant is in agreement with that limitation.

- Site Data – Item #10:
  - Allow crushed shell in the parking area;

  Justification: The crushed shell has been used in the parking area since the marina was originally opened.

  Staff *supports* this request and a stipulation has been added to accomplish this.

<u>Existing Stipulations</u>
Several of the existing stipulations have been satisfied, and can, therefore, be eliminated. For example, the elimination of fueling pumps and tanks and the provision of signs and channel markers have already occurred, and therefore, the stipulations are no longer necessary.

<u>Staff Recommended Stipulations</u>
The following stipulations are either carried forward from the original approval or have been identified by the County agencies during their review of the application;

A. DESIGN AND LAND USE CONDITIONS:

1. **The total number of slips shall be limited to 36.**

2. **A maximum of 10 live-aboards shall be permitted at this marina facility. Any vessel in which person(s) stay three (3) consecutive nights shall be considered a live-aboard.**

3. **The manufactured home and garage shall be utilized as a single-family residence. No repair of boats, retail, or office uses shall be permitted in a structure, except home office uses on the top floor related to the maintenance of paperwork generated by the operation of the marina. All uses of the structure shall be in compliance with applicable FEMA regulations.**

4. **Only maintenance and minor repair of vessels in the water shall be allowed.**

5. **There shall be a provision made for three 10' x 35' boat trailer parking spaces in the general location as shown on the Preliminary Plan submitted with the application.**

6. **No additional pole lights shall be permitted on the upland portion of this site. The two existing pole lights shall conform to the requirements of Section 709.2.2 of the Land Development Code.**

7. **Prior to revised Final Site Plan approval, the marina shall demonstrate compliance with the Land Development Code, Section 722.1.8.4, relating to minimum fire flow criteria.**

8. **A Hurricane Evacuation Plan shall be approved by the Public Safety Department prior to Final Site Plan approval.**

9. **Any additional boat slips or additional facilities on the upland portion of the property, or any reconfiguration of parking spaces anticipated will require a revised Final Site Plan be submitted for review and approval.**

B. INFRASTRUCTURE CONDITIONS:

1. **At the time of Final Site Plan submittal, the marina shall demonstrate adequate capacity to handle sewer, either by means of on-site pumped and treatment facilities or connection to a treatment plan pursuant to Section 603.14.4.10 of the Land Development Code.**

2. **The parking area shall be constructed using crushed shell.**

C. ENVIRONMENTAL CONDITIONS:

1. **The existing boat basin shall not be dredged or altered, including maintenance dredging, unless permitted by all regulatory agencies having jurisdiction (Federal, State, and County agencies).**

2. **A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information the Final Site Plan, in accordance with Section 519 of the Land Development Code.**

POSITIVE ASPECTS

- This facility has been in operation as a marina with boat slips and a boat ramp since before 1960.
- The only addition to the facility planned is an additional bathroom/shower trailer and six additional boat slips, as allowed by the Submerged Land Lease.

NEGATIVE ASPECTS

N/A

MITIGATING MEASURES

- A stipulation is included that ensure that the existing boat basin is not dredged or altered unless permitted by all regulatory agencies having jurisdiction (Federal, State and County agencies.
- A stipulation is also included to require Water Quality Monitoring to ensure continued protection of Palma Sola Bay.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

N/A

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

Physical Characteristics:
There is adequate upland on the subject parcel to support splitting the property into two separate parcels. There are existing buildings on the two parcels to conduct the marina business on either. Each parcel will have separate bathroom and shower facilities, as well as

water, sewer and electricity connections in accordance with Manatee County requirements. Finally, there is ample room to provide the required number of parking spaces to serve the number of designated boat slips and accessory structures for each parcel.

Public Utilities, Facilities and Services:
The site is currently served by Sunny Shores Water Company, a private company within the Manatee County Utilities system. There are separate connections for both water and sewer on both of the proposed parcels, so there is no need for any new connections to either parcel. The new shower and restroom trailer will be connected to that system.

Major Transportation Facilities:
There is a maintained travel way on the subject property for 36th Avenue West. The asphalt travel way is located along the north side of 36th Avenue West and is wholly within the public street right-of-way.

Compatibility:
There has been a marina on the property since before 1960. The property is located on Palma Sola Bay and the continued protection of the waterway bottom and grassbeds of Palma Sola Bay has been ensured with stipulations.

Access:
Access to the subject property is from 36th Avenue West.

Natural and Historic Features, Conservation and Preservation Areas:
The project will continue to provide protection of the bottom and seagrass areas nearby. No dredging is proposed and signage marks the edges of the seagrass bed. Three signs are located along the north side of the seagrass bed, and one sign is located along the east side on the seagrass bed adjacent to the marina access channel. There is also signage about the importance of seagrasses located adjacent to the parking lot near the existing boat ramp.

Density/Intensity:
The site has been in operation as a marina, with a boat ramp, since before 1960. Although the number of slips has varied over time, ranging between twenty-five and forty-five through the years, the upland area has always been sufficient to provide the necessary support for operation of the facility.

Signs:
As stated above, the seagrass beds are marked for protection. There are also navigational aids in place adjacent to the site. Finally, “no wake” signs have been placed at the end of each dock.

Mixed Use or Entranceway Designation:
The property is not located in an entranceway.

Utility Standards:
The marina is currently supplied with water and sewer from a private company, Sunny Shores Water Company, not directly from Manatee County. The new shower and restroom trailer will be connected to the Sunny Shores Water Company facility. There are separate water and sewer connections that exist for the two proposed parcels, therefore no new connections will be needed. The water and sewer connections are shown on the Preliminary Plan.

Stormwater Management:

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; Palma Sola Bay/Sarasota Bay Estuarine System
Watershed/Basin:	Palma Sola Bay
Project located within Floodplain and/or Floodway:	Project is inside 100 year FEMA floodplain (Zone VE)
Drainage Easements/Access Easements required for Existing system(s):	N/A
Impairment:	Appears impaired for nutrients, fecal coliform, mercury, verify with FDEP (WBID's 1883 and 1888)

ENVIRONMENTAL INFORMATION

Wetlands
There are no wetlands within the project boundary on land. The only wetland is the adjacent water body, Palma Sola Bay.

Uplands
There are no upland habitats on-site.

Endangered Species
There are no endangered species on-site as this is a developed site with an existing marina use

Trees
Any trees and landscaping will be detailed on the Final Site Plan.

TRANSPORTATION

Major Transportation Facilities
The site currently has access to 36th Avenue West, which is a rural standard local road.

Transportation Concurrency
Transportation concurrency was evaluated as part of the review of this project. It was determined that no Traffic Impact Statement or Study was required to be submitted by the applicant. The results of a county staff review, indicated that the impacted roadway segment is expected to operate above the adopted level of service (LOS) "D" performance standard with project-related traffic and with no off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below).

Access
In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The site plan indicates access onto 36th Avenue West. The results of the access review indicated that no site-related improvements will be required for this project.

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)
Cortez Road/S.R. 684	**2315**	**"D"**	**"B"**

In summary, the results of this application review demonstrate that no off-site or site-related improvements are required for this project.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent have been reviewed with this Preliminary Site Plan. Potable water and wastewater will be reviewed at the time of Final Site Plan/Construction Drawings submittal.

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 use of the subject property is not changing. The marina has existed on the property since prior to the 1960's. The surrounding area is characterized by a community park and mobile home parks that frequently utilize the facilities on site.

Policy 2.2.1.12.1 Intent. The site is intended to continue the use as a marina. The intent of the RES-6 designation is to provide for a complement of residential support uses, in addition to the residential low density, urban residential environment.

Policy 2.2.1.12.2 Range of Potential Uses. The potential uses include suburban or urban residential uses, neighborhood retail uses, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses. The marina has been an established on the subject property since prior to the 1960's.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan recognizes the uses on the property and the surrounding development. It continues to ensure compatibility with, and sensitivity with those surrounding uses.

SPECIFIC APPROVAL – ANALYSES, RECOMMENDATIONS, FINDINGS

When the PDW zone district was approved for the subject property on March 26, 2002, Specific Approvals were approved for the following instances:

- Reduce of the front yard setback;
- Allow the off-street and loading conditions to remain in the condition existing at the time of the approval;
- Delete the requirement that all vehicle use areas containing more than one thousand (1,000) square feet to be landscaped;
- Delete the requirement for a ten (10) foot wide roadway buffer; and
- Allow Foundation Landscaping of less than twenty (200) square feet per one thousand (1,000) square feet of proposed gross floor area.

SPECIAL APPROVAL – ANALYSES, RECOMMENDATIONS, FINDINGS

1. Comprehensive Plan Policy 3.2.2.1., requires any project that is adjacent to any perennial lake or stream obtain special approval to ensure that project impacts on these waterbodies are identified and minimized.

Staff Analysis and Recommendation

The site plan and accompanying documentation submitted with the application demonstrates that there are no impacts proposed to the Palma Sola Bay area.

The LDC Section 605 details the Special Approval process and states that this is a "process requiring an additional level of review that only needs to occur as a single development application; in this case, the application is seeking to revise an existing marina to add additional boat slips and allow live-aboards. The marina has existed in this location since prior to the 1960's and no impacts are proposed to the protected area of Palma Sola Bay. Land Development Code Section 605.3 states that a Special Approval shall continue in effect until such time as the use for which the special approval is granted discontinues for a period exceeding one year.

The LDC Section 605.5 states that "Special Approval may be granted only upon findings that the project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities and only when the specific criteria for the use have been satisfied. It is staff's opinion that the application submitted includes all information necessary to make a finding that the Special Approval should be approved.

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 project adjacent to a perennial stream be established pursuant to the special approval process. The information submitted with the Special Approval, in conjunction with the Preliminary Plan application, ensures that all criteria for the use proposed have been satisfied.

2. Comprehensive Plan Policy 2.2.2.5.4., states that, "Any project which is at least partially within the CHHA Overlay District shall be submitted for approval under the special approval process…" Similarly, Comprehensive Plan Policy 2.2.2.4.4, also requires that "any project which is at least partially within the CEA Overlay District shall be submitted for approval under the special approval process…"

Staff Analysis and Recommendation

The purpose of the CHHA and the CEA Overlay Districts, and the CPA is to "limit the amount of infrastructure with the CHHA and CEA Overlay Districts, and the

CPA, and thereby limit the magnitude of public loss and involvement in mitigating for loss private infrastructure to Manatee County residents. " It is the intent of this overlay district to prohibit permanent structures from being placed in this district. The only new structure that will be located on the subject property is a bathroom/shower trailer that will provided for the existing mobile home to provide facilities for the boat slips on the western end of the property once the property is split.

Finding for Special Approval

Notwithstanding the requirements of Comprehensive Plan Policy 2.2.2.5.4., the Board finds that the purpose of the Comprehensive Plan, specifically the intent to require any project which is at least partially within the CHHA and CEA Overlay Districts to be submitted and reviewed under the special approval process. The Special Approval ensures that services are available to ensure the transitioning of these lands, is satisfied to an equivalent degree by the proposed design.

ATTACHMENTS

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

ATTACHMENT #1
APPLICABLE COMP PLAN POLICIES

FUTURE LAND USE

Policy 2.2.1.12 **RES-6: Establish the Residential -6 Dwelling Units/Gross Acre future land use category as follows:**

Policy 2.2.1.12.1 **Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.**

Policy 2.2.1.12.2 **Range of Potential Uses (see Policies 2.1.2.3 – 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).**

Policy 2.2.1.12.3 **Range of Potential Density/Intensity:**

Maximum Gross Residential Density:

6 dwelling units per acre

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

Maximum Net Residential Density:

12 dwelling units per acre

16 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing." (except within the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.4 and 4.3.2.5)

Maximum Floor Area Ratio:

0.23 (o.35 for mini-warehouse uses only)
1.00 inside the CRA's and UIRA

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

Policy 2.2.1.12.4 **Other Information:**

a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.
c) Any non-residential project exceeding 30,000 square feet of gross building area shall require special approval.
d) Professional office uses not exceeding 3,000 square feet in gross floor area within the category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.1 and detailed in the Land Use Operative Provisions Section E(1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2,10.4.2).

Policy 2.2.1.13 **RES-9: Establish the Residential - 9 Dwelling Units/Gross Acre future land use category as follows:**

Policy 2.2.1.13.1 **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-moderate urban, or a clustered moderate urban residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these urban areas.**

Policy 2.2.1.13.2 **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, dormitories, 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 2.2.1.13.3 **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 2.3.1.4 and 4.3.2.5)

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 (150,000 sf.)

Policy 2.2.1.13.4 **Other Information:**

a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
b) All projects for which gross residential density exceeds 6 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.
c) Any non-residential project exceeding 30,000 square feet of gross building area shall require special approval.
d) Professional office uses not exceeding 3,000 square feet

in gross floor area within the category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.1 and detailed in the Land Use Operative Provisions Section E(1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2,10.4.2).

Policy 2.2.2.4 **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 Management Division of the Public Safety Department in conjunction with the Tampa Bay Regional Planning Council, as updated on a period 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 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 2.2.2.4.3 **Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CEA 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 policies listed in this subsection, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CEA Overlay District.

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 overlaid by the CEA Overlay District, except where policies associated with the CEA Overlay District conflict with such goals, objectives and policies. In this event, policies associated with the CEA Overlay shall override other goals, objectives and policies.

Policy 2.2.2.4.5 **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 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 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 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 imperious surface along coastal area, 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 policies 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 designated as 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.

Objective 2.6.1 **Compatibility Through Screening, Buffering, Setbacks, and Other Mitigative Measures:**

Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy 2.9.4.4 **Protect natural waterfront vistas as a defining characteristic of Manatee County. Protection measures may include, but not be limited to the following:**

- **increased waterfront setbacks and buffers,**
- **additional plantings of native vegetation.**
- **maintaining conservation areas in public or joint ownership arrangements,**
- **provision of joint boat docking facilities.**
- **limitations on height and size of structures.**

CONSERVATION

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 waterbodies are identified and minimized. (See Policy 2.3.1.2)**

Date to be Published: Wednesday, February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434,

5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)

An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	ANNE BEUCHAT		
COMPANY:	BRADENTON HERALD	DEPT:	CLASSIFIEDS
FAX #:	708-7758	PHONE #	745-7066
FROM:	BOBBI ROY		
FAX #:	941-749-3071	PHONE #	941-748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

Manatee County Government

PLANNING DEPARTMENT

AGENDA DIVISION
FAX COVER SHEET

DATE:	FEBRUARY 21, 2014		
TO:	SHAY TURNER		
COMPANY:	MANATEE HERALD-TRIBUNE	DEPT: CLASSIFIEDS	
FAX #:	361-4199	PHONE #	361-4104
FROM:	BOBBI ROY		
FAX #:	749-3071	PHONE #	748-4501 X 6878
E MAIL ADDRESS:	bobbi.roy@mymanatee.org		
SUBJECT:	LEGAL LINE AD TO BE PUBLISHED 02/26/14		

PLEASE CALL WHEN RECEIVED FOR VERIFICATION.

To: Newspapers,
Cc: Rossina Leider/MCG, Glenna Campana/MCG, Stephanie Moreland/MCG, Shelley Hamilton/MCG,
Bcc:
Subject: Legal Line ad to be published Wednesday, February 26, 2014

140313 PC.doc 140313 PC Instructions.doc

Thanks,
Bobbi Roy, Project Coordinator
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501X6878
Fax: 941-749-3071

Herald-Tribune

Order:	SC52G0NCLS	Pubs:	4,10	Rate:	LE
Phone:	(941)749-3070	Class:	0005	Charges:	$ 0.00
Account:	27042400	Start Date:	02/26/2014	List Price:	$ 327.50
Name:	N/A, Bobbi	Stop Date:	02/26/2014	Payments:	$ 0.00
Caller:	Ordinance 14-04	Insertions:	2	Balance:	$ 327.50
Taken By:	SC52	Columns:	1	Lines:	262
Schedule:	2/26 1x, 2/26 1x, , ,			Taken On:	02/21/2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

Attention:_____ Fax:_____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

BRADENTON HERALD
CLASSIFIED ADVERTISING

Order:	052165466	Pubs:	1,9	Rate:	LE
Phone:	9417493070	Class:	4995	Charges:	$ 0.00
Account:	11950	Start Date:	02/26/2014	List Price:	$ 370.89
Name:	MANATEE,	Stop Date:	02/26/2014	Payments:	$ 0.00
Firm:	MANATEE CO PLANNING	Insertions:	2	Balance:	$ 370.89

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014

Copy of Newspaper Advertising

Sarasota Herald Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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

Date of pub: February 26, 2014

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, March 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:

ORDINANCE 14-04 – CREEKWOOD (DRI # 13)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Creekwood Development of Regional Impact, (Ordinance 13-25) to approve the following changes to Map H and the Ordinance: 1) allow group care home (assisted living facility) as an allowable use in Parcel MU; and 2) add 150-bed group care home and decrease the commercial square footage by 10,000 square feet for a total of 593,000 square feet of commercial space; providing for development rights, conditions and obligations; providing for severability; and providing an effective date.

This DRI is approved in four phases for 1,362 residential units, 603,000 square feet of commercial space, 800,000 square feet of industrial space, 100,000 square feet of office space, 80,000 square feet of mini-warehouse space, and 100 hotel rooms.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70 and east of I-75 (±52.53 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

Z-84-76(R11) – CREEKWOOD INVESTORS, LTD / CREEKWOOD (DTS #20130502)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance Z-84-76(R10) to amend the General Development Plan to:

1. Allow Group Care Home (assisted living facility) as an allowable use in Parcel MU;
2. Rezone Lots 8 thru 15 of Creekwood East Subdivision within Parcel MU from PDI/WP-E/ST (Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts) to PDC/WP-E/ST (Planned Development Commercial/Watershed Protection/Special Treatment Overlay Districts);
3. Add 150-bed group care home and decrease commercial square footage by 10,000 square feet in Parcel MU;
4. Allow a maximum building height of 40 feet for group care home in Parcel MU;
5. Stipulate a Master Sign Plan for Parcel MU; and

subject to stipulations as conditions of approval; providing a legal description; providing for severability, and providing an effective date.

Creekwood is located at the northwest and northeast intersections of State Road 70 and I-75 (±818.26 acres) and the present zoning is PDR/PDC/PDI/WP-E/ST (Planned Development Residential, Planned Development Commercial, Planned Development Industrial/Watershed Protection/Special Treatment Overlay Districts). Parcel MU is located on the north side of SR 70, and east of I-75. Lots 8 thru 15 of Creekwood East Subdivision are east and west of Lena Road at 5403, 5404, 5414, 5424, 5425, 5434, 5444, and 5455 Lena Road, Bradenton (±34.31 acres) and the present zoning is PDI/WP-E/ST (Planned Development Industrial/ Watershed Protection/Special Treatment Overlay Districts).

PDR-13-43(Z)(P) – PHILIP S. AND ROSEMARY L. STEWART REZONE/STEWART GROVE SUBDIVISION - B00000258 - DTS 20130485)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 39.71 acres on the north side of Upper Manatee River Road, approximately 1,800 feet west of the intersection of Rye Road and Upper Manatee River Road at 1064 and 1805 169th Street Northeast, Bradenton, from the A (General Agriculture, one dwelling unit per five acres) and RSF-1 (Residential, Single-Family, one dwelling unit per acre) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 76 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDC-05-79/PSP-13-76 – XPRESS STORAGE AT PORTAL CROSSING - (DTS #20130496)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for mini-storage warehouse space and 24-hour kiosk on approximately 3.12 acres located at the southeast corner of S.R. 64 East and Portal Crossing, Bradenton; subject to stipulations as conditions of approval; setting forth findings; repealing ordinances in conflict; providing a legal description; providing for severability, and providing an effective date.

PDR-13-39(Z)(P) – LORAINE B. RIKER REZONE/RIKER SUBDIVISION - (B00000250 - DTS 20130440)
An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 40.21 acres on the northeast corner of the future White Eagle Boulevard (f.k.a. Pope Road) and future 44th Avenue East, commencing approximately 60 feet east of the existing 44th Avenue East, Bradenton, from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district, approving a Preliminary Site Plan for 120 lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

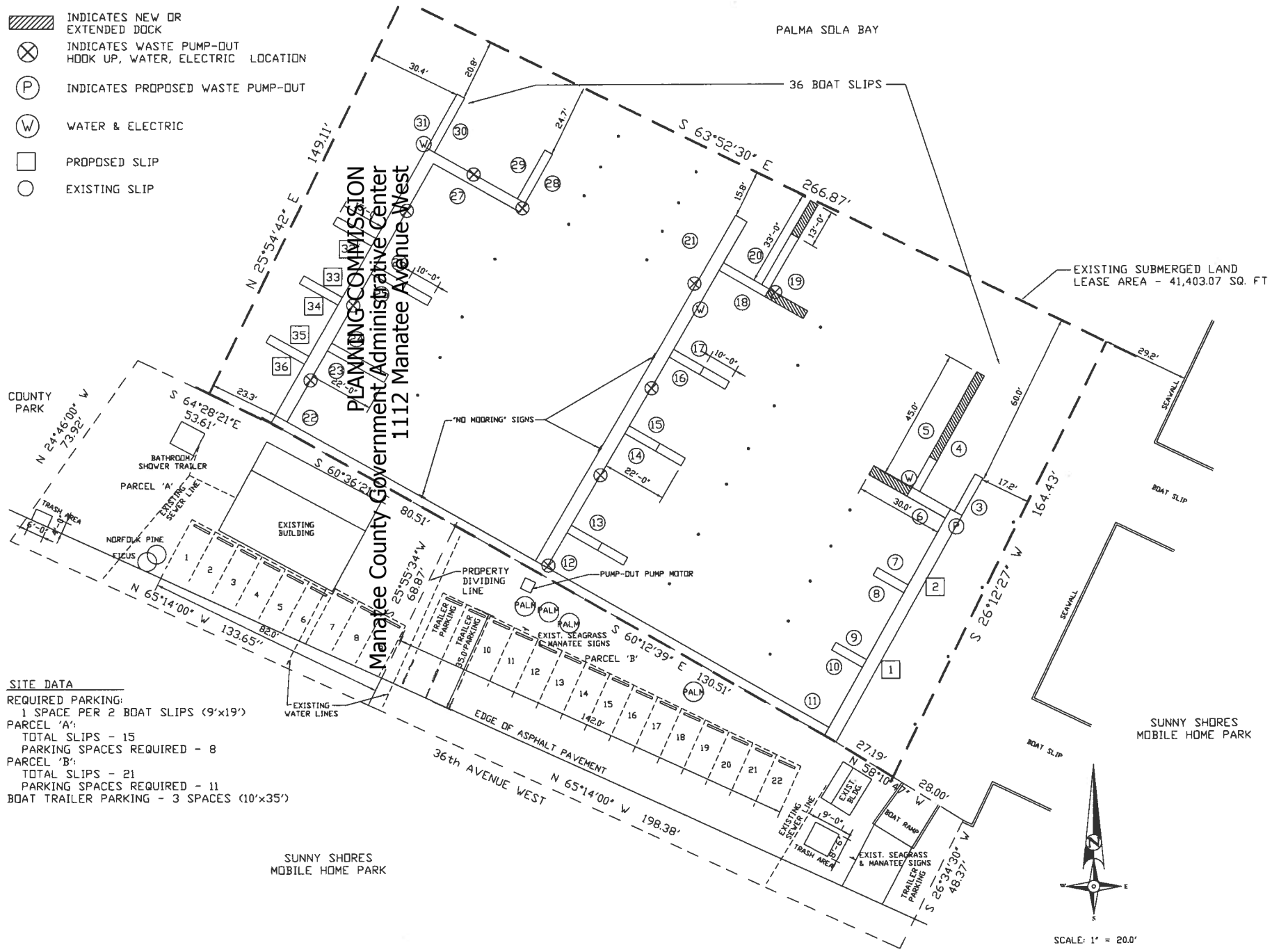
PDW-01-01(P)(R) – PS BAY, LLC/PARROT COVE MARINA – (DTS20130126)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an amendment to a Preliminary Site Plan for a marina on approximately 0.45 acres at 11510 36th Avenue West, Bradenton, subject to amended 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
2/26/2014



SITE DATA

REQUIRED PARKING:
1 SPACE PER 2 BOAT SLIPS (9'x19')
PARCEL 'A':
TOTAL SLIPS - 15
PARKING SPACES REQUIRED - 8
PARCEL 'B':
TOTAL SLIPS - 21
PARKING SPACES REQUIRED - 11
BOAT TRAILER PARKING - 3 SPACES (10'x35')

PLANNING COMMISSION
Manatee County Government Administrative Center
1112 Manatee Avenue West

Parrot Cove Marina

SEC. 2, TWP. 35 S., RGE. 16 E.,
MANATEE COUNTY, FLORIDA

DRAWN BY: Jim Hartzell, Draftsman