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

May 8, 2014 - Planning Commission Meeting

MEETING CALLED TO ORDER (Richard Bedford)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

1. Drainage Worksession with Planning Commissioners after meeting adjournment

Minutes for Approval

2. April 10, 2014 - Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

3. ORDINANCE 14-25 – LDC AMENDMENT POST DISASTER TEMPORARY DWELLINGS - LEGISLATIVE - SHELLEY HAMILTON * Sikora

Attachment: Staff Report - LDC - POST DISASTER - TEMP DWELLING - DTS20100144- 140508 PC.pdf
Attachment: Copy of newspaper advertising.pdf
Attachment: Ordinance - LDC - POST DISASTER - TEMP DWELLING - DTS20100144- 140508 PC.pdf

4. Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC - DTS 20130500 - QUASI - JUDICIAL - ROSSINA LEIDER * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - Z-13-02 - BUIKEMA MH VENTURES - 20130500 - 140508 PC.pdf
Attachment: Zoning Disclosure Affidavit - Z-13-02 - BUIKEMA MH

VENTURES - 20130500 - 140508 PC.pdf
Attachment: Transportation Study - Z-13-02 - BUIKEMA MH VENTURES - 20130500 - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - Z-13-02 - Buikema Mobile Home Ventures, LLC - 5-8-14 PC.pdf
Attachment: Survey and legal description - BUIKEMA MH VENTURES - 20130500 - 140508 PC.pdf
Attachment: Staff Report - Z-13-02 - BUIKEMA MH VENTURES - 20130500 - 140508 PC.pdf

5. PDI-14-01(Z)(P) – 2550 TR, LLC - SRQ Technical Park, Phase 2 - DTS 20140017 - QUASI - JUDICIAL - SHELLEY HAMILTON * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDI-14-01-SRQtechPark - PH2 - 140508 PC.pdf
Attachment: Specific Approval Request - PDI-14-01-SRQtechPark - PH2 - 140508 PC.pdf
Attachment: Zoning Disclosure Affidavit - PDI-14-01-SRQtechPark - PH2 - 140508 PC.pdf
Attachment: Traffic Impact Analysis - PDI-14-01(Z)(P) - 2550 TR, LLC - SRQ TECH PARK, PH2 - dts20140017 - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - PDI-14-01(Z)(P) - 2550 TR, LLC - SRQ Tech Park, Phase 2 - 5-8-14 PC.pdf
Attachment: Site Plan - PDI-14-01-SRQtechPark - PH2 - 140508 PC.pdf
Attachment: Staff Report - PDI-14-01(Z)(P) - 2550 TR, LLC - SRQ TECH PARK - DTS20140017 - 140508 PC.pdf

6. PDR-14-05(Z)(P) – JOHN T. FOX AND EMILIE H. GORSUCH/FOX - DTS 20140048 - QUASI - JUDICIAL - ROSSINA LEIDER - * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf
Attachment: Staff Report - PDR-14-05(Z)(P) - FOX - DTS20140048.pdf
Attachment: Specific Approval - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf
Attachment: Zoning Disclosure Affidavit - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf
Attachment: TIS - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - Fox - PDR-14-05(Z)(P) - 5-8-14 PC.pdf
Attachment: Site Plans - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf

7. PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY - DTS 20130504 - QUASI - JUDICIAL - MARGARET TUSING * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-13-44(Z)(P) - 117 Investment, LLC - Cadence - 20130504.pdf
Attachment: Specific Approval Requests - PDR-13-44(Z)(P) - 117

Investment, LLC - Cadence - 20130504.pdf
Attachment: Zoning Disclosure Affidavit - PDR-13-44(Z)(P) - 117 Investment, LLC - Cadence - 20130504.pdf
Attachment: Copy of Newspaper Advertising - PDR-13-44(Z)(P) - Cadence Property - 05-08-14 PC.pdf
Attachment: Site Plan - PDR-13-44(Z)(P) - 117 Investment, LLC - Cadence - 20130504.pdf
Attachment: Public Comment - 117 Investments - Cadence - PDR-13-44(Z)(P) - 140508 PC.pdf
Attachment: Staff Report - 117 Investments - Cadence - PDR-13-44(Z)(P) - DTS20130504 - 140508 PC.pdf

REGULAR

Building and Development Services Department

8. PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST - DTS 20130472 - QUASI - JUDICIAL - SHELLEY HAMILTON * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - RaceTrac Market SR70 - PDC13-42(P) - 05-08-2014 PC.pdf
Attachment: Staff Report - PDI -13-42(P) - SR70 - PDC13-42(P) - 05-08-2014 PC.pdf
Attachment: Elevations- RaceTrac Market SR70 - PDC13-42(P) - 05-08-2014 PC.pdf
Attachment: Specific Approval - PCD-13-42(P) - SR70 and 30 St. East - dts20130472 - 140508PC.pdf
Attachment: Email Determination - Historical - PDC-13-42(P) - SR70 and 30th ST E - 140508 PC.pdf
Attachment: Traffic Impact Statement - PDC-13-42(P) - SR70 and 30 St East - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - PDC-13-42(P) - SR 70 and 30th Street East - 05-08-14 PC.pdf
Attachment: Site Plans - PDC-13-42(P) - SR70 and 30 St East - 140508 PC.pdf

9. PDR-13-36(Z)(P) – C-1 BANK - FKA COMMUNITY BANK & COMPANY - LORRAINE ESTATES - DTS 20130363 - QUASI - JUDICIAL - ROSSINA LEIDER * Schenk

Attachment: Staff Report - PDR-13-36(Z)(P) - C1 Bank Lorraine Estates - 5-8-14 PC.pdf
Attachment: Specific Approval Letter - PDR-13-36(Z)(P) - Lorraine Estates - 20140508 PC.pdf
Attachment: Zoning Disclosure Affidavit - PDR-13-36(Z)(P) - Lorraine Estates - dts 20130363 - 20140508 PC.pdf
Attachment: Traffic Impact Statement - PDR-13-36(Z)(P) - Lorraine Estates - dts20130363 - 140508 PC.pdf
Attachment: Maps - Future Land Use, Flood and Aerial - PDR-13-36(Z)(P) - Lorraine Estates - dts20130363 - 140508 PC.pdf

Attachment: Copy of Newspaper Advertising - PDR-13-36(Z)(P) - C1 Bank Lorraine Estates - 5-8-14 PC.pdf
Attachment: Site Plans - PDR-13-36(Z)(P) - Lorraine Estates - 20140508 PC.pdf

10. PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH - DTS 20130432 - QUASI - JUDICIAL - SHELLY HAMILTON * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-13-38 - DelWebb - 20130432 - 140508 PC .pdf
Attachment: Staff Report - PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf
Attachment: Specific Approval Request - PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf
Attachment: Alternate Street Layout - PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf
Attachment: Traffic Impact Analysis- PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - PDR-13-38(Z)(P) - Del Webb - 05-08-14 PC.pdf
Attachment: Site Plans - PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf

May 8, 2014 - Planning Commission Meeting
Agenda Item #1

Subject
Drainage Worksession with Planning Commissioners after meeting adjournment

Briefings
None

Contact and/or Presenter Information

Thomas Gerstenberger

Stormwater Engineering Division Manager

941-708-7450, ext. 7228

Action Requested
n/a

Enabling/Regulating Authority

n/a

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

May 8, 2014 - Planning Commission Meeting
Agenda Item #2

Subject
April 10, 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 April 10, 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

May 8, 2014 - Planning Commission Meeting
Agenda Item #3

Subject
ORDINANCE 14-25 – LDC AMENDMENT POST DISASTER TEMPORARY DWELLINGS - LEGISLATIVE - 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, I move to recommend APPROVAL of Manatee County Ordinance No. 14-25, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• With experience from other communities that have been impacted by disasters in recent years, permitting the use of mobile homes and recreational vehicles as temporary dwellings on single family residential properties assists in post-disaster recovery.

• This amendment will allow residents to occupy temporary dwellings on their property during reconstruction of their houses. This will enable them to continue to experience a sense of community and encourage them to participate in the County's recovery process.

• Several sections of the Manatee County Land Development Code prohibit mobile homes and recreational vehicles from being occupied or connected to utility service on residential single-family properties in specific zoning districts or as accessory uses.

• Staff recommends the following amendments:

– Section 201, Definitions
– Section 705, Temporary Use Criteria
– Section 604, Exemptions from certain areas within County (Whitfield Overlay, Recreational Vehicle Overlay)

• Finding consistency with the Manatee County Comprehensive Plan, staff recommends adoption of the LDC changes as outlined in the staff report.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Maureen Sikora reviewed and responded via email on 04/08/2014

Reviewing Attorney
Sikora

Instructions to Board Records
n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Staff Report - LDC - POST DISASTER - TEMP DWELLING - DTS20100144- 140508 PC.pdf
Attachment: Copy of newspaper advertising.pdf
Attachment: Ordinance - LDC - POST DISASTER - TEMP DWELLING - DTS20100144- 140508 PC.pdf

P.C. 5/8/14

LAND DEVELOPMENT CODE AMENDMENTS
POSTDISASTER TEMPORARY DWELLINGS
(DTS #20100144)
(LDCT-10-06)

ORDINANCE NO. 14-25

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE RELATING TO TEMPORARY USES FOR POSTDISASTER TEMPORARY DWELLINGS; AMENDING SECTION 201 OF THE LAND DEVELOPMENT CODE TO CREATE DEFINITIONS; CREATING PARAGRAPH 604.3.12 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM CH: COASTAL HIGH HAZARD AREA OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 604.7.4 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM WR–WHITFIELD RESIDENTIAL OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 604.8.6 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM RESTRICTED VEHICLE OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING SUBPARAGRAPH 703.2.14.4 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM PERMITTED ACCESSORY USES RELATING TO PARKING OF COMMERCIAL VEHICLES FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING SUBPARAGRAPH 703.2.15.8 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM PERMITTED ACCESSORY USES RELATING TO PARKING OF RESTRICTED VEHICLES, INCLUDING COMMERCIAL VEHICLES, FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 705.6.5 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM TEMPORARY USE CRITERIA RELATING TO TEMPORARY DWELLINGS FOR POSTDISASTER TEMPORARY DWELLINGS; AMENDING SUBSECTION 705.12 OF THE LAND DEVELOPMENT CODE TO CREATE TEMPORARY USE CRITERIA FOR POSTDISASTER TEMPORARY DWELLINGS AS TEMPORARY USES; PROVIDING REQUIREMENTS, PURPOSE AND INTENT, AND CRITERIA FOR TEMPORARY USE PERMITS FOR POSTDISASTER TEMPORARY DWELLINGS; PROVIDING EXEMPTIONS FROM CONFLICTING PROVISIONS OF THE LAND DEVELOPMENT CODE FOR POSTDISASTER TEMPORARY DWELLINGS WITH VALID TEMPORARY USE PERMITS; RENUMBERING SUBSECTION 705.12 OF THE LAND DEVELOPMENT CODE AS SUBSECTION 705.13 AND

AMENDING SUBSECTION 705.13 PROVIDING FOR TEMPORARY USE CRITERIA FOR OTHER TEMPORARY USES; RENUMBERING SUBSECTION 705.13 OF THE LAND DEVELOPMENT CODE AS SUBSECTION 705.14 AND AMENDING SUBSECTION 705.14 PROVIDING FOR VIOLATIONS OF TEMPORARY USE CRITERIA; PROVIDING FOR CODIFICATION; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

P.C.: 5/8/14 B.O.C.C.: 6/5/14
6/17/14

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, I move to recommend APPROVAL of Manatee County Ordinance No. 14-25, as recommended by staff.

SUMMARY SHEET

Name:	Land Development Code Amendments Postdisaster Temporary Dwellings
File Number:	DTS #20100144 LDCT-10-06
Staff Recommendation:	Approval

BACKGROUND:

Based on experience from other communities that have been impacted by disasters in recent years, permitting the use of mobile homes and recreational vehicles as temporary dwellings on single-family residential property assists in postdisaster recovery. Many property owners return to their home sites for purposes of security, cleanup and repair as well as proximity to normal activities such as education, employment and shopping. Allowing residents to occupy temporary dwellings on their property during reconstruction of their houses enables them to experience a sense of community and encourages them to participate in the County's recovery process. Otherwise, they may leave and never return, which has occurred after disaster events in other jurisdictions.

DISCUSSION:

Several sections of the Manatee County Land Development Code prohibit mobile homes and recreational vehicles from being occupied or connected to utility service on residential single-family property in specific zoning districts or as accessory uses.

Staff recommends amendment of Section 201 (Definitions) and Section 705 (Temporary Use Criteria) of the Manatee County Land Development Code to allow the placement, occupancy and connection to utility service for temporary dwellings on residential single-family property for a defined period of time following a disaster. The proposed ordinance creates definitions for the terms disaster, temporary dwelling, and utility service. The ordinance also establishes temporary use permits for postdisaster temporary dwellings that meet the following criteria:

1. A declaration of a state of emergency for a disaster must be issued by the President, the Governor, or the Board of County Commissioners covering all or part of the county.

2. A single-family residence must be damaged or destroyed as a result of the disaster which renders the residence uninhabitable during the period of time required for repair, reconstruction or construction of the residence.

3. The temporary dwelling must be located on a parcel of property in a zoning district which allows residential single-family dwellings as a permitted use or upon approval of an administrative permit or a special permit.

4. The temporary dwelling must be located outside of all utility and drainage

easements, visibility triangles, and fire lanes.

5. The temporary dwelling must be set back a minimum of five (5) feet from any structures and all property lines, sidewalks and adjacent roadways. Setbacks shall be measured from the trailer hitch (including the tongue) and the rear of the temporary dwelling (including the rear bumper if applicable).

6. The temporary dwelling must be connected to operational utility service, which includes electricity, potable water and wastewater. The utility service connections must comply with applicable provisions of the Florida Building Code, Florida Electrical Code, and Florida Plumbing Code.

7. A temporary setup permit for the temporary dwelling must be obtained from the building official. This permit constitutes the temporary use permit required by Section 507 and Subsection 705.1 of the Land Development Code.

8. The temporary dwelling must be occupied by the owner of the property and the owner's family while the existing residence is repaired or reconstructed or a replacement residence is constructed on the property.

9. The temporary use permit for the temporary dwelling shall be effective for an initial period not to exceed two (2) years. The temporary use permit may be renewed or extended in accordance with Paragraph 705.1.5 of the Land Development Code.

10. Prior to the expiration date of the temporary use permit, a completed application for a building permit must be submitted to the building official for repair or reconstruction of the existing residence or construction of a replacement residence on the property. Upon issuance of the building permit, the temporary use permit for the temporary dwelling will remain in effect as long as the building permit is valid.

11. The temporary use permit shall expire thirty (30) days after the issuance of a certificate of occupancy or temporary certificate of occupancy for repair, reconstruction or construction of the single-family residence on the property. If the building permit expires before a certificate of occupancy or temporary certificate of occupancy is issued, the department director may revoke the temporary use permit for the temporary dwelling by providing thirty (30) days written notice to the property owner.

12. Upon expiration or revocation of the temporary use permit, the temporary dwelling must be disconnected from utility service and vacated. A mobile home must be removed from the property, and a recreational vehicle may be stored on the property in compliance with Paragraph 703.2.15 of the Land Development Code.

Under the proposed ordinance, a postdisaster temporary dwelling with a valid temporary use permit that meets the criteria specified is exempt from conflicting provisions of the Land Development Code during the period of time such permit remains in effect. The ordinance creates exemptions from certain requirements of the Code as follows:

1. Subsection 604.3 CH: Coastal High Hazard Overlay District;

2. Subsection 604.7 WR–Whitfield Residential Overlay District;

3. Subsection 604.8 Restricted Vehicle Overlay District;

4. Paragraph 703.2.14 Permitted Accessory Uses for Parking of Commercial Vehicles;

5. Paragraph 703.2.15 Permitted Accessory Uses for Parking of Restricted Vehicles, Including Commercial Vehicles; and

6. Subsection 705.6 Temporary Use Criteria for Temporary Dwellings.

The proposed ordinance also renumbers and amends two existing subsections of Section 705 of the Manatee County Land Development Code pertaining to temporary uses. One authorizes the department director to allow other temporary uses following review of the use for compliance with the standards set forth in Section 507, Paragraph 705.1.3, and other relevant sections of the Code. The second provides that use of property without obtaining a temporary use permit or in violation of any condition of a temporary use permit or any criteria listed in Section 507 or Section 705 of the Code for such use constitutes a violation of the Land Development Code. In addition to any other procedures and penalties for violations, the ordinance clarifies that the department director may revoke a temporary use permit following written notice to the permittee.

The proposed amendments are consistent with the Manatee County Comprehensive Plan as explained below.

COMPREHENSIVE PLAN OBJECTIVES AND POLICIES:

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

Policy: 4.4.3.1 Prioritize immediate repair, cleanup actions and permitting activities following a natural disaster.

Implementation Mechanism(s):

a) County Damage Assessment Team established in the Manatee County Comprehensive Emergency Plan collection of initial storm damage data following a disaster, and presentation of this data to the Board of County Commissioners for prioritization of recovery activities.

b) Prioritization of building permit issuance by the Building Department after a disaster to ensure that those structures that can be quickly restored to use are issued permits first and that structures that require the most time and materials to restore are issued permits last.

c) Financial Management will activate their emergency debris

clearance plan as soon as possible.

d) Coordination with the Manatee County Port Authority and the Public Works, and Utilities Departments to prioritize essential infrastructure repair and reconstruction.

e) Coordinate activation of First-In Teams for emergency debris clearance of identified critical routes.

f) Emergency Management Division to train Recovery Teams of Manatee County employees to assist in all areas of disaster recovery such as volunteer coordination, safety and other duties that will be needed post disaster.

Policy: 4.4.3.2 Whenever feasible, relocate structures which have incurred damage from a natural disaster event, where damage is greater than 50% of their assessed value, to new locations that are outside of the CEA. Alternatively, utilize improved construction or site development practices during redevelopment in a manner consistent with Manatee County Land Development Regulations to minimize the risk of recurrent damage.

Implementation Mechanism:

a) Planning Department review of all building permits for property within the CEA for which the reconstruction of a structure is proposed to ensure application of this policy.

Objective: 6.1.2 **Special Needs Populations:** Increase Housing Opportunities for Group Homes, Transitional Living Facilities, and Foster Care Facilities to address the Special Needs Populations which include; Elderly, Rural Farmworkers, Homeless, and the Physically, and Mentally Disabled.

Policy: 6.1.2.5 Provide opportunity for the development of emergency transitional housing.

Implementation Mechanism(s):

a) Coordination between the Departments of Neighborhood Services, and Planning.

b) Planning Department review of Land Development Regulations for unnecessary, burdensome regulations.

Copy of newspaper advertising

Bradenton Herald

NOTICE OF LAND DEVELOPMENT CODE CHANGES IN UNINCORPORATED MANATEE COUNTY

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

Date: Thursday, May 8, 2014

Time: 9:00 AM or soon thereafter

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

ORDINANCE 14-25 – LDC AMENDMENT POST DISASTER TEMPORARY DWELLINGS

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE RELATING TO TEMPORARY USES FOR POSTDISASTER TEMPORARY DWELLINGS; AMENDING SECTION 201 OF THE LAND DEVELOPMENT CODE TO CREATE DEFINITIONS; CREATING PARAGRAPH 604.3.12 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM CH: COASTAL HIGH HAZARD AREA OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 604.7.4 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM WR-WHITFIELD RESIDENTIAL OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 604.8.6 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM RESTRICTED VEHICLE OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING SUBPARAGRAPH 703.2.14.4 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM PERMITTED ACCESSORY USES RELATING TO PARKING OF COMMERCIAL VEHICLES FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING SUBPARAGRAPH 703.2.15.8 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM PERMITTED ACCESSORY USES RELATING TO PARKING OF RESTRICTED VEHICLES, INCLUDING COMMERCIAL VEHICLES, FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 705.6.5 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM TEMPORARY USE CRITERIA RELATING TO TEMPORARY DWELLINGS FOR POSTDISASTER TEMPORARY DWELLINGS; AMENDING SUBSECTION 705.12 OF THE LAND DEVELOPMENT CODE TO CREATE TEMPORARY USE CRITERIA FOR POSTDISASTER TEMPORARY DWELLINGS AS TEMPORARY USES; PROVIDING REQUIREMENTS, PURPOSE AND INTENT, AND CRITERIA FOR TEMPORARY USE PERMITS FOR POSTDISASTER TEMPORARY DWELLINGS; PROVIDING EXEMPTIONS FROM CONFLICTING PROVISIONS OF THE LAND DEVELOPMENT CODE FOR POSTDISASTER TEMPORARY DWELLINGS WITH VALID TEMPORARY USE PERMITS; RENUMBERING SUBSECTION 705.12 OF THE LAND DEVELOPMENT CODE AS SUBSECTION 705.13 AND AMENDING SUBSECTION 705.13 PROVIDING FOR TEMPORARY USE CRITERIA FOR OTHER TEMPORARY USES; RENUMBERING SUBSECTION 705.13 OF THE LAND DEVELOPMENT CODE AS SUBSECTION 705.14 AND AMENDING SUBSECTION 705.14 PROVIDING FOR VIOLATIONS OF TEMPORARY USE CRITERIA; PROVIDING FOR CODIFICATION; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

Rules of procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below).

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

All written comments will be entered into the record.

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

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

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

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

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

078106_50

Copy of newspaper advertising

Sarasota Herald – Tribune

NOTICE OF LAND DEVELOPMENT CODE CHANGES IN UNINCORPORATED MANATEE COUNTY

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

Date: Thursday, May 8, 2014

Time: 9:00 AM or soon thereafter

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

ORDINANCE 14-25 – LDC AMENDMENT POST DISASTER TEMPORARY DWELLINGS

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE RELATING TO TEMPORARY USES FOR POSTDISASTER TEMPORARY DWELLINGS; AMENDING SECTION 201 OF THE LAND DEVELOPMENT CODE TO CREATE DEFINITIONS; CREATING PARAGRAPH 604.3.12 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM CH: COASTAL HIGH HAZARD AREA OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 604.7.4 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM WR–WHITFIELD RESIDENTIAL OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 604.8.6 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM RESTRICTED VEHICLE OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING SUBPARAGRAPH 703.2.14.4 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM PERMITTED ACCESSORY USES RELATING TO PARKING OF COMMERCIAL VEHICLES FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING SUBPARAGRAPH 703.2.15.8 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM PERMITTED ACCESSORY USES RELATING TO PARKING OF RESTRICTED VEHICLES, INCLUDING COMMERCIAL VEHICLES, FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 705.6.5 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM TEMPORARY USE CRITERIA RELATING TO TEMPORARY DWELLINGS FOR POSTDISASTER TEMPORARY DWELLINGS; AMENDING SUBSECTION 705.12 OF THE LAND DEVELOPMENT CODE TO CREATE TEMPORARY USE CRITERIA FOR POSTDISASTER TEMPORARY DWELLINGS AS TEMPORARY USES; PROVIDING REQUIREMENTS, PURPOSE AND INTENT, AND CRITERIA FOR TEMPORARY USE PERMITS FOR POSTDISASTER TEMPORARY DWELLINGS; PROVIDING EXEMPTIONS FROM CONFLICTING PROVISIONS OF THE LAND DEVELOPMENT CODE FOR POSTDISASTER TEMPORARY DWELLINGS WITH VALID TEMPORARY USE PERMITS; RENUMBERING SUBSECTION 705.12 OF THE LAND DEVELOPMENT CODE AS SUBSECTION 705.13 AND AMENDING SUBSECTION 705.13 PROVIDING FOR TEMPORARY USE CRITERIA FOR OTHER TEMPORARY USES; RENUMBERING SUBSECTION 705.13 OF THE LAND DEVELOPMENT CODE AS SUBSECTION 705.14 AND AMENDING SUBSECTION 705.14 PROVIDING FOR VIOLATIONS OF TEMPORARY USE CRITERIA; PROVIDING FOR CODIFICATION; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

ORDINANCE NO. 14-25

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE RELATING TO TEMPORARY USES FOR POSTDISASTER TEMPORARY DWELLINGS; AMENDING SECTION 201 OF THE LAND DEVELOPMENT CODE TO CREATE DEFINITIONS; CREATING PARAGRAPH 604.3.12 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM CH: COASTAL HIGH HAZARD AREA OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 604.7.4 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM WR–WHITFIELD RESIDENTIAL OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 604.8.6 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM RESTRICTED VEHICLE OVERLAY DISTRICT FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING SUBPARAGRAPH 703.2.14.4 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM PERMITTED ACCESSORY USES RELATING TO PARKING OF COMMERCIAL VEHICLES FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING SUBPARAGRAPH 703.2.15.8 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM PERMITTED ACCESSORY USES RELATING TO PARKING OF RESTRICTED VEHICLES, INCLUDING COMMERCIAL VEHICLES, FOR POSTDISASTER TEMPORARY DWELLINGS; CREATING PARAGRAPH 705.6.5 OF THE LAND DEVELOPMENT CODE TO PROVIDE EXEMPTION FROM TEMPORARY USE CRITERIA RELATING TO TEMPORARY DWELLINGS FOR POSTDISASTER TEMPORARY DWELLINGS; AMENDING SUBSECTION 705.12 OF THE LAND DEVELOPMENT CODE TO CREATE TEMPORARY USE CRITERIA FOR POSTDISASTER TEMPORARY DWELLINGS AS TEMPORARY USES; PROVIDING REQUIREMENTS, PURPOSE AND INTENT, AND CRITERIA FOR TEMPORARY USE PERMITS FOR POSTDISASTER TEMPORARY DWELLINGS; PROVIDING EXEMPTIONS FROM CONFLICTING PROVISIONS OF THE LAND DEVELOPMENT CODE FOR POSTDISASTER TEMPORARY DWELLINGS WITH VALID TEMPORARY USE PERMITS; RENUMBERING SUBSECTION 705.12 OF THE LAND DEVELOPMENT CODE AS SUBSECTION 705.13 AND AMENDING SUBSECTION 705.13 PROVIDING FOR TEMPORARY USE CRITERIA FOR OTHER TEMPORARY USES; RENUMBERING SUBSECTION 705.13 OF THE LAND DEVELOPMENT CODE AS SUBSECTION 705.14 AND AMENDING SUBSECTION 705.14 PROVIDING FOR VIOLATIONS OF TEMPORARY USE CRITERIA; PROVIDING

FOR CODIFICATION; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 252.38, Florida Statutes, grants political subdivisions the power and authority to carry out the provisions of Sections 252.31 through 252.90, Florida Statutes, relating to emergency management and postdisaster emergency operations; and

WHEREAS, the Board of County Commissioners of Manatee County, Florida, has adopted the Manatee County Land Development Code, which applies to all property in the unincorporated area of Manatee County; and

WHEREAS, several provisions of the Manatee County Land Development Code prohibit mobile homes and recreational vehicles from being occupied or connected to utility service on residential single-family property; and

WHEREAS, Section 705 of the Manatee County Land Development Code provides criteria for temporary uses; and

WHEREAS, Subsection 705.6 of the Manatee County Land Development Code allows a temporary dwelling on a lot where a single-family dwelling has been destroyed or damaged by fire or other disaster to an extent which makes the dwelling uninhabitable, subject to limitations on manufactured homes and recreational vehicles; and

WHEREAS, the Board of County Commissioners desires to allow the placement, occupancy and connection to utility service for temporary dwellings on residential single-family property for a defined period of time following a disaster; and

WHEREAS, the Board of County Commissioners desires to create temporary use criteria and establish temporary use permits for postdisaster temporary dwellings as temporary uses; and

WHEREAS, the Board of County Commissioners desires to exempt postdisaster temporary dwellings with valid temporary use permits from conflicting provisions of the Manatee County Land Development Code during the period of time such permits remain in effect; and

WHEREAS, the Board of County Commissioners has determined that it is in the best interest of the County to amend the Manatee County Land Development Code relating to temporary uses for postdisaster temporary dwellings as set forth in this ordinance; and

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

WHEREAS, at a public hearing held May 8, 2014, after due public notice, the Manatee

County Planning Commission, sitting as the local planning agency, reviewed the proposed amendments to the Manatee County Land Development Code relating to temporary uses for postdisaster temporary dwellings set forth in this ordinance, considered all comments received during said public hearing, including staff comments and reports, and recommended the proposed amendments as being consistent with the adopted Manatee County Comprehensive Plan and meeting the requirements of Sections 163.3194(2) and 163.3202(1), Florida Statutes, and Section 503 of the Manatee County Land Development Code; and

WHEREAS, pursuant to Sections 125.66 and 163.3202, Florida Statutes, and Sections 301, 502 and 503 of the Manatee County Land Development Code, the Board of County Commissioners of Manatee County held public hearings on June 5, 2014, and June 17, 2014, after due public notice, to consider the proposed amendments to the Manatee County Land Development Code relating to temporary uses for postdisaster temporary dwellings set forth in this ordinance; and

WHEREAS, after consideration of all oral and written comments received during said public hearings, including staff comments and reports, together with the recommendations of the Manatee County Planning Commission, the Board of County Commissioners of Manatee County has determined that the proposed amendments to the Manatee County Land Development Code relating to temporary uses for postdisaster temporary dwellings set forth in this ordinance are consistent with the adopted Manatee County comprehensive plan and should be enacted.

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

Section 1. Section 201 of the Manatee County Land Development Code is hereby amended by the creation of definitions to read as follows:

Section 201. Definitions.

Disaster shall have the same meaning as set forth in Section 252.34, Florida Statutes.

Temporary dwelling shall mean a mobile home or a recreational vehicle.

Utility service shall mean electricity from an electric utility provider, potable water from a public or private utility provider or an in-ground private water supply system, and wastewater discharged to a public or private utility provider or an on-site sewage disposal system.

Section 2. Paragraph 604.3.12 of the Manatee County Land Development Code is hereby created to read as follows:

Section 604. Overlay Districts.

604.3. CH: Coastal High Hazard Area Overlay District.

604.3.12. The provisions of Subsection 604.3 shall not apply to a postdisaster temporary dwelling with a valid temporary use permit that meets the requirements specified in Subsection

705.12 of this Code during the period of time such temporary use permit remains in effect.

Section 3. Paragraph 604.7.4 of the Manatee County Land Development Code is hereby created to read as follows:

Section 604. Overlay Districts.

604.7. WR–Whitfield Residential Overlay District.

604.7.4. The provisions of Subsection 604.7 shall not apply to a postdisaster temporary dwelling with a valid temporary use permit that meets the requirements specified in Subsection 705.12 of this Code during the period of time such temporary use permit remains in effect.

Section 4. Paragraph 604.8.6 of the Manatee County Land Development Code is hereby created to read as follows:

Section 604. Overlay Districts.

604.8. Restricted Vehicle Overlay District.

604.8.6. The provisions of Subsection 604.8 shall not apply to a postdisaster temporary dwelling with a valid temporary use permit that meets the requirements specified in Subsection 705.12 of this Code during the period of time such temporary use permit remains in effect.

Section 5. Subparagraph 703.2.14.4 of the Manatee County Land Development Code is hereby created to read as follows:

Section 703. Accessory Uses.

703.2. Permitted Accessory Uses.

703.2.14. Parking of Commercial Vehicles.

703.2.14.4. The provisions of Paragraph 703.2.14 shall not apply to a postdisaster temporary dwelling with a valid temporary use permit that meets the requirements specified in Subsection 705.12 of this Code during the period of time such temporary use permit remains in effect.

Section 6. Subparagraph 703.2.15.8 of the Manatee County Land Development Code is hereby created to read as follows:

Section 703. Accessory Uses.

703.2. Permitted Accessory Uses.

703.2.15. Parking of Restricted Vehicles, Including Commercial Vehicles.

703.2.15.8. The provisions of Paragraph 703.2.15 shall not apply to a postdisaster temporary dwelling with a valid temporary use permit that meets the requirements specified in Subsection

705.12 of this Code during the period of time such temporary use permit remains in effect.

Section 7. Paragraph 705.6.5 of the Manatee County Land Development Code is hereby created to read as follows:

Section 705. Temporary Use Criteria.

705.6. Temporary Dwellings.

705.6.5. The provisions of Subsection 705.6 shall not apply to a postdisaster temporary dwelling with a valid temporary use permit that meets the requirements specified in Subsection 705.12 of this Code during the period of time such temporary use permit remains in effect.

Section 8. Subsection 705.12 of the Manatee County Land Development Code is hereby amended by the creation of temporary use criteria for postdisaster temporary dwellings as temporary uses to read as follows:

Section 705. Temporary Use Criteria.

705.12. Postdisaster Temporary Dwellings.

705.12.1. A temporary use permit may be issued to the owner of each parcel of residential single-family property for the purpose of placing one (1) temporary dwelling on said property and connecting the temporary dwelling to utility service if the single-family residence located on the property is damaged or destroyed as a result of a disaster. The temporary dwelling shall be occupied by the owner of the property and the owner's family during the time that the residence is repaired or reconstructed or a replacement residence is constructed on the property.

705.12.2. The purpose and intent of the temporary use permit for a postdisaster temporary dwelling is to allow the property owner and the owner's family to live on the premises where a single-family residence is damaged or destroyed by a disaster to an extent which renders the residence uninhabitable during the period of time required for repair or reconstruction of the existing residence or construction of a replacement residence on the same property.

705.12.3. The criteria for a temporary use permit for a postdisaster temporary dwelling are as follows:

705.12.3.1. A declaration of a state of emergency for a disaster must be issued by the President of the United States, the Governor of the State of Florida, or the board covering all or part of the county.

705.12.3.2. A single-family residence located on a parcel of residential single-family property must be damaged or destroyed as a result of the disaster described in the declaration of the state of emergency. The damage or destruction must render the single-family residence uninhabitable during the period of time required for repair or reconstruction of the existing residence or construction of a replacement residence on the same property.

705.12.3.3. The postdisaster temporary dwelling must be located on a parcel of property in a zoning district where residential single-family dwellings are allowed as a permitted use or upon approval of an administrative permit or a special permit.

705.12.3.4. The postdisaster temporary dwelling must be located outside of all utility and drainage easements, visibility triangles, and fire lanes on the property.

705.12.3.5. The postdisaster temporary dwelling must be set back a minimum of five (5) feet from any structures on the property and all property lines, sidewalks and adjacent roadways. Setbacks shall be measured from the trailer hitch (including the tongue) and the rear of the temporary dwelling (including the rear bumper if applicable).

705.12.3.6. The postdisaster temporary dwelling must be connected to operational utility service. All utility service connections shall comply with the applicable provisions of the Florida Building Code, Florida Electrical Code, and Florida Plumbing Code. The potable water and wastewater utility service connections shall be approved by the public or private utility provider or the Health Department if applicable.

705.12.3.7. A temporary setup permit for the postdisaster temporary dwelling must be obtained from the building official. The temporary setup permit will not be issued until the temporary dwelling is connected to utility service and the utility service is operational. Unless otherwise provided by the building official, the temporary setup permit shall constitute the temporary use permit required for the postdisaster temporary dwelling pursuant to Section 507 and Subsection 705.1 of this Code.

705.12.3.8. The postdisaster temporary dwelling must be occupied by the owner of the subject property and the owner's family during the time that the temporary use permit remains in effect while the existing residence is repaired or reconstructed or a replacement residence is constructed on the same property.

705.12.3.9. The temporary use permit for the postdisaster temporary dwelling shall be effective for an initial period not to exceed two (2) years. The temporary use permit may be renewed or extended in accordance with Paragraph 705.1.5 of this Code. Before approving any extension, the building official may require a site inspection to verify compliance with the requirements for the temporary use permit and any conditions of the original temporary use permit.

705.12.3.10. A completed application for a building permit for repair or reconstruction of the existing single-family residence or construction of a replacement single-family residence on the subject property must be submitted to the building official prior to the initial expiration date of the temporary use permit or the renewal or extension of said temporary use permit. Upon issuance of the appropriate building permit, the temporary use permit for the postdisaster temporary dwelling will remain in effect as long as the building permit is valid under the Florida Building Code.

705.12.3.11. The temporary use permit for the postdisaster temporary dwelling shall expire thirty (30) days after the issuance of a certificate of occupancy or a temporary certificate of occupancy under the Florida Building Code for repair, reconstruction or

construction of the single-family residence on the subject property. If the building permit expires under the Florida Building Code before a certificate of occupancy or a temporary certificate of occupancy is issued for the single-family residence, the department director may revoke the temporary use permit for the postdisaster temporary dwelling by providing thirty (30) days written notice to the property owner.

705.12.3.12. Upon expiration or revocation of the temporary use permit, the postdisaster temporary dwelling shall be disconnected from utility service and vacated. A mobile home used as a temporary dwelling must be removed from the property, and a recreational vehicle used as a temporary dwelling may be stored on the property in compliance with Paragraph 703.2.15 of this Code.

705.12.4. During the period of time the temporary use permit remains in effect, a postdisaster temporary dwelling with a valid temporary use permit that meets the criteria specified in this subsection shall be exempt from any conflicting provisions of the Land Development Code, including, but not limited to, the following requirements:

705.12.4.1 Subsection 604.3 CH: Coastal High Hazard Area Overlay District;

705.12.4.2. Subsection 604.7 WR–Whitfield Residential Overlay District;

705.12.4.3. Subsection 604.8 Restricted Vehicle Overlay District;

705.12.4.4. Paragraph 703.2.14 Permitted Accessory Uses for Parking of Commercial Vehicles;

705.12.4.5. Paragraph 703.2.15 Permitted Accessory Uses for Parking of Restricted Vehicles, Including Commercial Vehicles; and

705.12.4.6. Subsection 705.6 Temporary Dwellings.

Section 9. Subsection 705.12 of the Manatee County Land Development Code is hereby renumbered as Subsection 705.13 and amended to read as follows:

Section 705. Temporary Use Criteria.

705.13. ~~705.12.~~ Other Temporary Uses. Other temporary uses ~~Temporary Uses~~ may be allowed by the department director, following ~~Planning Director subject to~~ review~~,~~ of the use for compliance with ~~meeting~~ the standards set forth in Section~~s~~ 507 ~~506~~, Paragraph 705.1.3, and other relevant sections ~~Sections~~ of this Code.

Section 10. Subsection 705.13 of the Manatee County Land Development Code is hereby renumbered as Subsection 705.14 and amended to read as follows:

Section 705. Temporary Use Criteria.

705.14. ~~705.13.~~ Violations. Use of property that requires a temporary use permit without obtaining such permit or in violation of any ~~If the applicant violates the~~ condition~~s~~ of such ~~the~~

~~Temporary use~~ permit~~,~~ or any criteria listed in Section 507 or Section 705 of this Code for such use shall constitute a violation of this section. In addition to any other procedures and penalties for violations, a temporary use ~~this~~ permit may be revoked by the department director following written notice to the permittee ~~is subject to revocation~~. The permittee shall have the right to appeal~~s~~ the revocation of a temporary use permit in accordance with the procedures set forth in Section 516 of this Code ~~shall be utilized~~.

Section 11. This ordinance shall be codified in the Manatee County Land Development Code.

Section 12. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 13. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 14. This ordinance shall take effect upon filing with the State of Florida Department of State.

APPROVED AND ENACTED by the Board of County Commissioners of Manatee County, Florida, with a quorum present and voting, on the _____ day of _____, 2014.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By:_____
Chairman

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

By:_____

May 8, 2014 - Planning Commission Meeting
Agenda Item #4

Subject
Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC - DTS 20130500 - QUASI - JUDICIAL - 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, I move to recommend ADOPTION Manatee County Zoning Ordinance No. Z-13-02, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• This is a straight rezone request for 0.47 ± acres (20,603 square feet) from RSMH-6 (Residential Single-Family Manufactured Home, 6 dwelling units per acre) to GC (General Commercial).
• The site is located south of 53rd Avenue West, approximately 285 feet west of the intersection of US 41 and 53rd Avenue West, and is part of a ± 1.165 acre parcel (Parcel ID 5883300005). The site is in the Urban Core, and part of the South County Community Redevelopment Area (CRA), and the Transportation Concurrency Exception Area (TCEA).
• The entire overall parcel is within the R/O/R (Retail/Office/Residential) FLUC. However, the eastern portion

of the parcel with frontage along the US 41 (0.692 acres) is zoned GC (General Commercial), since the western portion with frontage along the 53rd Avenue West (0.473 acres subject to rezone) is zoned residentially (RSMH-6).

• The overall parcel is currently developed with a mobile home park (Aloha Estates). There are no mobile home owners residing on the area subject to rezone, and the majority of existing structures on site are non-occupied. None of the residents renting mobile home on the property subject to be rezone fall within the definition of "mobile home owners" as defined in Section 723.003, Florida Statutes.

• Developments within the GC zoning district are limited to a maximum building size of 50,000 square feet. The maximum Floor Area Ratio (FAR) in the GC zoning district is 0.25 (without Special Approval) will allow a maximum of 5,151 ± square foot building, except for a mini-warehouse use which allows a maximum 0.35 FAR (7,211 ± square foot building).

• The range of uses permitted in the GC zoning district include retail sales, eating establishment, bank, hotel, office, gas pumps, convenience stores, etc. The R/O/R FLUC list retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving in the range of potential uses, and exempts commercial project from commercial locational criteria requirements.

• The site will have direct access to 53rd Avenue W classified as an Arterial roadway.

• Compliance with the standards of the GC zoning district and all other requirements of the LDC will be reviewed and verified with future site plan approval for this site.

• Staff recommends approval.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded via email on 4/14/2014.

Reviewing Attorney
Schenk

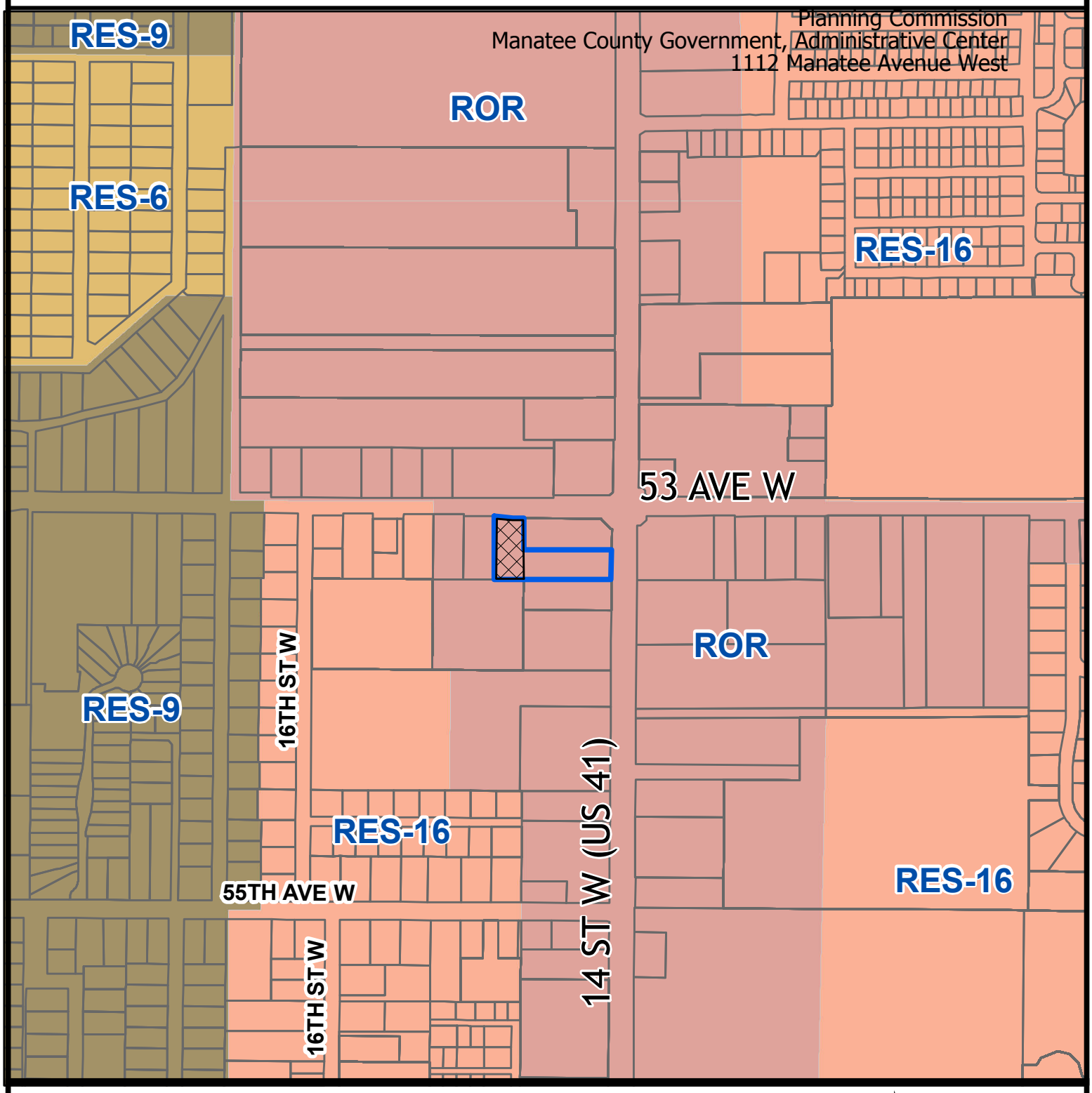
Instructions to Board Records
n/a

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 - Z-13-02 - BUIKEMA MH VENTURES - 20130500 - 140508 PC.pdf
Attachment: Zoning Disclosure Affidavit - Z-13-02 - BUIKEMA MH VENTURES - 20130500 - 140508 PC.pdf
Attachment: Transportation Study - Z-13-02 - BUIKEMA MH VENTURES - 20130500 - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - Z-13-02 - Buikema Mobile Home Ventures, LLC - 5-8-14 PC.pdf
Attachment: Survey and legal description - BUIKEMA MH VENTURES - 20130500 - 140508 PC.pdf
Attachment: Staff Report - Z-13-02 - BUIKEMA MH VENTURES - 20130500 - 140508 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 5883300005 (part of)

Manatee County
Staff Report Map

Map Prepared 12/12/2013
1 inch = 445 feet

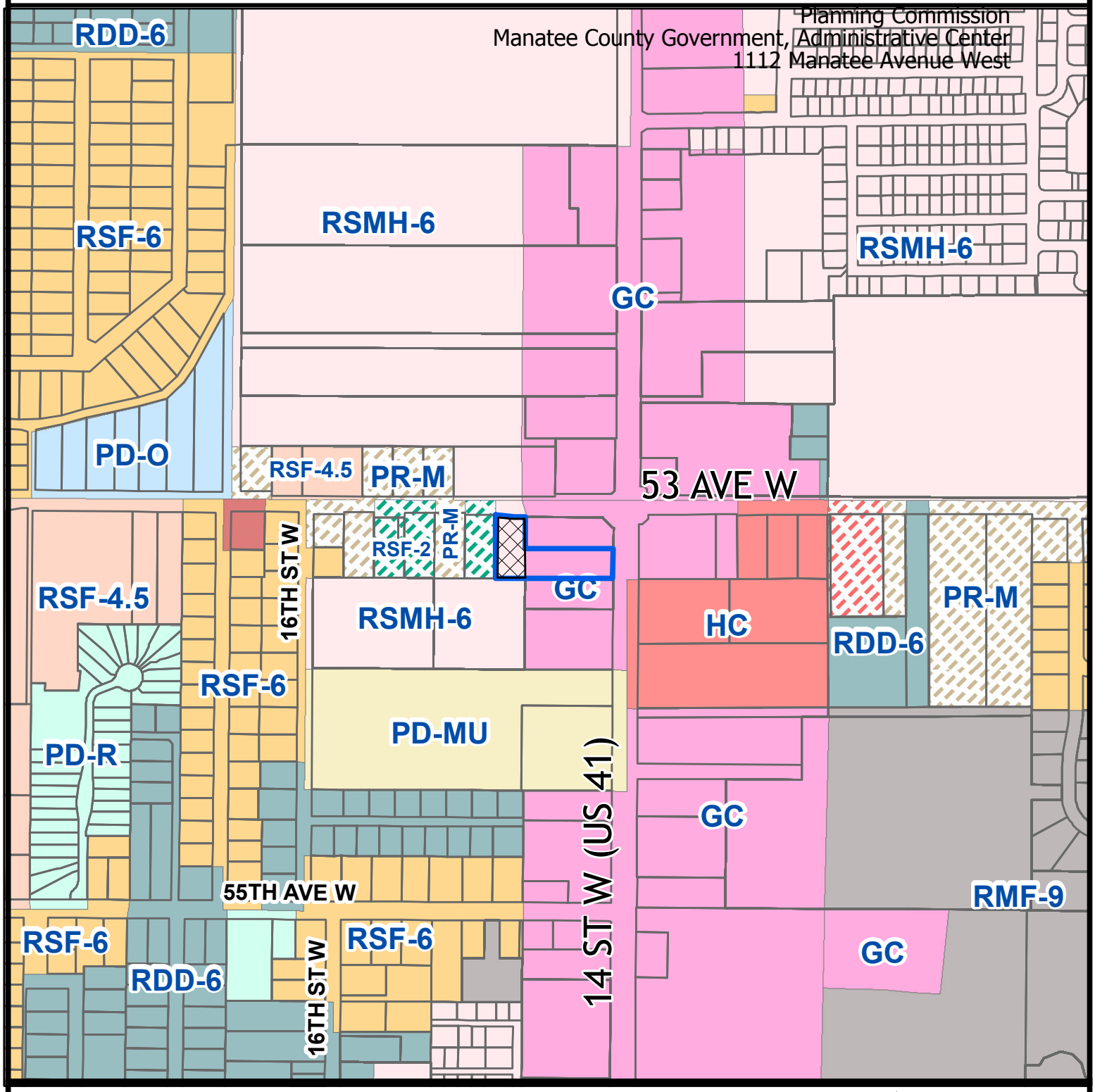
PROJECT SITE

Project Name:	Buikema Mobile Home Ventures
Project #:	Z-13-02
DTS#:	20130500
Proposed Use:	Commercial

S/T/R:	Sec 14 Twn 35 Rng 17
Acreage:	0.47
Existing Zoning:	RSMH-6
Existing FLU:	ROR
Overlays:	NONE
Special Areas:	CRA

CHH:	NONE
Watershed:	NONE
Drainage Basin:	DIRECT RUNOFF TO BAY
Commissioner:	Robin DiSabatino

ZONING



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Overlays:	NONE
Special Areas:	CRA

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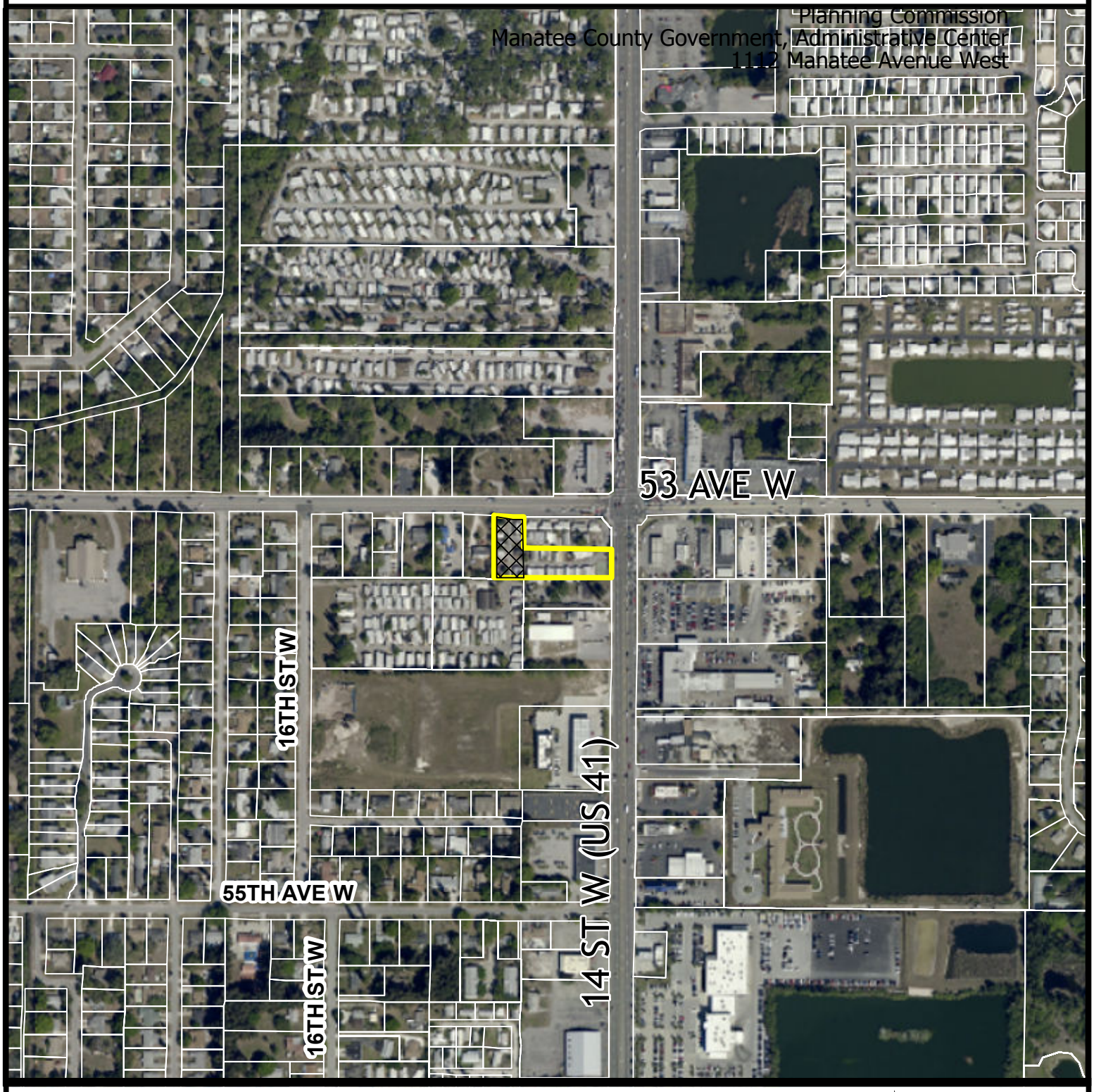
Watershed:	NONE
Drainage Basin:	DIRECT RUNOFF TO BAY
Commissioner:	Robin DiSabatino

AERIAL



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Manatee County
Staff Report Map

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DTS#:	20130500
Proposed Use:	Commercial

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Acreage:	0.47
Existing Zoning:	RSMH-6
Existing FLU:	ROR
Overlays:	NONE
Special Areas:	CRA

CHH:	NONE
Watershed:	NONE
Drainage Basin:	DIRECT RUNOFF TO BAY
Commissioner:	Robin DiSabatino

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: Wawa Florida, LLC

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 Lessee (X)	
Wawa, Inc.	
260 W. Baltimore Pike Wawa, PA 19063	100% ownership

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): Michael J. Eckhardt – Vice President

STATE OF PENNSYLVANIA
COUNTY OF DELAWARE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 7th day of November 2013, by Michael J. Eckhardt, who is **personally known to me**.

[signature]
Notary Signature

My Commission Expires: _____

Commission No: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karon C. Hardy, Notary Public
Chester Heights Boro, Delaware County
My Commission Expires Sept. 19, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Karon C. Hardy
Print or type name of Notary

Title or Rank

Revised 2/8/10
B-4

CORPORATE DISCLOSURE

Re: Wawa, Inc.
260 West Baltimore Pike
Wawa, Pennsylvania 19063

COMMONNWEALTH OF PENNSYLVANIA :
:
COUNTY OF DELAWARE :

Maria Kalogredis, having been first duly sworn according to law, upon her oath deposes and says:

1. I am the Assistant Secretary of the above-mentioned corporation. I am fully familiar with the facts concerning the names of the stockholders and the percentage of the capital stock held by each stockholder in said corporation as of the date of the application of which this Corporate Disclosure form constitutes a part.

2. The following information is submitted knowing that the truthfulness of the statements contained herein will be relied upon in evaluating the application submitted by said corporation:

A. Name of Corporation: Wawa, Inc.
B. Registered agent of Corporation: C.T. Corporation, Trenton, New Jersey
C. Principal office of Corporation: 260 W. Baltimore Pike Wawa, PA 19063
D. Names of the officers and directors of the Corporation are as follows: See attached.
E. Names and addresses of the stockholders of the Corporation owning ten percent (10%) or more of stock of the Corporation and the approximate percentage held by each are as follows:

Name of Stockholder	Percentage of Capital Stock Held
Wawa, Inc. Employee Stock Ownership Plan (a Company Sponsored Retirement Plan)	38.41 %

Wawa, Inc.
260 West Baltimore Pike
Wawa, PA 19063

Maria Kalogredis
Assistant Secretary

Sworn and subscribed to before me
this 12th day of November, 2013.

Karen C. Hardy
Notary Public of the
Commonwealth of Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
Karen C. Hardy, Notary Public
Chester Heights Boro, Delaware County
My Commission Expires Sept. 19, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

4/2013
{W0002560.1}

TRANSPORTATION ANALYSIS

SOUTHWEST CORNER OF US 41 AND 53RD AVENUE WEST

Prepared For

WAWA, INC.

Prepared By

LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

TRANSPORTATION ANALYSIS

SOUTHWEST CORNER OF US 41 AND 53RD AVENUE WEST

Prepared For

WAWA, INC.

Prepared By

LINCKS & ASSOCIATES, INC.
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

February, 2014

Project No. 13124

Steven J. Henry, P.E.
P.E. No. 51555

_____ Date

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INTRODUCTION

The purpose of this report is to provide the Transportation Analysis to support the rezoning of approximately 0.473 acres located south of 53rd Avenue West and west of US 41 in Manatee County, as shown in Figure 1. The property is currently zoned RSMH-6 and is proposed to be rezoned to General Commercial (GC).

This analysis will provide an assessment of the potential increase in traffic due to the proposed rezoning of the property. For the purpose of this analysis, the maximum density/FAR was utilized to calculate the potential uses for the site.

Table 1 provides the land uses utilized in the analysis.

ESTIMATED DAILY PROJECT TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition, 2012, as its database. Based on these trip rates, it is estimated that the proposed land use will attract approximately 220 daily trip ends and the existing use will generate 10 daily trip ends, as shown in Table 1.

Studies contained in the ITE Trip Generation Handbook, 2nd Edition, indicate that a percentage of the retail trips already exist on the adjacent roadways – passerby

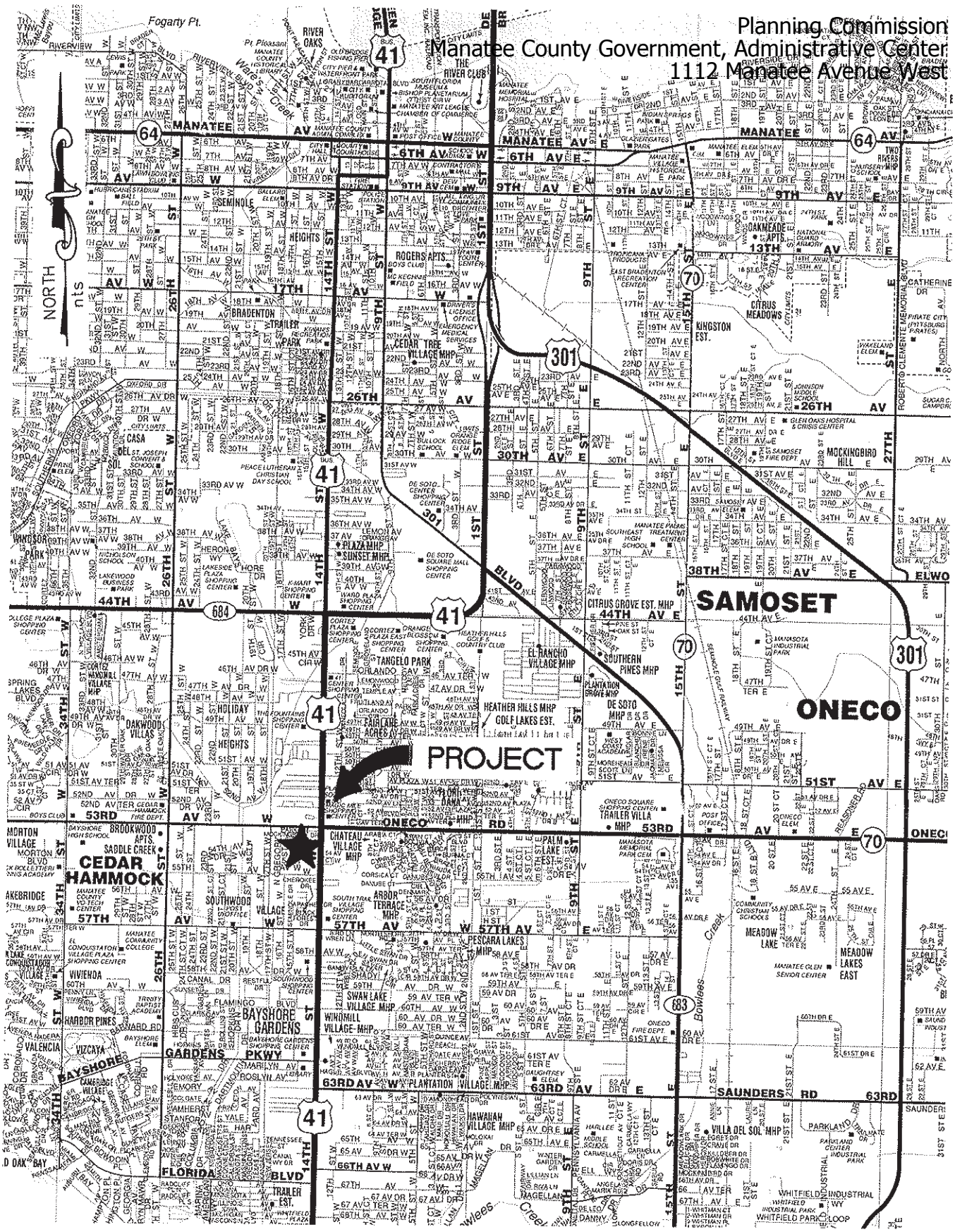

FIGURE 1
PROJECT LOCATION

LINCKS & ASSOCIATES, INC.

TABLE 1

LAND USE COMPARISON

Scenario	Zoning Category	Area	Density/ FAR	Size
Proposed	GC	0.473 ac.	0.25	5,150 SF
Existing	RSMH-6	0.473 ac.	6 DU's/ac.	2 DU's

capture. Therefore, the new daily trip ends attracted to the proposed land use would be 145 trip ends for a net increase of 135 daily trip ends over the existing land use, as shown in Table 2.

ESTIMATED AM PEAK HOUR PROJECT TRAFFIC

Again, based on data contained in the ITE Trip Generation, 9th Edition, the proposed project would attract approximately 5 trip ends during the AM peak hour and the existing land use would generate 1 AM peak hour trip end, as shown in Table 3.

As previously stated, studies contained in the ITE Trip Generation Handbook, 2nd Edition, indicate that a percentage of the retail trips already exist on the adjacent roadways – passerby capture. Therefore, the new AM peak hour trip ends attracted to the proposed land use would be 3 trip ends for a net increase of 2 AM peak hour trip ends over the existing land use, as shown in Table 3.

ESTIMATED PM PEAK HOUR PROJECT TRAFFIC

During the PM peak hour, the proposed land use would attract approximately 19 trip ends and the existing land use would generate 1 trip end, as shown in Table 4.

As previously stated, studies contained in the ITE Trip Generation Handbook, 2nd Edition, indicate that a percentage of the retail trips already exist on the adjacent

TABLE 2

ESTIMATED DAILY PROJECT TRIP ENDS

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends (1)	Passerby Capture (2)	New Daily Trip Ends
Proposed	Shopping Center	820	5,150 SF	220	75	145
Existing	Mobile Home Park	240	2 DU's	10	0	10
			Difference	210		135

(1) Source: ITE Trip Generation, 9th Edition, 2012.

(2) Source: ITE Trip Generation Handbook, 2nd Edition.

- Passerby Percentage: 34%

  Passerby Trip Ends: 220 x 0.34 = 75

TABLE 3

ESTIMATED AM PEAK HOUR PROJECT TRIP ENDS

Scenario	Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1) In	Out	Total	Passerby Capture (2) In	Out	Total	New AM Peak Hour Trip Ends In	Out	Total
Proposed	Shopping Center	820	5,150 SF	3	2	5	1	1	2	2	1	3
Existing	Mobile Home Park	240	2 DU's	0	1	1	0	0	0	0	1	1
			Difference	3	1	4				2	0	2

(1) Source: ITE Trip Generation, 9th Edition, 2012.

(2) Source: ITE Trip Generation Handbook, 2nd Edition.

- Passerby Percentage: 34%

Passerby Trip Ends: In: 3 x 0.34 = 1
Out: 2 x 0.34 = 1

TABLE 4

ESTIMATED PM PEAK HOUR PROJECT TRIP ENDS

Scenario	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1) In	Out	Total	Passerby Capture (2) In	Out	Total	New PM Peak Hour Trip Ends In	Out	Total
Proposed	Shopping Center	820	5,150 SF	9	10	19	3	3	6	6	7	13
Existing	Mobile Home Park	240	2 DU's	1	0	1	0	0	0	1	0	1
			Difference	8	10	18				5	7	12

(1) Source: ITE Trip Generation, 9th Edition, 2012.

(2) Source: ITE Trip Generation Handbook, 2nd Edition.

- Passerby Percentage: 34%

Passerby Trip Ends: In: 9 x 0.34 = 3
Out: 10 x 0.34 = 3

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

roadways – passerby capture. Therefore, the new PM peak hour trip ends attracted to the proposed land use would be 13 trip ends for a net increase of 12 PM peak hour trip ends over the existing land use, as shown in Table 4.

ANALYSIS PERIOD

The analysis period will be limited to the PM peak hour.

PROJECT TRAFFIC DISTRIBUTION

The following distribution is based on existing development within the vicinity of the project:

- 25% to and from the north (via US 41)
- 25% to and from the south (via US 41)
- 25% to and from the east (via 53rd Avenue West)
- 25% to and from the west (via 53rd Avenue West)

The resulting distribution is shown in Table 5.

TABLE 5

ESTIMATED PM PEAK HOUR PROJECT TRAFFIC DISTRIBUTION

	North (25%)		South (25%)		East (25%)		West (25%)		Total	
Scenario	In	Out	In	Out	In	Out	In	Out	In	Out
Proposed	2	2	2	2	1	2	1	1	6	7
Existing	0	0	1	0	0	0	0	0	1	0

GENERALIZED LINK ANALYSIS

A generalized link analysis was conducted for the adjacent roadways, which include the following:

- US 41 from 63rd Avenue West to Cortez Road
- 53rd Avenue West from 26th Street West to 301 Boulevard

Table 6 shows a comparison of the available capacity based on the land use associated with the existing and proposed zoning. Based on this data, there is sufficient capacity to accommodate the increase in traffic due to the proposed rezoning of the property.

TABLE 6

LINK ANALYSIS

Roadway	From	To	Lanes	Peak Hour Capacity (1)	Peak Hour Volume (1)	Existing Zoning		Proposed Zoning	
						Proposed Traffic	Available Capacity	Proposed Traffic	Available Capacity
US 41	63rd Avenue W.	53rd Avenue W.	6 LD	4,680	4,612	1	67	4	64
	53rd Avenue W.	Cortez Rd.	6 LD	4,680	4,557	0	123	4	118
53rd Avenue W.	26th Street W.	US 41	4 U	2,802	2,557	0	245	2	243
	US 41	301 Boulevard	4U	3,220	2,937	0	283	3	281

(1) Source: Manatee County Concurrency Transportation Link Sheet.

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, May 8, 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:

PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST / DTS # 20130472
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development\Commercial) on the southeast corner of S.R. 70 and 30th Street East, Bradenton to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY (DTS #20130504)
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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH / DTS #20130432
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1_ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, from A/WP-E/ST (General Agriculture/Watershed Protection – Evers Reservoir/Special Treatment) zoning district to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection – Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDI-14-01(Z)(P) – 2550 TR, LLC / SRQ Technical Park, Phase 2 (DTS #20140017)
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Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC (DTS # 20130500)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 0.47 ± acres (part of a 1.165 ± acre parcel) south of 53rd Avenue West, and approximately 285 feet west of the intersection of 53rd Avenue West and US 41, Bradenton from the RSMH-6 (Residential Single-Family Manufactured Home District, 6 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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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
04/25/2014

Copy of newspaper advertising

Sarasota Herald – Tribune

MANATEE PUBLIC NOTICES

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

Date of pub: April 25, 2014

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

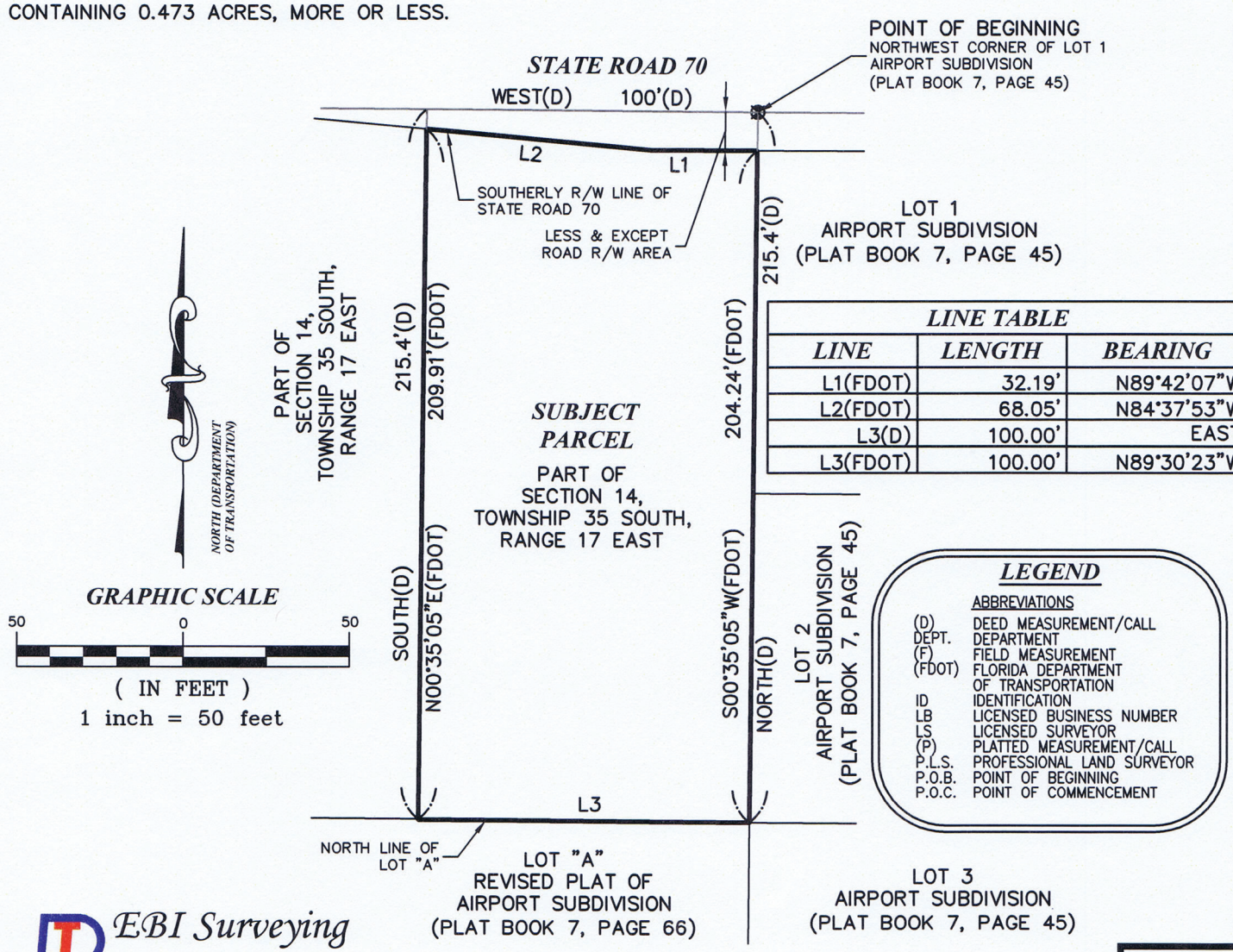
Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

LEGAL DESCRIPTION:

BEGIN AT THE NW CORNER OF LOT 1, AIRPORT SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 45, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN THENCE WEST ALONG A GRADED ROAD 100 FEET; RUN THENCE SOUTH 215.4 FEET; RUN THENCE EAST 100 FEET; RUN THENCE NORTH 215.4 FEET TO A GRADED ROAD AND THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS TAKEN FOR ROAD RIGHT-OF-WAY AS DESCRIBED IN DEED BOOK 360, PAGE 393, DEED BOOK 360, PAGE 395, DEED BOOK 376, PAGE 345; O.R. BOOK 554, PAGE 664, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

CONTAINING 0.473 ACRES, MORE OR LESS.



LINE TABLE		
LINE	LENGTH	BEARING
L1(FDOT)	32.19'	N89°42'07"W
L2(FDOT)	68.05'	N84°37'53"W
L3(D)	100.00'	EAST
L3(FDOT)	100.00'	N89°30'23"W

LEGEND

ABBREVIATIONS

(D)	DEED MEASUREMENT/CALL
DEPT.	DEPARTMENT
(F)	FIELD MEASUREMENT
(FDOT)	FLORIDA DEPARTMENT OF TRANSPORTATION
ID	IDENTIFICATION
LB	LICENSED BUSINESS NUMBER
LS	LICENSED SURVEYOR
(P)	PLATTED MEASUREMENT/CALL
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652

SKETCH REPORT:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET NO. 1 OF 1

DATE: 12/03/2013
DRAWN: DLS
CHECKED: JRC
REVISION:
FILE: WA03SODX.dwg
SCALE: 1" = 50'

PROJECT NUMBER:
WAWA0003

SKETCH OF DESCRIPTION
PART OF
SECTION 14
TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

JEFFREY L. KOHLER
License Number: LS-6201
Date Signed: 12/04/2013

Z-13-02 – Buikema Mobile Home Ventures, LLC (DTS # 20130500)

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P.C.: 05/08/2014 **B.O.C.C.: 06/05/2014**

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, I move to recommend ADOPTION Manatee County Zoning Ordinance No. Z-13-02, as recommended by staff.

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PROJECT SUMMARY	
CASE#	**Z-13-02 (DTS #20130500 & B #00000265)**
PROJECT NAME	**Buikema Mobile Home Ventures, LLC**
APPLICANT(S):	**Buikema Mobile Home Ventures, LLC**
PROPOSED ZONING:	**GC (General Commercial)**
EXISTING ZONING:	**RSMH-6 (Residential Single-Family Manufactured Home, six dwelling units per acre)**
CASE MANAGER:	**Rossina Leider**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

The request is for a rezone of approximately 0.47 acres (20,603 square feet) from RSMH-6 (Residential Single-Family Manufactured Home, 6 dwelling units per acre) to GC (General Commercial). The site is located south of 53rd Avenue West, approximately 285 feet west of the intersection of US 41 and 53rd Avenue West, and is part of a ± 1.165 acre parcel (Parcel ID 5883300005), which is currently developed with a mobile home park (Aloha Estates).

The entire overall parcel is within the R/O/R (Retail/Office/Residential) FLUC. However, the eastern portion of the parcel with frontage along the US 41 (0.692 acres) is zoned GC (General Commercial), since the western portion with frontage along the 53rd Avenue West (0.473 acres subject to rezone) is zoned residentially (RSMH-6).

The existing RSMH-6 zoning district is intended to provide for manufactured home subdivisions and parks in a suburban residential environment, and to accommodate residential support uses. The proposed GC zoning district is intended to provide a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs.

The R/O/R FLUC list retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving in the range of potential uses, with a maximum Floor Area Ratio (FAR) of 0.35 and 1.0 inside the CRA's (special approval is required for projects exceeding 0.25 FAR except for mini-warehouse). Also, R/O/R FLUC exempts commercial projects from commercial locational criteria requirements.

The GC zoning district is consistent with the R/O/R FLUC designation, the existing GC zoning east of the site, and development trends and timing within the area. In addition, the site is in the Urban Core, and part of the South County Community Redevelopment Area (CRA), and the Transportation Concurrency Exception Area (TCEA), which allows for transportation impact

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mitigation thru alternative methods.

The site will have direct access to 53rd Avenue W classified as an Arterial roadway.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**Not assigned**
GENERAL LOCATION:	**South of 53rd Avenue West, east and west of Sunset lane, ± 285 feet west of the intersection of 53rd Avenue West and US 41**
ACREAGE:	**0.47 ± acres**
EXISTING USE(S): **(*) There are no mobile home owners residing on the site, and the majority of existing structures are non-occupied.**	**Mobile Home Park (part of Aloha Estates Mobile Home Park) (*)**
FUTURE LAND USE CATEGORY:	**R/O/R (Retail/Office/Residential)**
INTENSITY:	**Max F.A.R. permitted:** - **.25/.35 with special approval in GC Zoning** - **.35 for mini-warehouse without special approval in GC Zoning** - **1.0 for project inside the CRA's (including hotel) in R/O/R FLUC with special approval**
OVERLAY DISTRICT(S):	**None**

SURROUNDING USES & ZONING	
NORTH	**Across 53rd Avenue West, vacant property zoned RSMH-6 (Residential Single-Family Manufactured Home, six dwelling units per acre)**
SOUTH	**Aloha Estates Mobile Home Park zoned RSMH-6 (Residential Single-Family Manufactured Home, six dwelling units per acre)**
EAST	**Buikema Mobile Home Park zoned GC (General Commercial)**
WEST	**Single-family residence zoned RSF-2 (Residential Single-Family, two dwelling units per acre)**

SITE DESIGN DETAILS		
LOT SIZE(S):	**20,603 ± sq. ft. Exceeds minimum lot size (7,500 sq. ft.) and lot width (75 feet) required for GC zoning.**	
SETBACKS: (min. required in GC zoning)	**Front** **Side** **Rear**	**25'** **10'/20' (adjacent to residential district)** **15'/20' (adjacent to residential district)**
OPEN SPACE:	**15% required in GC zoning. No site plan submitted at this time.**	
ACCESS: **(*) Future location of access point along 53rd Avenue West will be determined by Manatee County Public Works Department**	**Four access points: (*)** • **One driveway connecting to the south (Aloha Estates Mobile Home Park)** • **Three internal driveways connecting to the east (Aloha Estates Mobile Home Park)**	
FLOOD ZONE(S):	**X – Panel 120153 0329C. Per D-FIRMs effective 3/17/2014 the area subject to rezone is entirely within Zone X.**	
AREA OF KNOWN FLOODING:	**No**	
UTILITY CONNECTIONS:	**Water and sewer available**	

ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**No plans submitted; unable to determine at this time**
Proposed Impact Acreage:	**No plans submitted; unable to determine at this time**

NEARBY DEVELOPMENT

NON-RESIDENTIAL				
PROJECT	**SQ. FT.**	**FAR**	**FLUC**	**YEAR APPROVED**
Race-Trac (w canopy 16,517 sq. ft.)	**4,997**	**0.20**	**R/O/R**	**2008**
Dunkin Donuts	**1,908**	**0.13**	**R/O/R**	**2012**
First Auto Sales (7.23-acre site)	**2,460**	**0.008**	**R/O/R**	**2013**
Woodland Plaza	**6,783**	**0.19**	**R/O/R**	**2013**

POSITIVE ASPECTS

- The site will have access to an arterial roadway (53rd Avenue West).
- Logical expansion of the adjacent GC zoning district.
- The surrounding area to the east consists mostly of commercial and service uses recently subject to redevelopment.

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NEGATIVE ASPECTS

- Residents to the west and south may be impacted by potential adverse impacts (e.g., noise, and lighting)
- Future development activities may be restricted by some constraints (size and configuration of the site, right-of-way dedication, stormwater management, etc.)

MITIGATING MEASURES

- All requirements of GC zoning district and LDC provisions regarding buffering, access, parking, stormwater management, etc. will be assessed with future site plan.

STAFF RECOMMENDED STIPULATIONS

Not applicable. This is a "straight rezone" from RSMH-6 to GC. All requirements of the R/O/R FLUC and GC zoning district will be reviewed with all future site plan approvals. These requirements include the range of permitted uses and size of project (FAR), setbacks, buffers, parking, adverse impact standards, etc.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED
(Note: Stipulations cannot be attached to a straight rezone)

None

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
SECTION 504.5 - REZONE CRITERIA

1. **Compatibility with Neighbors. Is the requested change compatible with the existing development pattern and the zoning of nearby properties?**
To the north, west, and south the site is surrounded by residential and office uses within the RSF-2 (Residential Single-Family, 2 dwelling units per acre), PR-M (Professional - Medium), and RSMH-6 (Residential Single-Family Manufactured Home – 6 dwelling units per acre) zoning districts. To the east, there is residential use (mobile home park) zoned GC (General Commercial). Further to the northeast and southeast, along US 41, there are commercial and service uses zoned GC.

The proposed zoning (GC) is compatible with the existing development pattern and zoning of nearby properties along the US 41 corridor and a logical expansion of adjacent commercial zoning district.

2. **Changes from Original Conditions. 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?**
Since 1981, the portion of the overall site fronting US 41 has had commercial zoning (C-1 General Commercial in 1981, and GC – General Commercial in 1990), and the rest of the property (portion subject to rezone) residential zoning (R-4B Mobile Home Residential District in 1981, and RSMH-6 in 1990). Adjacent parcels to the south are zoned GC with a FLUC of R/O/R. Development pattern in this segment of the US 41 is characterized by commercial and service uses. The proposed amendment to GC zoning is consistent with the development trend in the area.

3. **Comprehensive Plan. Does the current zoning or the proposed zoning better conform to the current Comprehensive Plan?**
RSMH-6 and GC zoning districts are appropriate for the R/O/R FLUC. However, the

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proposed zoning better conforms with the Comprehensive Plan since adjacent properties to the south along to 53rd Avenue West are zoned GC, and allows the implementation of redevelopment programs in an area subject to revitalization (CRA).

The GC zoning district allows a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs (i.e. retail sales, eating establishments, bank, professional office, gas pumps, convenience stores, etc.). The R/O/R FLUC permits retail, wholesale, or office commercial uses that function in the marketplace as neighborhood, community, or region-serving.

4. <u>Conflicts with Public Improvements</u>. Will the proposed change conflict with existing or planned public improvements?

No, it does not appear that this rezone will conflict with existing or planned public improvements.

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 Impact Statement dated February 14, 2014 and the subsequent analysis for Buikema Mobile Home Ventures, the Manatee County Public Works Department, Transportation Planning Division recommends approval of the Traffic Impact Statement. The applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings. At the time of Final Site Plan a complete Traffic Analysis for this project will be required.

(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?

GC zoning is intended to provide for various retail uses and services on freestanding parcels or shopping centers serving the general needs of the community. This is a commercial development and non population impacts exist. Any CLOS requirements will be reviewed with future submittals when a specific use is proposed.

(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?

There is a 20" diameter waterline located along the middle of 53rd Avenue West in the existing Right-Of-Way. Gravity sewer is available along the west side of 53rd Avenue West in the existing Right-Of-Way. No insufficient public facilities issues have been raised by staff during review process; however, a public facility analysis will be performed by staff when the applicant submits a Final Site Plan specifying the intensity of the use proposed.

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 GC zoning district allows a minimum lot size of 7,500 square feet, a minimum lot width of 75 feet, and a maximum building size of 50,000 square feet. The range of uses permitted in the GC zoning district include retail sales, eating establishment, bank, hotel, and office.

The maximum Floor Area Ratio (FAR) in the GC zoning district is 0.25 (without Special Approval) allowing a maximum of 5,151 ± square foot building, except for a mini-warehouse use which allows a maximum 0.35 FAR (7,211 ± square foot building).

Compliance with the standards of the GC 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 redevelopment of the community. The surrounding area to the east has commercial zoning designation.

9. <u>Expanding</u> Districts. 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 east and will reflect the development commercial pattern of the surrounding area along US 41.

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 along US 41 has been subject to redevelopment recently (i.e. Dunkin Donuts, Ford Dealership, Race Tract, First Auto Sales, and future Woodland Plaza)

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?

Any environmental impacts 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

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the mobile home owners, within the meaning of, and pursuant to, Section 723.083, Florida Statutes.

The site is entirely owned by Buikema Mobile Home Ventures, LLC, and the mobile homes on site are "rental units" not owned by the occupants of the structures. None of the residents renting mobile home on the property subject to be rezone as part of this application fall within the definition of "mobile home owners" as defined in Section 723.003, Florida Statutes. There are no requirements for mitigation of the loss of rental mobile home units.

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 GC zoning district and all other requirements of the LDC will be reviewed and verified with future site plan approvals for this site.)

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing.

The timing of this rezone is appropriate given development trends in the area. The surrounding area along US 41 is characterized by a mix of commercial uses zoned GC.

Policy 2.2.1.17.2 Range of Potential Uses.

Uses permitted in the R/O/R Future Land Use Category include retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region serving.

Uses permitted in the GC zoning district are consistent with the R/O/R Future Land Use Category.

Policy 2.2.1.17.3 Range of Potential Density/Intensity.

The maximum Floor Area Ratio in the R/O/R FLUC is 0.35 (0.25 without Special Approval). The maximum building area for neighborhood, community, or region-serving uses is large – 300,000 square feet. Special Approval is required for building area that exceeds 50,000 square feet.

The site has potential for a 5,151 ± square foot building (without Special Approval) and 7,211 ± square foot building for a mini-warehouse use.

Policy 2.6.1.1 Compatibility.

The range of land uses permitted in GC zoning will be compatible with surrounding land uses and zoning along to the adjacent area to east (US 41 Corridor) as previously detailed in this staff report. The GC zoning district also establishes lot sizes, setbacks, open space requirements, and Floor Area Ratio that will be comparable with surrounding development and zoning districts, thereby assuring compatibility.

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TRANSPORTATION

Major Transportation Facilities

The site is adjacent to 53rd Avenue West, an existing four-lane arterial roadway and is designated as a four-lane arterial roadway in the adopted Future Traffic Circulation Maps.

Transportation Concurrency

The Applicant is only seeking Rezoning approval at this time, and, thus, cannot obtain transportation concurrency until the Final Site Plan (FSP) review stage(s) of this project. At that time, the Applicant will be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project (see Certificate of Level of Service Compliance table below). However, the applicant did provide a Traffic Impact Statement (TIS) for the rezone. The TIS indicated that 53rd Avenue West will have sufficient capacity to accommodate the proposed project traffic.

Access

The site will have access onto 53rd Avenue West. Please note that all vehicle and pedestrian access points must meet the minimum LDC standards. At the time of the traffic impact analysis, all access points will be re-evaluated to determine if any further site-related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Y____ N__x___
TRAFFIC STUDY REQ'D: Y_____ N__x___

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
53rd Avenue West	**1800**	**D**	**D**

In summary,

A Traffic Impact Analysis (TIA) shall be completed at the Final Site Plan (FSP) review stage(s) of this project. The results of the TIA may identify off-site concurrency improvements or site-related improvements that may be required.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of PSP. Potable water and waste water will be reviewed at the time of FSP/Construction Drawings.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Zoning Disclosure Affidavit
3. Transportation Analysis
5. Copy of Newspaper Advertising

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APPLICABLE COMP PLAN POLICIES		
Policy:	2.1.2.4	Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.
Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.17	**R/O/R:** Establish the Retail/Office/Residential future land use category as follows:
Policy:	2.2.1.17.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving

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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 9 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require

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special approval.

c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.

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

e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.

g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:

I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.

II. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/ Residential designation except as provided below:

III. Legally established light industrial uses existing

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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: 2.10.4.2 Prohibit the consideration of any development order establishing the potential for commercial development, where the proposed project site is inconsistent with commercial locational criteria. Consistency shall be determined through the application of the commercial location review process described in the operative provisions contained in this Element. Permitted exceptions to these requirements are limited to:

- existing commercial uses that are legally permitted, and that are in place at time of comprehensive plan adoption. However, where such uses are nonconforming to other development regulations, nothing in this policy shall render those uses conforming to the subject regulations.
- redevelopment of an existing commercial use which does not meet the commercial locational criteria, subject to the finding by the Board of County Commissioners that the proposed project is consistent with the general welfare of Manatee County residents.
- locations designated as Retail/Office/ Residential (ROR) or Low Intensity Office (OL), Medium Intensity Office (OM) or Mixed Use (MU) or within the MU-C Mixed Use Community and its Sub Areas which are inconsistent with commercial locational criteria [see 2.2.1.16.4(b) and 2.2.1.17.4(e)].
- recreational vehicle parks. However, compliance with Policy 2.10.5.2 shall be required.
- establishments providing nursing services as described in Chapter 464, F.S.
- sale of agricultural produce at roadside stands.
- small commercial uses associated with a permanent roadside agricultural stand. Maximum commercial square footage shall be 3,500 square feet of the project. Development must be located on functionally classified rural arterial or rural collector roadway. Planned

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development approval required.

- agricultural service establishments (e.g. farm equipment sales and service).
- low intensity commercial recreational facilities (e.g., driving range).
- rural recreational facilities located in the Ag/R future land use category meeting adverse impact standards as established within the Manatee County Land Development Code. All such uses must receive Special Approval.
- appropriate water-dependent, water -related, and water-enhanced commercial uses, as described under Objective 4.2.1.
- commercial uses located within Port Manatee.
- Professional office uses not exceeding 3,000 square feet in gross floor area within the Res-6, Res-9, RES-12, and Res-16 future land use categories may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions provided such office is located on a roadway classified as a minor or principal arterial on the roadway functional classification map, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.2.1.12.4, 2.2.1.13.4, 2.2.1.15.4).
- commercial uses located within the rural community of Myakka City which is designated as those lands on Sheet 29 f the Future Land Use Map shown as Res-3 or Res-1 on May 11, 1989, provided that they are located along State Road 70 within 1,500 feet from its intersection with Wauchula Road, and located within 1,000 feet along Wauchula Road from its intersection with State Road 70. Further, properties developed commercially, or having commercial zoning in place at the time of adoption of this Comprehensive Plan if they have frontage on State Road 70 and are within three-quarters mile of the State Road 70 and Wauchula Road intersection are also exceptions. Furthermore, all commercial uses allowable under this provision will be exempt from the one-half mile spacing requirement denoted in Policy 2.10.4.3(4).
- Small commercial (professional) office uses which operate as an accessory use to a residential religious development. Such accessory office uses which do not serve the general public but which serve the residential religious development may locate in residential future

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land use categories (RES-1, RES-3, UE-3, RES-6, RES-9, RES-12 and RES-16)

- and may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions (see also 2.2.1.9, 2.2.1.10, 2.2.1.11, 2.2.1.12.4, 2.2.1.13.4, 2.2.1.14.4 and 2.2.1.15.2).
- Neotraditional developments that have commercial and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.
- DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics (see Neo-Traditional Development definition for development characteristics), have commercial uses located internal to neighborhoods and whose main neighborhood access is located on a road designated as a collector or higher.
- commercial uses located within the Parrish area for properties fronting US 301, from Moccasin Wallow Road to the realigned Ft. Hamer Road. These commercial uses are limited to a building footprint of 5,000 square feet except at nodes.

No exception to commercial locational criteria provided for under this policy shall be used as a precedent for establishing other commercial development inconsistent with this Comprehensive Plan.

Nothing in this policy shall require the issuance of a development order solely on the basis of compliance with commercial locational criteria. Compliance with other commercial development standards contained in Policy 2.10.4.3 below, and with all other goals, objectives, and policies of this Comprehensive Plan is also required for issuance of a development order approving commercial uses. In particular, compliance with the policies of Objectives 2.6.1 and 2.6.2 is mandatory for approval of any commercial use within a residential designation.

Policy: 2.10.4.3

Require that all proposed commercial uses meet, in addition to commercial locational criteria, the following commercial development standards:

1) any proposed commercial site must be sized and configured to provide for adequate setbacks, and buffers from any adjacent existing or future residential uses.

2) any proposed commercial site must be configured and sized to allow for orientation of structures, site access

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1112 Manatee Avenue West

points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use.

3) no proposed commercial site shall represent an intrusion into any residential area. As used in this standard, "intrusion" means located between two residential uses or sites which are not separated by the right-of-way of any roadway functionally classified as collector or higher, unless the proposed commercial use meets the definition of "infill commercial development," demonstrated through evaluation of existing land use patterns in this vicinity of the proposed use, and pursuant to guidelines contained in commercial locational criteria found in the operative provisions of this Element. Permitted exceptions listed in Policy 2.10.4.2 shall not be required to meet this development standard. No such intrusion shall be found in neotraditional developments approved as such by the County, as a mixture of uses is encouraged within those projects. No such intrusion shall be found in DRI and Large Project developments where commercial uses are internal to neighborhoods, approved as such by the County, as a mixture of uses are encouraged within those neighborhoods.

4) Commercial nodes meeting the requirements specified in the operative provisions of this Element shall, additionally, be spaced at least one-half mile apart, as measured between the centers of two nodes. However, where two commercial nodes have been established by the development of commercial uses prior to plan adoption, and are spaced less than the minimum required one-half mile, then a waiver of this commercial development standard may be considered. Preferentially, in instances where previous development has not established a pattern of land uses inconsistent with commercial locational criteria or development standards, nodes shall be spaced no less than one mile apart. Neotraditional projects shall be exempt from this requirement. DRI and Large Project developments that have mixed uses with a residential component that receive approval to locate commercial uses internal to neighborhoods shall be exempt from this requirement.

May 8, 2014 - Planning Commission Meeting
Agenda Item #5

Subject
PDI-14-01(Z)(P) – 2550 TR, LLC - SRQ Technical Park, Phase 2 - DTS 20140017 - 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, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDI-14-01 (Z)(P); and APPROVAL of the Preliminary Site Plan with Stipulations A.1, B.1, C.1 – C.2, and D.1 – D.7; ADOPT Findings for Specific Approval for: 1) an alternative to Land Development Code Section 714.8.7 relating to replacement tree calipers; 2) an alternative to Land Development Code Section 715.3.2.c.1 relating to reduced roadway buffers widths and screening; and 3) an alternative to Land Development Code Section 715.3.1.g relating to a reduced vehicle use area buffer; as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion
• Benderson has filed a rezone and a Preliminary Site Plan application for industrial warehouse development on approximately 26.97 + acres to rezone the property from LM (Light Manufacturing) and PDC (Planned Development Commercial) to PDI (Planned Development Industrial) located at the southeast corner of U.S. 301 and Tallevast Road to develop allow an additional 79,158 square feet light industrial/warehouse space in

addition to the previously approved 279,314 square feet currently approved in Phase I.
• As stated above, a previous approval of 279,314 square feet of warehouse and light industrial uses was approved in 2013 for the southernmost acreage of the property. A total of 248,459 square feet of the space has been built. The remaining space will be combined with the new request for a total of 110,022 square feet of warehouse and light industrial uses.
• The site is designated IL (Industrial, Light) on the Future Land Use Map.;
• The site is in an "X" Flood Zone.
• Water and Sanitary Sewer will be provided; and
• Specific Approvals has been requested for the following:
– LDC Section 714.8.7 to allow smaller replacement tree calipers;
– LDC Section 715.3.2.c.1 to allow reduced roadway buffer widths and screening; and
– LDC Section 715.3.1.g. to allow a reduced vehicle use area buffer; and
• 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 4/16/2014.

Reviewing Attorney
Schenk

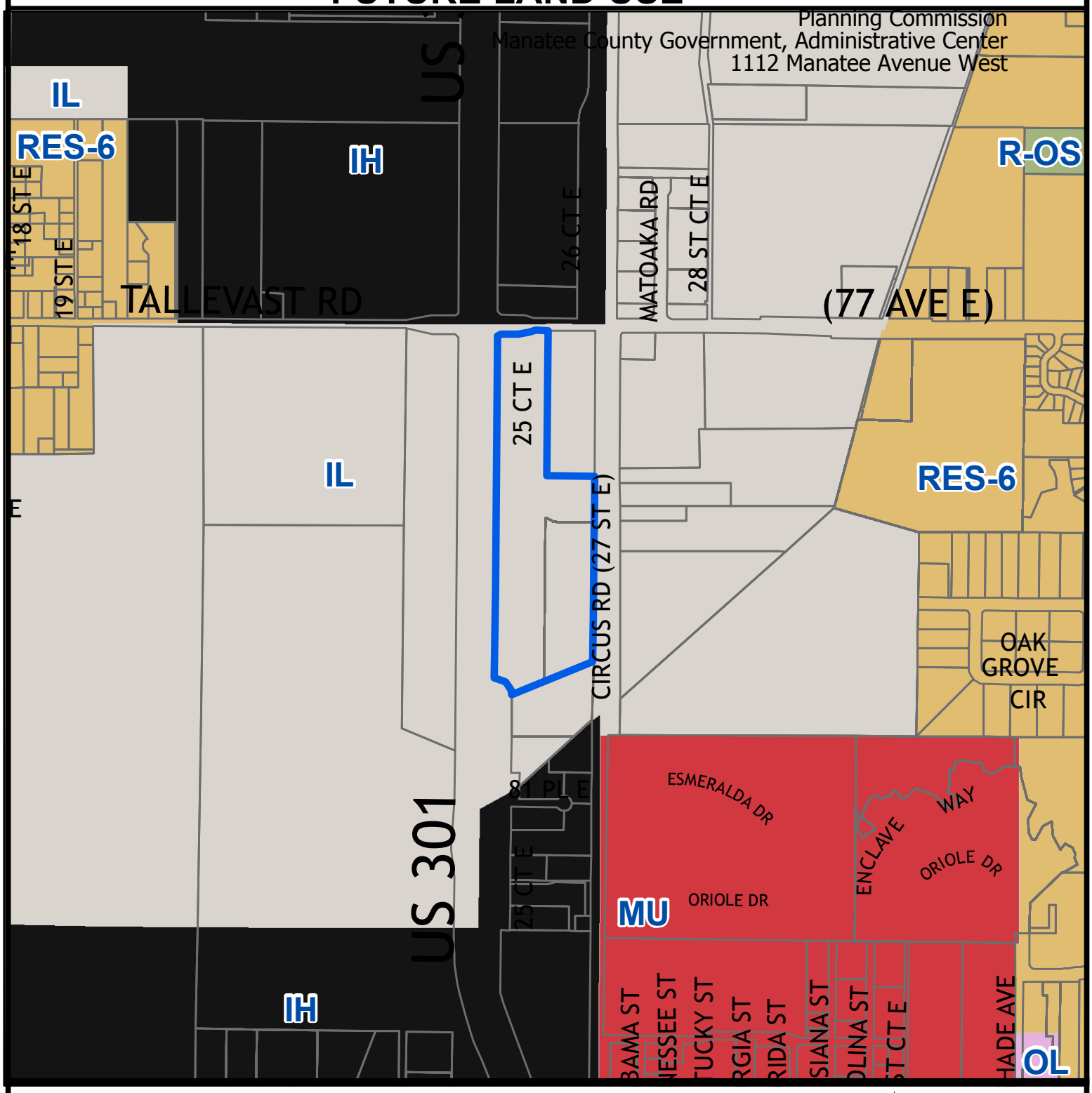
Instructions to Board Records
n/a

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 - PDI-14-01-SRQtechPark - PH2 - 140508 PC.pdf
Attachment: Specific Approval Request - PDI-14-01-SRQtechPark - PH2 - 140508 PC.pdf
Attachment: Zoning Disclosure Affidavit - PDI-14-01-SRQtechPark - PH2 - 140508 PC.pdf
Attachment: Traffic Impact Analysis - PDI-14-01(Z)(P) - 2550 TR, LLC - SRQ TECH PARK, PH2 - dts20140017 - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - PDI-14-01(Z)(P) - 2550 TR, LLC - SRQ Tech Park, Phase 2 - 5-8-14 PC.pdf
Attachment: Site Plan - PDI-14-01-SRQtechPark - PH2 - 140508 PC.pdf
Attachment: Staff Report - PDI-14-01(Z)(P) - 2550 TR, LLC - SRQ TECH PARK - DTS20140017 - 140508 PC.pdf

FUTURE LAND USE



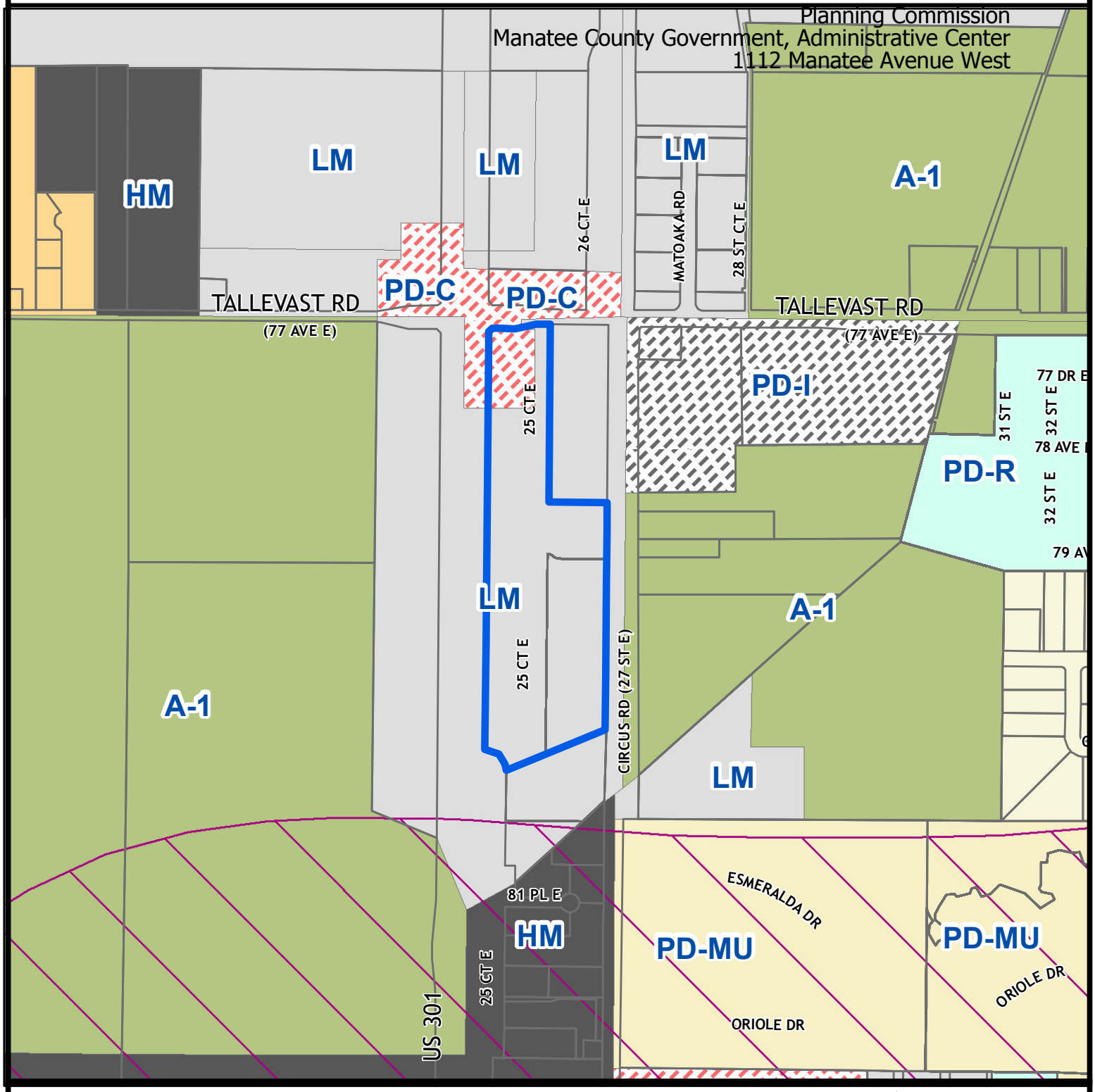
Parcel ID #(s) 2005500459, 2005500509

Manatee County
Staff Report Map

Map Prepared 3/4/2014
1 inch = 885 feet

Project Name:	SRQ Tech Park, Phase 2
Project #:	PDI-14-01 (Z)(P)
DTS#:	20140017
Proposed Use:	Industrial
S/T/R:	Sec 31 Twn 35 Rng 18
Acreage:	26.97
Existing Zoning:	PD-C, LM
Existing FLU:	IL
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	GAP CREEK,WHITAKER BAYOU
Commissioner:	Robin DiSabatino

ZONING



Parcel ID #(s) 2005500459, 2005500509

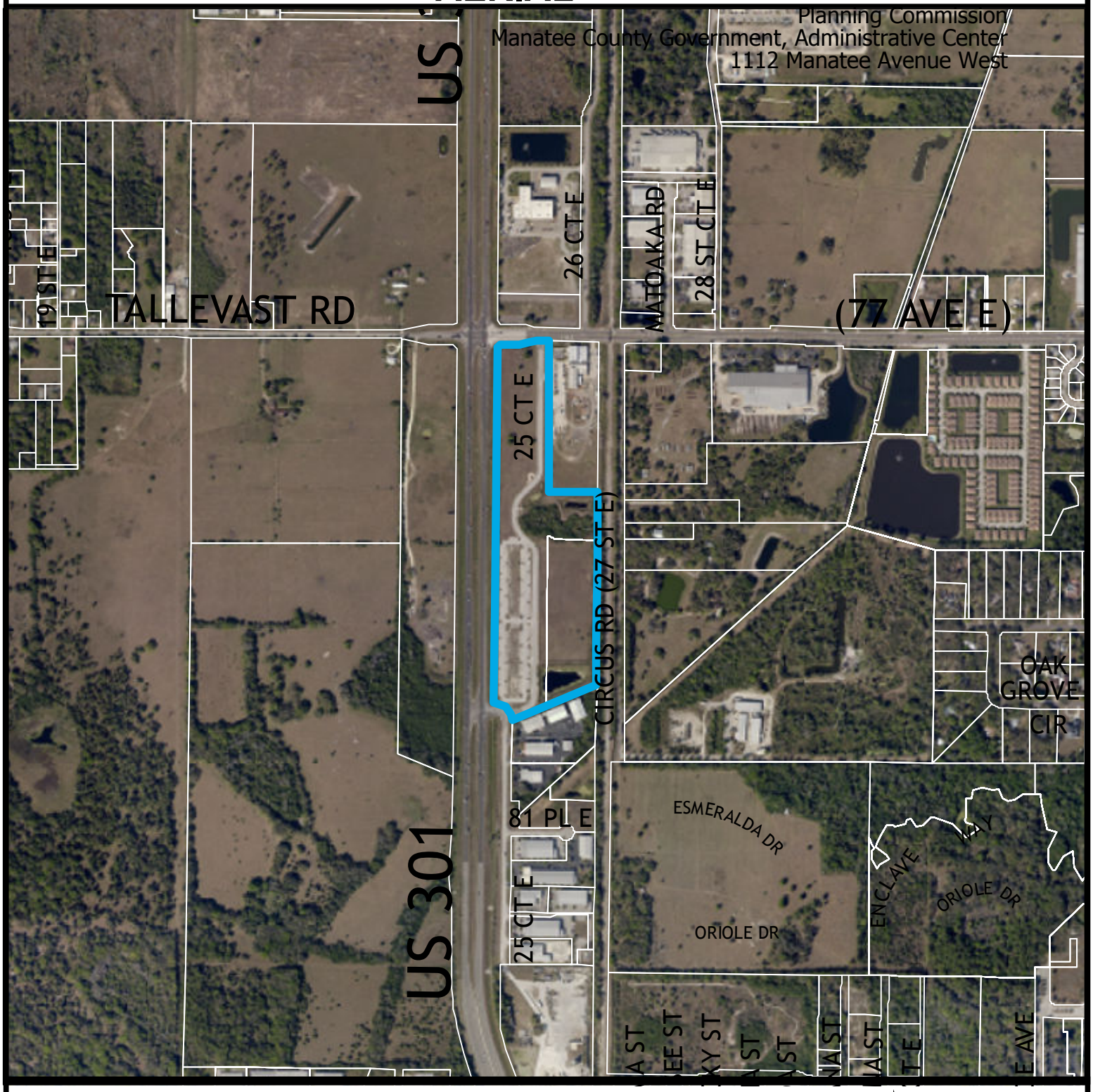
Manatee County
Staff Report Map

Map Prepared 3/4/2014
1 inch = 727 feet

Project Name:	SRQ Tech Park, Phase 2
Project #:	PDI-14-01 (Z)(P)
DTS#:	20140017
Proposed Use:	Industrial
S/T/R:	Sec 31 Twn 35 Rng 18
Acreage:	26.97
Existing Zoning:	PD-C, LM
Existing FLU:	IL
Overlays:	NONE
Special Areas:	NONE

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

AERIAL



Parcel ID #(s) 2005500459, 2005500509

Manatee County
Staff Report Map

Map Prepared 3/4/2014
1 inch = 853 feet

Project Name:	SRQ Tech Park, Phase 2
Project #:	PDI-14-01 (Z)(P)
DTS#:	20140017
Proposed Use:	Industrial
S/T/R:	Sec 31 Twn 35 Rng 18
Acreage:	26.97
Existing Zoning:	PD-C, LM
Existing FLU:	IL
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	GAP CREEK,WHITAKER BAYOU
Commissioner:	Robin DiSabatino

4260 West Linebaugh Ave.
Tampa, Florida 33624
813-265-3130 phone
813-265-6610 fax
www.wraconsultants.com

To: **Board of County Commissioners**
1112 Manatee Avenue West Fourth Floor
Bradenton, FL 34205
From: **Clint R. Cuffle, P.E., Senior Project Engineer**
Date: **March 12, 2014**

Subject: **Specific Approval Request**

DTS 20140017, PDI-14-01(Z)(P)

Project **SRQ Tech Park Phase 2 - B00000281**

On behalf of our client, 2550 TR, LLC, a specific approval is requested for the following:

1. **LDC Sections 714.8.7 which requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree removed.**

   As the irregular shape of the site limits the amount of trees to be planted, the request is to allow replacement tree calipers to be three or four inches(3"/4"/4") as opposed to 3"/5"/7". The smaller trees typically establish and grow at a faster rate thus providing more tree canopy at an earlier stage. It is understood that this shall also be consistent with the upcoming amendment to the LDC, Section 714 (Tree Protection).

Thank you for considering the specific approval request.

Sincerely,

Clint Cuffle, P.E.
Senior Project Engineer

8043 Cooper Creek Blvd, Suite 210.
University Park, FL 34201
813-265-3130 phone
813-265-6610 fax
www.wraengineering.com

To: **Board of County Commissioners**
1112 Manatee Avenue West Fourth Floor
Bradenton, FL 34205
From: **Clint R. Cuffle, P.E., Senior Project Engineer**
Date: **April 14, 2014**
Subject: **Specific Approval Request**
DTS 20140017, PDI-14-01(Z)(P)
Project **SRQ Tech Park Phase 2 - B00000281**

On behalf of our client, 2550 TR, LLC, a specific approval is requested for the following:

1. **LDC Sections 715.3.2 which requires roadway and perimeter buffers in accordance with Fig. 715B for roadway buffers and Fig. 715C for perimeter buffers.**

   The proposed project site where the specific approval is required is narrow and in close proximity to existing built out public roadways (US-301 & Tallevast) that have extremely large buffers off the edge of pavement in its current condition. These large buffers within the public ROW already provide the necessary buffering between the public roadway and the project site and we feel it is not prudent to add additional buffer area to the site for the proposed parking or driveways.

   Furthermore, 4' dock high industrial warehouse space as proposed is extremely space sensitive and the depth of the building along with the required truck court depth is essential in producing a leasable and sustainable product within the County as is being realized on the buildings just recently built to the north in Phase 1. We request that the buffers be reduced along the West (US-301) to 8', North (Tallevast) to 4', and the East (rear/Siemens) to 4' but still maintain the required level of landscaping at or above the code minimum as summarized further below.

   For the Western and Northern buffers, the proposed plan will exceed the minimum planting requirements. The West buffer along US 301 is required to have 37 trees and 386 shrubs. The proposed landscape plan provides 37 trees, 15 palms, and 486 shrubs. This is a 40% (trees) and 25% (shrubs) enhancement over the minimum requirements. The North buffer along Tallevast Road is required to have 7 trees and 104 shrubs. The proposed landscape plan provides 7 trees and 208 shrubs. This is a 100% (shrubs) enhancement over the minimum requirements.

We kindly ask that you consider this request in order to achieve another successful project that will attract more jobs and businesses to the County

Thank you for considering the specific approval request.

Sincerely,

Clint Cuffle, P.E.
Senior Project Engineer

8043 Cooper Creek Blvd, Suite 210.
University Park, FL 34201
813-265-3130 phone
813-265-6610 fax
www.wraengineering.com

To: **Board of County Commissioners**
1112 Manatee Avenue West Fourth Floor
Bradenton, FL 34205
From: **Clint R. Cuffle, P.E., Senior Project Engineer**
Date: **March 12, 2014**
Subject: **Specific Approval Request**
DTS 20140017, PDI-14-01(Z)(P)
Project **SRQ Tech Park Phase 2 - B00000281**

On behalf of our client, 2550 TR, LLC, a specific approval is requested for the following:

1. **LDC Sections 715.3.1.g which requires a minimum of 8' separation between property lines and vehicle use areas.**

   The proposed project site where the specific approval is required is narrow and in close proximity to existing built out public roadways (US-301 & Tallevast) that have extremely large buffers off the edge of pavement in its current condition. We request that this requirement be waived in conjunction with the reduced buffer request to allow the parking and drive aisle facilities to fall within the required 8' separation. The intent of the requirement we feel is still being realized by providing the same required landscape screening as shown on the landscape plans. This specific approval of this requirement will have no affect on the public safety and welfare of the County.

   Furthermore, 4' dock high industrial warehouse space as proposed is extremely space sensitive and the depth of the building along with the required truck court depth is essential in producing a leasable and sustainable product within the County as is being realized on the buildings just recently built to the north in Phase 1. We request that the buffers be reduced along the West (US-301) to 5', North (Tallevast) to 2', and the East (rear/Siemens) to 2'. We kindly ask that you consider this request in order to achieve another successful project that will attract more jobs and businesses to the County

Thank you for considering the specific approval request.

Sincerely,

Clint Cuffle, P.E.
Senior Project Engineer

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: SRQ Tech Park Phase 2

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 ( )	
2250 TR, LLC (Mr. David Baldauf)	2250 TR, LLC
7978 Cooper Creek Blvd., University Park, Florida 34201	100% Owner

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): Clint Euffle

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 31st day of January 2014 by Clint Euffle who is personally known to me or who has produced _____ as identification.
(type of identification)

[signature]
Notary Signature

Rita H. Garrison
Print or type name of Notary

My Commission Expires: 11/16/2017

Commission No: FF 054519

Title or Rank

Notary Public State of Florida
Rita H Garrison
My Commission FF 054519
Expires 11/16/2017

Revised 2/8/10
B-4

Traffic Impact Analysis
For Submittal to Manatee County

SRQ Technical Park – Phase 2
Manatee County, FL

Prepared for:
Benderson Development Company, LLC
University Park, Florida

Prepared By:
Kimley-Horn and Associates, Inc.
655 N. Franklin St., Suite 150
Tampa, FL 33602
TEL: 813-620-1460

February 2014
KHA Project Number: 048649041

Kimley-Horn
and Associates, Inc.

Traffic Impact Analysis
For Submittal to Manatee County

SRQ Technical Park – Phase 2

Manatee County, Florida

Prepared for:

Benderson Development Company, LLC
University Park, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
Tampa, Florida

©Kimley-Horn and Associates, Inc.
February 2014
048649041

Christopher C. Hatton, P.E. Date
655 N. Franklin St., Suite 150
Tampa, Florida 33602
PE Number: 0048905

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INTRODUCTION

The purpose of this report is to document a transportation concurrency analysis for the proposed SRQ Technical Park Phase 2 development in accordance with the transportation study methodology, as agreed upon with Manatee County staff. This report identifies the estimated traffic impacts of the proposed light industrial development site. In addition, this report summarizes the procedures and findings of this analysis and presents recommendations for transportation concurrency approval.

The existing SRQ Technical Park site is located on the south side of Tallevast Road, east of U.S. Highway 301 in Manatee County, Florida. The development consists of two (2) phases, with a maximum of 351,538 square feet of light industrial uses at build out of the site. The concurrency approval for the first phase (Phase 1) consists of 281,538 square feet of which 233,407 square feet is currently constructed. The second phase (Phase 2) is proposed to include up to 70,000 square feet of additional light industrial/warehouse land uses for a total of 351,538 square feet of light industrial/warehouse land uses at build out. Access to the SRQ Technical Park is provided through two driveways. Connections to the adjacent roadway network are proposed at U.S. Highway 301 via 25th Court East and at Tallevast Road via 25th Court East. Figure 1 illustrates the location of the project site, including the adjacent public roadway network.

FIGURE 1: Project Location Map

Prior to undertaking this analysis, the transportation methodology was discussed with Manatee County staff on January 9, 2014, including follow-up discussions, and a formal study methodology was prepared and submitted to Manatee County staff. The methodology is summarized in a letter contained in Appendix A of this report. In general, the following procedural steps were undertaken:

- Traffic volumes generated by the proposed development were estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation*, 9th Edition;
- Project traffic was distributed and assigned to the public roadway network based upon the distribution used in the Phase 1 traffic study, which reflected the results of a select zone analysis using the Sarasota-Manatee-Charlotte (SMC) travel demand modeling program, existing travel patterns in the area, and existing and proposed attractive land uses near the project site;
- The study area network was defined based upon all roadway segments for which the cumulative project traffic (Phase 1 and 2) consumed 5.0 percent or greater of the available roadway capacity, per the "Study Area of Impact" section of the Manatee County Public Works Department (Transportation Planning Division) publication *Traffic Impact Analysis Requirements and Procedures*;
- Existing p.m. peak-hour traffic volumes in the study area were collected and adjusted to reflect peak-season volumes using the Florida Department of Transportation's (FDOT) peak season conversion factor (PSCF), and were used as part of future background volumes;
- Work Programs of Manatee County and the FDOT were reviewed to identify scheduled road improvements in the area;
- Traffic from other approved developments in the vicinity of the site and Phase 1 of the project were estimated and considered in the development of background volumes; and

- Intersection and roadway segment LOS analyses within the study area for existing and future scenarios were completed using the *Synchro* software package and the FDOT *2012 Quality/Level of Service Handbook*.

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by Phase 2 of SRQ Technical Park. These trips were distributed and assigned throughout the study roadway network.

Existing and Proposed Land Uses

The existing SRQ Technical Park site is located on the south side of Tallevast Road, east of U.S. Highway 301 in Manatee County, Florida. The development consists of two (2) phases, with a maximum of 351,538 square feet of light industrial uses at build out of the site. The concurrency approval for the first phase (Phase 1) consists of 281,538 square feet of which 233,407 square feet is currently constructed. The second phase (Phase 2) is proposed to include up to 70,000 square feet of additional light industrial/warehouse land uses for a total of 351,538 square feet of light industrial/warehouse land uses at build out.

Trip Generation

The trip generation potential of the proposed development for the p.m. peak hour was estimated using information contained in the ITE *Trip Generation Manual*, 9th Edition, for land use code (LUC) 110, General Light Industrial. For this analysis, the trip generation for the proposed Phase 2 of SRQ Technical Park was determined by the net difference in trip generation for the approved Phase 1 scenario and the total Phase 1 and Phase 2 scenario (approved plus proposed). The estimated gross trips expected to be generated by Phase 2 of the proposed development are 100 two-way, trip-ends (12 entering/88 exiting) in the p.m. peak hour of adjacent roadways. The p.m. peak-hour trip generation potential for this development is identified in Table 1 and documented in Appendix B.

Based upon the nature of the general light industrial land use, as documented in the ITE *Trip Generation Handbook* (June 2004), no internal capture trips or pass-by capture trips were considered for this site.

The results of these calculations, which are identified in Table 1 and documented in Appendix B, indicate that the proposed Phase 2 development is expected to generate 100, net, new, two-way trip-ends (12 entering/88 exiting) in the p.m. peak hour. The net, new project trips were used as a basis for project distribution onto the public roadway system.

TABLE 1: P.M. Peak-Hour Project Trip Generation

APPROVED LAND USES P.M. PEAK-HOUR PROJECT TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
Existing Approvals																			
General Light Industrial	9	110	281.538	ksf	12%	88%	29	216	245	0.0%	0	29	216	245	0.0%	0	29	216	245
						Total:	29	216	245			29	216	245			29	216	245

APPROVED PLUS PROPOSED LAND USE P.M. PEAK-HOUR PROJECT TRIP GENERATION

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
Proposed																			
General Light Industrial	9	110	351.538	ksf	12%	88%	41	304	345	0.0%	0	41	304	345	0.0%	0	41	304	345
						Total:	41	304	345			41	304	345	0.0%		41	304	345

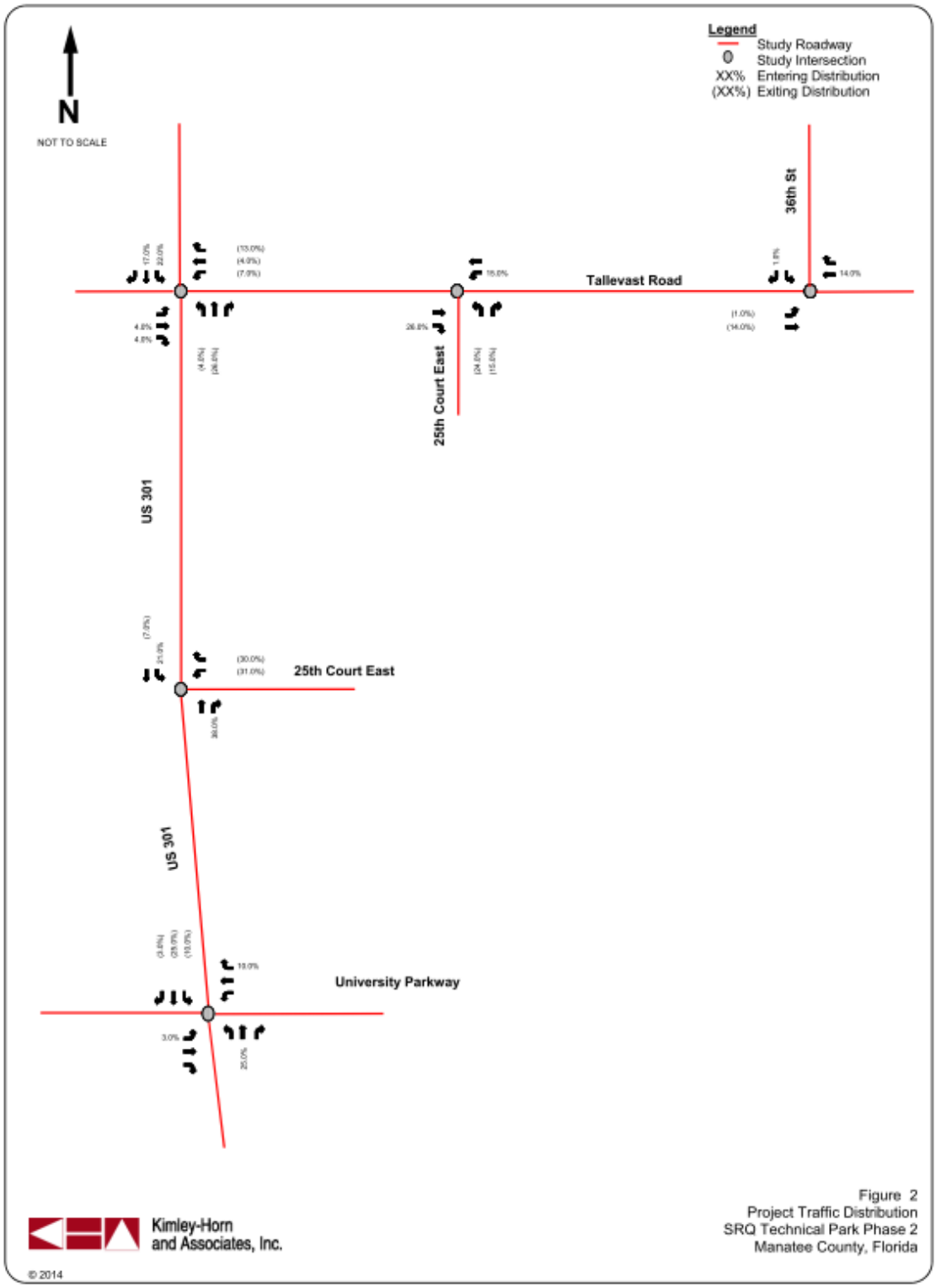
Net (Total - Approved)	12	88	100

Trip Distribution and Assignment

New traffic expected to be generated by Phase 2 of the development was distributed and assigned to the adjacent roadway network based upon the results of a select zone analysis using the SMC travel demand modeling program, existing travel patterns in the area, and existing and proposed attractive-type land uses near the project site. The travel patterns were determined through current traffic counts at adjacent intersections obtained by Kimley-Horn and Associates, Inc. (KHA) and described in later sections of this report. The distribution of project traffic, in terms of percentage of trips, is shown in Figure 2 and documented in Appendix B. This distribution was obtained from a previous traffic impact study completed for Phase 1 of the project by RAYSOR Transportation Consulting.

As indicated in Figure 2, approximately 15 percent of project trips are expected to travel to/from areas east of the project site on Tallevast Road towards Prospect Road and approximately 8 percent of project trips are expected to travel to/from areas west of the project site on Tallevast Road towards 15th Street East. In addition, approximately 39 percent of the project trips are expected to travel to/from areas north of the project site on US 301 towards Whitfield Avenue. The remaining 38 percent of the project trips are expected to travel to/from areas south of the project site on US 301 towards University Parkway.

FIGURE 2: Project Trip Distribution



SCHEDULED IMPROVEMENTS

A review of the Work Programs for Manatee County and FDOT District 1 revealed that no improvements are currently planned and funded for construction within three (3) years in the immediate vicinity of the project site.

Existing lane geometry and traffic controls were used in the analysis of existing conditions for all impacted intersections and roadways. For future conditions, existing lane geometry and traffic controls were used in the analysis. However, certain intersections required improvements in compliance with House Bill 7202. These improvements are discussed in later sections of the report.

STUDY AREA DETERMINATION

The study area consisted of all roadway segments that are defined as significantly impacted roadways, with the cumulative project traffic (Phase 1 and 2) representing 5% or greater of the available roadway capacity, per the "Study Area of Impact" section of the Manatee County Public Works Department (Transportation Planning Division) publication *Traffic Impact Analysis Requirements and Procedures*. At a minimum, the study area included the first directly accessed roadway segments on the public roadway system. The results of the analysis are documented in Appendix C and included the following study roadway segments:

- Tallevast Road
  - U.S. Highway 301 to 25th Court East/Project Site (first directly accessed segment);
  - 25th Court East/Project Site to 36th Street East/Prospect Road (first directly accessed segment);
- U.S. Highway 301
  - Tallevast Road to 25th Court East/Project Site (first directly accessed segment);
  - 25th Court East/Project Site to University Parkway (first directly accessed segment);

In addition to the above study roadway segments, three (3) existing, off-site intersections, and two (2) existing site access driveways were included in the study area. These study intersections are as follows:

- U.S. Highway 301 & Tallevast Road [Existing off-site];
- U.S. Highway 301 & University Parkway [Existing off-site];
- Tallevast Road & 36th Street East/Prospect Road [Existing off-site];

- U.S. Highway 301 & 25th Court East/Project Site [Existing site access]; and
- Tallevast Road & 25th Court East/Project Site [Existing site access].

Three (3) of the five (5) study intersections are currently signalized intersections (U.S. Highway 301 & Tallevast Road, U.S. Highway 301 & University Parkway, and Tallevast Road & 36th Street East/Prospect Road). The two (2) site access study area intersections are unsignalized intersections with stop-sign control on the minor street approach.

It should be noted that the adopted LOS performance standard for the above study roadway segments and intersections is LOS D. This performance standard was compared to the existing and future operating conditions shown in later sections of this report to determine transportation concurrency impacts for this development.

EXISTING TRAFFIC CONDITIONS

In accordance with Manatee County concurrency regulations, existing traffic conditions were evaluated within the study network. The procedures used in this analysis are discussed below.

Vehicle turning movement volume counts were obtained by KHA at the existing study area intersections during the p.m. peak period (4:00 p.m. to 6:00 p.m.) to quantify existing p.m. peak-hour conditions. These counts were conducted on January 14, 2014. The raw counts are provided in Appendix D.

The vehicle counts at the study intersections were adjusted to reflect peak-season conditions. This modification was performed using the most recent (i.e., 2012) FDOT peak season conversion factors for Manatee County. These factors are provided in Appendix D and the existing peak-season traffic volumes are provided in Appendix E. The existing project traffic is also shown in Figure 7 in Appendix F.

Using the existing peak-season traffic volumes identified in Appendix E, an intersection analysis was conducted for the five (5) existing study intersections. The intersection analysis was performed using *Synchro* version 8.0 software for signalized and unsignalized intersections. As part of this analysis, existing lane geometry and traffic controls were used in the evaluation of the study intersections.

The results of this analysis are summarized in Table 2 and indicate that all of the study intersections, with the exception of US 301 & University Parkway, are currently operating at an overall acceptable LOS during the p.m. peak hour. The intersection of US 301 & Tallevast Road has several movements operating at LOS 'F'. The intersection of US 301 & University Parkway, which has an overall LOS of "E," has a failing eastbound approach, westbound approach,

northbound approach and southbound approach. Summary worksheets of the intersection analysis are provided in Appendix F.

TABLE 2: 2014 Existing P.M. Peak-Hour Intersection Conditions

Intersection	LOS Standard	Intersection LOS
US 301 & Tallevast Road	D	D
US 301 & Project Site/25th Court East	D	E*
US 301 & University Parkway	D	E
Tallevast Road & Project Site/25th Court East	D	B*
Tallevast Road & Prospect Road/36th Street East	D	B

* HCM 2010 methodology does not provide overall intersection LOS for unsignalized intersections; therefore, the LOS reported is the worst-case minor street approach.

In addition to the intersection analysis, a roadway analysis was conducted for the study roadway segments of US 301 and Tallevast Road. For the analysis of these roadway segments, intersection traffic volumes and service volumes found in the *FDOT 2012 Quality/Level of Service Handbook* were used. The use of the service volumes found in the *FDOT 2012 Quality/Level of Service Handbook* provides a conservative (worst-case) estimate of operating conditions along the study roadway segments. As part of this analysis, existing lane geometry was considered along the study roadway segments.

The results of this roadway analysis are summarized in Table 3 and indicate that all study roadway segments currently operate at an acceptable LOS in both directions during the p.m. peak hour. The worksheets documenting the roadway analysis are provided in Appendix F.

TABLE 3: 2014 Existing P.M. Peak-Hour Roadway Conditions

Roadway	Direction	LOS Standard	Roadway LOS
US 301:			
University Parkway to Project Site (25th Court E)	NB	D	C
	SB	D	C
US 301:			
Project Site (25th Court E) to Tallevast Road	NB	D	C
	SB	D	C
Tallevast Road:			
US 301 to Project Site (25th Court E)	EB	D	C
	WB	D	C
Tallevast Road:			
Project Site (25th Court E) to Prospect Road (36th Street E)	EB	D	C
	WB	D	C

FUTURE TRAFFIC VOLUMES

Future traffic volumes consist of two components: project traffic and background (non-project and unbuilt Phase 1 SRQ Technical Park traffic) traffic estimates. Phase 2 project traffic volumes have been identified previously in this report. Background traffic volumes, including the procedures used to develop these estimates, are provided below.

Future background traffic is defined as expected non-project traffic plus unbuilt Phase 1 SRQ Technical Park traffic on the roadway network in the future year at buildout of the proposed project. For the purposes of this analysis, 2015 was considered the buildout year of Phase 2 and, thus, 2015 conditions were evaluated as the "future" year scenario. The following procedures were undertaken to develop future 2015 p.m. peak-hour background volume estimates. These estimates considered volumes from other approved developments in the area plus unbuilt Phase 1 SRQ Technical Park traffic.

Traffic volumes associated with approved developments in the area were considered in the development of background traffic estimates. Based upon information provided by Manatee County staff, traffic associated with several approved developments in the area was incorporated into the analysis. Documentation of these approved developments is attached in Appendix A as part of the transportation study methodology. These trips were assigned to the roadway network using the same distribution as existing traffic.

Unbuilt Phase 1 SRQ Technical Park project trips (281,538 square feet approved – 233,407 square feet constructed = 48,131 square feet unbuilt), developed using the 9th Edition of the ITE *Trip Generation Manual*, and were also considered in the development of background traffic estimates. These net, new external trips (8 entering/61 exiting) were assigned to the roadway

network using the same distribution as the project traffic distribution previously approved as part of Phase 1.

The traffic volumes from approved developments and unbuilt Phase 1 SRQ Technical Park were added to the existing, peak-season traffic volumes to produce 2015 p.m. peak-hour background traffic volume estimates. The background traffic volumes are documented in Appendix E, including the approved development traffic calculations. The Phase 2 project traffic volumes, as previously shown, were then added to these background traffic volumes to determine total traffic volumes. The total traffic volumes are documented in Appendix E. Future background traffic is shown in Figure 5 in Appendix G and total traffic is shown in Figure 6 in Appendix G.

FUTURE BACKGROUND TRAFFIC CONDITIONS

Future background traffic conditions (without Phase 2 project traffic) were evaluated for the 2015 buildout year of the development during the p.m. peak hour. For this analysis, future background traffic estimates and existing lane geometry and traffic controls were considered. A determination of the impact of the Phase 2 project traffic on the roadway network was made, including LOS conditions for the intersections and roadway segments within the study area.

Using the future background traffic volumes shown in Appendix E, an intersection analysis was conducted at the five (5) study intersections, which included the project driveway study intersections along US 301 and Tallevast Road. The analysis procedures used in this evaluation were similar to those used to evaluate existing traffic conditions.

As previously mentioned, each of the project driveway locations was evaluated with stop-sign control conditions on the minor street approaches.

The results of this analysis are summarized in Table 4 and indicate that two (2) of the five (5) study intersections are expected to operate at an acceptable LOS with no failing individual approaches or movements during the future background 2015 p.m. peak hour (without project traffic) conditions. At US 301 & Tallevast Road, the intersection is anticipated to have a failing level of service in the background condition for the eastbound through, westbound left, westbound through, northbound left, northbound through, and southbound left movements. At US 301 & Project Driveway/25th Court East, the westbound left is expected to have a failing level of service in the future background condition. At US 301 & University Parkway, the intersection is anticipated to have a failing level of service in the background condition, for the northbound through and southbound left movements.

Per House Bill 7207 (HB 7207), the following geometric improvements were assumed in the future background scenario which allow the transportation network to operate at an acceptable LOS prior to Phase 2 of SRQ Technical Park being developed:

- Additional northbound through, southbound left, and eastbound right lanes at the intersection of US 301 & Tallevast; and
- Additional northbound through, eastbound left, and southbound left lanes at the intersection of US 301 & University Parkway.

Worksheets documenting the intersection analysis for the future background and future background with HB 7207 improvements are provided in Appendix G and Appendix H, respectively.

TABLE 4: 2015 Future Background P.M. Peak-Hour Intersection Conditions

Intersection	Stop Control	LOS Standard	2015 Background Traffic Conditions					2015 Background Traffic Conditions, with HB 7207 Improvements				
			Overall LOS	Approach LOS				Overall LOS	Approach LOS			
				EB	WB	NB	SB		EB	WB	NB	SB
US 301 & Tallevast Road	Signalized	D	F	F [1]	F [1]	F [1]	E [1]	D	E	E	D [1]	D
US 301 & Project Driveway/25th Court East	TWSC	D	-- [2]	--	F	Free	Free	-- [2]	--	F	Free	Free
US 301 & University Parkway	Signalized	D	F	F	E	E [1]	F [1]	D	E	D	D	D
Tallevast Road & Project Site/25th Court East	Signalized	D	B	A	B	--	C	B	A	B		C
Tallevast Road & Prospect Road/36th Street East	TWSC	D	-- [2]	Free	Free	C	--	-- [2]	Free	Free	C	--

[1] Individual movement has a failing LOS and/or V/C ratio greater than 1.0

[2] For unsignalized intersection, the HCM does not calculate an overall intersection LOS.

Note:

TWSC = Two Way Stop Control

At the intersection of US 301 & Tallevast Road, in the future background with HB 7207 improvements condition, the northbound left movement still has a LOS of F. However, there are only 70 vehicles that use the movement, thus constructing an additional turn lane does not appear to be warranted at this time.

In addition to the intersection analysis, a roadway analysis was undertaken on the previously identified study roadway segments. The analysis procedures for this evaluation were similar to those used to evaluate existing traffic conditions.

The results of the future background roadway analysis are summarized in Table 5 and indicate that the study roadway segments are expected to operate at an acceptable LOS for future background traffic conditions (without Phase 2 project traffic) during the future 2015 p.m. peak hour. No roadway improvements, per HB 7207, are required.

TABLE 5: 2015 Future Background P.M. Peak-Hour Roadway Conditions

Roadway	Direction	LOS Standard	Roadway LOS
US 301:			
University Parkway to Project Site (25th Court E)	NB	D	C
	SB	D	C
US 301:			
Project Site (25th Court E) to Tallevast Road	NB	D	D
	SB	D	C
Tallevast Road:			
US 301 to Project Site (25th Court E)	EB	D	C
	WB	D	C
Tallevast Road:			
Project Site (25th Court E) to Prospect Road (36th Street E)	EB	D	C
	WB	D	C

FUTURE TRAFFIC CONDITIONS

Future traffic conditions were evaluated for the 2015 Phase 2 build out year of the development during the p.m. peak hour. For this analysis, total traffic estimates (background plus Phase 2 project) and existing lane geometry and traffic controls were considered; including the HB 7207 improvements determined from the 2015 Background Traffic Conditions analysis. A determination of the impact of the Phase 2 project traffic on the roadway network was made, including LOS conditions for the intersections and roadway segments within the study area.

Using the total traffic volumes shown in Appendix E, an intersection analysis was conducted at the five (5) study intersections, which included the project driveway study intersections along US 301 and Tallevast Road. The analysis procedures used in this evaluation were similar to those used to evaluate existing and background traffic conditions.

As previously mentioned, each of the project driveway locations was evaluated with stop-sign control conditions on the minor street approaches.

The results of this analysis are summarized in Table 6 and indicate that the five (5) study intersections, assuming the HB 7207 geometric improvements as discussed in the previous section, are expected to operate at an acceptable LOS with Phase 2 project traffic during the future 2015 p.m. peak hour. However, the US 301 & Project Driveway/25th Court E intersection is expected to operate below an acceptable LOS for the side-street westbound left-turn movement. It is recommended to monitor this intersection for future traffic signalization, if warranted and approved by the Florida Department of Transportation. Worksheets documenting the intersection analysis are provided in Appendix I.

TABLE 6: 2015 Future Total P.M. Peak-Hour Intersection Conditions

Intersection	LOS Standard	Intersection LOS
US 301 & Tallevast Road	D	D
US 301 & Project Driveway/25th Court East	D	F*
US 301 & University Parkway	D	D
Tallevast Road & Project Driveway/25th Court East	D	C*
Tallevast Road & Prospect Road/36th Street East	D	B

*HCM 2010 methodology does not calculate an intersection LOS for unsignalized intersections; therefore, the LOS reported is the worst-case minor street approach.

In addition to the intersection analysis, a roadway analysis was undertaken on the previously identified study roadway segments. The analysis procedures for this evaluation were similar to those used to evaluate existing and background traffic conditions.

The results of the roadway analysis are summarized in Table 7 and indicate that the study roadway segments are expected to operate at an acceptable LOS with Phase 2 project traffic during the future 2015 p.m. peak hour and with no roadway improvements required due to the HB 7207 improvements.

TABLE 7: 2015 Future Total P.M. Peak-Hour Roadway Conditions

Roadway	Direction	LOS Standard	Roadway LOS
US 301: University Parkway to Project Site (25th Court E)	NB	D	C
	SB	D	C
US 301: Project Site (25th Court E) to Tallevast Road	NB	D	D
	SB	D	C
Tallevast Road: US 301 to Project Site (25th Court E)	EB	D	C
	WB	D	C
Tallevast Road: Project Site (25th Court E) to Prospect Road (36th Street E)	EB	D	C
	WB	D	C

CONCLUSION

Based upon the results of the analyses conducted for future total 2015 p.m. peak-hour conditions, the existing roadway network, with the assumed HB 7207 geometric improvements, is expected to be adequate to accommodate project traffic generated by Phase 2 of the SRQ Technical Park and background traffic. It is also recommended to monitor the US 301 & Project Driveway/25th Court E intersection for signalization, if warranted and approved by the Florida Department of Transportation.

In view of the above findings, transportation concurrency approval of Phase 2 of SRQ Technical Park is recommended.

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Bradenton Herald

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County will conduct a Public Hearing on Thursday, May 8, 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:

PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST / DTS # 20130472
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development\Commercial) on the southeast corner of S.R. 70 and 30th Street East, Bradenton to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY (DTS #20130504)
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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH / DTS #20130432
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1_ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, from A/WP-E/ST (General Agriculture/Watershed Protection – Evers Reservoir/Special Treatment) zoning district to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection – Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDI-14-01(Z)(P) – 2550 TR, LLC / SRQ Technical Park, Phase 2 (DTS #20140017)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 26.97 + acres located at the southeast corner of U.S. 301 and Tallevast Road, Bradenton, from LM (Light Manufacturing) and PDC (Planned Development Commercial) to the PDI (Planned Development Industrial) zoning district; approve a Preliminary Site Plan for 79,158 square feet of light industrial/warehouse space in addition to the previously approved 279,281 square feet currently under construction and approved with Phase I of SRQ Technical Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC (DTS # 20130500)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 0.47 ± acres (part of a 1.165 ± acre parcel) south of 53rd Avenue West, and approximately 285 feet west of the intersection of 53rd Avenue West and US 41, Bradenton from the RSMH-6 (Residential Single-Family Manufactured Home District, 6 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-36(Z)(P) – C-1 BANK (FKA COMMUNITY BANK & COMPANY) / LORRAINE ESTATES (DTS #20130363)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-05(Z)(P) – JOHN T. FOX AND EMILIE H. GORSUCH/FOX / (DTS #20140048)
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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
04/25/2014

Copy of newspaper advertising

Sarasota Herald – Tribune

MANATEE PUBLIC NOTICES

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

Date of pub: April 25, 2014

REZONE TO PLANNED DEVELOPMENT
INDUSTRIAL / PRELIMINARY SITE PLAN

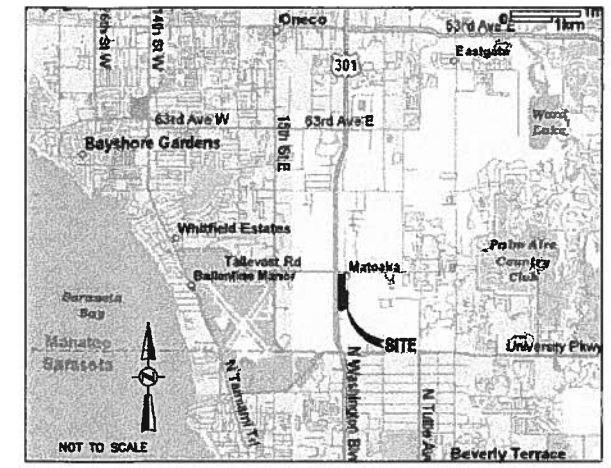
FOR

SRQ TECH PARK PHASE 2

LOCATED IN

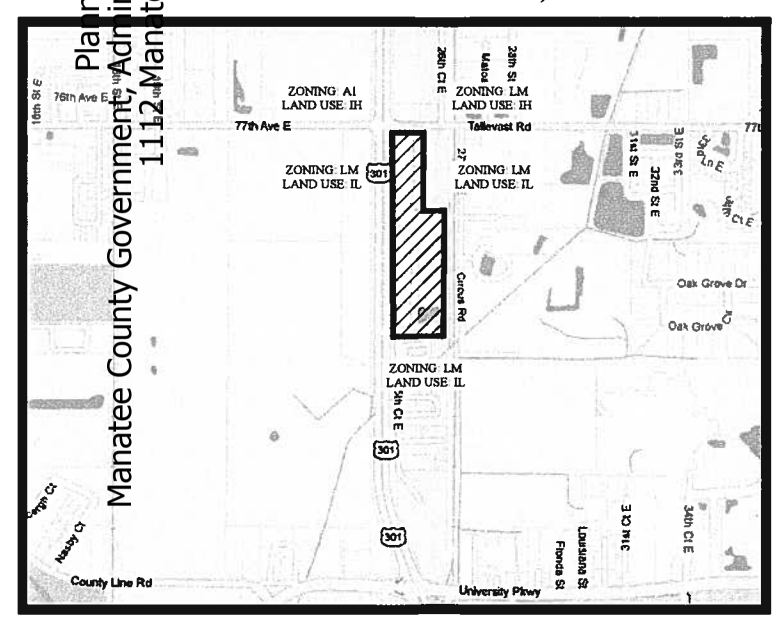
SECTION 31, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DATE: JANUARY 31, 2014
DATE: REVISED MARCH 12, 2014
DATE: REVISED APRIL 11, 2014



LOCATION MAP

PREPARED FOR:
2550 TR, LLC
7978 COOPER CREEK BLVD.
UNIVERSITY PARK, FL 34201



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PROPOSED SITE DESIGN	C-05
LANDSCAPE PLAN AND DETAILS	LA 1-4

GENERAL NOTES:

1. PARCEL ID: 2005500409
2. CURRENT ZONING: LM AND PDC
3. PROPOSED ZONING: PDI
4. CURRENT LANDUSE: INDUSTRIAL LIGHT
5. FUTURE LANDUSE: INDUSTRIAL LIGHT
6. FLOODZONE: ZONE "X" PER PANEL 120153 0334 C, REVISED 7/15/92 AND ZONE "C" PER PANEL 120153 0343 B, REVISED 3/15/84.
7. THERE ARE WETLANDS ON-SITE JURISDICTIONAL TO THE FDEP OR SWFWMD.
8. THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
9. OPEN SPACE REQUIRED: 5.38 AC (20% MIN.)
10. ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED PURSUANT TO SECTION 722 OF LDC.
11. MAX BUILDING HEIGHT PROPOSED IS 35'. ARCHITECTURAL FEATURES SUCH AS TOWERS, COPULAS, FACADES, SPIRES MAY EXTEND TO 40'.
12. ALL SIGNAGE & LIGHTING WILL MEET THE REQUIREMENTS OF THE LDC.
13. THE PROPERTY AND COMMON IMPROVEMENTS WILL BE OWNED, CONTROLLED & MAINTAINED BY THE PROPERTY OWNERS.
14. MINIMUM BUILDING SETBACKS WILL MEET LDC FOR COMMERCIAL ZONING DISTRICTS. SETBACKS ARE SUBJECT TO, AND CONFORMANCE WITH LDC SECTIONS 603.11.4.3 AND 702.6.8.
15. THERE ARE NO DESIGNATED PUBLIC USE AREAS ON THIS SITE.
16. TREE GROUPINGS HAVE BEEN SHOWN ON THE EXISTING CONDITIONS AND THE LANDSCAPE / TREE PRESERVATION PLANS.
17. RECLAIMED WATER IS AVAILABLE FOR THE PROJECT AND WILL BE USED FOR THE IRRIGATION SOURCE.
18. ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
19. SOLID WASTE DISPOSAL WILL BE IN ACCORDANCE WITH LDC SECTION 728. DUMPSTER LOCATIONS ARE SHOWN ON PRELIMINARY SITE PLAN.
20. THE SITE WILL BE SERVED BY A POTABLE WATER & SANITARY SEWER SYSTEM THAT PROVIDES THE REQUIRED FLOWS & PRESSURES. THE SYSTEM WILL BE PRIVATELY MAINTAINED.
21. APPROXIMATE CONSTRUCTION SCHEDULE IS:
    START: JUNE 2014
    END: DECEMBER 2014
22. THERE ARE NO EXISTING DWELLING UNITS ON THE PROJECT SITE.

PREPARED BY:

Engineering ~ Planning ~ Environmental Science
8043 Cooper Creek Blvd., Suite 210
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraconsultants.com CA 00007652

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT SIGNATURE BLOCK

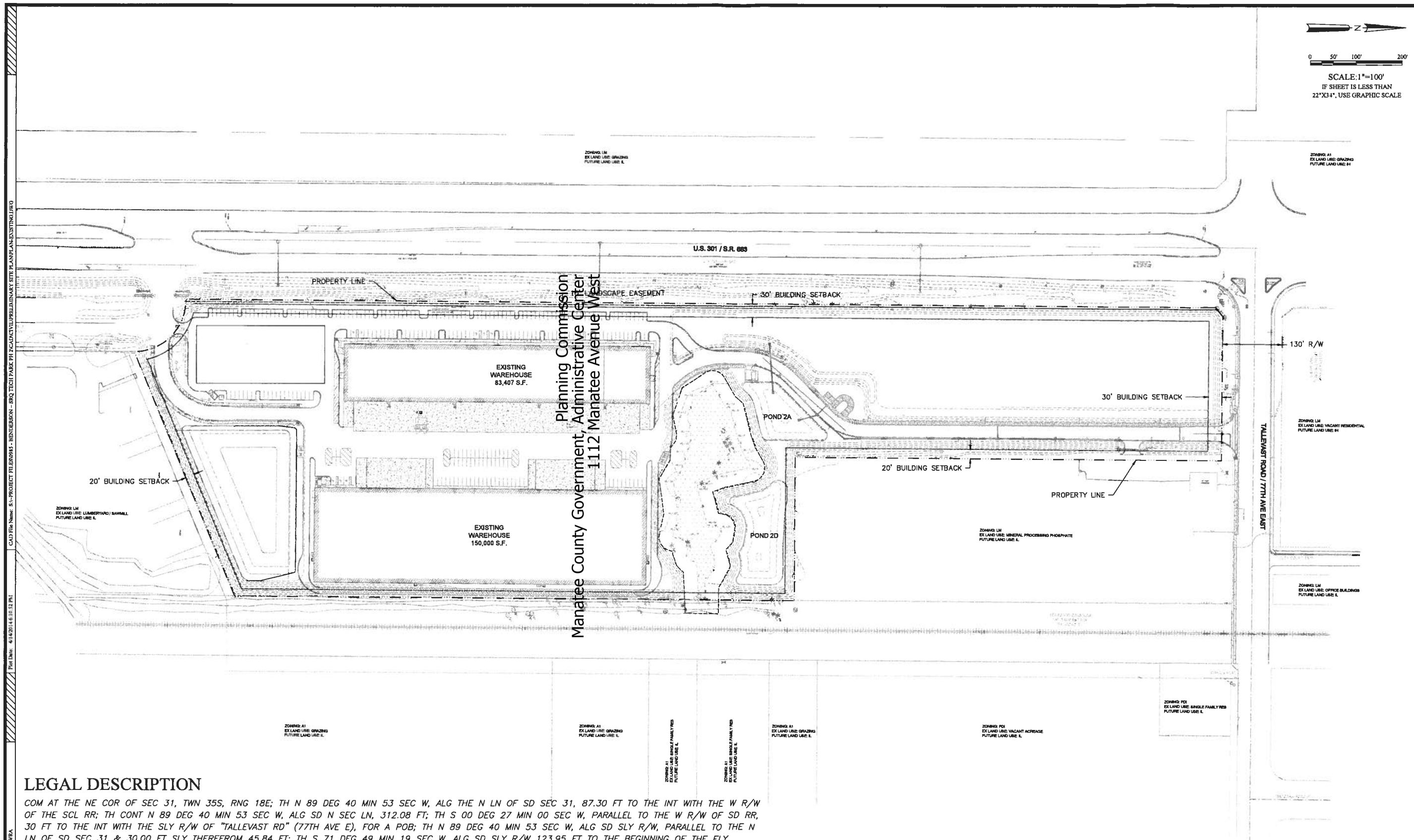
PROJECT NUMBER: B00000281 PROJECT NAME: SRQ TECH PARK - PHASE 2
APPROVAL TYPE: PSP AND REZONE TO PDI DTS NUMBER: 20140017/PDI-14-01(Z)(P)

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

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. THERE MAY BE OTHER DOCUMENTS, INCLUDING A CLOS THAT AFFECT THIS PROJECT APPROVAL.

REC'D BY OWNER/AGENT: _____ DATE _____

CLINT RYAN CUPPLE
LICENSE NO. 69139
4/14/14
STATE OF FLORIDA
PROFESSIONAL ENGINEER



Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

LEGAL DESCRIPTION

COM AT THE NE COR OF SEC 31, TWN 35S, RNG 18E; TH N 89 DEG 40 MIN 53 SEC W, ALG THE N LN OF SD SEC 31, 87.30 FT TO THE INT WITH THE W R/W OF THE SCL RR; TH CONT N 89 DEG 40 MIN 53 SEC W, ALG SD N SEC LN, 312.08 FT; TH S 00 DEG 27 MIN 00 SEC W, PARALLEL TO THE W R/W OF SD RR, 30 FT TO THE INT WITH THE SLY R/W OF "TALLEVAST RD" (77TH AVE E), FOR A POB; TH N 89 DEG 40 MIN 53 SEC W, ALG SD SLY R/W, PARALLEL TO THE N LN OF SD SEC 31 & 30.00 FT SLY THEREFROM 45.84 FT; TH S 71 DEG 49 MIN 19 SEC W, ALG SD SLY R/W 123.95 FT TO THE BEGINNING OF THE ELY LIMITED ACCESS R/W OF SR 683 (U.S. 301) SEC 13120– 2506; TH N 89 DEG 37 MIN 17 SEC W, ALG SD ELY LIMITED ACCESS R/W, 150 FT; TH S 51 DEG 28 MIN 23 SEC W, ALG SD LIMITED ACCESS R/W, 25.82 FT; TH S 00 DEG 26 MIN 31 SEC W, ALG SD LIMITED ACCESS R/W, 2245.00 FT TO END OF LIMITED ACCESS

R/W; TH S 89 DEG 33 MIN 29 SEC E, ALG THE NLY R/W OF "ACCESS RD" OF SD SR 683, 3.00 FT TO THE PC OF A CURVE, CONCAVE TO THE SW, HAVING A RADIUS OF 112.00 FT; TH SELY, ALG SD NLY R/W, & THE ARC OF SD CURVE, THRU A C/A OF 90 DEG 00 MIN 00 SEC, 175.93 FT TO THE P.T. OF SD CURVE, & A CONCRETE MONUMENT WITH A BRASS DISC STAMPED PLS 1876; TH N 67 DEG 35 MIN 37 SEC E, 575.29 FT TO A CONCRETE MONUMENT WITH A BRASS DISC STAMPED PLS 1876, AT THE INT WITH W R/W OF SD SCL RR; TH N 00 DEG 27 MIN 00 SEC E ALG THE W R/W OF SD RR, 1220.37 FT; TH N 89 DEG 40 MIN 53 SEC W, PARALLEL TO THE N LN OF SD SEC 31, & 1000.00 FT SLY THEREFROM, AS MEASURED ALG THE W R/W OF SD RR, 312.08 FT; TH N 00 DEG 27 MIN 00 SEC E, PARALLEL TO THE W R/W OF SD RR 970 FT TO THE POB. LESS & EXCEPT: LANDS CONVEYED TO COUNTY OF MANATEE FOR TALLEVAST RD R/W BY WD REC IN OR BK 1715, PG 5390, OF THE PRMCF AS DESC THEREIN. OVERALL PARCEL CONTAINING 26.97AC, M/L. PI#20055.0040/9

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	03-12-14	REVISED PER COUNTY COMMENTS	CRC
2.	04-11-14	REVISED PER COUNTY NAT. RESOURCES COMMENTS	CRC
3.			
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Water Resource
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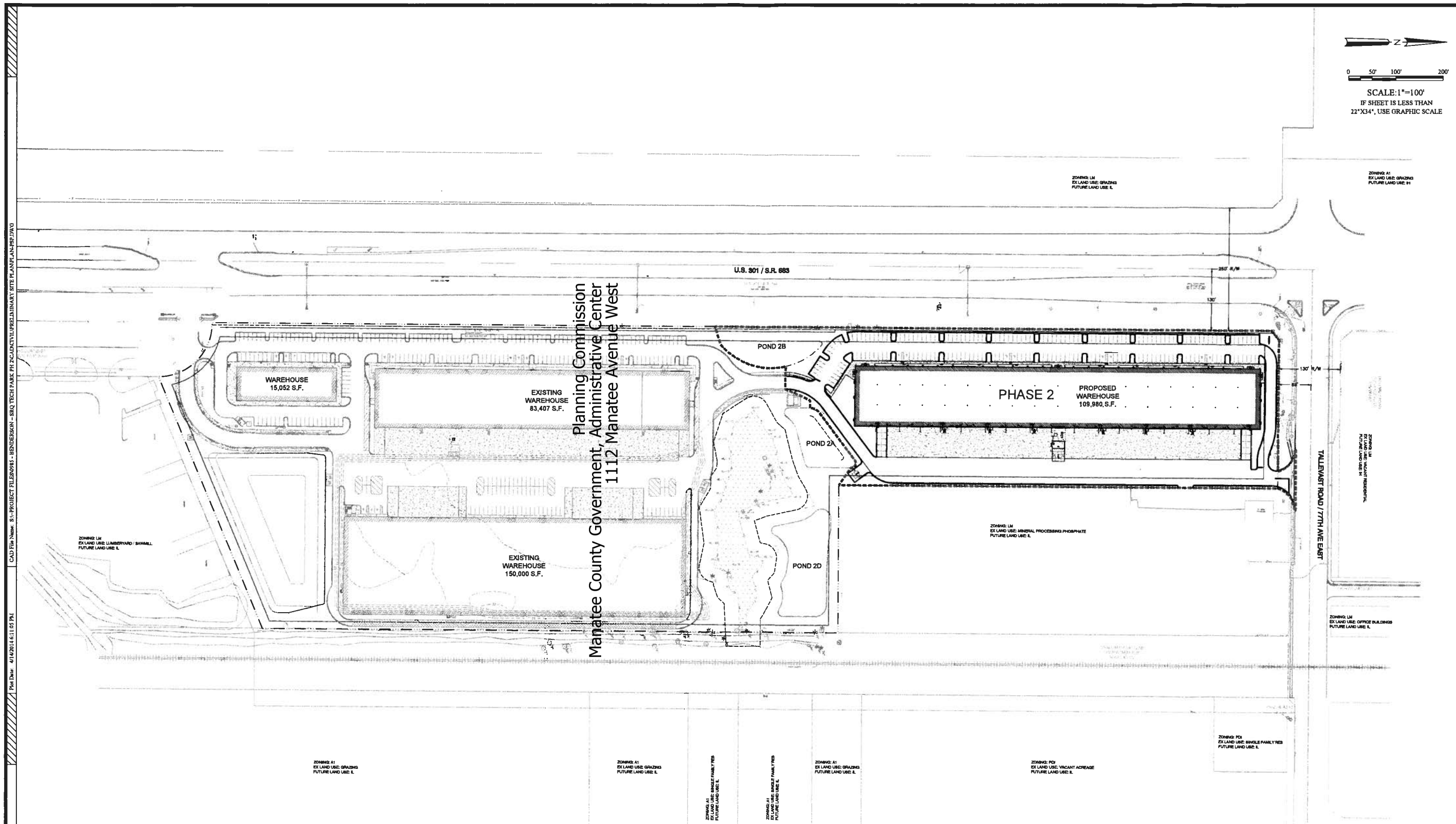
DRAWING
EXISTING SITE CONDITIONS

PROJECT
SRQ TECH PARK
PHASE 2

JOB # 10934 SEC. 31 TWN 35S RNG 18E DESIGNED CRC DRAWN BJS APPROVED CRC

Original Date 01-17-14
Last Modified: 04-11-14
Scale: AS SHOWN

C-02



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SITE DATA:

OWNERSHIP AND UNIFIED CONTROL	2550 TR LLC
CHARACTER AND INTENDED USE	INDUSTRIAL WAREHOUSE FACILITY
SITE AREA	26.97 Ac
BLDG COVERAGE	358,439 Sf – 8.22 Ac (30%)
IMPERVIOUS AREA	22.05 Ac
PERVIOUS AREA	4.85 Ac
OPEN SPACE	30% (8.14 Ac)
GROSS FLOOR AREA	358,439 SF
MAXIMUM HEIGHT	45'
EXISTING ZONING	LIGHT MANUFACTURING PLANNED DEVELOPMENT COMMERCIAL
EXISTING USE/S.F.	INDUSTRIAL LIGHT/279,281 S.F. FSP-07-99(R2)
PROPOSED USE/S.F.	INDUSTRIAL LIGHT/79,158 S.F. (358,439 S.F. TOTAL)
PARKING	
OVERALL PARKING REQUIRED	359 (BASED ON WAREHOUSE REQUIREMENTS OF 1 SP/1000 SF)
EXISTING PARKING	281 (INCLUDES 13 HANDICAP)
PROPOSED	186 (INCLUDES 8 HANDICAP)

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	07-17-14	REVISED PER COUNTY COMMENTS	CRC
2.	08-11-14	REVISED PER COUNTY NAT. RESOURCES COMMENTS	CRC
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DRAWING: SITE PLAN

PROJECT: SRQ TECH PARK PHASE 2

JOB #: 0985 SEC: 31 TWN: 35S RNG: 18E

DESIGNED: CRC DRAWN: BJS APPROVED: CRC

Original Date: 01-17-14
Last Modified: 04-11-14
Scale: AS SHOWN

C-03

CAD File Name: S:\-PROJECT FILES\985 - HENDERSON - SRQ TECH PARK PH 2\CAD\CIVIL\PRELIMINARY SITE PLAN\PLAN-PRP.DWG
Plot Date: 4/14/2014 6:11:05 PM
2014 WRA

NO	DATE	DESCRIPTION	BY
1	03-12-14	REVISED PER COUNTY COMMENTS	CRC
2	04-11-14	REVISED PER COUNTY NAT. RESOURCES COMMENTS	CRC
3.			
4			
5.			
6			

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University Park, Florida 34201
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www.wraconsultants.com CA 0000765 2

DRAWING: PRELIMINARY SITE PLAN

PROJECT: SRQ TECH PARK PHASE 2

JOB #: 0985 SEC: 31 TWN: 35S RNG: 18E

DESIGNED: CRC DRAWN: BJS APPROVED: CRC

Original Date: 01-17-14
Last Modified: 04-11-14
Scale: AS SHOWN

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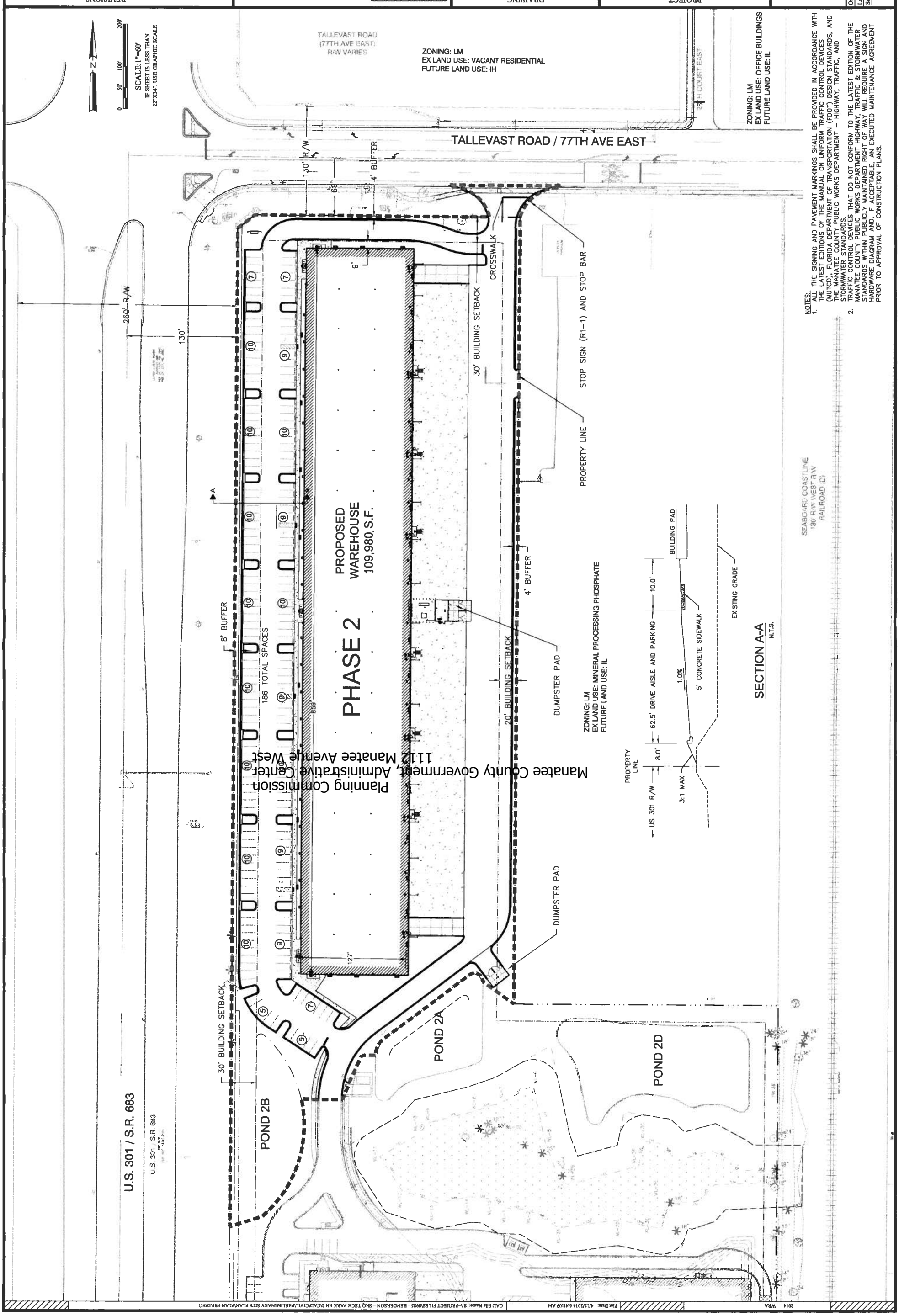

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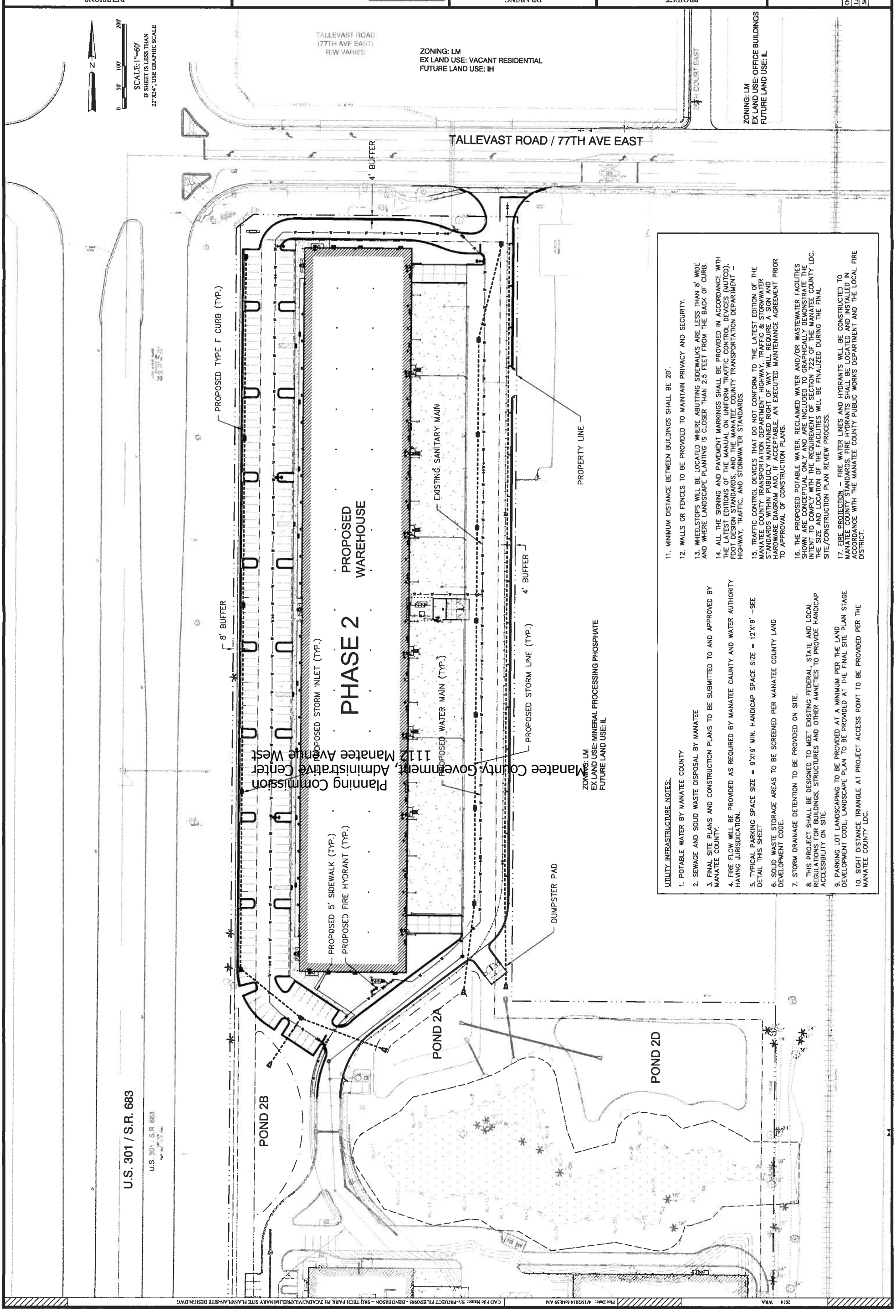

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UTILITY INFRASTRUCTURE NOTES:

1. POTABLE WATER BY MANATEE COUNTY
2. SEWAGE AND SOLID WASTE DISPOSAL BY MANATEE
3. FINAL SITE PLANS AND CONSTRUCTION PLANS TO BE SUBMITTED TO AND APPROVED BY MANATEE COUNTY.
4. FIRE FLOW WILL BE PROVIDED AS REQUIRED BY MANATEE CAUNTY AND WATER AUTHORITY HAVING JURISDICATION.
5. TYPICAL PARKING SPACE SIZE = 9'X19' MIN. HANDICAP SPACE SIZE = 12'X19' –SEE DETAIL THIS SHEET
6. SOLID WASTE STORAGE AREAS TO BE SCREENED PER MANATEE COUNTY LAND DEVELOPMENT CODE.
7. STORM DRAINAGE DETENTION TO BE PROVIDED ON SITE.
8. THIS PROJECT SHALL BE DESIGNED TO MEET EXISTING FEDERAL, STATE AND LOCAL REGULATIONS FOR BUILDINGS, STRUCTURES AND OTHER AMNETIES TO PROVIDE HANDICAP ACCESSIBILITY ON SITE.
9. PARKING LOT LANDSCAPING TO BE PROVIDED AT A MINIMUM PER THE LAND DEVELOPMENT CODE. LANDSCAPE PLAN TO BE PROVIDED AT THE FINAL SITE PLAN STAGE.
10. SIGHT DISTANCE TRIANGLE AT PROJECT ACCESS POINT TO BE PROVIDED PER THE MANATEE COUNTY LDC.
11. MINIMUM DISTANCE BETWEEN BUILDINGS SHALL BE 20'.
12. WALLS OR FENCES TO BE PROVIDED TO MAINTAIN PRIVACY AND SECURITY.
13. WHEELSTOPS WILL BE LOCATED WHERE ABUTTING SIDEWALKS ARE LESS THAN 8' WIDE AND WHERE LANDSCAPE PLANTING IS CLOSER THAN 2.5 FEET FROM THE BACK OF CURB.
14. 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.
15. 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.
16. 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 REQUIREMENT OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
17. FIRE PROTECTION – FIRE WATER LINES AND HYDRANTS WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS. FIRE HYDRANTS SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT AND THE LOCAL FIRE DISTRICT.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	03-12-14	REVISED PER COUNTY COMMENTS	CRC
2.	04-11-14	REVISED PER COUNTY NAT. RESOURCES COMMENTS	CRC
3.			
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DRAWING: PROPOSED SITE DESIGN

PROJECT: SRQ TECH PARK PHASE 2

JOB #: 0983 SEC: 31 TWN: 35S RNG: 18E
DESIGNED: CRC DRAWN: BJS APPROVED: CRC

Original Date: 01-17-14
Last Modified: 04-11-14
Scale: AS SHOWN

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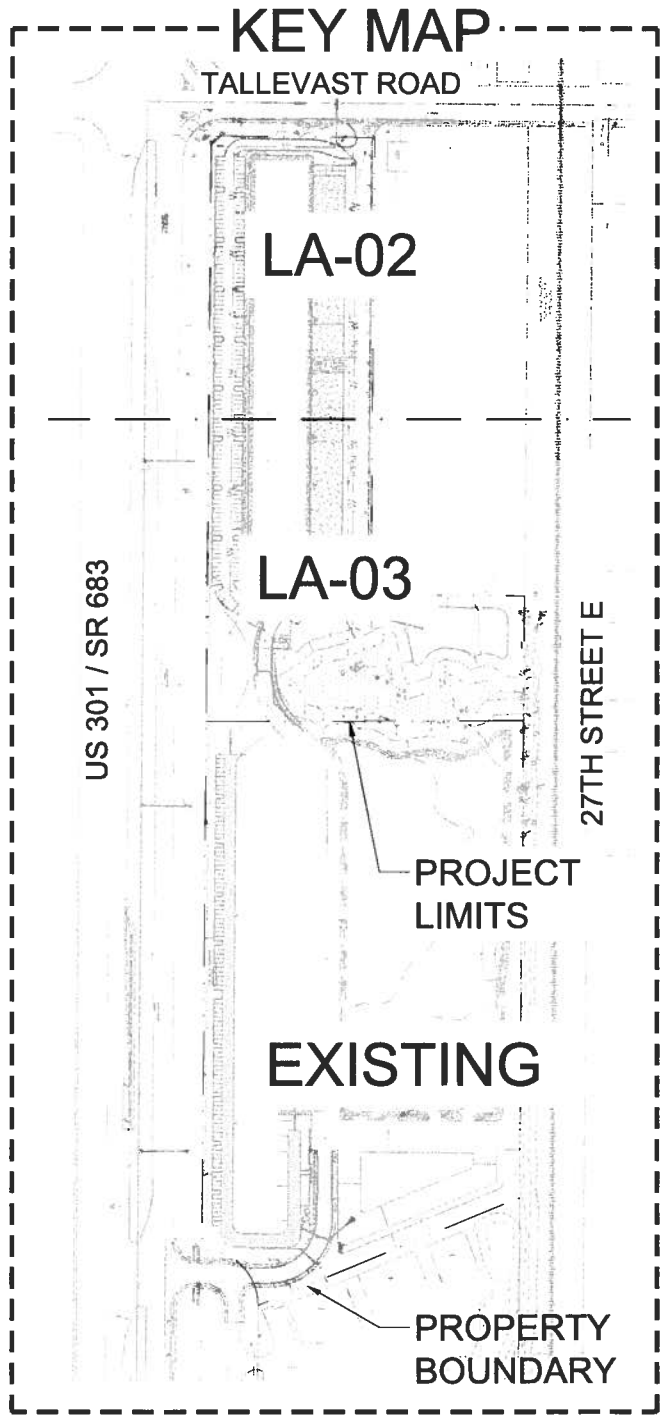

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LANDSCAPING CALCULATION AND NOTES

SECTION 715.3.1 VEHICLE USE AREAS:

380 S.F. OF PLANTING AREA PER 20 PARKING SPACES = 186 PARKING SPACES/20 * 380 = 3,348 S.F.
4 CANOPY TREES PER 20 PARKING SPACES = 186 PARKING SPACES/20 * 4 = 38 CANOPY TREES REQUIRED
20 SHRUBS PER 20 PARKING SPACES = 186 PARKING SPACES/20 * 20 = 186 SHRUBS REQUIRED *
3,348 S.F. PROVIDED / 37 TREES PROVIDED / 362 SHRUBS (212 - 3GAL / 150 - 1GAL) PROVIDED

* IF 1 GALLON SHRUBS ARE USED WITHIN THE LANDSCAPE ISLANDS, FORTY (40) SHRUBS SHALL BE REQUIRED (362).

SECTION 715.3.2 BUFFER ZONES:

NORTH - TALLEVAST ROAD
ROADWAY BUFFER (313 L.F.)
10' IN WIDTH
2 CANOPY TREES PER 100 L.F. = 313/100 x 2 = 7 CANOPY TREES REQUIRED
33 SHRUBS PER 100 L.F. = 313/100 x 33 = 104 SHRUBS REQUIRED
7 TREES PROVIDED / 208 SHRUBS PROVIDED
BUFFER PROVIDED ALONG NORTH SIDE OF BUILDING

NORTH - (LM ZONING)
NO BUFFER REQUIRED (312 L.F.)

EAST - (LM ZONING)
NO BUFFER REQUIRED (930 L.F.)

EAST - (130' SEABOARD COASTLINE R.O.W.)
(1,220 L.F.) - NO BUFFER REQUIRED

SOUTH - (LM ZONING)
NO BUFFER REQUIRED (575 L.F.)

WEST - US 301
ROADWAY BUFFER (1,169 L.F.)
8' IN WIDTH
2 CANOPY TREES PER 100 L.F. = 1,169/100 x 2 = 37 CANOPY TREES REQUIRED
33 SHRUBS PER 100 L.F. = 1,169/100 x 33 = 386 SHRUBS REQUIRED
37 TREES PROVIDED / 15 PALMS / 486 SHRUBS PROVIDED

SECTION 715.3.3 FOUNDATION LANDSCAPING:

WAREHOUSE #1:
20 S.F. PER ONE THOUSAND (1000) S.F. OF PROPOSED GROSS FLOOR AREA =
109,504/1000 x 20 = 2200 S.F. PLANTING REQUIRED
± 2200 S.F. PROVIDED

PROHIBITED AND NUISSANCE SPECIES NOTES:

1. THE FOLLOWING PLANT SPECIES SHALL NOT BE PLANTED IN MANATEE COUNTY: MELALEUCA QUINQUENERVIA (PUNK TREE, CAJEPUT, PAPER BARK, MELALEUCA), SCHINUS TEREBINTHEFOLIUS (BRAZILIAN PEPPER, FLORIDA HOLLY), CASUARINA SPECIES (AUSTRALIAN PINE), RHODOMYRTUS TOMENTOSA (DOWNY ROSE MYRTLE), MIMOSA PIGRA (CATCLAW MIMOSA), DALBERGIA SISSOO (INDIAN ROSEWOOD) AND CUPANIOPSIS ANACARDIOIDES (CARROTWOOD).
2. ALL NUISANCE, EXOTIC PLANT SPECIES SHALL BE REMOVED FROM UPLAND PORTIONS OF LAND DEVELOPMENT SITES DURING CONSTRUCTION UNLESS SPECIAL APPROVAL IS GRANTED.

GENERAL IRRIGATION NOTES:

1. ONE HUNDRED (100) PERCENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE REQUIRED. THIS SITE WILL UTILIZE RECLAIMED WATER.
2. EXISTING PLANT COMMUNITIES AND ECOSYSTEMS MAINTAINED IN A NATURAL STATE DO NOT GENERALLY REQUIRE SUPPLEMENTAL IRRIGATION.
3. RAIN OR MOISTURE SENSING SHUT-OFF DEVICES SHALL BE INSTALLED WITH ANY IRRIGATION SYSTEM. DRIP OR MICROJET IRRIGATION SHALL BE USED WHERE POSSIBLE. LOW TRAJECTORY SPRAY NOZZLES ARE ENCOURAGED.
4. ALL IRRIGATION SYSTEMS SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED WATER AND GREY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE. SHALLOW WELLS AND WET RETENTION/DETENTION PONDS SHALL ALSO BE USED AS AN ALTERNATIVE TO POTABLE WATER.
5. AN IRRIGATION PLAN SHALL BE PROVIDED SHOWING THE LOCATION OF THE WATER SOURCE AND SIZE OF WELL (IF APPLICABLE), BACKFLOW PREVENTER (IF APPLICABLE), THE LOCATION OF IRRIGATION HEADS, DRIP LINES, WATER LINES OR OTHER ITEMS THAT WILL SHOW THAT ONE HUNDRED (100) PERCENT AUTOMATIC IRRIGATION IS SERVING ALL REQUIRED LANDSCAPE AREAS ON THE PLAN.

GENERAL INSTALLATION NOTES:

1. INSTALLATION SHALL BE COMPLETE AT THE TIME OF FINAL INSPECTION, EXCEPT AS PROVIDED OTHERWISE.
2. PROPERTY OWNER SHALL MAINTAIN LANDSCAPING AND SCREENING FOR THE LIFE OF THE PROJECT.
3. REQUIRED PLANT MATERIALS WHICH ARE REMOVED OR DIE SHALL BE REPLACED WITHIN THIRTY (30) DAYS.
4. UNDERSTORY GROWTH AND THE NATURAL FUNCTION OF THE AREA SHALL BE MAINTAINED.
5. INSTALLATION SHALL BE IN A SOUND, PROFESSIONAL MANNER.
6. REQUIRED LANDSCAPING SHALL BE MAINTAINED AND PRUNED IN A MANNER THAT PRESERVES THE NATURAL SHAPE AND GROWTH CHARACTERISTICS OF THE SPECIES. PRUNING THAT "HATRACKS" OR "LOLLIPOPS" CANOPY TREES IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE PLANNING DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

MASTER PLANT SCHEDULE

	SYM	QTY	NATIVE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES / PALMS	AR	8	Y	ACER RUBRUM * FLORIDA FLAME*	RED MAPLE	12' HT, 4' SPR. 3" CAL.
	IA	8	Y	ILEX X ATTENUATA	EAGLESTON HOLLY	12' HT, 4' SPR. 3" CAL.
	MG	13	Y	MAGNOLIA GRANDIFLORA	DD BLANCHARD MAGNOLIA	15' HT, 6' SPR. 5" CAL.
	QV	108	Y	QUERCUS VIRGINIANA	CATHEDRAL LIVE OAK	12' HT, 4' SPR. 3" CAL.
	SP	5	Y	SABAL PALMETTO	SABAL PALM	15' HT
	PR	5	N	PHOENIX ROEBELENII	PIGMY DATE PALM	6' HT, TRIPLE, FULL
	RE	15	Y	ROYSTONEA ELATA	FLORIDA ROYAL PALM	15' CT
SHRUBS, GROUNDCOVERS, AND MISC.	LOR	219	N	LOROPETALUM CHINENSIS	EVERRED SUNSET	MIN. 3 GAL., 24" HT.
	VIS	574	Y	VIBURNUM OBAVATUM	WALTERS VIBURNUM	MIN. 3 GAL., 24" HT.
	MUH	105	Y	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., FULL
	SCH	112	N	SCHEFFLERA ARBORICOLA	VARIEGATED SCHEFFLERA	MIN. 3 GAL., 24" HT.
	TRA	366	N	TRACHELOSPERMUM JASMINOIDES	VARIEGATED JASMINE	1 GAL., FULL
	MYF	35	Y	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	MIN. 3 GAL., 24" HT.
	CRI	5	Y	CRINUM AUGUSTUM	CRINUM LILY	7 GAL., AS SHOWN
	DUR	37	Y	DURANTA REPENS	GOLD MOUND DURANTA	MIN. 3 GAL., 24" HT.
	ZAP	61	Y	ZAMIA PUMILA	COONTIE	24" @ 30" O.C.
	MRC	6	Y	MYRICA CERIFERA	WAX MYRTLE	48" @ 5' O.C.
	ERS	26	Y	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	1 GALLON, 24" O.C.
	LAN	81	Y	LANTANA SPP.	LANTANA	1 GALLON, 24" O.C.
	SOD	TBD	Y	BAHIA PASPALUM	BAHIA	FREE OF WEEDS
	SOD	TBD	Y	ZOYSIA	EMPIRE ZOYSIA	FREE OF WEEDS

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ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-338-0024 FX: (239)-338-0094
EB-21544 CA-LC26000374

BENDERSON DEVELOPMENT

SRQ TECH PARK
MANATEE COUNTY, FLORIDA

JONATHAN E. BOMBINE
RLA NO. LA-6666691

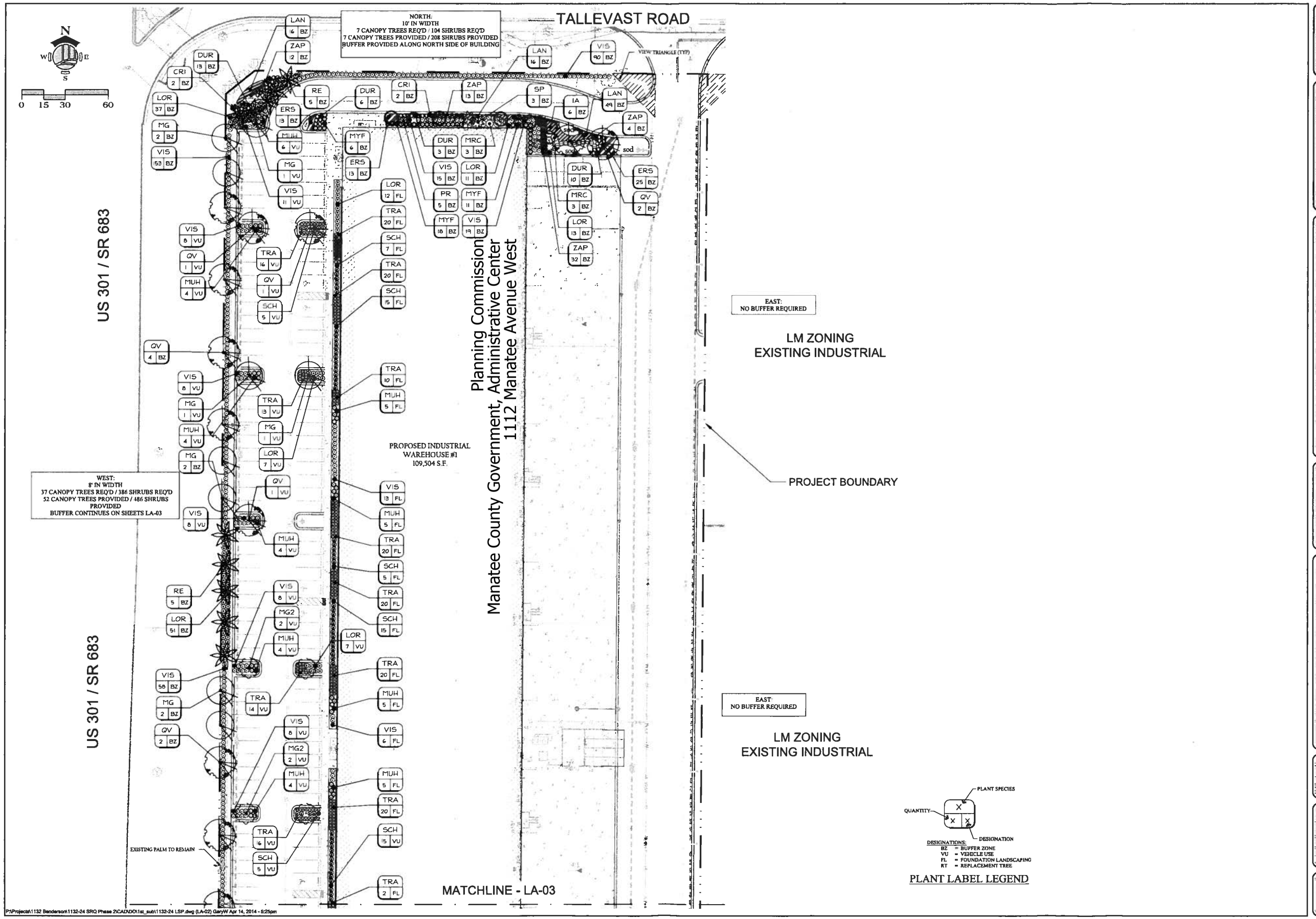
REVISIONS

NO.	DESCRIPTION	DATE
R1		
R2		
R3		
R4		
R5		
R6		

DATE:	3-5-14
PROJECT NO.	1132-24
FILE NO.	1132-24 LSP.dwg
SCALE:	SEE SHEET

CODE LANDSCAPE PLAN

LA-01



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FORT MYERS, FLORIDA 33901
PH: (239)-226-0034 - FX: (239)-226-0094
LB-21544 CA/LC26000374

BENDERSON DEVELOPMENT

SRQ TECH PARK
MANATEE COUNTY,
FLORIDA

JONATHAN L. SOLIMINE
RLA NO. LA-0666691

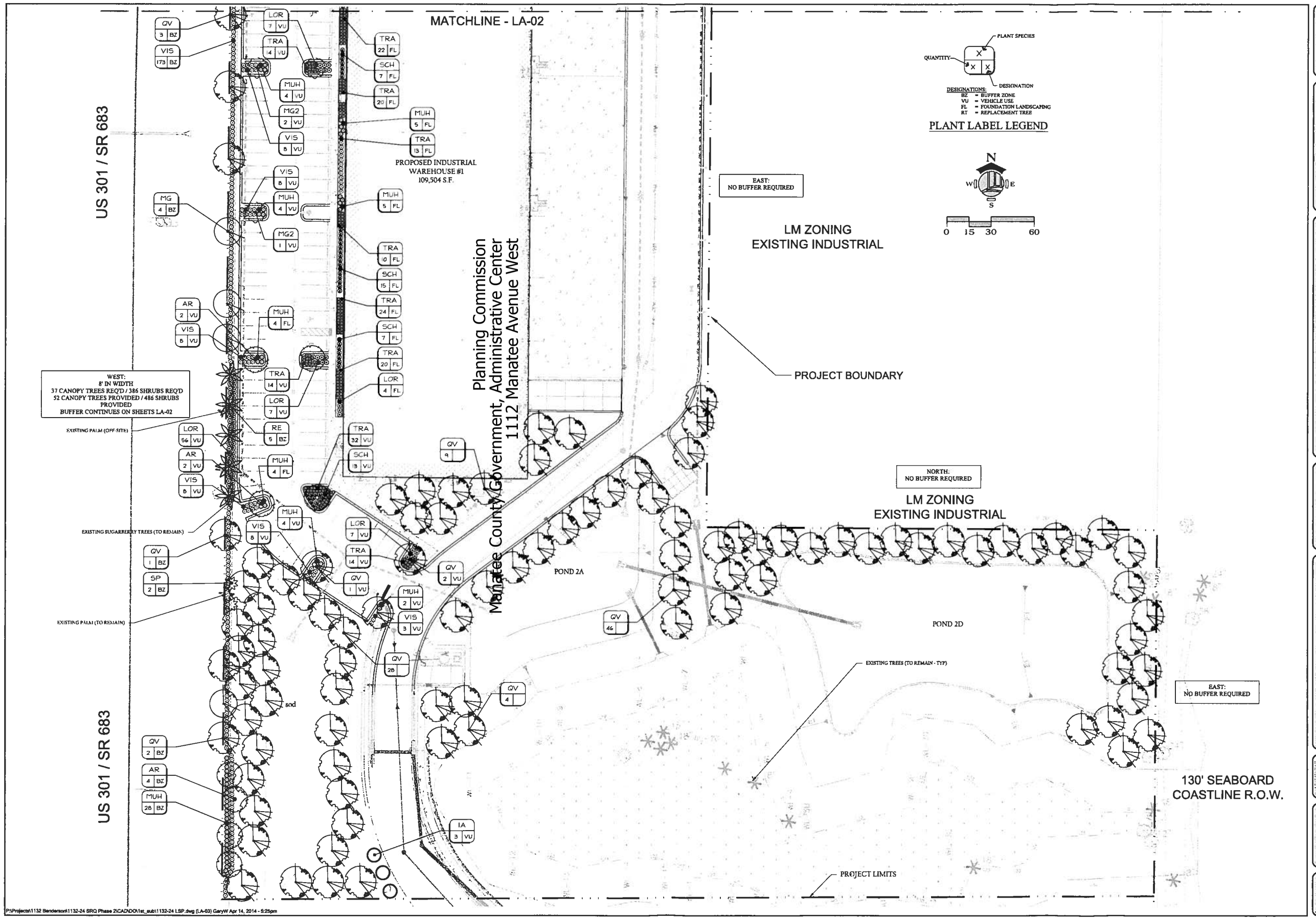
REVISIONS

NO.	DESCRIPTION	DATE
R1		
R2		
R3		
R4		
R5		
R6		

DATE:	3-5-14
PROJECT NO.	1132-24
FILE NO.	1132-24 LSP.dwg
SCALE:	SEE PLAN

CODE
LANDSCAPE
PLAN &
DETAILS

LA-02



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FORT MYERS, FLORIDA 33901
PH: (239)-338-0024 · FX: (239)-338-0094
LB-28544 CA-LC26000374

BENDERSON DEVELOPMENT

SRQ TECH PARK
MANATEE COUNTY, FLORIDA

JONATHAN L. ROMINE
RLA NO. LA-6666691

REVISIONS

NO.	DESCRIPTION	DATE
R1		
R2		
R3		
R4		
R5		
R6		

DATE:	3-5-14
PROJECT NO.	1132-24
FILE NO.	1132-24 LSP.dwg
SCALE:	SEE PLAN

CODE LANDSCAPE PLAN

LA-03

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.01 WORK INCLUDED

A. The work included in this Section consists of furnishing, planting, watering, fertilizing and mulching all plants and lawn areas of species, size and quality in the locations indicated on the drawings or as directed by the Landscape Architect.

1.02 DELIVERY, STORAGE AND HANDLING

A. Transportation and Inspection: Plant transportation shall comply with all federal and state regulations.

1.03 GUARANTEE

A. The contractor shall guarantee all planting work and irrigation equipment for a period of 12 months and all sod for 6 months after the date of final acceptance. During this period, the Contractor shall continue the observation of plants and guaranteed work. The Contractor shall submit monthly observation reports to the Owner with a copy to the Landscape Architect during the guarantee period. The purpose of these reports is to state any maintenance deficiencies observed. It is the Contractor's responsibility to report these to protect his guarantee. Failure to submit reports eliminates any claims that the guarantee is not valid due to improper maintenance by the Owner.

B. Replacement of Defective Plants: Any dead plants or plants showing indication of probable non-survival or lack of health and vigor, or which do not exhibit the characteristics to meet specifications, shall be replaced within two weeks of notice from Owner or Landscape Architect. The replacement plants shall be furnished/installed at no additional cost to the Owner and shall be guaranteed for 12 months. All replacements shall meet original specifications.

C. The Contractor shall notify the Owner and Landscape Architect ten days prior to the end of the guarantee period and such guarantee shall be extended until notification is received.

D. At the end of the guarantee period, all plants that are dead or in unsatisfactory growth shall be replaced within two weeks.

1.04 JOB CONDITIONS

A. Protection: The Contractor shall protect all materials and work against injury from any causes and shall provide and maintain any necessary safeguards for the protection of the public. Contractor shall be held responsible for any damage or injury to person or property which may occur as a result of his negligence in the prosecution of the work.

B. Existing Conditions:
1. The Contractor shall exercise care in digging and other work so as not to damage existing work including underground pipes and cables, and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered and interfere with planting, the Landscape Architect shall be consulted to recommend adjustment to the plant locations to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work. (See Section 3.01)

2. Should any objectionable materials such as old concrete, bricks or other debris be encountered during planting operations, they shall be removed from the site and disposed of by the Contractor.

1.05 QUALITY CONTROL

A. The Landscape Architect shall have the right, at any stage of the operations, to reject any and all work and materials which, in his/her opinion, do not meet the requirements of these specifications.

B. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.

C. All work shall comply with applicable codes and regulations.

D. The work shall be coordinated with other trades to prevent conflicts.

1.06 QUANTITIES

In the event of a conflict between quantities shown on the plant list and plans, the plans shall control.

PART 2 - PRODUCTS

2.01 MATERIALS

A. General:

1. Nomenclature: All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names".

2. Grade Standards and Quality: All plants shall be nursery grown and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture "Grades and Standards for Nursery Plants", Parts 1 and 2 including revisions.

a. The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated and all plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well-developed root systems and shall be free of disease and insect pests, eggs and larvae.

3. Measurements: The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the specified sizes as shown on the plans. Sizes specified are minimum standards. Plants shall be equal to or larger than all categories (height, spread, caliper) of size specification. Substantial deviations from these measurements must be approved by the Landscape Architect. Caliper of tree trunks shall be measured above finish grade.

4. Plant Protection: Plants shall be protected upon arrival to the site by being thoroughly watered, kept moist and properly maintained until planted.

B. Plant Materials: With reference to method of cultivation, root system status, etc., plants for landscaping shall be classified under the following designations:

1. Balled and Burlapped: Plants so classified shall be dug with firm natural root balls of earth, of sufficient diameter and depth to include most of the fibrous roots. The root ball of these plants shall be properly wrapped with burlap sack material and remain protected and wet until they are planted. The plant shall be handled only by the earth ball and not by the plant itself. All balled and burlapped plants with cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet moss, or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing, until inspection. At final inspection the burlap may be cut away to ground level and then completely covered with soil.

2. Container Grown Plants:

a. Container grown plants shall have been grown in a container large enough and for sufficient time for the root system to have developed well to hold its soil together firm and whole. No plants shall be loose in the container. Plants, which have become pot bound or for which the top system is too large for the size of the container will not be acceptable.

b. All containers shall be cut and opened fully in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent damage to the root system.

3. Bare Root Plants: No bare root plants shall be used.

B. Planting Materials:

1. Topsoil:
a. Topsoil shall be a friable loam, typical of cultivated topsoils locally, containing at least 5 percent of decayed organic matter (humus). It shall be taken from a well drained, arable site. It shall be reasonably free from weeds, subsoil, stones, clods, sticks, roots or other objectionable extraneous matter or debris. It shall not contain toxic materials and shall have an acidity range of pH 6.0 to 7.0. Topsoil from nut grass infested areas will not be acceptable.

b. Any required soil testing shall be the Contractor's responsibility.

c. Soil Preparation: Prior to placing mix and backfill, or commencing with planting, rototill any or all areas that have been previously compacted over 90 percent for other construction purposes.

2. Fertilizer: Fertilizer shall be a complete fertilizer, of which part of the elements shall be derived from organic sources. It shall contain the following minimum percentages by weight:

a. Nitrogen N - 6 percent
b. Phosphorous P - 6 percent
c. Potassium K - 6 percent
d. (Or other analysis as may be approved by the Landscape Architect).
e. In addition, the recommended micronutrients must be present in the guaranteed analysis.

3. Planting Mixture: Planting mixture shall consist of approximately four parts of acceptable natural topsoil and one part pulverized peat or sterilized manure, and to each cubic yard shall be added and incorporated by thoroughly mixing, four pounds of commercial fertilizer having an analysis of 6 - 6 - 6.

a. Acceptable artificially prepared planting compost material, approved by the Landscape Architect, will be permitted in lieu of the pulverized peat or sterilized manure, in the prepared topsoil mixture for use as backfill material.

4. Mulch: Mulch shall be shredded, clean, bright and free of weeds, moss, sticks and other debris. The use of cypress mulch is strongly discouraged. Pine straw mulch shall be used in all native revegetated areas.

5. Water: Suitable water for the irrigation of the new plantings during the progress of construction shall be provided and paid for by the Contractor, who shall also furnish adequate watering equipment.

6. Stakes and Ties: Stakes and tree ties shall be provided in accordance with the requirements of Paragraph 3.02 B hereinafter.

END OF SECTION 2

PART 3 – EXECUTION

3.01 PREPARATION

A. Underground Obstructions

1. Upon request from the Contractor, the Owner shall provide plans showing locations of underground utilities and/or will assist the Contractor in securing underground locations from other public utility companies, such as telephone, electricity, etc.
2. In the event that rock, underground construction work, utility lines or obstructions out of the ordinary are encountered in any plant pit excavation; alternative locations shall be selected by the Landscape Architect. Where locations cannot be changed and the obstructions may be removed, the obstructions shall be removed to a depth of not less than 3 feet below grade and no less than 6 inches below bottom of balls or roots when plant is properly set at the required grade.

B. Excavation of Planting Beds and/or Plant Holes:

1. Where excavation encounters materials which are unsuitable for plant growth, all of said unsuitable material shall be removed and replaced with topsoil, meeting the requirements of paragraph 2.01 - C herein.

2. Where excavation encounters materials, which are unsuitable for plant growth, the plant hole excavations shall be roughly cylindrical in shape, with the sides approximately vertical. Plants shall be centered in the hole, with the trunk location as shown in the Drawings. Bottoms of the holes shall be loosened at least 6 inches deeper than the required depth of excavation.

C. Protections of Existing Trees: The Contractor shall protect existing trees from damage. Where damage does occur, the Contractor shall remove the damaged tree and replace it in kind and size in accordance with the instructions of the Landscape Architect and the appropriate specifications, all at no additional cost to the Owner.

D. Grades: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas eliminating all surface irregularities, depressions, sticks, stones and other debris to the satisfaction of Owner or his designee. After the grade has been established and compacted to the required depth, no sod shall be laid until the grade has been approved.

3.02 PLANTING

A. Setting of Plants

1. When lowered into the hole, the plant shall rest on a prepared hole bottom such that the roots are level with or slightly above, the level of their previous growth and so oriented such as to present the best appearance. The Contractor, when setting plants in holes, shall make allowances for any anticipated settling of the plants.

2. The backfill shall be made with prepared topsoil as specified hereinbefore and shall be firmly rodded and watered in, so that no air pockets remain. The quantity of waster applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition for the duration of the planting period.

B. Staking and Guying: It is the responsibility of the Contractor to maintain all plants in a plumb, upright position until the end of the guarantee period. Staking shall be the option of the Contractor, although all damaged plants resulting from the lack of proper staking and guying shall be replaced by the Contractor at no expense to the Owner. All tree guy wires shall be flagged with yellow safety ribbon.

C. Pruning:

1. All broken or damaged roots shall be cut off smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive. Fine pruning for tree shape and appearance shall be done only under the direction of the Landscape Architect or Certified Arborist.

2. At the end of the guarantee period at least 80 percent of the wood remaining shall be alive.

D. Mulching: Within one week after the planting, mulch material shall be uniformly applied to a minimum loose thickness of three (3) inches over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection.

E. Watering: The Contractor shall continue watering for as long as is necessary to properly establish the new plantings. Care shall be taken to prevent staining of new construction where temporary well water is used.

F. Pest Control: Prior to Final Acceptance, occurrence of scales, borers, foliage feeders, aphids, mites, leaf-spot and dieback, nematodes and canker-producing fungi, etc., shall be treated with appropriate pesticide.

G. All plants shall receive fertilizer during the planting period.

3.03 BERMING

A. Fill dirt shall be locally obtained material from naturally drained sources, free from dry organic debris, stones larger than one inch diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed and contain no more than 25 percent muck.

B. Grade areas indicated with uniform levels or slopes with no more than 4:1 maximum slope. Berms shall be gently rolling and parabolic and shall be smoothed with a box blade tractor prior to planting.

C. Contractor shall repair and re-establish grades in settled, eroded, rutted or otherwise damaged areas.

3.04 SODDING

A. The sod shall be of firm, tough texture having a compact growth of grass with good root development. It shall contain no Bermuda grass, weeds or any other objectionable vegetation. The soil embedded in the sod shall be good clean earth, free from stones and debris. The sod shall be free from fungus, vermin and other diseases. Final turf shall have no area greater than 12 square inches of un-sodded area.

B. Solid sod shall be laid with closely abutting joints with a tamped or rolled even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. After the sod is laid, a top dressing of clean sand will be evenly applied over the entire surface and thoroughly washed in, if determined necessary. Peg sod on slopes as required to prevent slippage. Fertilize all sod with one pound nitrogen per 1,000 square feet.

3.05 FIELD QUALITY CONTROL

A. Maintenance Prior to Final Acceptance:

1. Maintenance shall begin immediately after each plant is planted and shall continue until Final Acceptance. Plants shall be watered, mulched, weeded, pruned, sprayed, fertilized, cultivated and otherwise maintained and protected for the period of time stated above. Sod shall be mowed as required.

2. Settled plants shall be reset to proper grade position, planting saucer restored and dead material removed. Guys shall be tightened and repaired.

3. Defective work shall be corrected as soon as possible after it becomes apparent and weather and season permit. Upon completion of planting, the Contractor shall remove from the site excess soil and debris, and repair any damage to structures, etc., resulting from planting operations.

4. Contractor is responsible for protection against mechanical damage; that includes providing protection from vehicles, including the posting of approved warning signs and barricades, as might be necessary. He shall repair, restore or replace any plants or planting areas that might become damaged as a result of any negligence by him in complying with these requirements. As a specific requirement of these conditions, the Contractor shall be responsible for assuring that all plants at the time of final inspection exhibit the characteristics and qualifications required for the grade of plant as originally specified.

5. Contractor shall be responsible for any additional watering required if irrigation proves to be inadequate for freshly planted material.

6. Except as otherwise specified, the Contractor's work shall conform to accepted horticultural practices as used in the trade.

B. Final Acceptance:

1. Upon completion of all Work, including maintenance, the Contractor shall arrange for a final inspection. The landscape work may be reviewed for acceptance in parts, provided the work comprises one full unit or area of substantial size.

2. Date of Final Acceptance shall mark the beginning of the Guarantee Period.

C. Guarantee Inspection: At the end of the guarantee period, inspection of plants will be made by the Owner or his designee upon written notice requesting such inspection, submitted by the contractor at least ten (10) days before the anticipated inspection. All defects discovered shall be repaired or replaced by the Contractor.

3.06 ADJUSTMENT AND CLEANING

A. Cleaning up the Site: Upon completion of any landscape project the Contractor must thoroughly clean up the project site. In addition to removing all equipment, unused materials, deleterious material, and surplus excavated material, the Contractor shall fine grade all disturbed areas and the areas adjacent to the new plantings to provide a neat and uniform site. All damaged or altered existing structures, as a result of the landscape work, shall be corrected.

END OF SECTION 3

PART 4 – TREE PROTECTION SPECIFICATIONS

1. Groups of trees and individual trees selected for retention shall be accurately located from the plan and designated with colored flagging tape as "tree(s) to be saved." Individual specimens that are not part of a tree group shall also be flagged for preservation.

2. Marking: Prior to construction and before the pre-construction conference, individual trees and strands of trees to be retained within the limits of clearing shall be visibly marked with a bright colored surveyor's ribbon applied in a band circling the tree at a height visible to equipment operators. Color flagging is to be consistent on all trees to be preserved.

3. Pre-Construction Conference: During the pre-construction conference, tree preservation and protection measures should be reviewed with the contractor as they apply to the specific project. The contractor will be responsible for familiarizing himself/herself with all local tree properties and removal ordinance prior to this meeting. Copies of the ordinance are available from the applicable local government.

4. Equipment Operation and Storage: Heavy equipment, vehicular traffic or stockpiles of any construction material, including topsoil shall not be permitted within the drip line of any tree to be retained. Trees being removed shall not be felled, pushed or pulled into trees being retained. Equipment operators shall not clean any part of their equipement by slamming it against the trunks of trees to be retained.

5. Fires: Fires shall not be permitted within 100 feet from the drip line of any trees to be retained. Fires shall be limited in size to prevent adverse effects on trees, and kept under surveillance.

6. Storage and Disposal of Toxic Materials: No toxic materials shall be stored closer than 100 feet to the drip line of any trees to be retained. Paint, acid, nails, gypsum board, wire, chemicals, fuels, and lubricants shall not be disposed of in such a way as to injure vegetation.

7. Fencing: The use of new or used chainlink fence (minimum 5' height) may be used which will effectively protect the roots, trunk and tops of trees retained on the site at the dripline. However, trees to be retained within 100 feet of a proposed building or excavation shall be protected by fencing. Personnel must be instructed to honor protective devices. The devices described are minimum requirements only (and are not intended to exclude the use of other devices which may be approved by the applicable local government) and will protect the trees to be retained.

a. Field Fence – Standard 48-inch high field fence shall be placed at the drip line of the preserved tree on standard steel posts set 6 feet apart.

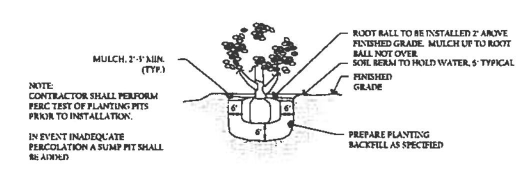
b. Board Fence – Board fencing consisting of 4 inch square posts set securely in the ground and protruding at least 4 feet above the ground shall be placed a maximum of 10 feet at the limits of the drip line with a minimum of two horizontal boards between posts.

c. Additional Trees – Additional trees may be left standing as protection between the trunks of the trees to be retained and the limits of clearing. However, in order for this alternative to be used, the trunks of the trees in the buffer must be no more than 6 feet apart to prevent passage of equipment and material through the buffer or around the tree to be preserved. These additional trees shall be reexamined prior to the completion of construction and either given sufficient treatment to ensure survival or removed.

d. Trunk Armoring – When fine grading is required around tree trunks, a tree trunk should be armored with burlap wrapping and 2 inch studs wired vertically no more than 2 inches apart to a height of 5 feet encircling the trunk. If this alternative is used, the root zone within the drip line will still require protection. Nothing is to ever be nailed to the preserved trees.

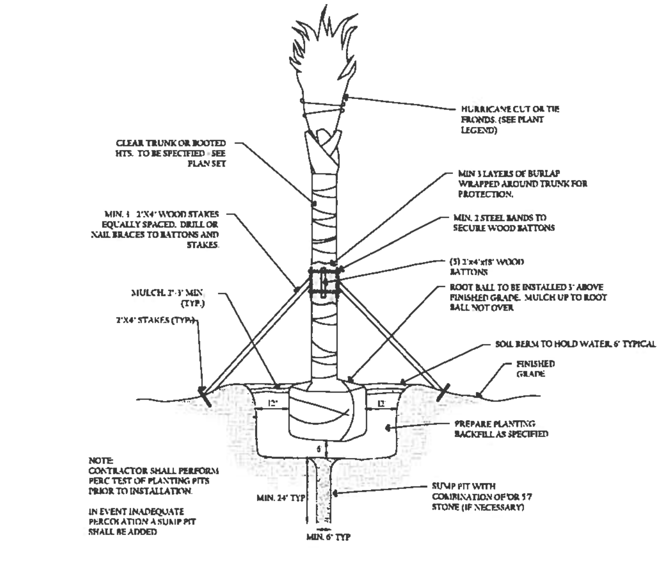
Fencing and armoring devices shall be in place before any excavation or grading is begun, shall be kept in good repair for the duration of construction activities, and shall be the last items removed during the final cleanup after the completion of the project. It is the responsibility of the l contractor to schedule the required tree preservation armoring inspections with the appropriate governmental agency prior to, during and after, clearing operations and final clean up.

END OF SECTION 4



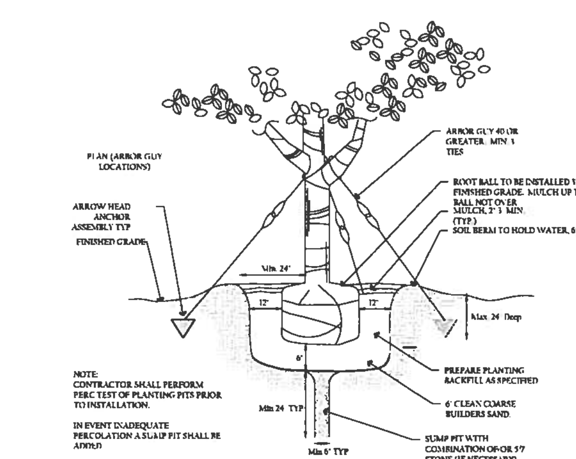
GROUNDCOVER/SHRUB PLANTING DETAIL

NTS



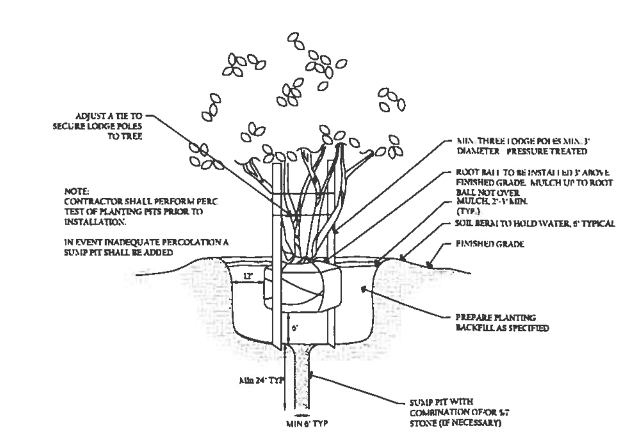
PALM TREE PLANTING DETAIL

NTS



LARGE TREE PLANTING AND STAKING DETAIL

NTS



SMALL TREE/MULTI TRUNK TREE PLANTING AND STAKING DETAIL

NTS

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ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024 FX: (239)-226-0094
EB-26544 CA-LC26000374

BENDERSON DEVELOPMENT

SRQ TECH PARK
MANATEE COUNTY,
FLORIDA

JONATHAN L. ROMINE
RLA NO. LA-6666881

REVISIONS

NO.	DESCRIPTION	DATE
R1		
R2		
R3		
R4		
R5		
R6		

DATE:	3-5-14
PROJECT NO.	1132-24
FILE NO.	1132-24 LSP.dwg
SCALE:	SEE PLAN

SPECIFICATIONS & DETAILS

LA-04

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

PDI-14-01(Z)(P) – 2550 TR, LLC/SRQ Technical Park, Phase 2 (DTS #20140017)

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 26.97 ± acres located at the southeast corner of U.S. 301 and Tallevast Road, Bradenton, Florida, from LM (Light Manufacturing) and PDC (Planned Development Commercial) to PDI (Planned Development Industrial); approve a Preliminary Site Plan for 79,158 square feet of light industrial/warehouse space in addition to the previously approved 279,281 square feet current under construction and approved with Phase I of SRQ Technical Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 05/08/2014 **B.O.C.C.: 06/05/2014**

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, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDI-14-01(Z)(P); and APPROVAL of the Preliminary Site Plan with Stipulations A.1, B.1, C.1 – C.2, and D.1 – D.7; ADOPT Findings for Specific Approval for: 1) an alternative to Land Development Code Section 714.8.7 relating to replacement tree calipers; 2) an alternative to Land Development Code Section 715.3.2.c.1 relating to reduced roadway buffers widths and screening; and 3) an alternative to Land Development Code Section 715.3.1.g relating to a reduced vehicle use area buffer; as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDI-14-01(Z)(P) (DTS # 20140017)**
PROJECT NAME	**Sarasota Technical Park**
APPLICANT(S):	**Benderson (Todd Mathes)**
AGENT:	**Clint Cuffle, PE WRA, Inc.**
PROPOSED ZONING:	**PDI (Planned Development Industrial)**
EXISTING ZONING:	**LM (Light Manufacturing) – 24.55 ± acres PDC (Planned Development Commercial) - 2.42 ± acres**
PROPOSED USE(S):	**Addition of approximately 79,158 square feet light industrial/warehouse space in addition to the previously approved 279,314 square feet for Phase I**
CASE MANAGER:	**Shelley Hamilton**
STAFF RECOMMENDATION:	**APPROVAL w/stipulations**

DETAILED DISCUSSION

Future Land Use

The property is designated IL (Industrial – Light) on the Future Land Use map for Manatee County. The intent of the IL Future Land Use category is to establish areas for a range of light industrial and other employment-oriented uses. It is also the intent to prohibit new residential development other than individual single-family units on lots of record. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. It is also the intent to prohibit the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures, noise, smoke, dust, vibration or glare.

The range of potential uses in the IL FLUC include light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, and wholesale commercial uses. The maximum floor area ration (FAR) allowed in the IL FLUC is 0.75 (1.0 inside the CRA's and UIRA).

Zoning

The intent of the PDI district is to encourage the concentration of complimentary uses grouped adjacent to major streets or streets serving industrial areas, providing well planned development on sites with adequate frontage and depth to permit controlled access to streets,

and reduce marginal traffic friction. The PDI districts shall be located where they will facilitate ease and convenience of use, where negative impacts on the surrounding transportation systems, public services, and surrounding land uses will be minimized, where the use is compatible with surrounding land uses, and where the intensity of the project is consistent with the use it provides.

History

On March 6, 2013, a portion of the property received Final Site Plan approval for 279,314 square feet of warehouse and light industrial uses on the southernmost acreage of the property. The FSP approval has an expiration of four (4) years.

A total of 248,459 square feet of warehouse and light industrial space has been built. The remaining 30,864 square feet will be combined to build a new warehouse in Phase 2. The total development will be providing a total of 8.14 ± acres open space and additional parking to support the additional square footage.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**7910 25th Court East, Sarasota, Florida**
GENERAL LOCATION:	**Southeast corner of U.S. 301 and Tallevast Road**
ACREAGE:	**26.97 ± acres**
EXISTING USE(S):	**248,459 square feet of industrial light warehouse**
FUTURE LAND USE CATEGORY(S):	**Industrial, Light**
DENSITY / INTENSITY:	**F.A.R. - .30**
SPECIAL APPROVAL(S):	**N/A**
OVERLAY DISTRICT(S):	**N/A**
SPECIFIC APPROVAL(S):	**1) Land Development Code Section 714.8.7 – allow smaller replacement tree calipers;** **2) Land Development Code Section 715.3.2.c.1 – allow reduced roadway buffer widths and screening; and** **3) Land Development Code Section 715.3.1.g – allow a reduced vehicle use area buffer**

SURROUNDING USES & ZONING		
NORTH	**Across Tallevast Road – vacant industrial land zoned PDC**	
SOUTH	**Developed industrial land – zoned LM**	
EAST	**Rail line and industrial uses – zoned LM and PDI**	
WEST	**Across U.S. 301 ROW – vacant industrial land zoned LM**	
SITE DESIGN DETAILS		
SETBACKS:	**Front** **Rear**	**30 feet** **20 feet**
OPEN SPACE:	**Required – 30% (8.14 ± acres)** **Provided – 30% (8.14 ± acres)**	
ACCESS:	**Tallevast Road** **U.S. 301**	
FLOOD ZONE(S)	**"C" - FIRM Panel 120153 0343C, revised 3/15/1984 and "X" – FIRM Panel 120153 0344C, revised 7/15/92 DFIRM Panels 12081C 0138E and 0319E, effective 3/17/2014, reflect no change in the flood zone**	
AREA OF KNOWN FLOODING	**Rainfall flooding**	
UTILITY CONNECTIONS	**Existing water and sewer**	

ENVIRONMENTAL INFORMATION

Wetlands
According to the response in the Criteria for Zoning Atlas Amendment, wetland conservation and tree preservation have already been addressed and are in place. The site plan currently shows no proposed impacts to the wetland and its buffer. The conservation easement has not yet been recorded. A stipulation requiring that this be done prior to issuance of the first Certificate of Completion acceptance for the project area has been provided.

Uplands
There appears to be no upland areas for preservation with the exception of the areas of the wetland buffer, which has already been set aside through recording of a conservation easement. Staff has asked the applicant to verify this and show it on the site plan.

Endangered Species
The site does not contain native habitat, therefore, there is little likelihood of the presence of a threatened or endangered species.

Trees

There was an existing stipulation requiring tree replacement on this property for trees removed on another site. This issue is being addressed with this proposal.

Landscaping/Buffers

The preliminary landscape plan that staff reviewed shows a roadway buffer of 8' along U.S. 301 and a 4' buffer along Tallevast Road. The reduction of these buffers requires Specific Approval. Staff analysis and recommendation for granting Specific Approval follows below in this staff report. The buffer along U.S. 301 includes palm trees and shrubs, in addition to the minimum LDC requirements. The 4' buffer along Tallevast Road will be limited to shrub material, but the applicant will be providing the required trees and additional shrub material within the 9' landscape area between the proposed drive aisle ad the proposed building.

NEARBY DEVELOPMENT

PROJECT	SIZE	ACREAGE	FAR	FLUC	APPROVED
Lumberyard/Sawmill	**49,406**	**4.48**	**0.25**	**IL/IH**	**1997**
SRQ Tech Park	**248,459**	**24.5**	**0.23**	**IL**	**2013**
Siemens Water Technologies Inc.	**18,750**	**6.84**	**0.06**	**IL**	**2000**
Ring Power Corporation	**45,612**	**13.13**	**0.08**	**IH**	**2006**
Manatee County	**Residence/Farm Lane**	**36.28**	**N/A**	**IH**	**1954**
Private Residence	**Residence/Farm Land**	**40**	**N/A**	**IL**	**1926**

POSITIVE ASPECTS

This warehouse/industrial development, which constitutes an addition to existing square footage, will provide additional jobs in the area.

NEGATIVE ASPECTS

N/A

MITIGATING MEASURES

N/A

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. **HVAC equipment and mechanical equipment (including roof mounted) shall be screened from view from Tallevast Road and U.S. 301. Screening shall be provided by materials and color consistent with the construction of the exterior finish of the building. Compliance shall be determined with the building elevations prior to Final Site Plan approval and field verified prior to issuance of C.O.**

B. TRANSPORTATION CONDITIONS:

1. **The following information shall be provided on the Final Site Plan:**
   a. **Proposed pavement markings on Tallevast Road that allow traffic entering and existing the site to do so without crossing a double yellow line;**
   b. **Driveway entry and exit radii;**
   c. **Sight visibility triangles per Note 10 of Index 400.1 of the 2007 Manatee County Highway, Traffic, and Stormwater Standards at the project driveway on Tallevast Road; and**
   d. **Stop bar at a four-foot distance from the crosswalk per MUTCD and FDOT standards at the project driveway on Tallevast Road.**

C. STORMWATER CONDITIONS:

1. **The project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain. Modeling shall be used to determine pre- and post-development flows.**

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

D. ENVIRONMENTAL CONDITIONS:

1. **Tree removal and replacement requirements for this site are addressed under the previous approval for this property. Accordingly, no Certificate of Completion shall be accepted for Phase 2 until all required replacement trees have been installed and inspected by Building and Development Services staff.**

2. **All nuisance plant species (including camphor trees) shall be removed from this site prior to Certificate of Completion acceptance. An exotic species management plan shall be provided to Building & Development Services staff for review and approval with the Final Site Plan.**

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

4. **Prior to first Certificate of Completion acceptance, a Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers shall be dedicated to the County in accordance with the Land Development Code Section 719.8.2.**

5. **Prior to first Certificate of Completion acceptance, wetland buffers shall be restored in accordance with the site plans and the Wetland Buffer Restoration Plan provided by DSA, dated June 24, 2005.**

6. **The developer shall provide signs adjacent to wetland buffers/conservation easements indicating that the area is a "Conservation Area," as shown on the approved plans. Signs shall be installed prior to the first Certificate of Completion acceptance.**

7. **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:**
   a. **Digital photographs of the well along with nearby reference structures (if existing);**
   b. **GPS coordinates (latitude/longitude) of the well;**
   c. **The monitoring used to secure the well during construction (e.g. fence, tape); and**
   d. **The final disposition of the well – used, capped, or plugged.**

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

N/A

COMPLIANCE WITH LDC				
Standard(s) Required	**Design Proposal**	**Compliance**		**Comments**
		Y	**N**	
BUFFERS				
10' roadway buffer, U.S. 301	**5'**		**N**	**Specific Approval request submitted**
10' roadway buffer, Tallevast Road	**2'**		**N**	**Specific Approval request submitted**
8' perimeter buffer	**2'**		**N**	
Buffer landscaping	**5'**	**Y**		**Shown on site plan**
SIDEWALKS				
5' internal sidewalks	**5'**	**Y**		**Shown on site plan**
5' sidewalk, exterior	**5,**	**Y**		**Shown on site plan**
ROADS & RIGHTS-OF-WAY				
260' U.S. 301 right-of-way	**260'**	**Y**		**Shown on site plan**
130' Tallevast Road right-of-way	**130'**	**Y**		**Shown on site plan**

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Factors for Reviewing Proposed Site Plans (Section 508.6)
Planned Districts - Rezone Review Criteria (Section 603.4)

Physical Characteristics
The site is approximately 26.97 ± acres and is situated along U.S. 301, at the southeast intersection of Tallevast Road and U.S. 301. Site access consists of two accesses that are currently in operation, one off of Tallevast Road and the other on 25th Court East.

Public Utilities, Facilities and Services
Sanitary sewer and potable water will be constructed to Manatee County standards. The proposed water and wastewater sources are shown on the site plan and the engineering intent plan. They are conceptual only and are included on the site plan to graphically demonstrate the intent to comply with the requirements of Section 722 of the Land Development Code. The size and location of these facilities will be finalized during the Final Side Plan/Construction Plan review process.

Major Transportation Facilities
There are two main accesses for the project off of major roadways; one being a connection to U.S. 301 from 25th Ct. East and the other access being a connection to Tallevast Road from 25th Ct. East.

Compatibility
The site abuts existing industrial development to the north, south, and immediately to the east with the existing Siemans site. Further to the east, railroad tracks provide additional buffering for the existing residential properties across the railroad tracks. The west fronts on U.S. 301

for the entire property frontage. U.S. 301 is considered a major roadway in Manatee County and will provide the necessary truck traffic needed to sustain this light industrial project.

Transitions
As stated above, this property is located within a developed area of Manatee County in which historic light industrial uses have been operating for many years. It is, therefore, a natural fill-in for additional light industrial uses.

Design Quality
The project is consistent with the IL (Industrial Light) Future Land Use category, relative to design standards for landscaping, buffering and setbacks, and the ability to mitigate any potential incompatibilities.

Adjacent Property
The proposed development has been designed to ensure that additional screening, buffering, and design features to adequately project existing or probably uses of surrounding properties.

Access
The proposed development has been designed to encourage smooth traffic flow with controlled turning movements and minimization of hazards to vehicular or pedestrian traffic.

Streets, Drives, Parking and Service Areas
Greater detail will be provided with the Final Site Plan and will be required to be consistent with the Manatee County Land Development Code and Public Works Engineering standards. Notes are included on the plan to ensure all vehicle use areas comply with MUTCD standards.

Pedestrian Systems
Pedestrian systems are shown consistent with the sidewalk requirements in the Land Development Code. Sidewalks have been extended to tie into adjacent public facilities where sidewalks exist.

Natural and Historic Features, Conservation and Preservation Areas
The site does not contain any known historic or cultural resource. Approximately 1.57 acres of wetland and wetland buffer area is being conserved on the project site.

Density/Intensity
The proposed intensity is well below the maximum allowed in the Comprehensive Plan. Proposed buffering and landscaping ensures minimization of impacts to surrounding development which is similar in terms of use and intensity.

Height
Building heights will be required to be consistent with the Planned Development - Industrial zoning proposed and will be limited to 45 feet.

Fences and Screening
No fences are proposed. Screening measures will be required to be consistent with the Planned Development – Light Industrial district standards when adjacent to similar uses.

Yards and Setbacks
Specific Approval requests have been submitted for reduced yard and setback buffers, as detailed on the site plan. The applicant has demonstrated that the intent of the buffer requirements will be met with the proposed design; and the requests for reduced yard and setback buffers are supported by County staff.

Trash and Utility Plant Screens
As required in the Land Development Code, all central refuse, trash and garbage collection containers will be screened from sight and/or located in such a manner so as not be visible form any public area within or adjacent to a Planned Development district.

Signs
Any proposed signage will be consistent with the Land Development Code. The applicant has stated that the new signage planned for the undeveloped portion of the property will be the same as the existing master sign package that exists on site today.

Landscaping
As stated previously, the preliminary landscape plan shows reduced roadway buffers along U.S. 301 and Tallevast Road. The applicant has requested Specific Approval to allow these reduced buffers; however, staff has reviewed the alternatives proposed and the justification for them, and is not in support of granting the Specific Approval requested.

Mixed Use or Entranceway Designation
N/A

Water Conservation
The development will be required to conform with Manatee County Land Development Code and Engineering standards for water conservation measures.

Rights-of-Way
The property abuts U.S. 301 and Tallevast Road. No right-of-way dedication was requested by FDOT or Manatee County, and is not proposed along either roadway.

Utility Standards
The development will be required to connect to Central Potable Water and Sanitary Sewer at the developer's expense.

Stormwater Management

Project Located in Flood Prone Area:	Yes
Type of Flooding (i.e., rainfall, riverine, storm surge, etc.):	Rainfall
Project Subject to flow reduction:	Yes, 50% reduction in pre-developed runoff rate for the 25-year/24-hour storm event – unless already accounted for in master drainage system (see below)
Project subject to OFW:	N/A
Watershed/Basin:	Pearce Drain/Gap Creek
Project located within Floodplain and/or Floodway (Present FIRM Map vs. DFIRM):	Project is not located in the FEMA 100-year FIRM or the proposed DFIRM floodplain. Project is not located in the Pearce Drain 25-year floodplain.
Applicable Watershed Studies:	Pearce Drain/Gap Creek. The associated Watershed Study is available from Stormwater Engineering staff upon request.
Drainage Easement/Access Easements required	TBD
For existing system(s):	
Impairment:	N/A

Open Space
The site plan is required to provide 30% open space and 30% has been provided by a combination of stormwater ponds, buffers, and existing wetland areas.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the IL 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. There are several other industrial uses in close proximity. The area is developing with industrial and commercial uses, as the site and surrounding area are in the IH and IL Future Land Use Categories.

Policy 2.2.1.18.1 Intent. The site is intended to establish areas for a range of light industrial and other employment-oriented uses. It is also the intent to prohibit new residential development other than individual single-family units on lots of record. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. It is also the intent to prohibit the development or use of these

areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures, noise, smoke, dust, vibration or glare.

Policy 2.2.1.8.2 Range of Potential Uses. Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses, service uses, selected residential uses, short-term agricultural uses, recreational uses, public or semi-public uses, schools, privately-operated airports, appropriate water-dependent/water-related/water-enhanced uses, and hotels/motels are in the range of potential uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development because the uses proposed are comparable with surrounding development. Staff finds the uses proposed compatible with surrounding uses and appropriate at this intersection.

Policy 2.6.5.4 Preserve/Protect Open Space.
The site plan shows 30% open space (8.14 acres). 30% open is required.

TRANSPORTATION

Major Transportation Facilities
The site is adjacent to U.S. 301 and Tallevast Road; both are existing four-lane arterial roadways. U.S. 301 is designated as a six-lane arterial roadway in the adopted Future Traffic Circulation Maps. Tallevast Road is designated as a four-lane arterial roadway in the adopted Future Traffic Circulation Maps.

Transportation Concurrency
Transportation concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Analysis (TIA) to determine impacts to the segments of U.S. 301, Tallevast Road and associated intersections near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated that level of service deficiencies exist at studied intersections in the build-out year. The deficiencies are attributed to previously approved projects “background traffic” and are not attributed to project traffic. Under the transportation concurrency provisions of the State Community Planning Act, new proposed development cannot be required to mitigate adverse impacts of background traffic. Therefore, no off-site concurrency-related improvements are required for the project (see Certificate of Level of Service Compliance table below).

Access
In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The project will take access to U.S. 301 via 25th Ct. East and Tallevast Road via 25th Ct. East. It should be noted that U.S. 301 is a state-maintained facility. The TIA did not identify any project-related improvements.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: Y_X___ N_____
TRAFFIC STUDY REQ'D: Y_X___ N_____

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
U.S. 301	**2780**	**D**	**C**
Tallevast Road	**3180**	**D**	**C**

In summary, the results of the TIA review identified no off-site concurrency improvements arising from project-related traffic impacts. No access or site-related improvements were identified during the TIA review.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage were reviewed with this Preliminary Site Plan. Potable water and waste water will be reviewed at the time of Final Site Plan.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1. <u>Request</u>

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

<u>Staff Analysis and Recommendation</u>

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.

<u>Finding for Specific Approval</u>

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.8.7, 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

Alternative to LDC Section 715.3.2.c.1 which requires roadway and perimeter buffers in accordance with Figure 715B for roadway buffers and Figure 715C for perimeter buffers. The LDC requires a 10' roadway buffer along U.S. 301 and 4' along Tallevast Road.

Staff Analysis and Recommendation

Staff is in support of the request for Specific Approval to allow a reduction of the required roadway buffer widths along U.S. 301 and Tallevast Road. The reduction to 8' along U.S. 301 is necessary to accommodate the proposed truck court on the north side of the proposed building. The proposed buffer will contain landscape material in excess of the minimum LDC requirements by approximately 100 shrubs and 15 palms.

The reduction to 4' along Tallevast Road is necessary in order to create an industrial warehouse space product which is leasable and sustainable. The reduction will limit the plant material to shrubs and the applicant is providing the required trees and additional shrub material within the 9' landscape area between the proposed drive aisle and the proposed building.

Staff believes that the reduced buffers and proposed plantings meet the intent of the requirement to provide screening between the proposed project and roadways.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 715.3.2.c.1, the Board finds that the purpose of the Land Development Code regulations IS satisfied to an equivalent degree by the proposed design because the reduced buffers and increased plantings meet the intent of the requirement to provide screening between the proposed project and roadways.

3. Request

Alternative to LDC Section 715.3.1.g which requires vehicle use area perimeter buffers of 8 feet.

Staff Analysis and Recommendation

The reduction to 4' along Tallevast Road is necessary in order to create an industrial warehouse space product which is leasable and sustainable. The reduction will limit the plant material to shrubs which should be sufficient to screen the vehicle use area from the roadway.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.1.g, the Board finds that the purpose of the LDC regulations is

satisfied to an equivalent degree by the proposed design because the reduced buffer and proposed plantings meet the intent of the requirement to provide screening between the proposed project and roadway.

ATTACHMENTS

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

ATTACHMENT #1 APPLICABLE COMP PLAN POLICIES	
Policy 2.1.2.3	**Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.**
Policy 2.1.2.7	**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; and** **– (See also policies under Objectives 2.6.1 through 2.6.3.**
Policy 2.2.1.18	**IL: Establish the Industrial-Light Future Land Use Category as follows:**
Policy 2.2.1.18.1	**Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a range of light industrial and other employment-oriented uses. Also, to prohibit new residential development other than individual single-family units on lots of record in areas transitioning from agriculture to urban uses. This prohibition is intended to avoid adverse impacts on such uses and minimize the intrusion of residential uses in an industrial area. Also, to prohibit the development or use of these areas for locating heavy industries which have objectionable impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare. Also, to establish areas for intensive commercial development which would have significant adverse impacts if located adjacent to expansive residential use areas. Also, to provide for the development of neighborhood retail uses which would**

provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.

Policy 2.2.1.18.2 **Range of Potential Uses (see Policies 2.1.2.3 through 2.1.2.7, 2.2.1.5): Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses, service uses, recreational uses, public or semi-public uses, schools, privately-operated airports, appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and hotels/motels.**

Policy 2.2.1.18.3 **Range of Potential Density/Intensity:**

Maximum Gross Residential Density:
1 dwelling unit per acre

Maximum Net Residential Density:
1 dwelling unit per acre

Maximum Floor Area Ratio: 0.75

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

Policy 2.2.1.18.4 **Other Information:**

a) Any project exceeding a floor area ratio of 0.35 shall require special approval, except for projects which contain a single industrial user and for which use of the project site is primarily for a manufacturing, processing, or assembly use.
b) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within an office or industrial park which has received special approval, ad defined herein, are exempt from any commercial locational criteria contained in this element.
c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of "objectional impact," as referenced and further defined in Policy 2.2.18.1 above. Additional clarification on means of measuring and determining

	"objectional impact" is found in Policy 2.6.3.1. **d) New residential uses shall be limited to individual single family dwelling units that are:** **i. Located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and** **ii. Developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.**
Policy 2.6.1.1	**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; and** **– Limits on density and/or intensity (see Policy 2.6.1.3).**

May 8, 2014 - Planning Commission Meeting
Agenda Item #6

Subject
PDR-14-05(Z)(P) – JOHN T. FOX AND EMILIE H. GORSUCH/FOX - DTS 20140048 - QUASI - JUDICIAL - 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 ADOPTION of Manatee County Zoning Ordinance No. PDR-14-05(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.6, B.1 - B.2, C.1 - C.5, and D.1 - D.6; GRANTING Special Approval for a project : 1) within the Watershed Protection Evers Overlay District, and 2) within the Special Treatment Overlay District; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Sections 714.8.7, 715.3.4, and 907.7.3 of the Land Development Code, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion
• The 20.01 ± acre vacant site is located on the west side of Lockwood Ridge Road, approximately 950 feet south of Whitfield Avenue.
• The site is zoned A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) and within the RES-6 (Residential – six dwelling units per acre) Future Land Use Category (FLUC).

• The current request is to rezone the property to PDR (Planned Development Residential) retaining the overlay districts (WP-E/ST), and approve a Preliminary Site Plan for a maximum of 37 single-family detached lots. The Preliminary Site Plan proposes:
- One access point from Lockwood Ridge Road (existing four-lane arterial roadway). An optional gate is proposed at the development entrance.
- Lots located along both sides of an internal roadway. The minimum lot size is 6,760 sq. ft. (52' x 130').
- A 24 feet wide (50 feet wide private right-of-way) internal roadway that has terminus in two cul-de-sacs.
- A gross and net density of 1.85 and 3.26 dwelling units per acre respectively.
- A 40-foot wide roadway buffer along Lockwood Ridge Road, and 15 feet wide greenbelt landscape buffer along the north, west, and south property boundaries. The greenbelt buffer along to the north property boundary is part of a wider area (30 feet) that contains the referenced buffer and a swale.
- 5-foot wide sidewalks along both sides of the internal roadway. The site plan shows an existing 5 feet wide sidewalk along Lockwood Ridge Road.
- Stormwater management and floodplain compensation areas at the center and west portion of the site.
- No impacts to wetland (0.41 aces) or wetland buffers.
- 45 % of open space (9.03 acres) which exceeds the minimum requirement for a project within the Watershed Overlay District.
- Optional passive recreational trail and bench is proposed as a "focal point". Non recreational acreage is provided.

• The site is located entirely within the Braden River Watershed, and lies in Zones X and A with no base flood elevation determined per FIRM 12081C0317E, effective 3/17/2014, with the western portion of the site within the 100-year floodplain. Floodplain Management is requesting the utilization of floodplain studies to determine Base Flood Elevation (BFE) in areas presently designated as "Zone A".
• In order to minimize any potential noise impacts to future residents, staff recommends the installation of a six-foot high solid decorative fence or wall with landscaping on the exterior side of the fence or enhanced landscaping within the roadway buffer along Lockwood Ridge Road. The applicant agrees with the proposed stipulation.
• Special Approval is required to be granted by the Board of County Commissioners, for a project that lies within the Braden River Watershed (Evers Reservoir Watershed Protection and Special Treatment Overlay Districts).
• The applicant requests Specific Approval to:
- Reduced replacement tree sizes (LDC Section 714.8.7)
- To allow one canopy tree per lot frontage (LDC Section 715.3.4)
- To deviate from lot shape requirements (LDC Section 907.7.3)

• Staff supports all requested Specific Approvals.
• Staff recommends approval of this request, with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
William Clague reviewed and responded via email on 4/9/2014.

Reviewing Attorney
Clague

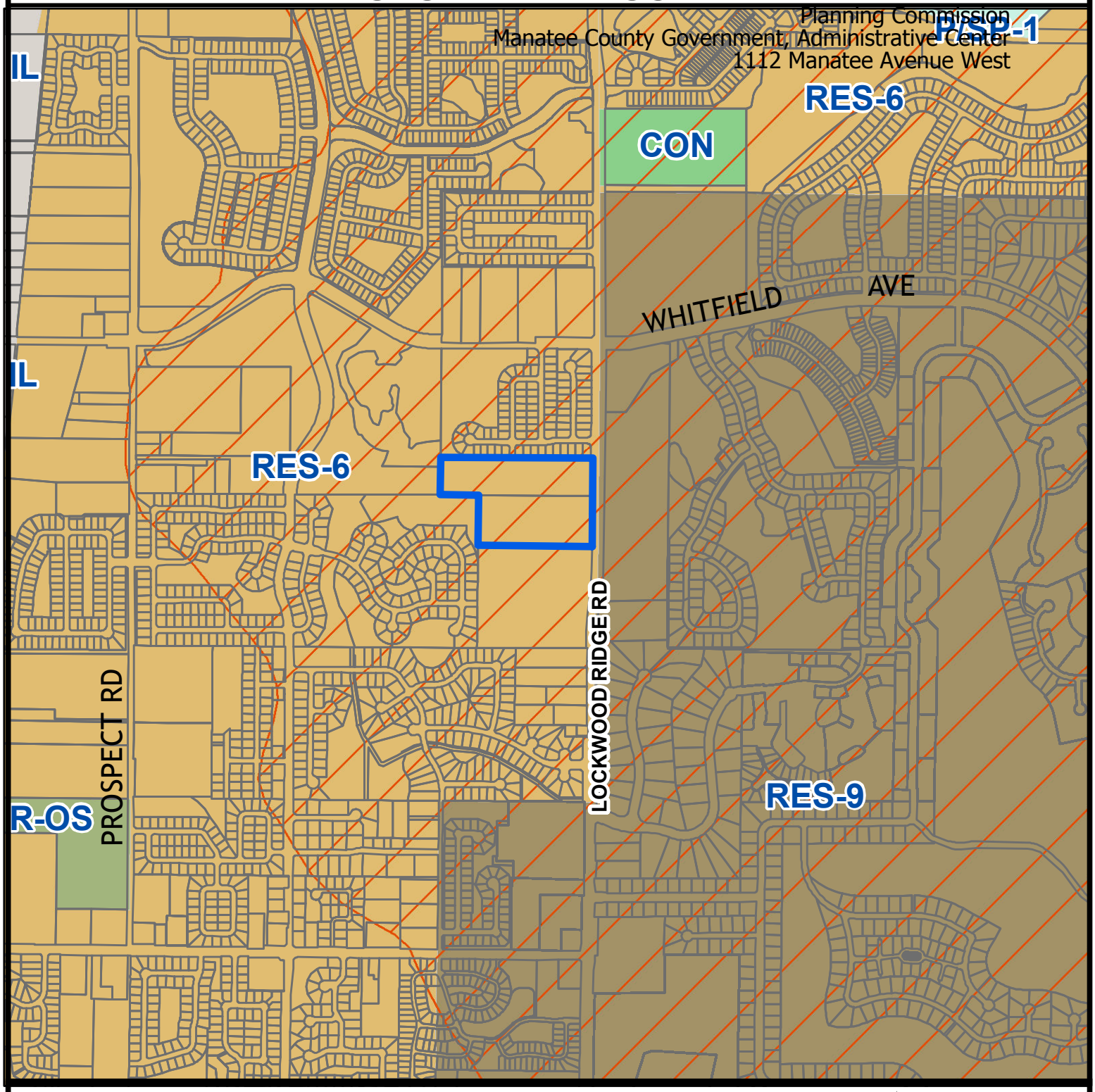
Instructions to Board Records
n/a

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 - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf
Attachment: Staff Report - PDR-14-05(Z)(P) - FOX - DTS20140048.pdf
Attachment: Specific Approval - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf
Attachment: Zoning Disclosure Affidavit - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf
Attachment: TIS - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - Fox - PDR-14-05(Z)(P) - 5-8-14 PC.pdf
Attachment: Site Plans - PDR-14-05(Z)(P) - Fox and Gorsuch - FOX - 20140048 - 140508 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 1941100057, 1942300003

Manatee County
Staff Report Map

Map Prepared 12/17/2010

1 inch = 1,174 feet

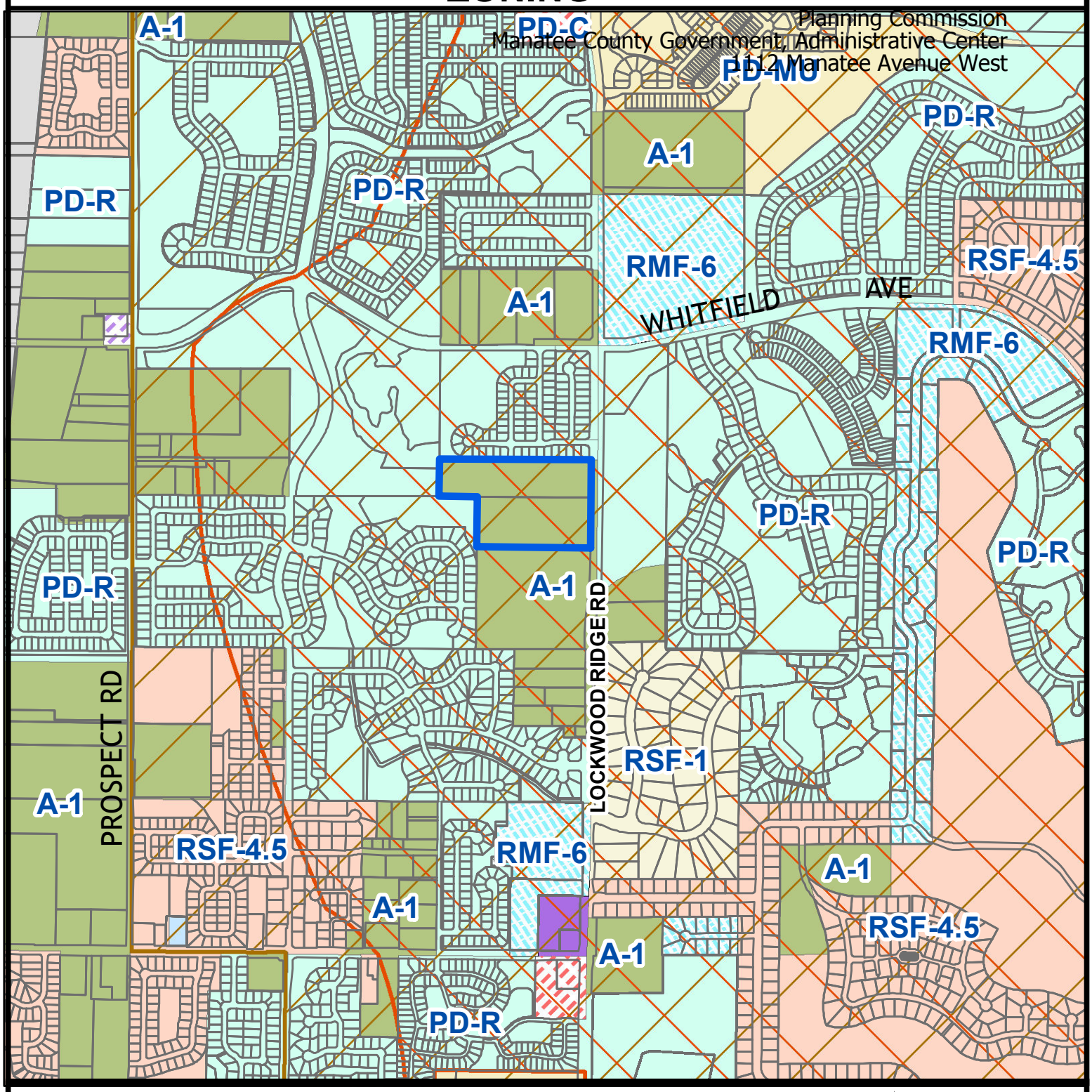
Project Name:	Fox
Project #:	PDR-14-05 (Z)(P)
DTS#:	20140048
Proposed Use:	Residential

Evers Watershed (WPE)

S/T/R:	Sec 28 Twn 35 Rng 18
Acreage:	20.01
Existing Zoning:	A-1
Existing FLU:	RES-6
Overlays:	NONE
Special Areas:	ST

CHH:	N
Watershed:	WPE
Drainage Basin:	Rattlesanke Slough
Commissioner:	Robin DiSabatino

ZONING



Parcel ID #(s) 1941100057, 1942300003

Manatee County
Staff Report Map

Map Prepared 12/17/2010

1 inch = 1,174 feet

Project Name:	Fox
Project #:	PDR-14-05 (Z)(P)
DTS#:	20140048
Proposed Use:	Residential

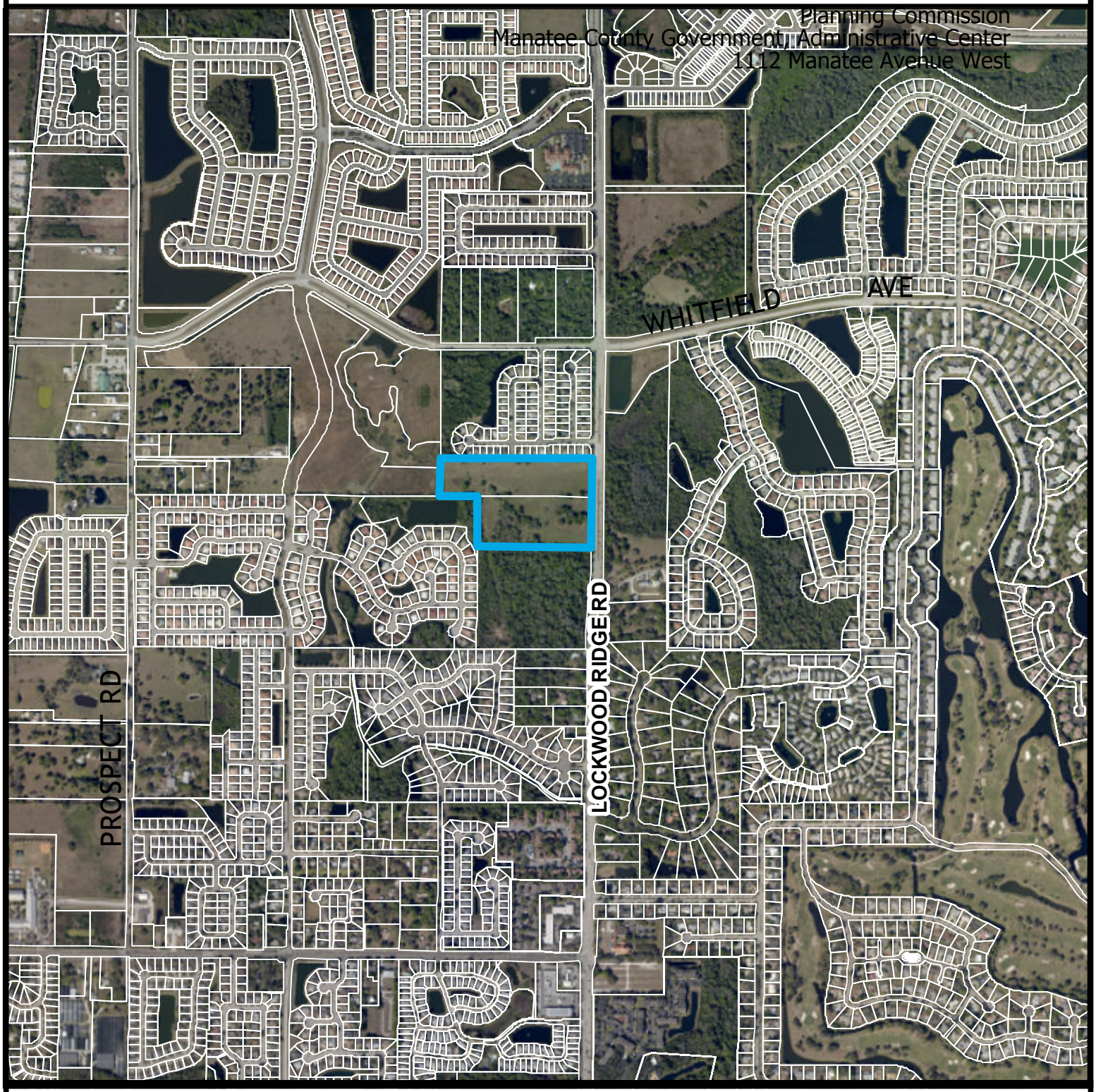
Special Treatment

Evers Watershed (WPE)

S/T/R:	Sec 28 Twn 35 Rng 18
Acreage:	20.01
Existing Zoning:	A-1
Existing FLU:	RES-6
Overlays:	NONE
Special Areas:	ST

CHH:	N
Watershed:	WPE
Drainage Basin:	Rattlesanke Slough
Commissioner:	Robin DiSabatino

AERIAL



Parcel ID #(s) 1941100057, 1942300003

Manatee County
Staff Report Map

Map Prepared 12/17/2010

1 inch = 1,174 feet

Project Name:	Fox
Project #:	PDR-14-05 (Z)(P)
DTS#:	20140048
Proposed Use:	Residential

S/T/R:	Sec 28 Twn 35 Rng 18
Acreage:	20.01
Existing Zoning:	A-1
Existing FLU:	RES-6
Overlays:	NONE
Special Areas:	ST

CHH:	N
Watershed:	WPE
Drainage Basin:	Rattlesanke Slough
Commissioner:	Robin DiSabatino

PDR-14-05(Z)(P) – John T. Fox and Emilie H. Gorsuch/Fox
(DTS #20140048)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 20.01 ± acres located on the west side of Lockwood Ridge Road approximately 950 feet south of Whitfield Avenue at 7030 and 7122 Lockwood Ridge Road, Bradenton, from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 37 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 05/08/2014 **B.O.C.C.: 06/05/2014**

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-14-05(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.6, B.1 - B.2, C.1 - C.5, and D.1 - D.6; GRANTING Special Approval for a project : 1) within the Watershed Protection Evers Overlay District, and 2) within the Special Treatment Overlay District; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Sections 714.8.7, 715.3.4, and 907.7.3 of the Land Development Code, as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDR-14-05(Z)(P) (DTS # 20140048)**
PROJECT NAME	**John T. Fox and Emilie H. Gorsuch/Fox**
APPLICANT(S):	**John T. Fox and Emilie H. Gorsuch**
PROPOSED ZONING:	**PDR (Planned Development Residential)**
EXISTING ZONING:	**A-1 (Suburban Agriculture) - 20.01 acres**
PROPOSED USE(S):	**37 lots for single-family detached residences**
CASE MANAGER:	**Rossina Leider**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

The 20.01 ± acre vacant site is located on the west side of Lockwood Ridge Road, approximately 950 feet south of Whitfield Avenue. The site is zoned A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) and within the RES-6 (Residential – six dwelling units per acre) Future Land Use Category (FLUC).

The current request is to rezone the property to PDR (Planned Development Residential) retaining the overlay districts (WP-E/ST), and approve a Preliminary Site Plan for a maximum of 37 single-family detached lots. The Preliminary Site Plan proposes:

- One access point from Lockwood Ridge Road, an existing four-lane arterial roadway. An optional gate is proposed at the development entrance.
- Lots located along both sides of a 24 feet wide internal roadway (50 feet wide private right-of-way). The internal roadway has terminus in two cul-de-sacs.
- A minimum lot size of 6,760 sq. ft. (52’ x 130’).
- A gross and net density of 1.85 and 3.26 dwelling units per acre respectively.
- A 40-foot wide roadway buffer along Lockwood Ridge Road, and 15 feet wide greenbelt landscape buffer along the north, west, and south property boundaries. The greenbelt buffer along to the north property boundary is part of a wider area (30 feet) that contains the referenced buffer and a swale.
- 5-foot wide sidewalks along both sides of the internal roadway (there is an existing 5 feet wide sidewalk along Lockwood Ridge Road).

- Stormwater management and floodplain compensation areas which are located in the center and west portion of the site.
- No impacts to wetland (0.41 aces) or wetland buffers.
- 45 % of the site is designated as open space (9.03 acres) which exceeds the minimum requirement for a project within the Watershed Overlay District.
- An optional passive recreational trail and bench is proposed as a “focal point”. Non recreational acreage is provided.

The typical lot size proposes for this project (6,760 sq. ft.) is consistent with the development patterns of approved projects in the surrounding area with lot sizes that vary from 3,200 sq. ft. (cottages units at Woodbrook I) to 7,475 sq. ft. (Barrington Ridge). The proposed gross and net density (1.85 and 3.26 du/acre) is below to the maximum density threshold allowed in the RES-6 FLUC (6 du/acre gross and 12 du/acre net).

The design shows one access point at Lockwood Ridge Road. No logical connection to the west and south is available due the potential impacts to wetlands and floodplain compensation areas, and no connection to the north is provided where a tie exists (SaraPalms Subdivision); however, only one means of access is required for a 37-lot subdivision. An optional pedestrian connection to Woodbrook II to the west is proposed.

The site is located entirely within the Braden River Watershed, and lies in Zones X and A with no base flood elevation determined per FIRM 12081C0317E, effective 3/17/2014, with the western portion of the site within the 100-year floodplain. The Braden River Watershed identifies additional 100-year floodplain delineation within the project limits, and the floodplain delineation provided from the Braden River Watershed model can be utilized for floodplain compensation calculation.

The Braden River Watershed Study was completed in May of 2013 and adopted by Southwest Florida Water Management District (SWFWMD). However, this watershed study was not incorporated into the 2014 Flood Insurance Rate Maps. The watershed study incorporates LIDAR topographic contours, record drawing information, and an intricate drainage model to generate 100-year floodplain delineation. Both Manatee County and SWFWMD consider the watershed study as best available information. Therefore, the level of detail provided by the watershed study affords additional design analysis which was not available previously.

Since the project is partially located in "Zone A" (no Base Flood Elevation determined) pursuant to the 2014 FIRM, Floodplain Management is requesting the utilization of floodplain studies to determine Base Flood Elevation (BFE) in areas presently designated as "Zone A".

Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a project that lies within the Braden River Watershed (Evers Reservoir Watershed Protection and Special Treatment Overlay Districts). The purpose of the Special Approval request is satisfied by the proposed project’s design that will provide:

- the required 50% reduction for all stormwater outfall flow directly or indirectly into the Rattlesnake Slough, and
- 150% of the normally required water quality treatment.

The site plan shows a 40-foot wide roadway buffer along Lockwood Ridge Road; however, staff has a concern related to the potential noise that can be generated from vehicles traveling along this arterial roadway and its impacts to future residents of lots abutting Lockwood Ridge Road. In order to minimize any potential noise impacts, staff recommends the installation of a six-foot high solid decorative fence or wall with landscaping on the exterior side of the fence or enhanced landscaping in the buffer along Lockwood Ridge Road.

The applicant requests Specific Approval to:
- Reduced replacement tree sizes (LDC Section 714.8.7)
- To allow one canopy tree per lot frontage (LDC Section 715.3.4)
- To deviate from lot shape requirements (LDC Section 907.7.3)

Staff supports all requested Specific Approvals. Staff recommends approval of this request, with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**7030 and 7122 Lockwood Ridge Road**
GENERAL LOCATION:	**West size of Lockwood Ridge Road, approximately 950 feet south Whitfield Avenue**
ACREAGE:	**20.01 ± acres**
EXISTING USE(S):	**Vacant**
FUTURE LAND USE CATEGORY(S):	**RES-6/WO (Residential - six dwelling units per acre/Watershed Overlay)**
DENSITY:	**1.85 gross 3.26 net**
SPECIAL APPROVAL(S):	**1) Project within the WP-E (Watershed Protection Evers) Overlay District 2) Project within the ST (Special Treatment) Overlay District**
OVERLAY DISTRICT(S):	**WP-E (Watershed Protection Evers) ST (Special Treatment)**
SPECIFIC APPROVAL(S):	**1) Reduced replacement tree size 2) To allow one canopy tree per lot frontage 3) To deviate from lot shape requirements**

SURROUNDING USES & ZONING	
NORTH	**Single-family homes zoned PDR (Planned Development Residential) at SaraPalms Subdivision**
SOUTH	**Vacant land zoned A-1 (Suburban Agriculture)**
EAST	**Across Lockwood Ridge Road, a church (Church of the Trinity Metropolitan) zoned PDR(Planned Development Residential) and A-1 (Suburban Agriculture)**
WEST	**Vacant land zoned PDR (Planned Development Residential) at Woodbrook II, and single-family homes zoned PDR (Planned Development Residential) at The Trails Subdivision**

SITE DESIGN DETAILS		
LOT SIZE(S):	**6,760 sq. ft. (52' x 130') Typical lot**	
SETBACKS: (*) 25-foot separation 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.	**Front** **Side** **Rear** **Waterfront**	**23'/20'(*)** **5'** **15'** **30'**
OPEN SPACE:	**Required: 35% or 7.00 acres** **Provided: 45% or 9.03 acres**	
RECREATIONAL AMENITIES:	**Passive recreational trail and benches (optional)**	
RECREATIONAL ACREAGE:	**None**	
BUFFERS: (*) A 30 feet separation between the lots and north property line is proposed, which includes a 15-foot wide greenbelt buffer and a 5-foot wide swale.	• **40' roadway buffer along Lockwood Ridge Road** • **15' greenbelt buffer along north, south, and west property boundaries (*)**	
ACCESS:	**One access point along Lockwood Ridge Road, four-lane Arterial roadway**	
FLOOD ZONE(S)	**Zones X and A with no Base Flood Elevation per FIRM Panel 12081C0317E, effective 3/17/2014.**	
AREA OF KNOWN FLOODING	**Yes, rainfall. 50% reduction in allowable runoff required** **Watershed/Basin: Rattlesnake Slough**	
UTILITY CONNECTIONS	**Water and sewer available**	

ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**0.41 acres**
Proposed Impact Acreage:	**None**

Wetlands

According to the environmental narrative provided by Eco Consultants dated February 1, 2014 there are two wetlands on-site that are 641 – Freshwater Marsh Habitat. They are both degraded due to past and current agricultural land practices. A forested wetland 630 – Wetland Forested Mix abuts the southern boundary of the property but does not extend into the project area.

The applicant proposes to conserve/preserve the existing wetlands and their associated buffers. Also, the applicant will provide a 30' wetland buffer on-site for the off-site forested wetland.

Uplands

According to the environmental narrative and FLUCS map there are no upland habitats on-site. However, wetland buffers of 30' will be provided for on-site wetlands as well as the off-site forested wetland that abuts the south boundary of the project area. These buffers will be planted per a wetland buffer restoration/enhancement plan and will be placed in the conservation easement; therefore, they will be "preserved native habitat".

Endangered Species

According to the environmental narrative there were no findings of any known listed species utilizing the site for nesting or for breeding purposes. No habitat critical to any known listed species are known to be present on the site or immediately adjacent to the site.

Trees

No information was provided with the Preliminary Site Plan. A note has been provided on the landscape sheet indicating the requirements of Section 714.8.7 of the LDC will be met at time of Final Site Plan approval.

Landscaping/Buffers

The landscape plan that accompanies the Preliminary Site Plan indicates a 40' wide roadway buffer along Lockwood Ridge Road with the required landscape materials to be placed within it. Perimeter greenbelt buffers of 15' are proposed around the remainder of the project boundary with the exception of the south boundary around the wetland area in the south part of the project area. These buffers also show proposed landscape materials to be in accordance with LDC requirements.

Street trees are shown to be provided at one canopy tree per lot per frontage in accordance with staff's recommended and supported Specific Approval for Section 715.3.4 of the LDC.

NEARBY DEVELOPMENT

RESIDENTIAL					
Project	**Lots / Units**	**Density (du/acre)**	**FLUC**	**Minimum Lot Size**	**Year Approved**
Woodbrook II	**77**	**1.43**	**RES-6**	**6,500 sq. ft.**	**2014**
Woodland Trace	**53**	**1.82**	**RES-6**	**6,240 sq. ft.**	**2013**
Fiddlers Creek	**27**	**1.71**	**RES-6**	**6,840 sq. ft.**	**2013**
Woodbrook I	**248**	**2.61**	**RES-6**	**3,200 sq. ft (cottages)**	**2012**
Cascades@Sarasota	**621**	**2.48**	**RES-6**	**6,050 sq. ft.**	**2002**
Barrington Ridge	**313**	**2.18**	**RES-6**	**7,475 sq. ft.**	**2005**
The Trails Ph 2A, 2B & 3	**154**	**2.67**	**RES-6**	**7,018 sq. ft.**	**1990**
SaraPalms	**66**	**2.2**	**RES-6**	**6,000 sq. ft.**	**1986**
Centre Lake	**61**	**3.3**	**RES-6**	**7,000 sq. ft.**	**1986**

POSITIVE ASPECTS

- **The surrounding area is transitioning from suburban agriculture uses to low and moderate density single-family residential developments.**
- **The design shows 45% open space.**
- **40-foot wide roadway landscaped buffer is provided along Lockwood Ridge Road.**
- **Rezone to Planned Development Residential (PDR) is the logical expansion of adjacent PDR zoning district to the north, east, and west.**
- **PDR allows the Board to stipulate development to ensure compatibility.**

NEGATIVE ASPECTS

- **Future residents of lots abutting Lockwood Ridge Road may experience some noise impacts from vehicles traveling along this arterial roadway.**
- **No recreational acreage is provided.**

MITIGATING MEASURES

- **Staff recommends a stipulation to enhance landscaping in the buffer along Lockwood Ridge Road or install a six-foot high solid decorative opaque fence or wall with landscaping on the exterior side of the fence.**
- **An optional passive recreational trail and bench is proposed.**

PLANNING COMMISSION AND STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. Prior to Final Plat approval, enhanced landscaping or a six-foot high decorative opaque wall or fence shall be installed within the roadway buffer along Lockwood Ridge Road. Landscaping shall be installed on the exterior side of the wall or fence.

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

3. No lots shall be platted through any greenbelts, landscape buffers, retention ponds, wetland, or wetland buffer.

4. Any gates within the project shall be accessible to emergency providers in accordance with the requirements of County and Fire Department ordinances and resolutions.

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

6. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners in the project of the following:

a. Planned thoroughfare adjacent to the project (i.e. Lockwood Ridge Road, a four-lane arterial roadway).

b. Potential noise associated with the planned roadway.

B. PUBLIC WORKS CONDITIONS:

1. The proposed potable water distribution system shall be designed and constructed to provide for internal and external looping. Where dead end water mains are unavoidable they shall be constructed with metered automatic blow-off devices sized to provide a flushing velocity of at least 2.5 feet per second and the developer, CDD and/or home owners association, as applicable, shall pay for the cost of the potable water blown off to maintain water quality standards.

2. The Traffic Impact Statement (TIS) for this development did not identify any off-site transportation concurrency improvements required for this project. The TIS did identify one site-related transportation improvement which will need to be shown on the applicable Construction Plans (the improvement must be labeled with dimensions) that will be submitted as part of the future permit applications/packages associated with the site-related improvement. In addition, this improvement shall be installed, certified, inspected and accepted, and consistent with the applicable Construction Plans, prior to issuance of the First Final Plat.

The site-related transportation improvement identified in the Traffic Impact Statement is a traffic operations and safety-related improvement that is expected to improve traffic flow into the project site. The improvement is listed below.

1. Construct a northbound left-turn lane at the project access on Lockwood Ridge Road. The northbound left-turn lane shall be 205 feet total length (50 feet storage length plus 155 feet deceleration length) and constructed in accordance with FDOT Design Standards (Indices 301 and 302).

C. STORMWATER CONDITIONS:

1. At Final Site Plan, the engineer of record will have the option of submitting a watershed analysis that would demonstrate an alternative stormwater design that would create no adverse impacts to the watershed with respect to staging and flow rates; or the Engineer of Record shall demonstrate through modeling a 50% peak rate reduction for the project.

- If the watershed approach is utilized, it shall utilize the Braden River/Rattlesnake Slough Watershed Study to create and analyze pre-verses post-development condition.
- If the EOR chooses the peak rate reduction option, the reduction shall only apply to the internal subdivision roadway system and the residential lots. Over-attenuation is not required on open space areas, upland preservation areas, wetlands and their buffers, and landscape buffers. Attenuation is not required on the stormwater flows that discharge onto and through this property from adjacent roadways, subdivisions, and properties.

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

- The available storage volume above the 25 Year Design High Water Level of any proposed compensation requirement

  -or-

- Provide a stormwater routing model that utilizes Rattlesnake Slough reverse flow into the on-site lakes during a 100 year, 24 hour storm event the volume of

stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume

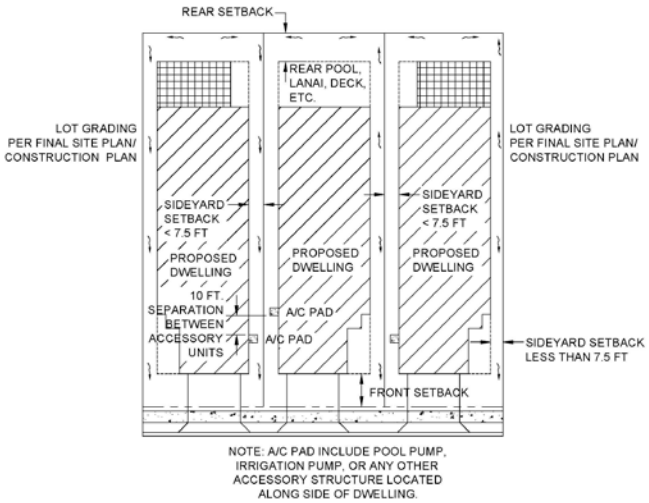
-or-

- Provide a stormwater routing model which utilizes the adopted Braden River Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created within the watershed with respect to flood stages, volume, or flow rates associated with the 100-year storm event.

3. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along existing drainage systems within the project boundaries. In addition, a Drainage-Maintenance-Access Easement shall also be provided along the existing drainage systems within the project boundaries. Manatee County is **only** responsible for maintaining the free flow of drainage through these systems.

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

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



D. <u>ENVIRONMENTAL CONDITIONS:</u>

1. The applicant shall work with EPD staff at the Final Site Plan to determine which trees are able to be effectively preserved on-site, once details of locations of improvements are known (i.e. quantities of fill dirt, sizing and location of storm water facilities, etc.). Credit of preserved trees towards landscaping requirements will be determined with approval of the Final Site Plan.

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 Section 519 of the LDC.

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

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

6. 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. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

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, Lockwood Ridge Road	**Shown**	**Y**		**Exceeds standards. A 40-foot wide roadway provided**
15' greenbelt buffer	**Shown**	**Y**		**Meets standards. 30' wide separation is provided between the lots and the north property boundary which contains a 15-foot wide greenbelt buffer and a 5-foot wide swale**
Buffer landscaping	**Shown**	**Y**		**To be in accordance of LDC Section 715**
SIDEWALKS				
5' internal sidewalks	**Shown**	**Y**		**Meets standards. Both sides**

				of internal roadways
5' sidewalk, exterior	**Shown**	**Y**		**Meets standards. Project within two walking miles of Kinnan Elementary School**
ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	**Shown**	**Y**		**Streets to be private**
24' paved roadways	**Shown**	**Y**		**Meets standard**

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Factors for Reviewing Proposed Site Plans (Section 508.6)
Planned Districts - Rezone Review Criteria (Section 603.4)

Physical Characteristics
The ±20.01-acre site is currently vacant and conforming by two rectangular lots with frontage along Lockwood Ridge Road (±771 feet - east property boundary). The site contains approximately 0.41 acres of wetlands. No impacts to the wetlands and wetland buffer are proposed. There are no upland habitats on-site.

Public Utilities, Facilities and Services
The site will be served by County water and sewer. The lowest quality water available for irrigation will be used (i.e. well or stormwater pond draw-down) and shall be identified at Final Site Plan stage. Reclaimed water use is prohibited since the site is located within the Evers Watershed Protection Overlay District.

The site is within the School Service Area 3. The schools serving the area are Kinnan Elementary, Harllee Middle School, and Southeast High School. Per Manatee County School Board, there is sufficient capacity to support the proposal which trigger a generation of 13 potential students.

Compatibility
The site is surrounding to the north, and west by single-family residential developments zoned PDR (SaraPalms Subdivision, The Trail Subdivision, and the recently approved Woodbrook II), with a minimum lots sizes that vary from 6,000 sq. ft. to 7,018 sq. ft. To the east, across Lockwood Ridge Road, there is a church zoned PDR and A-1. To the south, the site is adjacent to a vacant agricultural property zoned A-1.

Further north, south, east, and west, there are several subdivisions zoned PDR (i.e. Cascades at Sarasota, Woodridge Oaks, Quail Run, Treymore), RSF-1 (Oakrun), and PDMU (Woodbrook I).

The proposed use is comparable and consistent with the existing residential development trends and patterns nearby. PDR zoning requires approval of a site plan by the Board of County Commissioners to address any compatibility concerns. PDR zoning also provides greater flexibility for the project to establish appropriate buffers to help minimize any compatibility and transition concerns with the surrounding zoning and land uses.

Transitions
The site is located in an area that is transitioning from agriculture uses to suburban and urban residential uses. The timing of this request appears to be consistent with the growing development trends in the surrounding area.

Design Quality
The project includes 37single-family lots, with a minimum lot width of 52 feet and a minimum lot size of 6,760 square feet. The lots are arranged with frontage along an internal roadway with terminus in two cul-de-sacs at the west and south portions of the property, and one eyebrow at the northeast of the site. As part of the design, the Preliminary Site Plan includes a lake on the south-central portion of the site, view corridors at the termini of each cul-de-sac, and open space along the west side of the development with a passive recreational trail and bench (optional). No recreational acreage has been provided.

A main access point is connecting the internal roadway to Lockwood Ridge Road. An optional gate is proposed.

Adjacent Property
Properties to the north and west are residential subdivisions zoned PDR. To the east, across Lockwood Ridge Road, there is a church zoned PRD and A-1. The property to the south is a vacant agricultural land zoned A-1. A 40-foot wide roadway buffer is provided along to Lockwood Ridge Road, a four-lane arterial roadway. A 30-foot wide separation is provided between the site and the properties to the north (SaraPalms Subdivision), which includes a 15-foot wide buffer and a 5-foot wide swale. A 15-foot wide greenbelt buffer separates the project from properties to the west (Woodbrook II and The Trail Subdivisions) and south.

Streets, Drives, Parking and Service Areas
The site has access via an entrance road connecting Lockwood Ridge Road. The proposed residential street will be private, with a minimum right-of-way width of 50 feet, and a minimum 24 feet pavement width.

Pedestrian Systems
The site is within two (2) walking miles of Kinnan Elementary School (corner of Prospect Road & Tallevast Road). The preliminary site plan shows the existing sidewalk along Lockwood Ridge Road and the required sidewalks on both sides of the internal roadways (five feet wide).

Natural and Historic Features, Conservation and Preservation Areas
According to the environmental narrative, there are approximately 0.41 acres of wetland on-site, and no impacts to the wetland or the required 30' wetland buffer are proposed. There are no known recordered historic or archaelogical resources on the site.

Density
The proposed density (1.85 gross and 3.26 net) is below to the maximum allowable potential density for a project within the RES-6 FLUC, and comparable to the approved project in the nearby area.

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

Fences, Screening, and Landscaping
No perimeter fencing is proposed. The proposed greenbelt buffer along adjacent properties to

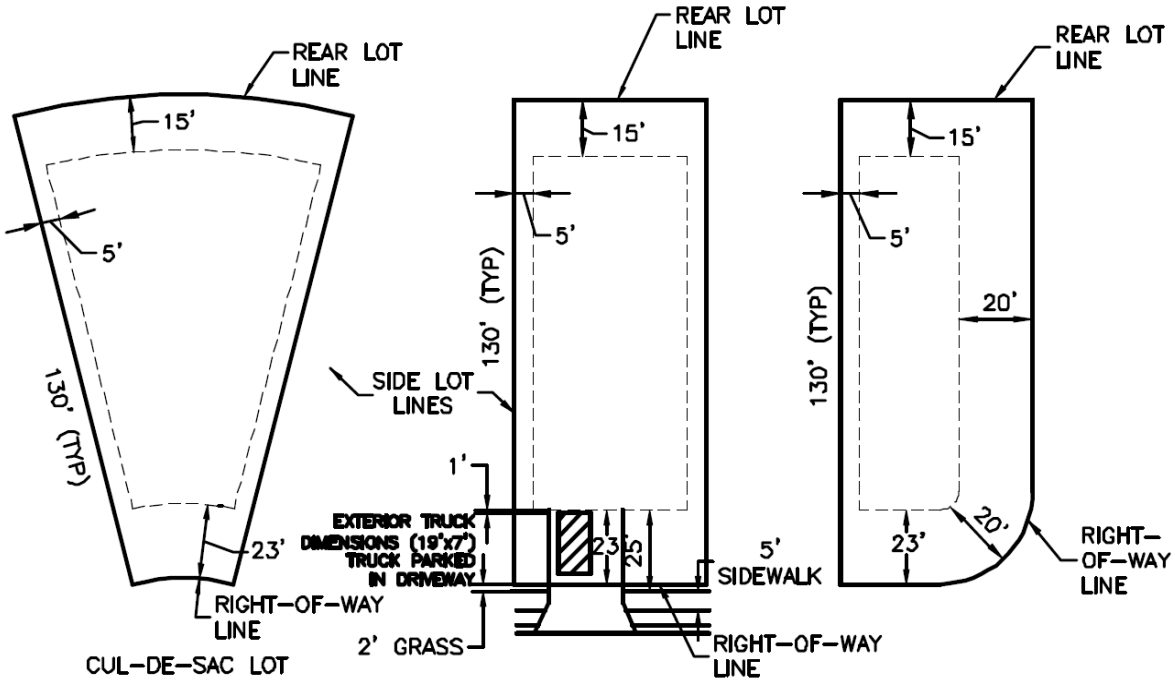
the north, west, and south will be 15-foot wide and screened with landscaping in accordance with LDC Sections 603.7.4.5 and 715 (one shade tree planted every 30 ft. on center). To the east, a 40-foot wide roadway buffer is provided along Lockwood Ridge Road planted with 2 canopy trees and 33 shrubs every 100 ft. To mitigate any potential noise impacts along Lockwood Ridge Road, staff recommends enhanced landscaping or a six-foot high decorative opaque wall or fence to be installed along the interior edge of the 40-foot roadway wide buffer.

Yards and Setbacks

Setbacks are as shown in the site plan. The established minimum setbacks for the project are shown in the following chart: (See Typical Lot Envelope)

Use/Type	Front	Side	Rear
Single-family detached	23'/20'(*)	5'	15'
Wetland buffer	15'		
Waterfront	30'		

(*) A 25-foot separation between the garage and edge of sidewalks is provided. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.



TYPICAL LOT DETAIL

Trash and Utility Plant Screens

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

Signs
All signs will be reviewed with the Final Site Plan and Building Permits, and will meet the requirements of LDC Section 724.

Mixed Use or Entranceway Designation.
The site in not in an area designated as a Mixed Use or an Entranceway of the County.

Water Conservation.
The development will be required to conform to Manatee County Land Development Code and Engineering Standards for water conservation measures. Irrigation for landscaping will use the lowest water quality source available. Non-potable water will be used for irrigation, and reclaimed water will not be used since the project is located in the Evers Reservoir Watershed Overlay District.

Rights-of-Way
Internal street(s) will be private and designed to Manatee County Public Works Standards and will be reviewed with future Final Site Plan.

Utility Standards
Connection to Manatee County utilities is required and will be reviewed in greater detail with future Final Site Plan.

Stormwater Management
The western portion of project lies within FEMA 100-year floodplain designated Zone “A”. This delineation is unchanged with the delineation shown from the FEMA DFIRM data adopted on March 17, 2014. The Braden River Watershed identifies additional 100-year floodplain delineation within the project limits. Floodplain delineation provided from the Braden River Watershed model can be utilized for floodplain compensation calculations.

The design of the stormwater facilities will be required to meet the requirements of LDC Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. Stormwater facilities will be reviewed in greater detail with future site plan submittals.

Open Space.
The site plan shows 45% or 9.03 acres of open space is provided with this project. Landscaped open space is provided, and, as a focal point, a passive recreational trail and benches (optional) have been included as part of the design.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is transitioning from agriculture to suburban and urban uses, mostly characterized by residential developments.

Policy 2.2.1.11.1 Intent. The use is consistent with the intent of the RES-6 FLUC which provides for low density urban or clustered low-moderate density urban, residential environmental. The proposed density (1.85 gross and 3.26 net) is consistent and below to the allowable maximum potential density (6 gross and 12 net) in the RES-6 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Residential uses within suburban or urban density are included in the range of potential uses for this FLUC.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with the development pattern in the nearby area. The proposed use, lot sizes, and setbacks are comparable with surrounding residential projects, and appropriate buffers are provided for compatibility and transition. Additionally, PDR allows the Board to attach stipulations to ensure the project is compatible with surrounding uses.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design shows no impacts to the 0.41 acres of wetland on-site.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 45% open space (9.03 acres). 35% open space (7.00 acres) is required for a Planned Development within the Evers Watershed Protection Overlay District.

TRANSPORTATION

Major Transportation Facilities

The site has access to a four-lane arterial, Lockwood Ridge Road. The 2030 Future Traffic Circulation Map Series in the Comprehensive Plan shows Lockwood Ridge Road 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 Statement (TIS) to determine impacts to the segment of Lockwood Ridge Road, near the project site. The results of the TIS, which were reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate above the level of service (LOS) “D” performance standard with project-

related traffic and with no off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below).

Access

In conjunction with transportation concurrency, an access review was undertaken by County staff. The project will have one driveway onto Lockwood Ridge Road. The results of the access review indicated that a northbound left-turn at the project drive is required. The turn-lane shall be 205 feet in total length and designed in accordance with FDOT Design Standards (Indices 301 and 302).

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)
Lockwood Ridge Road	**2641**	**D**	**C**

In summary

The results of the Traffic Impact Statement (TIS) review identified no off-site concurrency-related improvements however; a site-related improvement at the project drive is required (i.e., northbound left-turn), is 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.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request:

1. **Alternative to LDC Section 714.8.7 – Tree Replacement Size**
   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. **Alternative to LDC Section 715.3.4 – Street 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.

Staff Analysis and Recommendation:
Staff is in support of the request for Specific Approval for an alternative to Section 715.3.4 of the LDC to allow only 1 tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

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, as providing fewer trees will prevent future removal to prevent conflicts with infrastructure.

3. **Alternative to LDC Section 907.7.3 – Lot shape requirements**
Land Development Code Section 907.7.3 – Lot Requirements, specifically relating to the shape of lots. Generally, this section of the LDC requires that side lot lines be as close as practical to right angles with the street line and no case shall the side lot line deviate more than twenty-two and one-half (22.5) degrees from the side lot line drawn perpendicular to the street line or radial to curving street lines for a minimum distance of 100 feet from the right-of-way line. The request is to allow nine (9) lots shall be platted having side lot lines that deviate from the above regulation.

Staff Analysis and Recommendation
Lots 1 through 4, 16, 17, and 31 through 33 include side lot lines that deviate more than 22.5 degrees for a distance less than 100 feet from the right-of-way line. The applicant has offered a lot layout that maximizes the views at the end of the cul-de-sacs, or promotes safe vehicular circulation for lots adjacent to an eyebrow, which influenced the geometry of these nine lots.

Staff is in support of the request of Specific Approval for an alternative to Section 907.7.3 of the LDC since the applicant demonstrate that the shape and size of the lots in question are sufficient to allow the placement of a dwelling unit, and accommodate the driveways and utilities.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of Section 907.7.3 of the Land Development Code, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed lot shapes for Lots 1, 2, 3, 4, 16, 17, 31, 32, and 33, because all requirements for the placement of driveways, utilities, and housing will work from a design standpoint.

SPECIAL APPROVAL – FINDINGS

"Special Approval" is a process requiring an additional level of review pursuant to the Comprehensive Plan. It is defined 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. 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.

Special Approval is required for a project:

Within the Evers Reservoir Watershed Protection and the Special Treatment Overlay Districts

The Comprehensive Plan requires Special Approval for projects within the Evers Reservoir Watershed Protection (WP-E) and Special Treatment Overlay Districts (Policy 2.2.2.2.4).

The design of this project will provide fifty percent (50%) reduction to the calculated pre-development flow rate for all stormwater outfall flows either directly or indirectly into Rattlesnake Slough. In addition, the project will provide 150% of the normally required stormwater quality treatment, consistent with requirements of Outstanding Florida Waters (OFW), and LDC Section 717.3.7.

The above requirements are stipulated and will be reviewed and approved by staff as part of the Final Site Plan/Construction Drawing process. The proposed preliminary site plan appears appropriate and consistent with the applicable regulations related to protect the quantity and quality of potential and existing potable water supplies within public surface water reservoirs and their watersheds.

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.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Zoning Disclosure Affidavit**
3. **Request for Specific Approval**
4. **Traffic Impact Statement (TIS)**

APPLICABLE COMP PLAN POLICIES	
Policy: 2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy: 2.1.2.4	Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.
Policy: 2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy: 2.2.1.12	**RES-6:** Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.12.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

Policy: 2.2.1.12.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy: 2.2.1.12.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: 6 dwelling units per acre Minimum Gross Residential Density: 5.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing". Maximum Net Residential Density: 12 dwelling units per acre 16 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5) Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only) 1.00 inside the CRA's and UIRA Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)
Policy: 2.2.1.12.4	Other Information: a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S. b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval. c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

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

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

Policy: 2.2.2.2.4 Effect of Mapping:

a) Any project which is at least partially within the Watershed Overlay District (WO) shall be submitted for approval under the special approval process. The area designated under the WO District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the WO District. The extent and coverage of the area designated is shown in greater detail on the official zoning atlas of Manatee County, but is, however, subject to adjustment pursuant to (c) below.

b) See also policies listed under Policy 2.2.2.2.3 above.

c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of property shown on the official zoning atlas as being within the Watershed Overlay where the owner or agent thereof is seeking to demonstrate that property is not located within the Lake Manatee Watershed,

		the Evers Reservoir, or the Peace River Watershed. Where the review concludes that the subject property, or part thereof, is located outside the Watershed Overlay, adjustments to the zoning atlas should be processed pursuant to an administrative procedure established within any land development regulations developed pursuant to Sec. 163.3202, F.S.
Policy:	2.3.1.2	Minimize the alteration or relocation of any perennial lake or stream, or of adjacent jurisdictional wetlands by promoting the transfer of density/intensity away from the water body and out of the floodplain, except for improvements for public water supply sources, upon a finding of overriding public interest by the Board of County Commissioners. Also, limit the density or intensity credit which may be transferred from any acreage of altered or relocated wetlands to 50% of the maximum density or intensity associated with the future land use category on any such wetland. Any such reduction in density or intensity credit shall be in addition to any reduction (see Policy 2.3.1.1) caused by wetland acreage being in excess of 20% of gross project acreage. Implementation Mechanism: a) Planning Departments review any proposed site development plans to ensure compliance with this policy**.**
Policy:	2.3.3.2	Require that all fill within the 100-year floodplain shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within the 100-year floodplain. Areas within the 100-year floodplain adjacent to a tidally-influenced water body shall not be subject to this level of service performance standard.
Objective:	2.3.4	**Land Use Consistent with Watershed Protection:** Limit land use in the Lake Manatee, Evers Reservoir, and Peace River WO Districts to maintain and improve water quality and the natural environment and resources within those watersheds which contribute to filtration.
Objective 2.6.1		**Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures**: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy: 2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to: - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3]
Objective 2.9.1	**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: 2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policy: 2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)
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]

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

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

March 12, 2014

Via E-Submittal

File: 215611878 220

Attention: Rossina Leider
Manatee County Building & Development Services
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: Fox – Revised Specific Approval Request
PDR-14-05(Z)(P) DTS No.: 20140048(1) MEPS 00000284

Dear Ms. Leider,

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. In order to avoid the potential for more than one tree on an individual lot, and conflicts between trees and infrastructure, County staff recommends an alternative design that includes one canopy tree per lot per frontage, rather than one every fifty feet. The alternative design that is proposed will minimize potential conflicts between trees and infrastructure on individual lots.

3. **LDC Section 907.7.3**

   LDC Section 907.7.3 requires that side lot lines be as close as practical to right angles with the street line. The lot line is not to deviate more than 22.5 degrees from the side lot line drawn perpendicular to the street line or radial curving street lines for a minimum distance of 100 feet from the right-of-way line.

   The site plan includes 9 lots (1 through 4, 16, 17, and 31 through 33) that have side lot lines that deviate more than 22.5 degrees a distance less than 100 feet from the right-of-way line. The deviation in the lot shape requirement is due to a lot layout that maximizes the views at the end of each cul-de-sac. Additionally, the angle of the side lot line is greater than 22.5 degrees a distance of less than 100 feet from the right-of-way line for lots that are adjacent to an eyebrow, or turn-around (lots 1 through 4). The lot layout and street design is intended to promote safe vehicular circulation while also providing view corridors for residents. These lots can and will be platted. Sufficient space exists to provide utilities and driveways on all lots.

Design with community in mind

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

Reference: Fox – Revised Specific Approval Request
PDR-14-05(Z)(P) DTS No.: 20140048(1) MEPS 00000284

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

c. Stewart Carlin, Neal Communities of Southwest Florida, LLC
Pat Neal, Neal Communities of Southwest Florida, LLC
Maryann Grgic, Neal Communities of Southwest Florida, LLC

Design with community in mind

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: **Fox**

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 (✓)	
Neal Communities of Southwest Florida, LLC	Patrick K Neal (100%)
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: _____

(Applicant): JAMES R. SCHIER, VP

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 4th day of February 2014, by JAMES R. SCHIER, VP, who is personally known to me or who has produced _____ as identification.

(type of identification)

SHERRY S. DODDEMA
Commission # EE 194509
Expires May 21, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Sherry S Doddema
Notary Signature

My Commission Expires: _____

SHERRY S. DODDEMA
Print or type name of Notary

Commission No: _____

Title or Rank

Revised 2/8/10
B-4

Fox Property

Traffic Impact Statement

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

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

February 2014

Fox Property
Traffic Impact Statement

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TURNING MOVEMENT COUNTS
EXISTING LANE GEOMETRY

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: Fox Property
Traffic Impact Statement
215611878

LOCATION: West side of Lockwood Ridge Boulevard between Tallevast Road and Whitfield Avenue, Manatee County, Florida.

This document entitled Fox Property 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

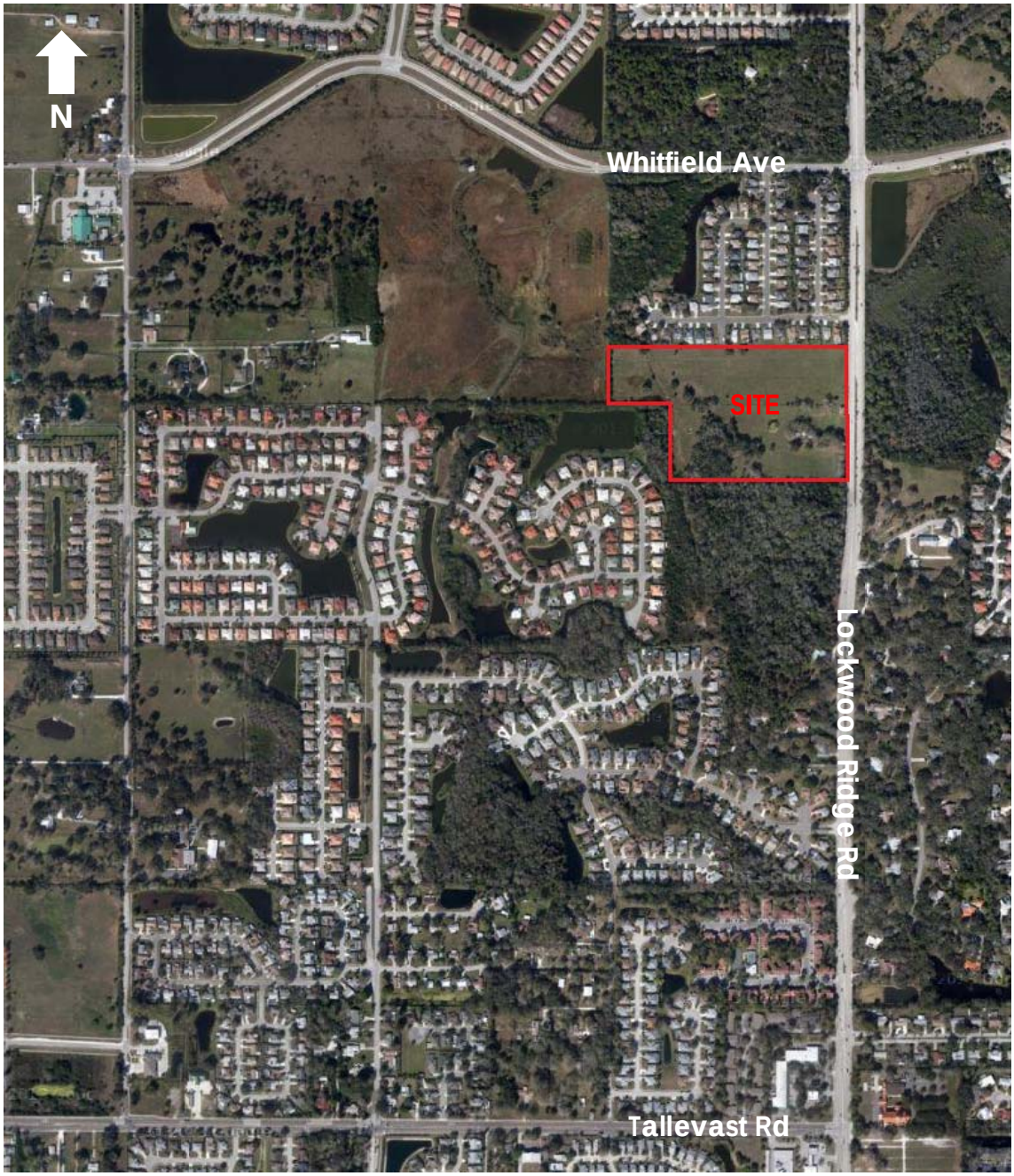
_____
Date

Reviewed by:

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

Introduction

The purpose of this study is to document Manatee County's Traffic Impact Statement (TIS) criteria and evaluate the site access of the proposed Fox Property residential development. The petitioner proposes to construct 37 single-family dwelling units on the site. The proposed development is located at the west side of Lockwood Ridge Road between Tallevast Road and Whitfield Avenue and is shown in Figure 1.



Source: Google 2014

Figure 1: Project Location

Prior to undertaking the study, a methodology statement was submitted to Manatee County and approved on January 28, 2014. A copy of the proposed methodology is attached in Appendix A.

Manatee County TIS Criteria Evaluation

Manatee County has three criteria to determine if a TIS is applicable:

- The total (gross) trip generation of the development is equal to or less than 50 PM peak-hour trips.
- The project traffic (i.e., net new trips) does not exceed 5% of the PM peak-hour, two-way Level of Service (LOS) Standard Service Volume for the first directly accessed functionally classified (concurrency regulated) roadway segment adjacent to the site.
- The project is not located on a roadway segment identified as having an "existing" concurrency issue which pertains to current traffic conditions only.

The following analysis evaluates the aforementioned criteria for the Fox Property residential development.

Criteria 1

Criteria 1 requires that the trip generation by the proposed development be equal to or less than 50 PM peak-hour trips. Traffic volumes generated by the Fox Property residential development were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. Land Use 210 (Single-Family Detached Housing) was used to estimate the PM peak-hour trip generation potential. The estimated external trips generated by the development are 43 PM peak-hour two-way trip ends (27 entering; 16 exiting). As Table 1 demonstrates, the Fox Property will generate less than 50 PM peak-hour trips and not trigger Manatee County's threshold requiring a Traffic Impact Analysis.

Table 1: PM Peak-Hour Trip Generation

ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Total Trips		
						Total	Enter	Exit
Single-Family Detached Housing - 210	Per Unit	37	ln(T) = .90ln(x) + .51	63%	37%	43	27	16

Criteria 2

Criteria 2 requires the project traffic not to exceed 5% of the PM peak-hour, two-way LOS Standard Service Volume for the first directly accessed functionally classified roadway segment adjacent to the site. The segment that development directly connects to is Lockwood Ridge Road from Tallevast Road to Whitfield Avenue. As Table 2 demonstrates, the projected traffic from the Fox Property will not exceed 5% of the peak-hour LOS Standard Service Volume.

Table 2: Significant Impact Determination

Road Name and Segment	Adopted LOS			Percent Project Traffic	New Project Traffic		Significant Impact? (>5%)
	LOS Standard	Number of Lanes	Service Volume[1]		Trips	% Impact	
Lockwood Ridge Road							
Tallevast Rd to Whitfield Ave E	D	4	3,220	100%	43	1.3%	No

1. The Service Volume was obtained from Table 4 of the FDOT Generalized Service Volume Tables. A 10% non-State roadway reduction was applied to a Class I arterial.

Criteria 3

Criteria 3 requires the project to be located on a roadway segment that does not have an "existing" concurrency issue which pertains to current traffic conditions only. Existing traffic data were obtained from turning movement counts collected at the Lockwood Ridge Road/70th Drive E intersection during the PM peak-hour on February 4, 2014. As Table 3 demonstrates, Lockwood Ridge Road is currently operating within Manatee County adopted LOS standard.

Table 3: Existing Roadway Segment Conditions

Road Name and Segment	Adopted LOS			Peak Hour Base	Exceeds LOS?
	LOS Standard	Number of Lanes	Service Volume		
Lockwood Ridge Road					
Tallevast Rd to Whitfield Ave E	D	4	3,220	1,637	No

Site Access Analysis

The development will utilize a full access connection to Lockwood Ridge Road. The connection is approximately 550 feet south of the 70th Drive E intersection (centerline to centerline). In addition to the TIS criteria, Manatee County requested that an analysis be performed at the site access point to ensure that the location of the site access point does not impact the operations of the northbound left turn traffic at the Lockwood Ridge Road/70th Drive E intersection.

Vehicle turning movement counts were conducted at the Lockwood Ridge Road/70th Drive E intersection on Tuesday February 4 and Wednesday February 5, 2014. The turning movement counts were taken during the AM peak period (7:00 AM to 9:00 AM) and the 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. The peak-season factors, turning movement counts and existing lane are attached in Appendix B.

During the AM peak-hour one vehicle uses the northbound left turn lane at the Lockwood Ridge Road/70th Drive E intersection and during the PM peak-hour 21 vehicles use the northbound left turn lane. The northbound left turn lane is approximately 350 feet long. The posted speed on Lockwood Ridge Road is 40 mph. Based on FDOT *Standard Index 301*, 155 feet of deceleration length is required, leaving 195 feet of queue storage. The required unsignalized queue length for the left turn lane was calculated using procedures outlined in the AASHTO *Green Book*. The one vehicle using the turn lane during AM peak-hour and 21 vehicles using the turn lane during the PM peak-hour can be accommodated in the 195 feet of queue storage currently provided. The required queue storage for the 21 vehicles using the left turn lane during the PM peak-hour is less than one vehicle. The queue length calculation for the left turn lane is shown below.

70th Drive E Northbound Left Turn Lane Queue Length:

$$21\frac{veh}{hr}\left(\frac{1\ hr}{60\ min}\right)\left(\frac{2\ min}{}\right)\left(\frac{25\ ft}{veh}\right) \approx 18\ ft$$

As demonstrated above, the proposed access will not interfere with the operations existing 350-foot northbound left turn lane since the proposed access is located 550 south of the intersection and the left turn lane at 70th Drive E has more than enough queue storage length to accommodate the northbound left turning volume.

At the proposed site access point, the amount of entering traffic does not warrant right nor left turn lanes. However, since a median opening is provided for left turning traffic entering the site, a left turn lane should be constructed for safety and operational reasons. FDOT *Standard Index 301* specifies a deceleration length of 155 feet for a speed of 40 mph. The AASHTO *Green Book* specifies that at a minimum, queue storage for at least two vehicles (50 feet) be provided. The amount of entering traffic will require less than 50 feet of queue; therefore, the left turn lane should be 205 feet (155 + 50).

Conclusion

Manatee County's traffic impact statement (TIS) criteria were evaluated for the Fox Property residential development. All three criteria TIS were satisfied and a traffic impact analysis (TIA) is not required for the 37 single-family residential units.

In addition to the evaluation of the TIS criteria, the interaction between the Lockwood Ridge Road/70th Drive E intersection's northbound left turn lane and the proposed project access point was evaluated. It was determined that the proposed access will not interfere with the operation's existing 350-foot northbound left turn lane since the proposed access is located 550 south of the intersection and the left turn lane at 70th Drive E has more than enough queue storage length to accommodate the northbound left turning volume.

Lastly, the project access point was evaluated to identify if turn lanes into the site are warranted. Neither a southbound right turn lane nor a northbound left turn lane was warranted. However, due to safety and operational reasons associated with the new median cut, a 205-foot northbound left turn lane should be constructed. The left turn lane should be constructed in accordance with the FDOT Plans Preparation Manual and Standard Index 301.

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, May 8, 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:

PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST / DTS # 20130472
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development\Commercial) on the southeast corner of S.R. 70 and 30th Street East, Bradenton to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY (DTS #20130504)
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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH / DTS #20130432
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1_ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, from A/WP-E/ST (General Agriculture/Watershed Protection – Evers Reservoir/Special Treatment) zoning district to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection – Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDI-14-01(Z)(P) – 2550 TR, LLC / SRQ Technical Park, Phase 2 (DTS #20140017)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 26.97 + acres located at the southeast corner of U.S. 301 and Tallevast Road, Bradenton, from LM (Light Manufacturing) and PDC (Planned Development Commercial) to the PDI (Planned Development Industrial) zoning district; approve a Preliminary Site Plan for 79,158 square feet of light industrial/warehouse space in addition to the previously approved 279,281 square feet currently under construction and approved with Phase I of SRQ Technical Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC (DTS # 20130500)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 0.47 ± acres (part of a 1.165 ± acre parcel) south of 53rd Avenue West, and approximately 285 feet west of the intersection of 53rd Avenue West and US 41, Bradenton from the RSMH-6 (Residential Single-Family Manufactured Home District, 6 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-36(Z)(P) – C-1 BANK (FKA COMMUNITY BANK & COMPANY) / LORRAINE ESTATES (DTS #20130363)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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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
04/25/2014

Copy of newspaper advertising

Sarasota Herald – Tribune

MANATEE PUBLIC NOTICES

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

Date of pub: April 25, 2014

DEVELOPMENT DATA

PRELIMINARY SITE PLAN CHECKLIST ITEMS:

2. EXISTING SITE CONDITIONS

A. TOTAL PROJECT AREA IS 20.01 AC

B. EXISTING ZONING IS A-1/WP-E/ST, EXISTING LAND USE ONSITE IS AGRICULTURE (GRAZING/PASTURE), EXISTING FLU IS RES-6/WO, AND EXISTING LAND USES WITHIN 200' OF PROPERTY BOUNDARY ARE SHOWN ON THE AERIAL SITE PLAN SHEET. PROPOSED ZONING IS PDR/WP-E/ST.

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 ARE FROM LIDAR DATA PROVIDED WITH THE BRADEN RIVER WATERSHED STUDY BY SINGHOFFEN & ASSOCIATES, NAVD 88 DATUM.

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

G. THIS PROJECT DOES NOT EXCEED 100 ACRES.

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

I. EXISTING TREE GROUPINGS ARE SHOWN ON THE AERIAL.

3. DEVELOPMENT DESCRIPTION

A. PROPOSED SITE COVERAGE:

THE PROPOSED PROJECT INCLUDES:

SINGLE-FAMILY DETACHED RESIDENTIAL UNITS (MINIMUM LOT SIZE 52'X130')
PASSIVE RECREATIONAL OPEN SPACE

B. GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE

GROSS RESIDENTIAL ACREAGE = 20.01 AC

PROPOSED NUMBER OF RESIDENTIAL UNITS = 37

GROSS DENSITY = 1.85 DU/ACRE
37/20.01 AC

NET DENSITY: TOTAL UNITS / GROSS ACREAGE - WETLAND, WETLAND BUFFERS, LANDSCAPE BUFFERS AND OTHER UPLAND OPEN SPACES

AREA OF WETLAND = 0.41± AC
AREA OF WETLAND BUFFER = 0.96± AC
AREA OF FLOODPLAIN COMPENSATION = 1.54± AC
OTHER SURFACE WATERS = 0.13± AC
LANDSCAPE BUFFERS = 2.01± AC
OTHER OPEN SPACE = 3.60± AC
TOTAL OPEN SPACE AREA = 8.65± AC
NET DENSITY = 3.26 DU/AC
37/11.36 AC (20.01 - 8.65 = 11.36)

REQUIRED OPEN SPACE (35% 20.01 DEVELOPED SITE AREA) = 7.00± AC

AREA OF WETLAND = 0.41± AC
AREA OF WETLAND BUFFER = 0.96± AC
OTHER SURFACE WATERS = 0.13± AC
LANDSCAPE BUFFERS = 2.01± AC
TOTAL LAKE AREA = 1.92± AC
OTHER OPEN SPACE = 3.60± AC
TOTAL OPEN SPACE AREA = 9.03± AC
TOTAL OPEN SPACE PROVIDED 45% (9.03/20.01)

C. NA - NO NON-RESIDENTAL USES PROVIDED

D. NA - NO NON-RESIDENTIAL USES PROVIDED

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

4. PROPOSED SITE DESIGN

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 - 23/20' MINIMUM WATERFRONT SETBACK: 30'
SIDE - 5' MINIMUM WETLAND BUFFER SETBACK: 15'
REAR - 15' MAXIMUM BUILDING HEIGHT: 35'

C. NO STREET LIGHTING IS PROPOSED. STREET LIGHTING WILL BE SHOWN ON THE FINAL SITE PLAN.

Planning Commission
Manatee County Government Administrative Center
1112 Manatee Avenue West
ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE, EXISTING AND PROPOSED

5. REQUIRED IMPROVEMENTS

a. WATER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING COUNTY FACILITIES AS DEPICTED HEREIN.

b. SEWER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING COUNTY FACILITIES AS DEPICTED HEREIN.

c. SOLID WASTE SERVICE WILL BE VIA RESIDENTIAL CAN PICKUP.

d. FIRE FLOW OF 1000 GPM WILL BE PROVIDED TO PROPOSED HYDRANTS (TO BE DEMONSTRATED AT TIME OF FINAL SITE PLAN).

e. EFFLUENT REUSE IS PROHIBITED (EVERS RESERVOIR WATERSHED) IRRIGATION WILL BE PROVIDED BY WELL AND/OR STORMWATER LAKES.

f. SIDEWALKS, EXISTING AND PROPOSED, ARE DEPICTED HEREIN.

g. ACCESS, INCLUDING CROSS SECTIONS, ARE DEPICTED HEREIN.

h. GENERAL DRAINAGE DESIGN INTENT IS DEPICTED HEREIN.

6. SUPPLEMENTAL INFORMATION

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

ADDITIONAL NOTES:

7. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

8. SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT FOR OWNERSHIP AND MAINTENANCE.

9. THE POTABLE WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

10. A WELL CURRENTLY EXISTS ON SITE, ALL EXISTING WELLS ENCOUNTERED ON THE SITE NOT TO BE UTILIZED FOR IRRIGATION ARE TO BE ABANDONED AND SHALL BE PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER PRIOR TO DEVELOPMENT OR EXCAVATION.

11. ALL INTERNAL ROADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS STANDARDS. THESE ROADS WILL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. SEE TYPICAL ROADWAY SECTION.

12. ALL 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; TO BE APPROVED WITH FINAL SITE PLAN.

13. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

PRELIMINARY SITE PLAN FOR

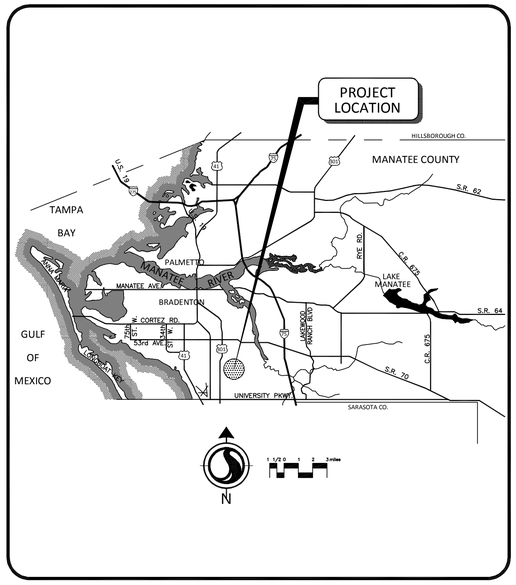
FOX

SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA

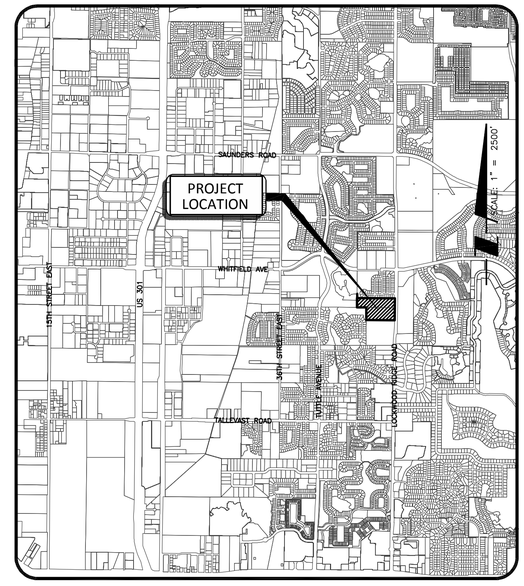
A DEVELOPMENT BY

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

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



LOCATION MAP



SITE MAP

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL SITE PLAN
3	EXISTING SITE / DEMOLITION PLAN
4	PRELIMINARY SITE PLAN
	LANDSCAPE
L1	LANDSCAPE PLAN
L2	LANDSCAPE NOTES

NO.	DATE	DESCRIPTION	BY

STATUS : REVISIONS

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

PRELIMINARY SITE PLAN

PROJECT NAME: FOX

APPROVED _____ Date _____ File Number

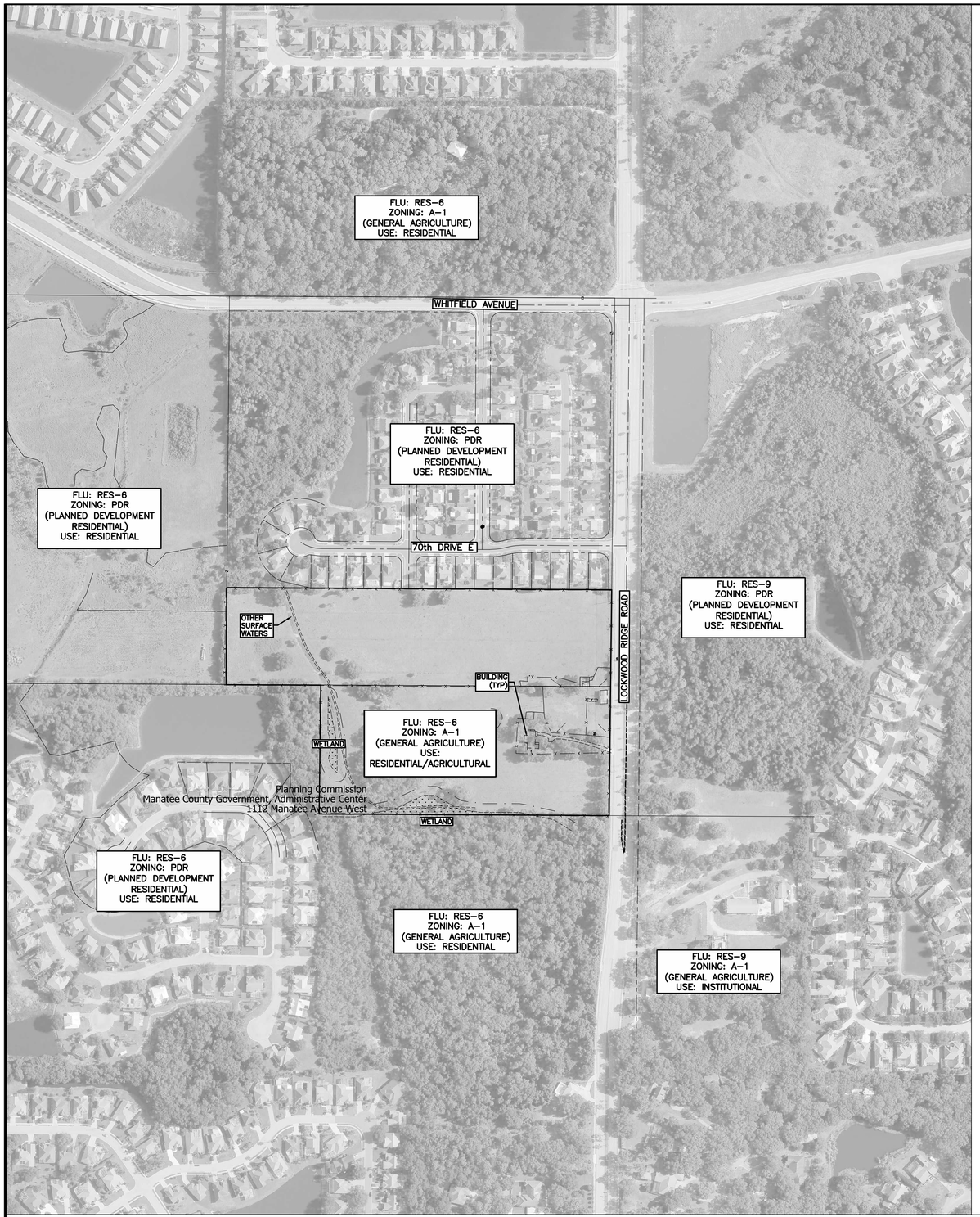
Project Planner (PD)
Project Engineer (PW)
Concurrency (PD)
Natural Resources Dept.
Environmental Health
Fire District
Owner/Agent

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.

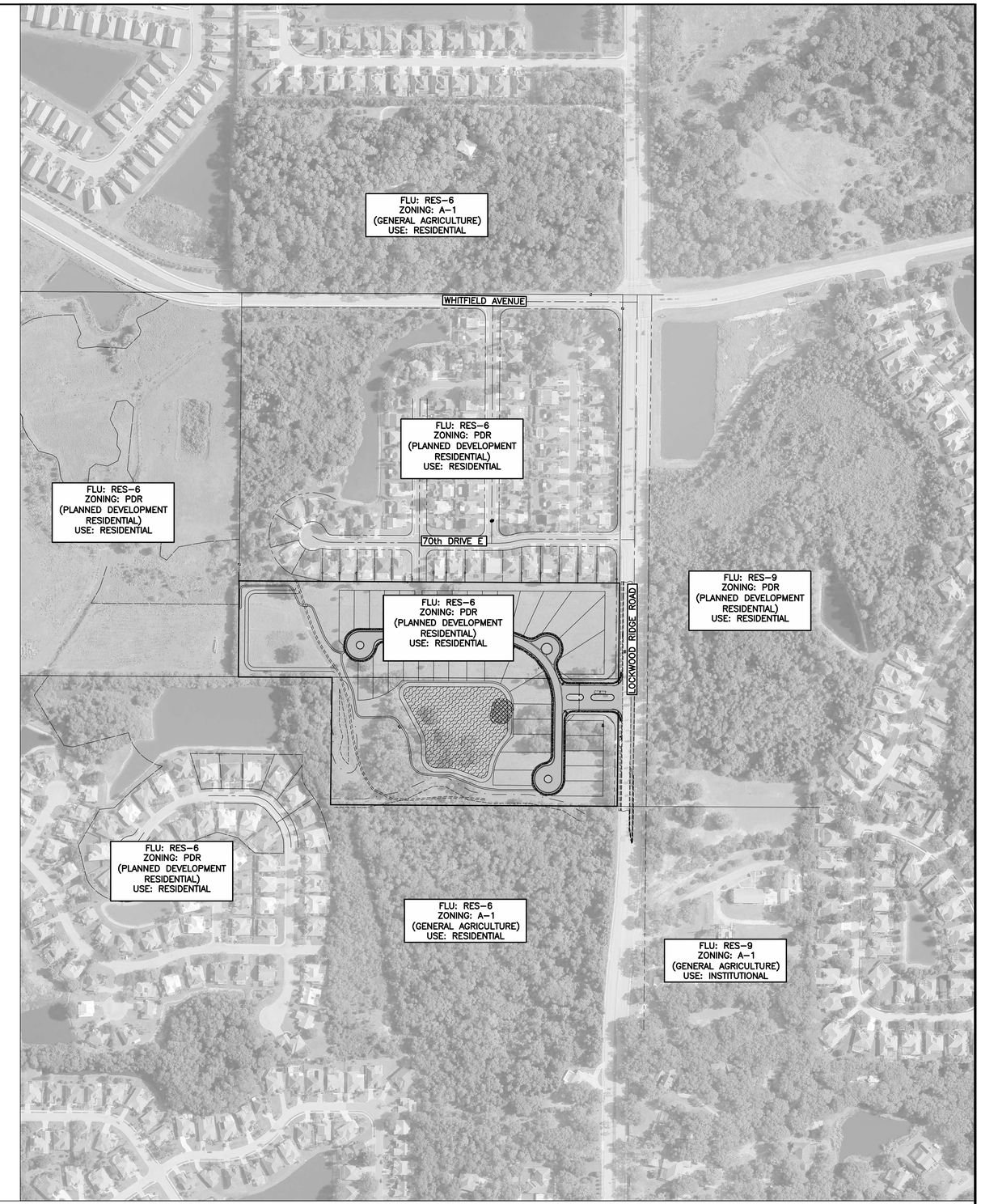
PROJECT NUMBER
215611878

DATE	INDEX NUMBER
JANUARY 2014	215611878-01C-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



EXISTING CONDITIONS AERIAL PLAN



PROPOSED CONDITIONS AERIAL PLAN

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

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	ADE/69810	01/2014
DRAWN BY:	DKL/89396	01/2014
CHECKED BY:	ADE/69810	
CONTRACT ADMIN. BY:	ADE/69810	
STNTC APPROVED BY:	ADE/69810	

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

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: FOX

DATE: 01/2014
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: NA
SEC: 25 TWP: 35 RGE: 18

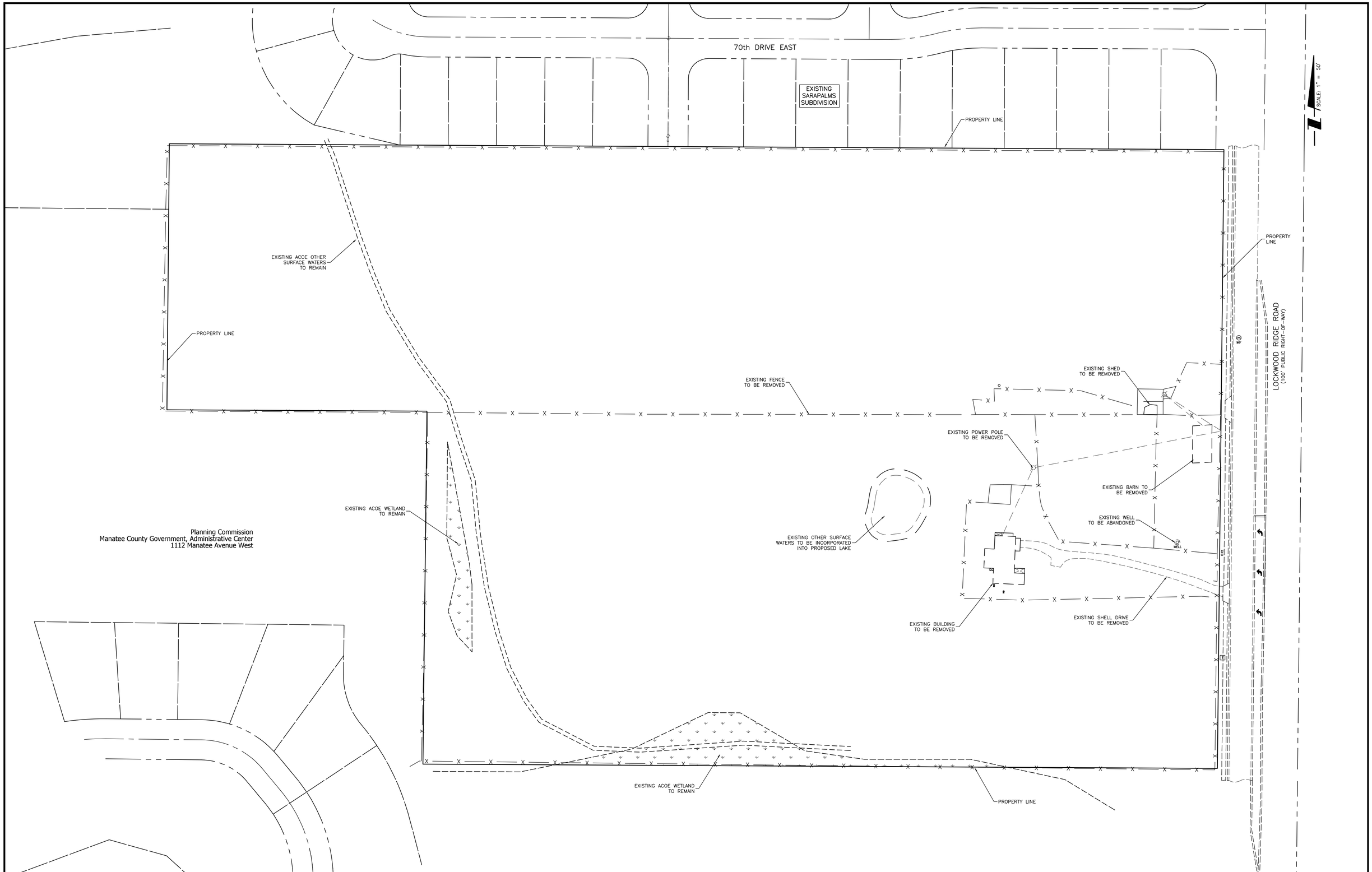
TITLE: AERIAL SITE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611878

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

INDEX NUMBER: 215611878-01C-002PL
SHEET NUMBER: 2 OF 4

Saved: 3/7/2014 11:24:58 AM RDICKENS | Plotted: 3/12/2014 7:35:33 AM RDICKENS | \\US1227-F01\WORKGROUP\2156\active\215611878\civil\drawing\01C-PSP\sheet_files\215611878-01C-002PL.dwg|Aerial



Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

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

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	ADE/69810	01/2014
DRAWN BY:	DKL/89396	01/2014
CHECKED BY:	ADE/69810	
CONTRACT ADMIN. BY:	ADE/69810	
STNTC APPROVED BY:	ADE/69810	

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6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: FOX

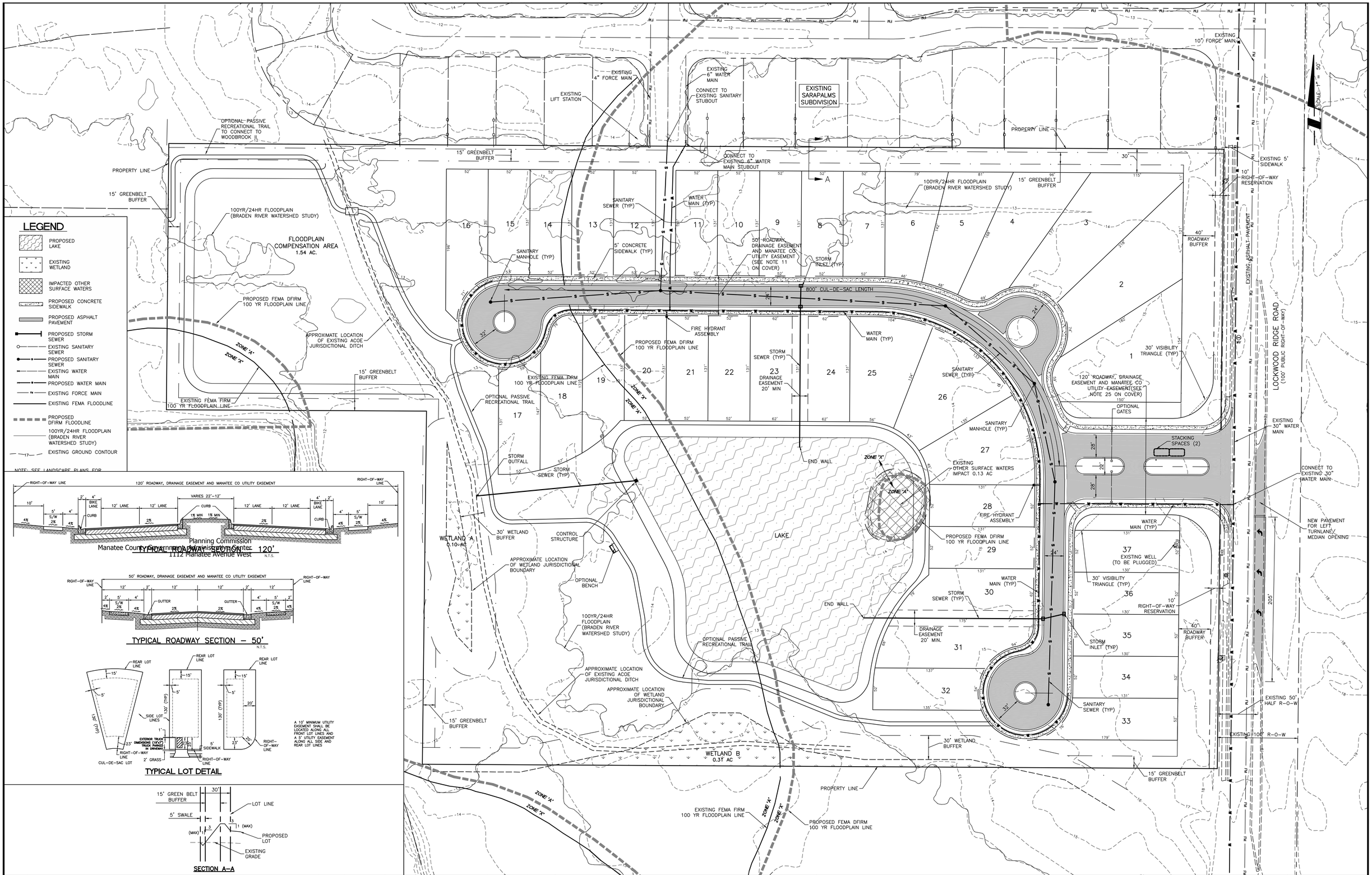
DATE: 01/2014
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: NA
SEC: 25 TWP: 35 RGE: 18

TITLE: EXISTING SITE / DEMOLITION PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611878

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

INDEX NUMBER: 215611878-01C-101DP
SHEET NUMBER: 3 OF 4



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PROJECT: FOX

DATE: 01/2014
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: NA
SEC: 25 TWP: 35 RGE: 18

TITLE: PRELIMINARY SITE PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611878

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

INDEX NUMBER: 215611878–01C–102SP

SHEET NUMBER: 4 OF 4

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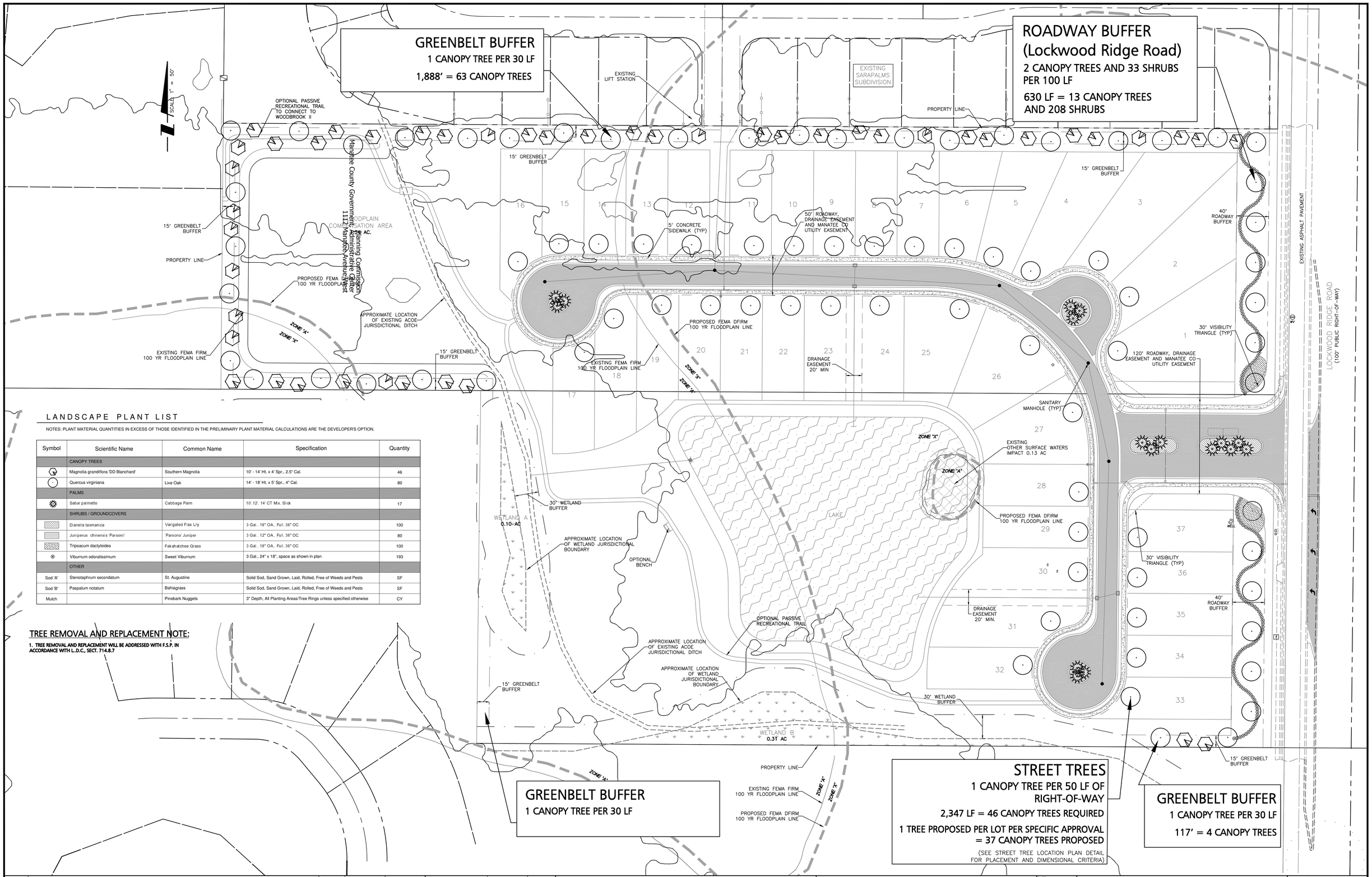

LANDSCAPE PLANT LIST

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

Symbol	Scientific Name	Common Name	Specification	Quantity
	CANOPY TREES			
	Magnolia grandiflora 'DD Blanchard'	Southern Magnolia	10' - 14' Ht. x 4' Spr., 2.5" Cal.	46
	Quercus virginiana	Live Oak	14' - 18' Ht. x 5' Spr., 4" Cal.	80
	PALMS			
	Sabal palmetto	Cabbage Palm	10',12', 14' CT Mix, Slick	17
	SHRUBS / GROUNDCOVERS			
	Dianella tasmanica	Varigated Flax Lily	3 Gal., 18" OA., Full, 36" OC	100
	Juniperus chinensis 'Parsoni'	'Parsons' Juniper	3 Gal., 12" OA., Full, 36" OC	80
	Tripsacum dactyloides	Fakahatchee Grass	3 Gal., 18" OA., Full, 36" OC	100
	Viburnum odoratissimum	Sweet Viburnum	3 Gal., 24" x 18", space as shown in plan	193
	OTHER			
Sod 'A'	Stenotaphrum secondatum	St. Augustine	Solid Sod, Sand Grown, Laid, Rolled, Free of Weeds and Pests	SF
Sod 'B'	Paspalum notatum	Bahiagrass	Solid Sod, Sand Grown, Laid, Rolled, Free of Weeds and Pests	SF
Mulch		Pinebark Nuggets	3" Depth, All Planting Areas/Tree Rings unless specified otherwise	CY

TREE REMOVAL AND REPLACEMENT NOTE:

1. TREE REMOVAL AND REPLACEMENT WILL BE ADDRESSED WITH F.S.P. IN ACCORDANCE WITH L.D.C., SECT. 714.8.7

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PROJECT: FOX

DATE: 03/2014
HORIZONTAL SCALE: 1" = 50
VERTICAL SCALE: NA
SEC: 25 TWP: 35 RGE: 18

TITLE: LANDSCAPE PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611878

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA6667123
CORP. LIC.# LC-C000170

INDEX NUMBER: 215611878-01L-001SP
SHEET NUMBER: L1 OF 2

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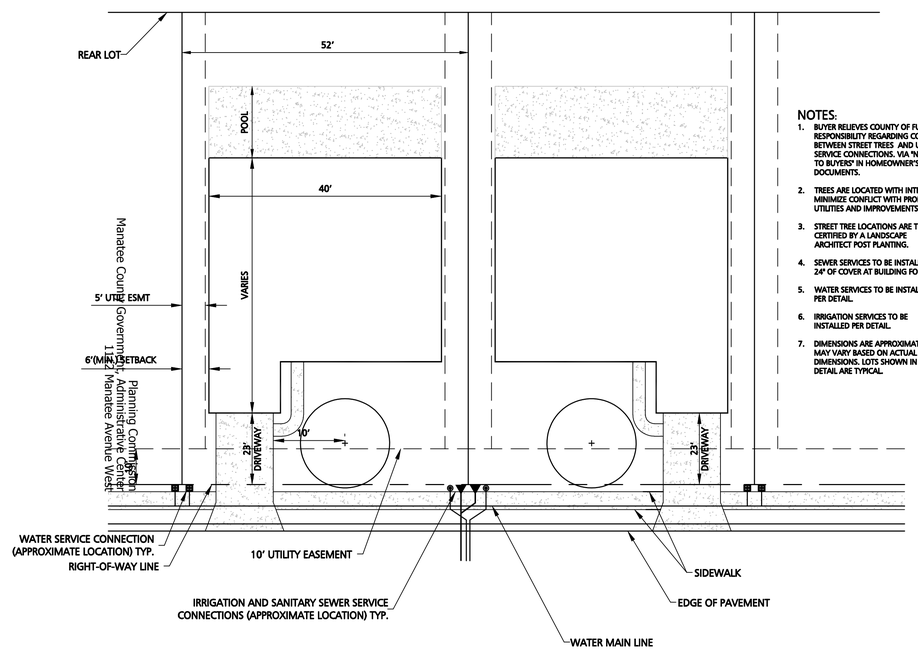
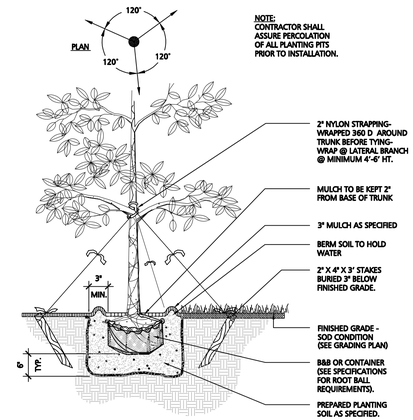
LANDSCAPE NOTES

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

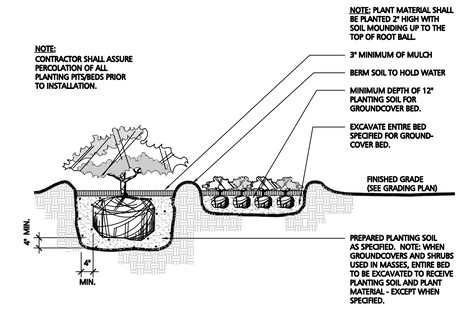


NOTES:
1. BUYER RELIEVES COUNTY OF FUTURE RESPONSIBILITY REGARDING CONFLICT BETWEEN STREET TREES AND UTILITY SERVICE CONNECTIONS. VIA "NOTICE TO BUYERS" IN HOMEOWNER'S DOCUMENTS.
2. TREES ARE LOCATED WITH INTENT TO MINIMIZE CONFLICT WITH PROPOSED UTILITIES AND IMPROVEMENTS.
3. STREET TREE LOCATIONS ARE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

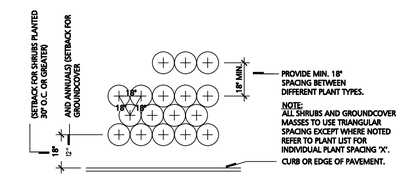
Street Tree Location Plan
T1A SCALE: N.T.S.



Large Tree
1 SCALE: nts



Shrub and Groundcover
4 SCALE: nts



Groundcover Spacing
5 SCALE: nts

TREE PROTECTION NOTES

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

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

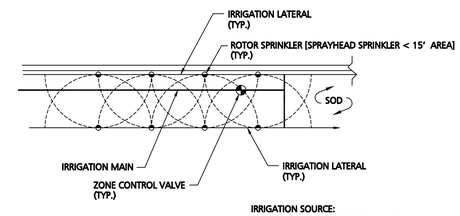
C. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE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

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

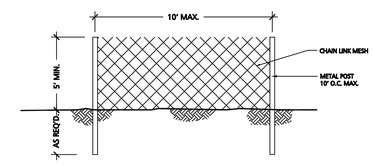
E. INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIPLINE OF ALL TREES/PALMS AS POSSIBLE AND/OR TO THE MAXIMUM LIMIT OF IMPROVEMENT(S) AS POSSIBLE (OF COURSE REALIZING THAT THE TREE BARRICADES MAY HAVE TO BE "BACKED OFF" THE IMPROVEMENT(S) BY 1' TO 2' MAXIMUM TO INSTALL THE IMPROVEMENT(S). DO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

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

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

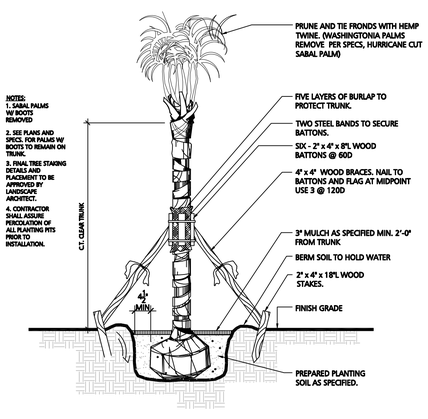


Typical Irrigation Plan
2 SCALE: nts



NOTE: BARRICADES TO BE INSTALLED AT THE DRIP-LINE OR AS DELINEATED ON THE FINAL SITE PLAN.

Typical Tree Barricade Detail
3 SCALE: nts



Cabbage Palm
6 SCALE: N.T.S.

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PROJECT NUMBER: 215611878

TITLE: LANDSCAPE NOTES

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA6667123
CORP. LIC.# LC-C000170
INDEX NUMBER: 215611878-01L-001SP
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May 8, 2014 - Planning Commission Meeting
Agenda Item #7

Subject
PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY - DTS 20130504 - QUASI - JUDICIAL - MARGARET TUSING

Briefings
None

Contact and/or Presenter Information

Margaret Tusing

Principal Planner

941-748-4501, ext. 6828

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-13-44(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 – A.2, B.1 - B.5, C.1 - C.5, D.1 - D.3; GRANTING Special Approval for a project: 1) exceeding a gross density of one (1) dwelling unit per acre in the UF-3 Future Land Use Category, 2) exceeding a net density of three (3) dwelling units per acre in the UF-3 FLUC, and 3) adjacent to a perennial lake or stream; ADOPTION of the Findings for Special Approval; and GRANTING Specific Approval of alternatives to Land Development Code Sections 702.6.7 (agricultural setback), 714.8.7 (replacement trees), and 715.3.4 (one canopy tree every 50-linear feet) as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Ms. Alexis V. Crespo, AICP, with Waldrop Engineering, as the Applicant's agent, is requesting approval of a

Rezone and Preliminary Site Plan for 38 single family detached residences on approximately 14-acres located north of SR 64 and west of 117th Street East.

• The site is located in UF-3 FLUC (Establish the Urban Fringe – 3 dwelling units per gross acre) and is zoned A-1 (Suburban Agriculture).

• Special Approvals are required because the site is located adjacent to a perennial lake or stream (Gates Creek), the project exceeds the gross residential density of 1 du/ac (2.75 du/ac), and the project exceeds the net residential density of 3 du/ac (5.39 du/ac).

• Specific Approvals are requested to:

LDC Section 702.6.7 – to reduce the required 50-foot separation (35' + 15') between active agricultural uses and proposed dwelling units to a minimum 30-foot separation between the agricultural uses to the south and the proposed dwelling units on Lots 35-38 and a minimum 35-foot separation between agricultural uses to the north and the proposed dwelling units on Lots 8-9.

LDC Section 714.8.7 – to reduce replacement tree calipers from 3"/5"/7" depending upon existing tree size to replacement tree calipers of 3"/4"/4".

LDC Section 715.3.4 – to reduce the requirement for 1 canopy tree every 50-linear feet along rights-of-way to 1 canopy tree per lot.

• The minimum lot size for Lots 8 – 11 is 70'x120' (8,400 SF) with the remaining lots 60'x120' (7,200 SF).

• The Applicant is meeting the minimum standards of the LDC and Public Works Standards with respect to roadway width (24').

• Five-foot sidewalks on are shown on both sides of the internal streets and a 5-foot sidewalk is shown on the west side of 117th Street East.

• Open space acreage is 4.78-acres (35%).

• No wetland impacts are proposed (refer to Stipulation C.3.).

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
William Clague reviewed and responded via email on 4/9/2014.

Reviewing Attorney
Clague

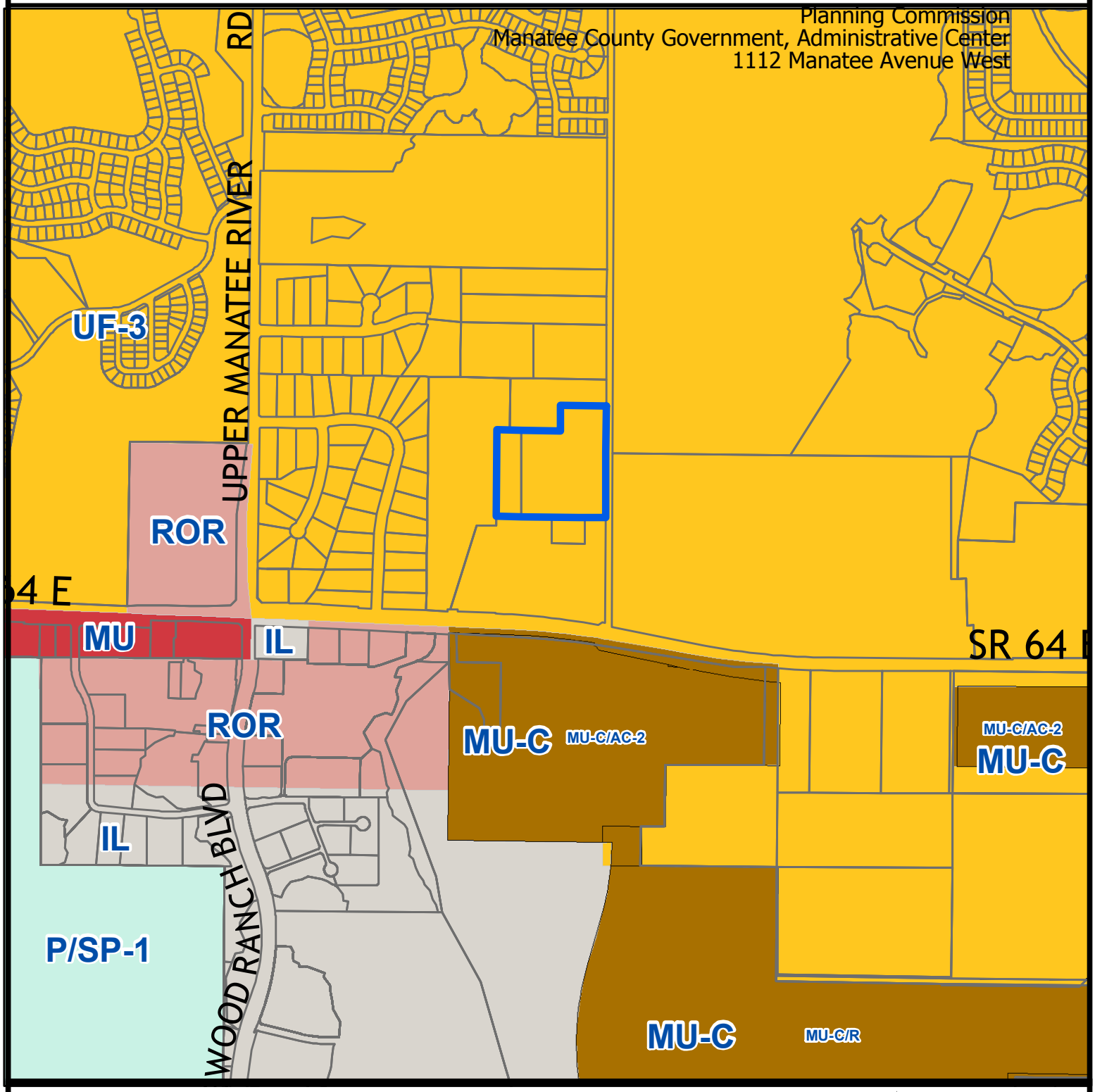
Instructions to Board Records
n/a

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 - PDR-13-44(Z)(P) - 117 Investment, LLC - Cadence - 20130504.pdf
Attachment: Specific Approval Requests - PDR-13-44(Z)(P) - 117 Investment, LLC - Cadence - 20130504.pdf
Attachment: Zoning Disclosure Affidavit - PDR-13-44(Z)(P) - 117 Investment, LLC - Cadence - 20130504.pdf
Attachment: Copy of Newspaper Advertising - PDR-13-44(Z)(P) - Cadence Property - 05-08-14 PC.pdf
Attachment: Site Plan - PDR-13-44(Z)(P) - 117 Investment, LLC - Cadence - 20130504.pdf
Attachment: Public Comment - 117 Investments - Cadence - PDR-13-44(Z)(P) - 140508 PC.pdf
Attachment: Staff Report - 117 Investments - Cadence - PDR-13-44(Z)(P) - DTS20130504 - 140508 PC.pdf

FUTURE LAND USE



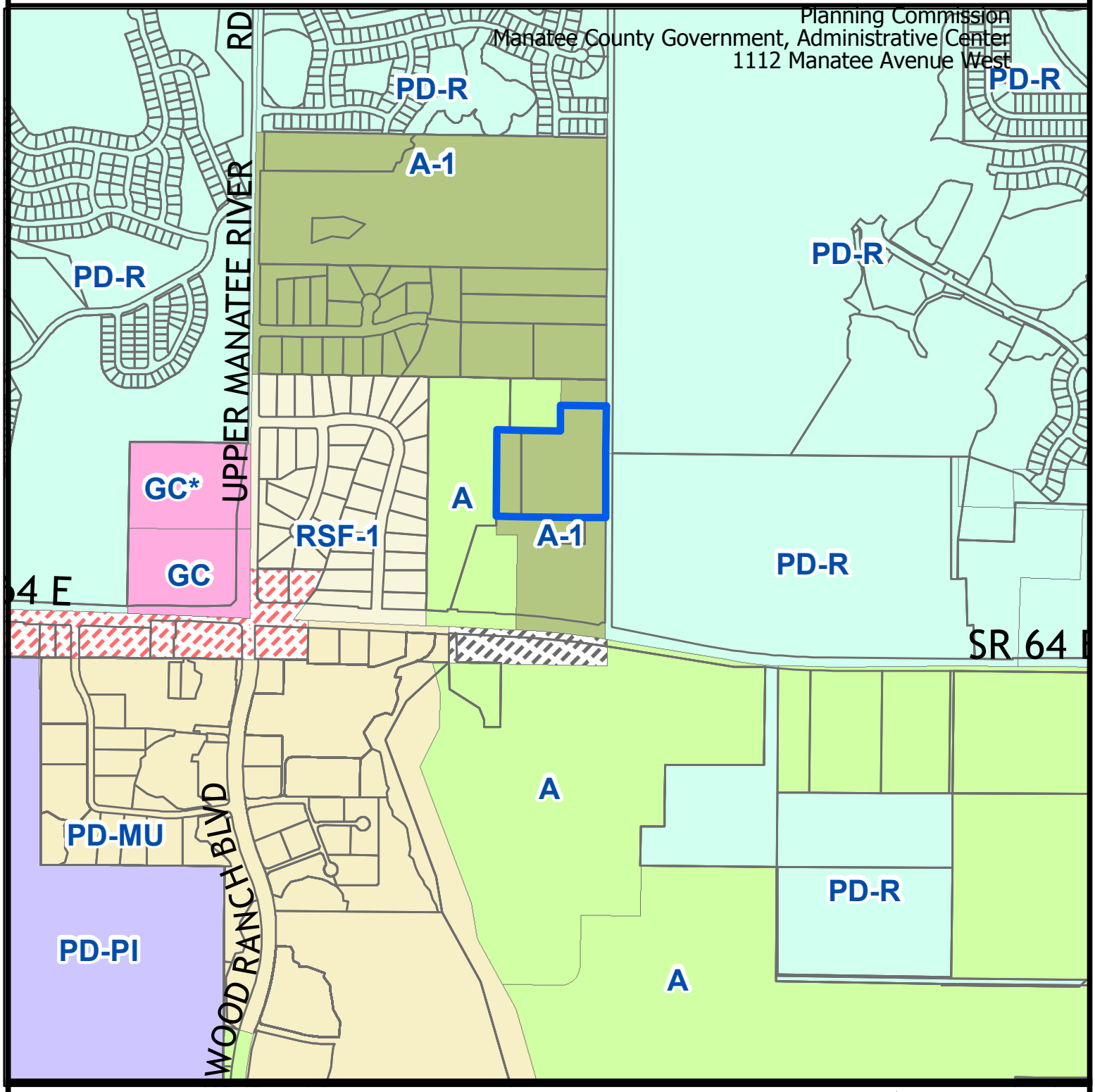
Parcel ID #(s) 564730059

Manatee County
Staff Report Map

Map Prepared 1/29/2014
1 inch = 1,020 feet

Project Name:	Cadence Property Rezone
Project #:	PDR-13-44 (Z)(P)
DTS#:	20130504
Proposed Use:	Residential
S/T/R:	Sec 29 Twn 34 Rng 19
Acreage:	13.83
Existing Zoning:	A-1
Existing FLU:	UF-3
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	GATES CREEK
Commissioner:	Larry Bustle

ZONING



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Overlays:	NONE
Special Areas:	NONE

CHH:	NONE
Watershed:	NONE
Drainage Basin:	GATES CREEK
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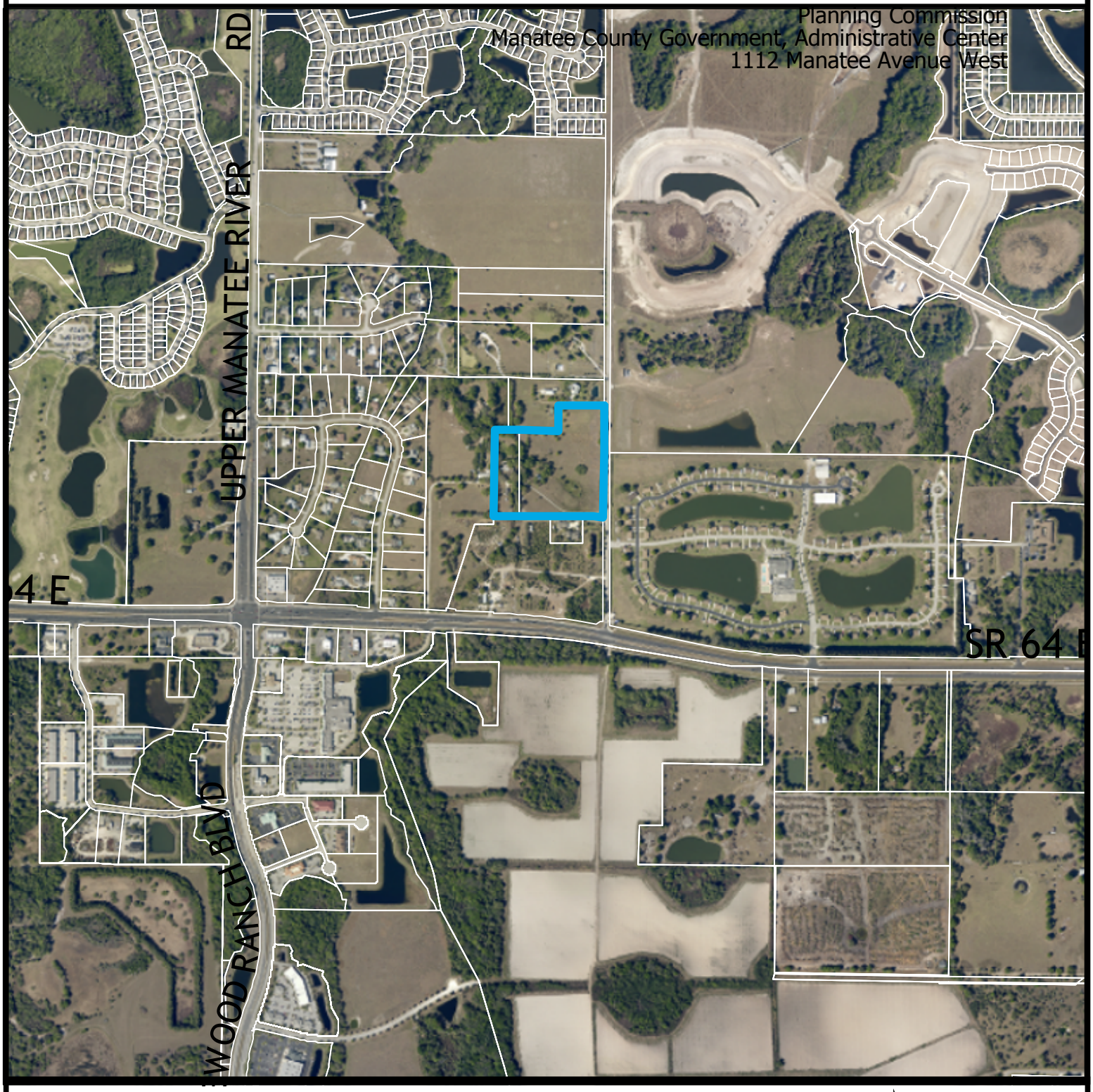
AERIAL



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Proposed Use:	Residential

S/T/R:	Sec 29 Twn 34 Rng 19
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CHH:	NONE
Watershed:	NONE
Drainage Basin:	GATES CREEK
Commissioner:	Larry Bustle

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7699

April 1, 2014

The Honorable Larry Bustle, Chair
Manatee County Board of County Commissioners
1112 Manatee Avenue West
Bradenton, FL 34205

RE: Project Name: Cadence Property
Application Type: PDR Rezone with Preliminary Site Plan

Chairman Bustle:

On behalf of 117 Investments, LLC we respectfully request your approval of the following Specific Approvals to the Manatee County Land Development Code (LDC) for Preliminary Site Plans:

1. **Specific Approval for alternative design standards to LDC Section 714.8.7, which requires replacement trees to be provided at calipers 3"/5"/7" depending upon the existing tree size, to allow for replacement trees at calipers 3"/4"/4".**

   The proposed specific approval will be consistent with the pending LDC amendment to reduce the minimum required calipers of replacement trees. The smaller tree caliper is intended to ensure the survivability of the replacement tree, and has been approved for several projects in recent history.

2. **Specific Approval for alternative design standards to LDC Section 715.3.4, which requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments, to allow for one (1) canopy tree per lot.**

   The applicant is proposing one (1) tree per lot to ensure the survivability of the required street trees. The proposed specific approval will provide one (1) street per 60' based upon the Applicant's proposed minimum lot width, as opposed to one per 50'. Two (2) trees will be provided on corner lots. The request is very nominal in nature and will serve to mitigate long-term maintenance issues associated with the prescribed canopy trees.

3. **Specific Approval for alternative design standards to LDC Section 702.6.7, which requires a 50' separation between active agricultural uses and proposed dwelling units (35 feet plus 15 foot rear setback), to allow for a minimum 30-foot separation between the agricultural uses to the south and the proposed dwelling units on Lots 35-38, and a minimum 35-foot separation between agricultural uses to the north and the proposed dwelling units on Lots 8-9.**

   The LDC requires 35 feet of separation in addition to the required setback where proposed residential dwelling units abut active agricultural uses.

A portion of the property to the south contains croplands associated with a commercial landscape nursery. The majority of the southern boundary abuts a single-family residence and associated accessory structures. The reduced agricultural setback is appropriate based upon the commercial nature of the adjacent property, and the minimal number of proposed lots that abut the area utilized for cropland purposes (Lots 35-38). Additionally, the 15' greenbelt buffer coupled with the 15-foot rear yard setback will provide appropriate screening and separation between the uses to the south.

In terms of the agricultural setback to the north, only two (2) lots (Lots 8-9) abut passive agricultural pasture area along this boundary. The Applicant respectfully submits that this property functions more as a large-lot residential use versus a bonafide agricultural operation; however the Specific Approval request is included in an abundance of caution.

The intent of the LDC is to mitigate the impacts of intensive agricultural operations on residential development and eliminate incompatibility between agricultural uses and residential uses. Based upon the passive nature of the adjacent agricultural use to the north, and the fact that it is a predominantly residential use, the Applicant respectfully submits that the proffered 30 feet of separation will address compatibility between the properties, and ensure that the agricultural uses do not conflict with residential use of the subject property.

The Applicant has increased the greenbelt buffer in this area from 15' to 20' to maximize the setback, and is amenable to conditioning approval of this request upon provision of a 6' opaque fence to further eliminate visibility between the properties.

The Applicant is also amenable to conditioning approval of this request upon the provision of HOA documents that notify future property owners of the adjacent agricultural operations, as was approved for the Raven Crest PDR (05-53), Stipulation 3 as follows:

> *"The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and shall include language to inform prospective homeowners of the presence of active agricultural operations nearby."*

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Received
NOV 20 2013
ZONING

Project name: Cadence Property

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.

Check if owner (X) or contract purchaser ( )

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Tom Chapman - 14550 58th St., Clearwater, FL	Tom Chapman 50%
Mike Galvin - 14550 58th St., Clearwater, FL	Mike Galvin 50%

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

Signature: _____

(Applicant): Mike GALVIN

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 22 32 day of OCTOBER 2013 by Mike Galvin, who is personally known to me or who has produced _____ as identification.
(type of identification)

Rhonda S. Click
Notary Signature

RHONDA S. CLICK
Print or type name of Notary

My Commission Expires: _____

Commission No: _____

Title or Rank

Revised 2/8/10
B-4

Notary Public State of Florida
Rhonda S Click
My Commission EE 211468
Expires 09/21/2016

Page 1 of 3

Copy of newspaper advertising

Bradenton Herald

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County will conduct a Public Hearing on Thursday, May 8, 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:

PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST / DTS # 20130472
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development\Commercial) on the southeast corner of S.R. 70 and 30th Street East, Bradenton to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY (DTS #20130504)
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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH / DTS #20130432
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1_ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, from A/WP-E/ST (General Agriculture/Watershed Protection – Evers Reservoir/Special Treatment) zoning district to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection – Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDI-14-01(Z)(P) – 2550 TR, LLC / SRQ Technical Park, Phase 2 (DTS #20140017)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 26.97 + acres located at the southeast corner of U.S. 301 and Tallevast Road, Bradenton, from LM (Light Manufacturing) and PDC (Planned Development Commercial) to the PDI (Planned Development Industrial) zoning district; approve a Preliminary Site Plan for 79,158 square feet of light industrial/warehouse space in addition to the previously approved 279,281 square feet currently under construction and approved with Phase I of SRQ Technical Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC (DTS # 20130500)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 0.47 ± acres (part of a 1.165 ± acre parcel) south of 53rd Avenue West, and approximately 285 feet west of the intersection of 53rd Avenue West and US 41, Bradenton from the RSMH-6 (Residential Single-Family Manufactured Home District, 6 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-36(Z)(P) – C-1 BANK (FKA COMMUNITY BANK & COMPANY) / LORRAINE ESTATES (DTS #20130363)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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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
04/25/2014

Copy of newspaper advertising

Sarasota Herald – Tribune

MANATEE PUBLIC NOTICES

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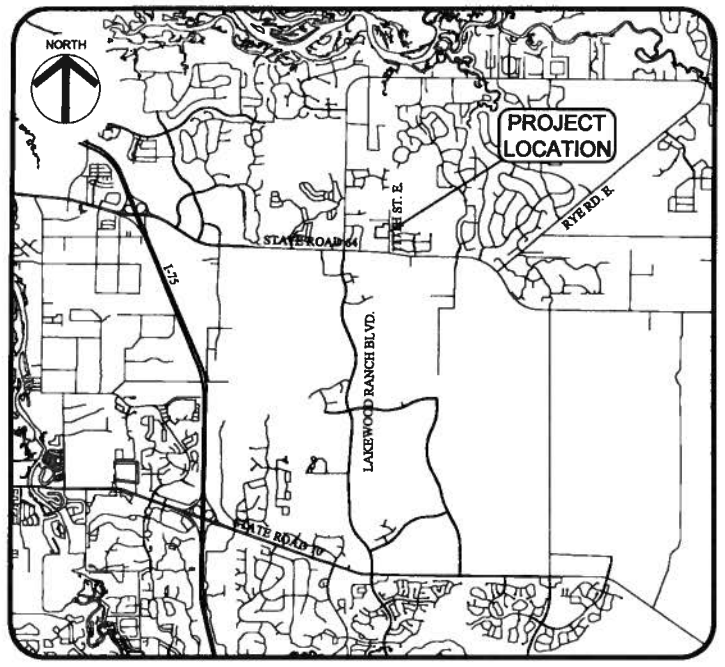
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: April 25, 2014

PRELIMINARY SITE PLAN SUBMITTAL

CADENCE PROPERTY

PART OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



PROJECT LOCATION MAP
NO SCALE

SHEET INDEX	
01	COVER SHEET
02	AERIAL SITE PLAN
03	EXISTING SITE CONDITIONS AND DEMO PLAN
04	PRELIMINARY SITE PLAN
05	PAVING, GRADING, DRAINAGE AND UTILITY PLAN
06	TYPICAL SECTIONS AND DETAILS
LANDSCAPE PLANS	
01	COVER SHEET
02	PRELIMINARY SITE LANDSCAPE PLAN
03	LANDSCAPE DETAILS
04	LANDSCAPE NOTES AND DETAILS

PROPERTY DESCRIPTION

OVERALL DESCRIPTION

PARCEL ONE:
THAT PART OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 29; THENCE N 00°24'38" W, ALONG THE EAST LINE OF SAID SW 1/4, A DISTANCE OF 241.55 FEET; THENCE N 81°59'25" W, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 64 (A 100 FOOT WIDE RIGHT OF WAY); THENCE N 81°59'25" W, ALONG SAID RIGHT OF WAY LINE, 48.61 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5779.58 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 05°02'52", A DISTANCE OF 508.01 FEET (CHORD = 508.04 FEET; CHORD BEARING = N 84°29'51" W) FOR A POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°58'22", A DISTANCE OF 100.10 FEET (CHORD = 100.09 FEET; CHORD BEARING = N 81°57'14" W); THENCE LEAVING SAID RIGHT OF WAY LINE, RUN NORTH, 652.11 FEET; THENCE WEST, 157.47 FEET; THENCE NORTH, 799.28 FEET; THENCE S 89°41'10" E, 180.00 FEET; THENCE SOUTH, 652.02 FEET; THENCE EAST, 77.47 FEET; THENCE SOUTH, 762.67 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

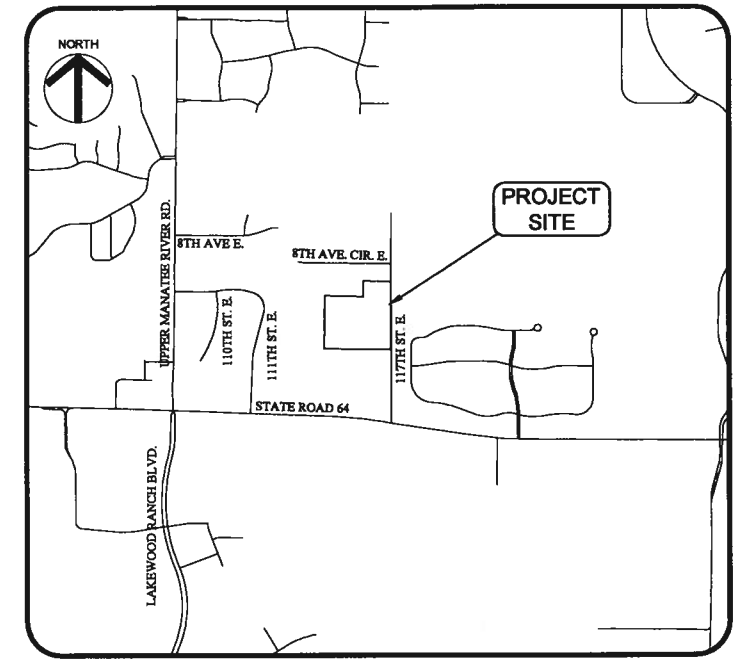
COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 29; THENCE N 00°24'38" W, ALONG THE EAST LINE OF SAID SW 1/4, A DISTANCE OF 241.55 FEET; TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 64 (A 100 FOOT WIDE RIGHT OF WAY); THENCE N 81°59'25" W, ALONG SAID RIGHT OF WAY LINE, 48.61 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5779.58 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 05°02'52", A DISTANCE OF 508.01 FEET (CHORD = 508.01 FEET; CHORD BEARING = N 84°29'51" W) FOR A POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°58'22", A DISTANCE OF 100.10 FEET (CHORD = 100.09 FEET; CHORD BEARING = N 81°57'14" W); THENCE LEAVING SAID RIGHT OF WAY LINE, RUN NORTH, 652.11 FEET; THENCE WEST, 157.47 FEET; THENCE NORTH, 136.22 FEET; THENCE EAST 257.47 FEET; THENCE SOUTH, 792.87 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:
THAT PART OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 29; THENCE N 00°24'38" W, ALONG THE EAST LINE OF SAID SW 1/4, A DISTANCE OF 1092.62 FEET; FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°24'38" W, ALONG SAID EAST LINE 841.19 FEET; THENCE N 89°41'18" W, 343.36 FEET; THENCE S 00°00'00" W, 192.64 FEET; THENCE N 89°41'18" W, 298.62 FEET; THENCE S 00°00'00" W, 852.02 FEET; THENCE S 00°00'00" E, 648.98 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PROPERTY, AS DESCRIBED IN O.R. BOOK 364, PAGE 639, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

THE ABOVE DESCRIPTION IS THE SAME AS THE ONE DESCRIBED PER TITLE COMMITMENT ORDER NUMBER 4447236, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JUNE 26, 2013 AT 11:00 PM.



PROJECT SITE MAP
NO SCALE

DATUM INFORMATION

ALL SURVEY INFORMATION IS IN NAVD 88
CONVERSION DATUM
NAVD 88 TO NGVD +0.955 FEET

SITE DATA	
OWNER	117 INVESTMENTS, LLC
PARCEL NUMBERS	564725158 & 564730059
ZONING	A-1
FUTURE LAND USE	UF-3
PROPOSED ZONING	PDR
PROJECT AREA	13.83 ACRES
IMPERVIOUS AREA (BUILDING, ROADWAY, AND SIDEWALK ETC.)	1.57 ACRES
OPEN SPACE:	
LAKE AREA @ NWL	0.59 ACRES (@ NWL)
OTHER SURFACE WATER	0.07 ACRES
COMPENSATION AREA	0.45 ACRES
OTHER OPEN SPACE	3.67 ACRES
TOTAL OPEN SPACE	4.78 ACRES = 34.6% OPEN SPACE (25% MIN.) *
GROSS DENSITY	38 UNITS / 13.83 ACRES = 2.75 UNITS PER ACRE
NET DENSITY	38 UNITS / 7.05 ACRES = 5.39 UNITS PER ACRE

* NO MORE THAN 75% OF REQUIRED OPEN SPACE CAN BE COMPROMISED OF OPEN WATER BODIES OR OTHER SURFACE WATERS

DEVELOPED BY:

117 INVESTMENTS, LLC

14550 58th STREET NORTH
CLEARWATER, FL 33760
PHONE: (727) 535-6339 FAX: (727) 532-9952

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
1100 MARBELLA PLAZA DRIVE TAMPA, FL 33619
P: 813-623-5050 F: 813-623-5724 EMAIL: info@waldropengineering.com

PRELIMINARY SITE PLAN SUBMITTAL

CADENCE PROPERTY

CLIENT: 117 INVESTMENTS, LLC

COVER SHEET

PLAN REVISIONS	REVISE <<SUBMITTED / BID SET>> XX/XX/XX
02/13/14	REVISED PER COMMENTS
03/18/14	REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #6634

R. TRENT STEPHENSON, P.E.
FL LICENSE NO. 59334

SET NUMBER: 334-01-01

SHEET : 1

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Planning & Zoning Division
Administrative Services, Manatee County, Florida

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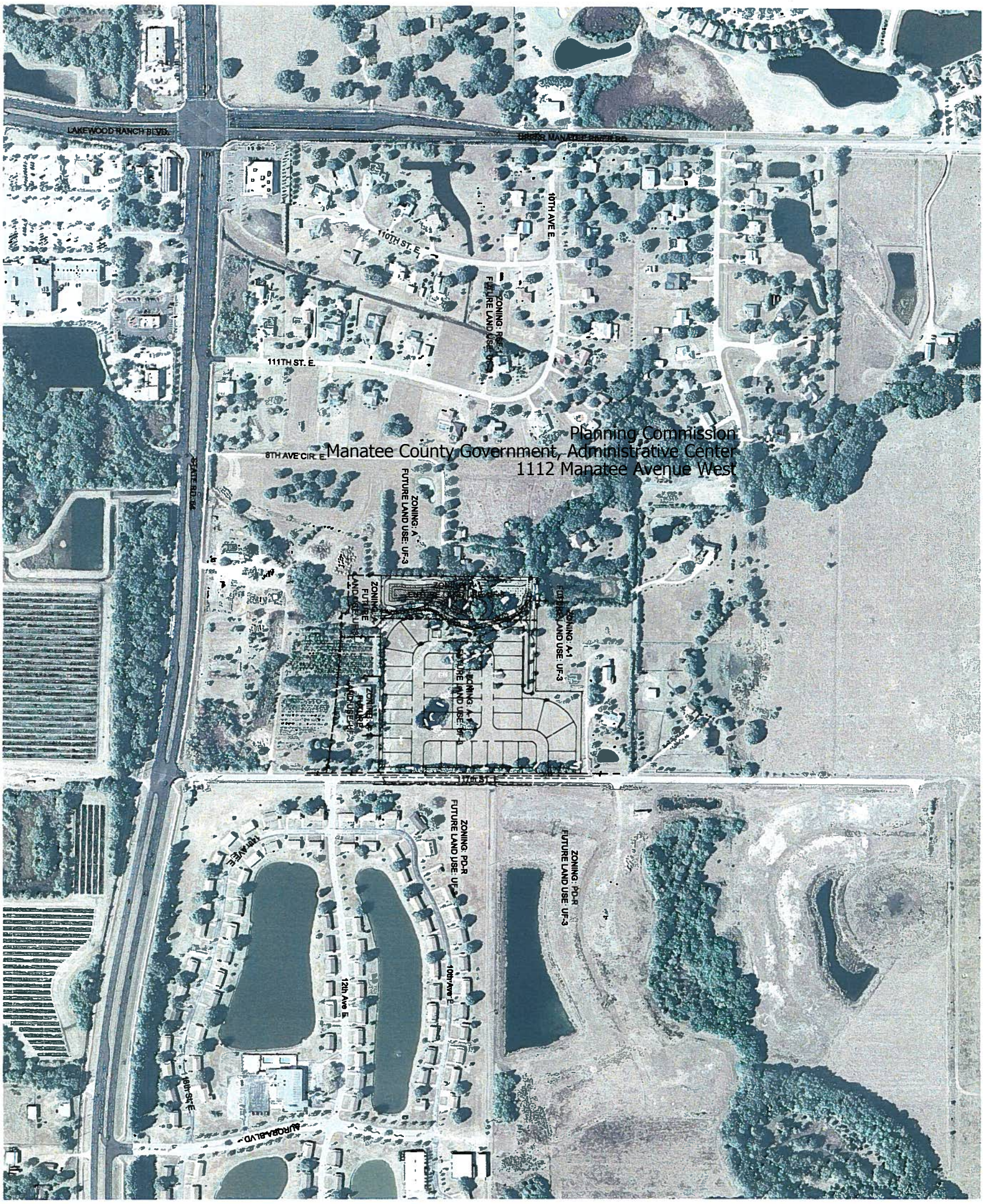

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PLAN REVISIONS	REV00 <<SUBMITTED / BID SET>> XX/XX/XX
1 02/13/14	REVISED PER COMMENTS
2 03/19/14	REVISED PER COUNTY COMMENTS

0 100 200 400
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION 8624

R. TRENT STEPHENSON, P.E.
FL LICENSE NO. 73184

SET NUMBER: 334-01-01

SHEET: 2

PRELIMINARY SITE PLAN SUBMITTAL

CADENCE PROPERTY

CLIENT: 117 INVESTMENTS, LLC

AERIAL SITE PLAN

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
1103 MARBELLA PLAZA DRIVE TAMPA, FL 33619
P: 813-443-8282 F: 813-443-8285 EMAIL: info@waldropengineering.com

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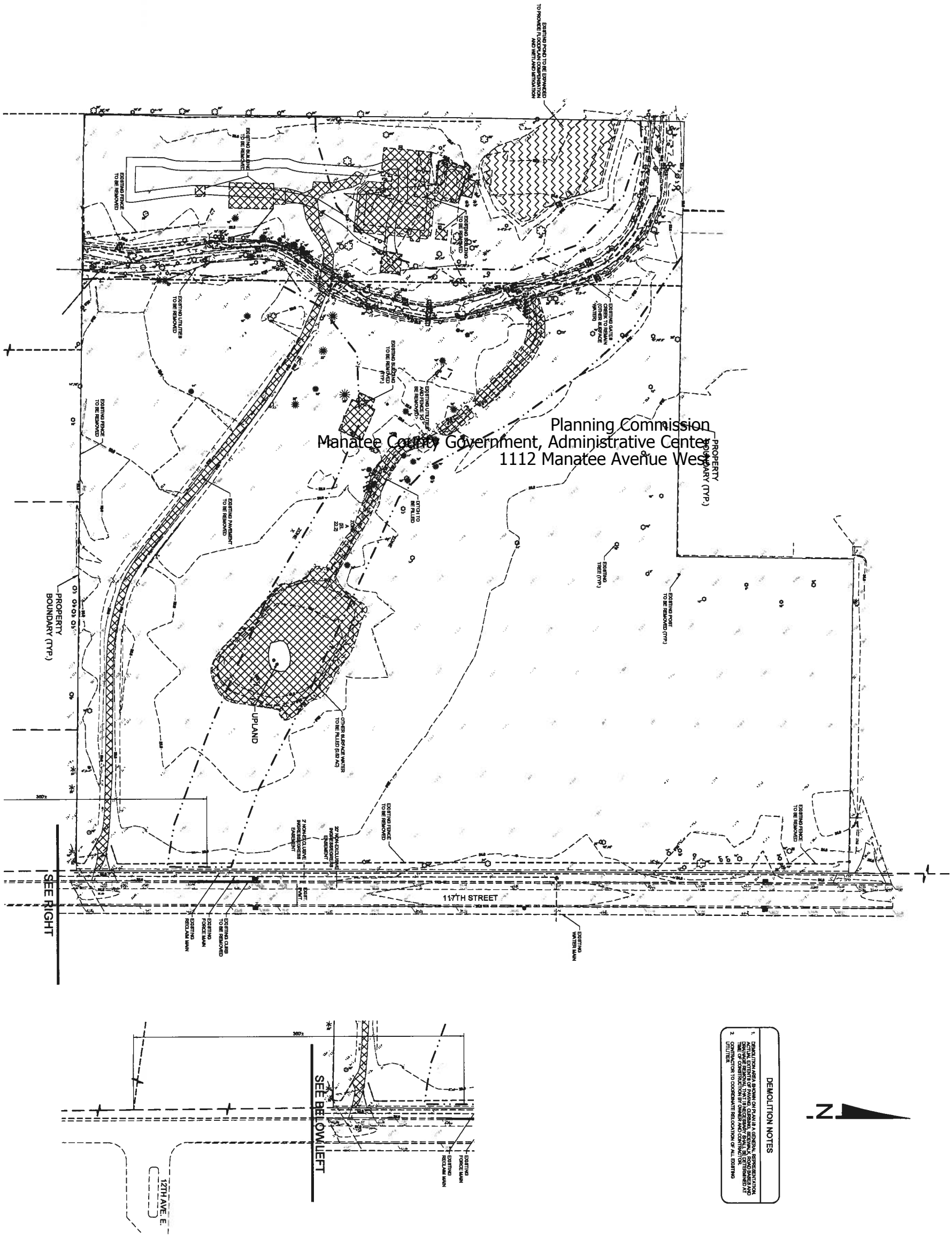

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

DEMOLITION NOTES

1. DEMOLITION AREA SHOWN ON PLAN IS A GENERAL REPRESENTATION ONLY. ALL EXISTING UTILITIES, SURFACE IMPROVEMENTS AND DRAINAGE REMOVAL THAT IS NECESSARY SHALL BE DETERMINED AT TIME OF CONSTRUCTION BY OWNER AND CONTRACTOR.
2. CONTRACTOR TO COORDINATE RELOCATION OF ALL EXISTING UTILITIES.

PLAN REVISIONS	REV00 <<SUBMITTED / BID SET>> XX/XX/XX	
1	02/13/14	REVISED PER COMMENTS
2	03/18/14	REVISED PER COUNTY COMMENTS

0 25 50 100
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8614

R. TERRY STEPHENSON, P.E.
FL LICENSE NO. 37514

SET NUMBER: 334-01-01
SHEET: 3

PRELIMINARY SITE PLAN SUBMITTAL

CADENCE PROPERTY

CLIENT: 117 INVESTMENTS, LLC

EXISTING SITE CONDITIONS AND DEMO PLAN

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
1103 MARBELLA PLAZA DRIVE TAMPA, FL 33619
P: 813-443-8282 F: 813-443-8285 EMAIL: info@waldropengineering.com

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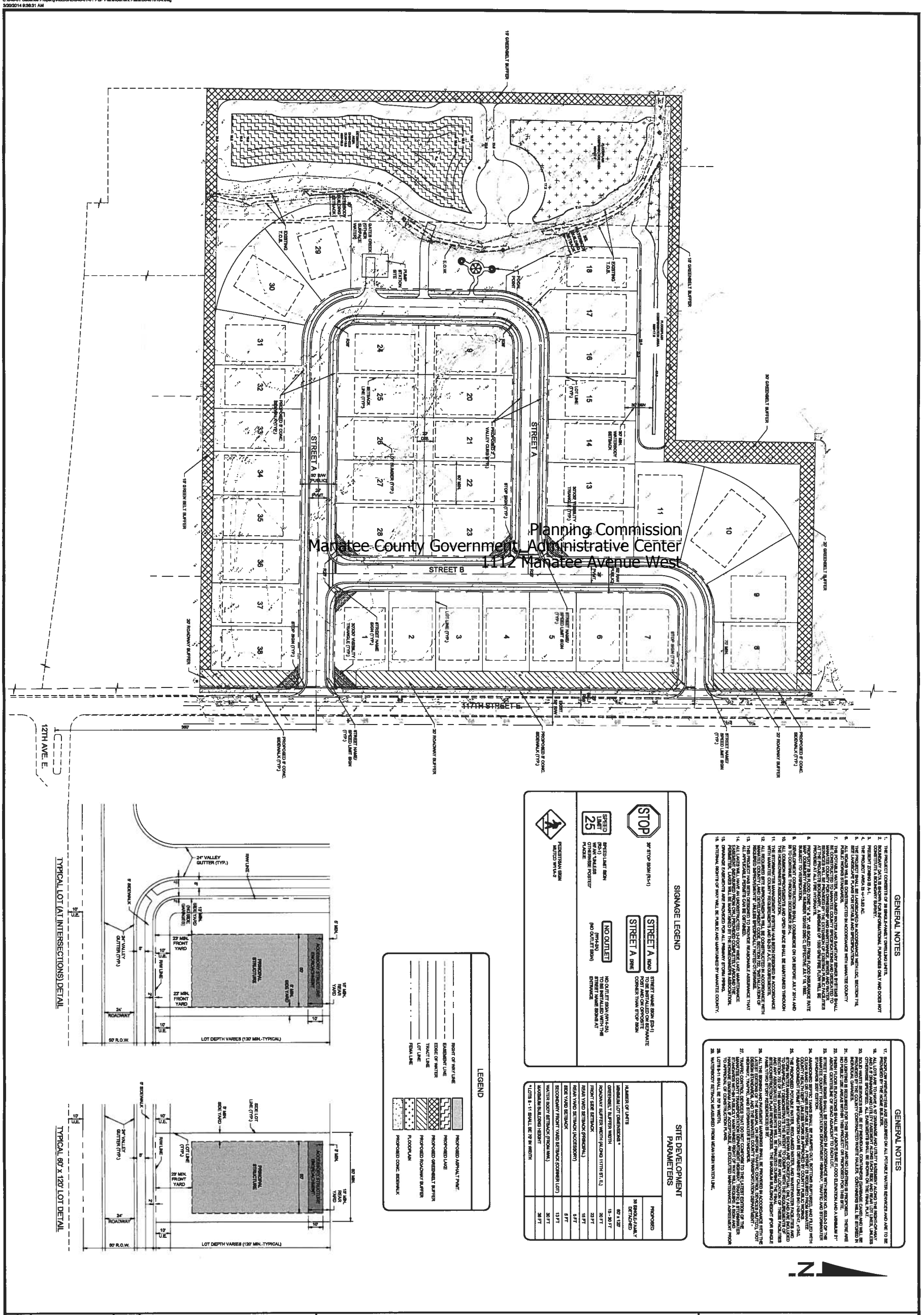

GENERAL NOTES

1. THE PROJECT CONSISTS OF 38 SINGLE-FAMILY DWELLING UNITS.
2. BOUNDARY DATA IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THE PROJECT ZONING IS A-1.
4. THE PROJECT AREA IS +-13.83 AC.
5. THE PROJECT SHALL BE LANDSCAPED IN ACCORDANCE WITH LDC, SECTION 714. SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.
6. ALL ROADWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
7. THE POTABLE WATER, RECLAIMED WATER AND SANITARY SEWER SYSTEMS SHALL BE OWNED AND MAINTAINED BY MANATEE COUNTY. THE STORMWATER SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL FACILITIES WILL BE PROVIDED BY THE EXTENSION OF EXISTING FACILITIES PROVIDED AT ALL PRE HYDRANTS.
8. PROPOSED FINISH FLOOR ELEVATIONS ARE SHOWN ON THE PLANS. ALL FINISH FLOOR ELEVATIONS ARE PROVIDED AT 18" ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION.
9. PROPERTY IS IN FLOOD ZONE "A" & "X", AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 12081C0255 G, EFFECTIVE JULY 18, 1992.
10. ALL COMMON IMPROVEMENTS AND OPEN SPACE SHALL BE MAINTAINED THROUGH THE HOMEOWNERS ASSOCIATION.
11. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 725, "INSTALLATION OF STORMWATER MANAGEMENT SYSTEMS".
12. ALL REQUIRED SITE IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 725, "INSTALLATION OF STORMWATER MANAGEMENT SYSTEMS".
13. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
14. ALL LAKES WILL HAVE AN UNOBSTRUCTED 12-FOOT WIDE LAKE MAINTENANCE EASEMENT MEASURED HORIZONTALLY FROM THE TOP OF BANK AROUND THE PERIMETER. LAKES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. DRAINAGE EASEMENTS ARE PROVIDED FOR ALL PRIMARY STORM PIPING.
16. INTERNAL RIGHTS OF WAY WILL BE PUBLIC AND MAINTAINED BY MANATEE COUNTY.
17. BACKFLOW PREVENTERS ARE REQUIRED ON ALL POTABLE WATER SERVICES AND ARE TO BE PROVIDED BY THE HOME BUILDER.
18. ALL DRAINAGE AND UTILITY EASEMENTS SHALL BE 20' WIDE AND UTILITY EASEMENT ALONG THE RIGHT-OF-WAY AND A 6' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE AND REAR LOT LINES, UNLESS OTHERWISE SPECIFIED. ALL EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT.
19. ALL DRAINAGE FACILITIES SHALL BE PROVIDED BY THE DEVELOPER AND SHALL BE PROVIDED BY THE COUNTY CONTRACTED WASTE HAULER. CONTAINERS WILL BE STORED IN INDIVIDUAL GARAGES.
20. THE FINISH FLOOR ELEVATIONS ARE FOR THIS PROJECT AND NO LIMITING IS PROPOSED. THESE ARE ABOVE CENTERLINE OF ROAD ADJACENT TO EACH LOT.
21. NO FIELD LINE AREAS WITHIN THIS PROJECT OR PROPOSED FOR THIS SITE.
22. FINISH FLOOR ELEVATIONS SHALL BE 1' ABOVE BASE FLOOD ELEVATION AND A MINIMUM 81" ABOVE CENTERLINE OF ROAD ADJACENT TO EACH LOT.
23. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT STANDARDS 2007 EDITION.
24. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND WASTEWATER FACILITIES AND STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED AND MAINTAINED BY MANATEE COUNTY.
25. ALL SIGNS, SIGNAL HEADS, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE STANDARDS TRANSPORTATION DEPARTMENT.
26. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE STANDARDS TRANSPORTATION DEPARTMENT.
27. THE PROJECT WILL HAVE AN UNOBSTRUCTED 12-FOOT WIDE LAKE MAINTENANCE EASEMENT MEASURED HORIZONTALLY FROM THE TOP OF BANK AROUND THE PERIMETER. LAKES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
28. LOT DRAINAGE PLAN SHALL BE SUBMITTED TO MANATEE COUNTY FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
29. LOT DRAINAGE PLAN SHALL BE PROVIDED WITH THE HOMEOWNERS AGREEMENT. HARDWARE DIAGRAM AREA IF ACCEPTABLE. AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
30. WATERBODY SETBACK MEASURED FROM MEAN HIGH WATER LINE.

SIGNAGE LEGEND

STOP — 30" STOP SIGN (R1-1)	STREET A ROAD / STREET A DRIVE — STREET NAME SIGN (D3-1) TO BE MOUNTED ON A WHITE POST AND ON OPPOSITE CORNER THAN STOP SIGN
SPEED LIMIT 25 — SPEED LIMIT SIGN (R2-1) W/ AN "UNLESS OTHERWISE POSTED" PLAQUE	NO OUTLET (W14-2A) (NO OUTLET SIGN) — NO OUTLET SIGN (W14-2A) TO BE INSTALLED WITH THE STREET NAME SIGNS AT ENTRANCE
PEDESTRIAN SIGN MUTCD W11-2	

LEGEND

RIGHT OF WAY LINE	PROPOSED ASPHALT PAVMT.
EASEMENT LINE	PROPOSED LAKE
EDGE OF WATER	PROPOSED GREENBELT BUFFER
TRACT LINE	PROPOSED ROADWAY BUFFER
LOT LINE	FLOODPLAIN
FEMA LINE	PROPOSED CONC. SIDEWALK

SITE DEVELOPMENT PARAMETERS

	PROPOSED
NUMBER OF UNITS	38 SINGLE-FAMILY DETACHED
MINIMUM LOT DIMENSIONS *	60' x 120'
GREENBELT BUFFER WIDTH	15 - 30 FT
ROADWAY BUFFER WIDTH (ALONG 117TH ST. E.)	20 FT
FRONT SIDE SETBACK	22 FT
REAR YARD SETBACK (PRINCIPAL)	15 FT
REAR YARD SETBACK (ACCESSORY)	5 FT
SIDE YARD SETBACK	5 FT
SECONDARY FRONT YARD SETBACK (CORNER LOT)	13 FT
WATER BODY SETBACK (FROM MWL)	30 FT
MAXIMUM BUILDING HEIGHT	35 FT

* LOTS 8 - 11 SHALL BE 70' IN WIDTH

TYPICAL LOT (AT INTERSECTIONS) DETAIL

TYPICAL 60' x 120' LOT DETAIL

N

PRELIMINARY SITE PLAN SUBMITTAL

CADENCE PROPERTY

CLIENT: 117 INVESTMENTS, LLC

PRELIMINARY SITE PLAN

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
1103 MARBELLA PLAZA DRIVE TAMPA, FL 33619
P: 813-443-8282 F: 813-443-8285 EMAIL: info@waldropeng@earthlink.net

PLAN REVISIONS — REV00 <<SUBMITTED / BID SET>> XX/XX/XX

1	02/13/14	REVISED PER COMMENTS
2	03/19/14	REVISED PER COUNTY COMMENTS

SCALE IN FEET: 0 30 60 120

FLORIDA CERTIFICATE OF AUTHORIZATION #6236

R. TRENT STEPHENSON, P.E.
FL LICENSE NO. 67124

SET NUMBER: 334-01-01

SHEET: 4

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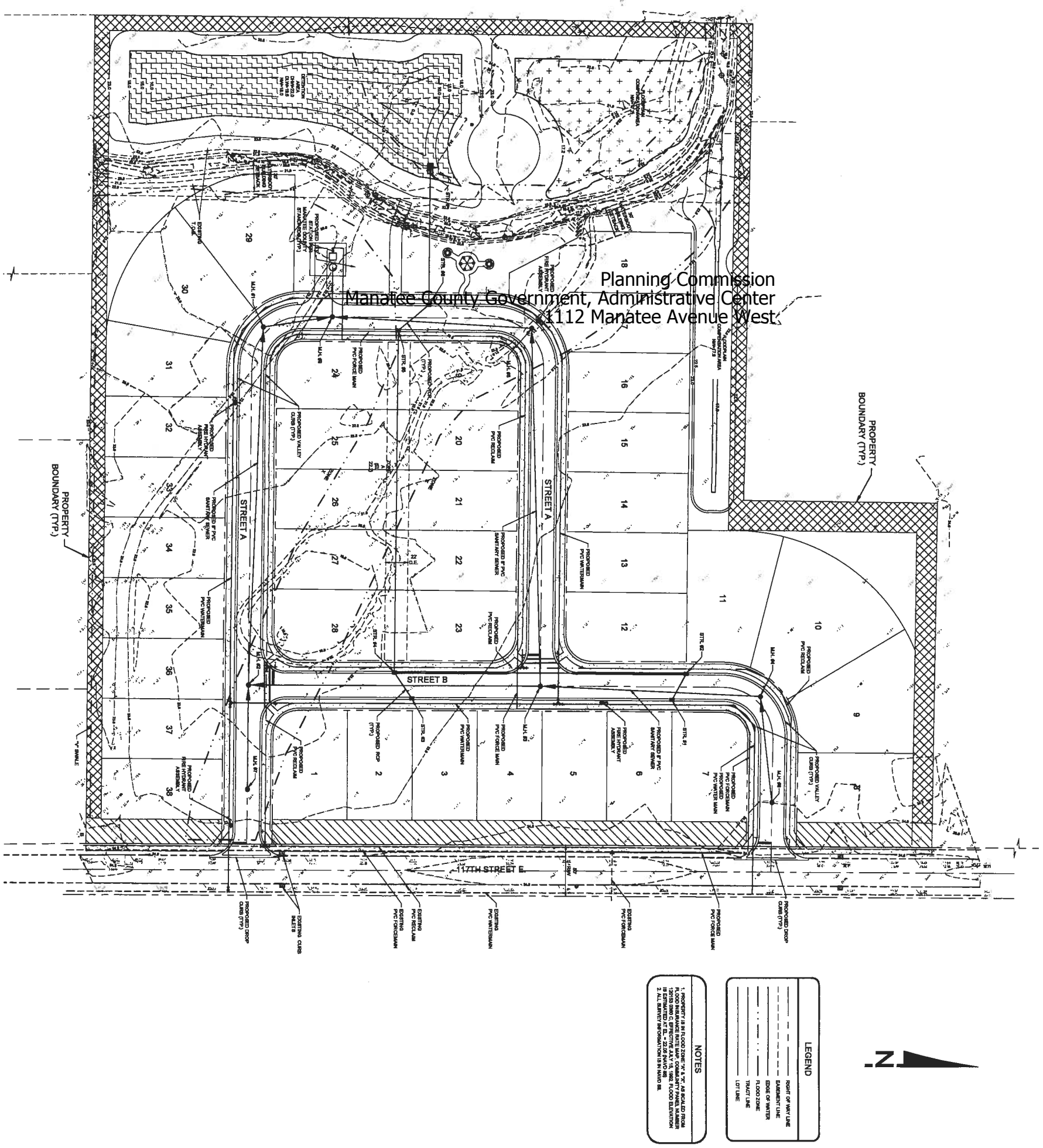


PLAN REVISIONS REV00 <<SUBMITTED / BID SET>> XX/XX/XX

1	02/13/14	REVISED PER COMMENTS
2	03/18/14	REVISED PER COUNTY COMMENTS

SCALE IN FEET 0 25 50 100

PRELIMINARY SITE PLAN SUBMITTAL

CADENCE PROPERTY

CLIENT: 117 INVESTMENTS, LLC

PAVING, GRADING, DRAINAGE AND UTILITY PLAN

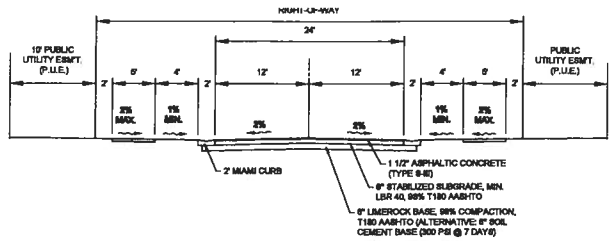
WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
1103 MARBELLA PLAZA DRIVE TAMPA, FL 33619
P: 813-443-8282 F: 813-443-8255 EMAIL: info@waldropengineering.com

R. TRENT STEPHENSON, P.E.
FL LICENSE NO. 56134

FLORIDA CERTIFICATE OF AUTHORIZATION 8626

SET NUMBER: 334-01-01

SHEET: 5



SECTION A-A
TYPICAL ROAD SECTION FOR 50' R.O.W.
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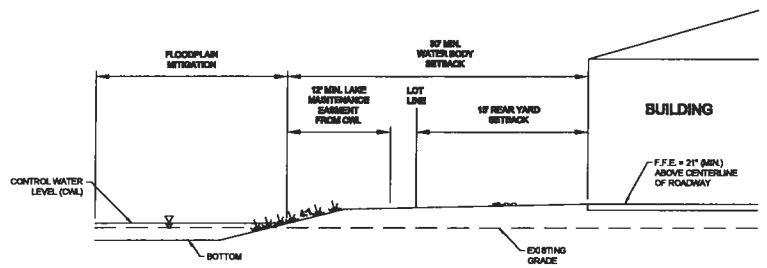
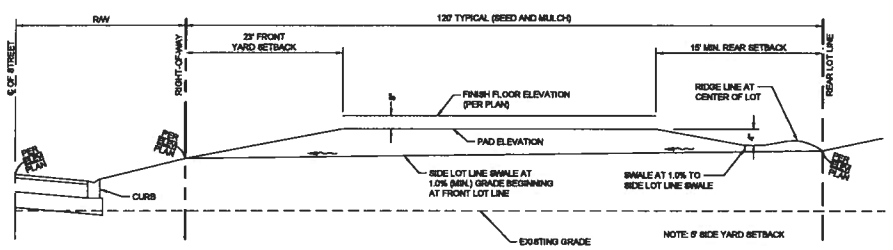
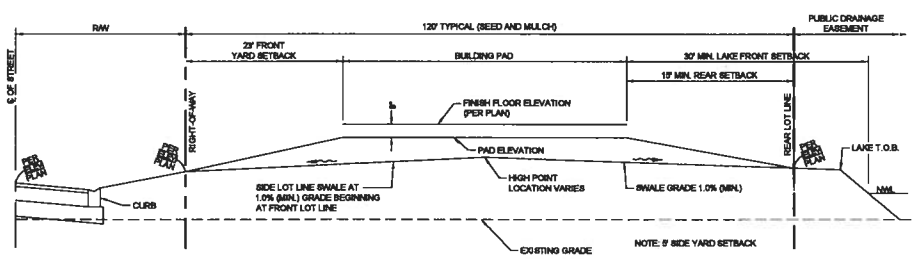


NOTE:
FINISHED GRADES AT EXCESSIVE WALLS SHALL BE A MINIMUM 6" BELOW FINISHED FLOOR

SECTION B-B
N.T.S.



TYPICAL LOT GRADING (TYPE A)
N.T.S.



TYPICAL LOT GRADING (TYPE B)
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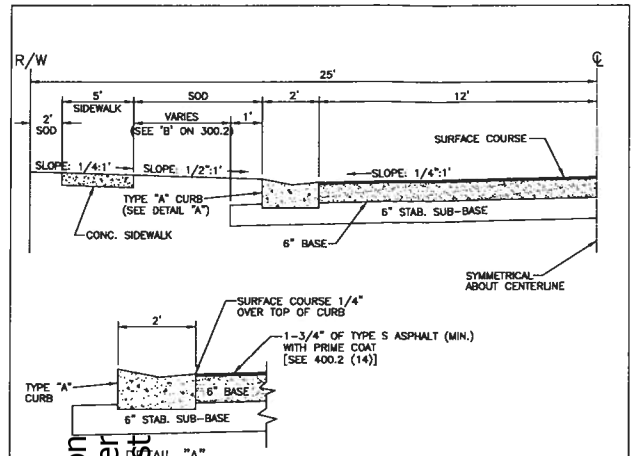


NOTES:

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" Cofer Cold Mix compacted to 98% AASHTO T-180 density LBR 100 or 6" soil cement.*

C) 6" stabilized sub-base shall 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 must be installed at the same time as sanitary sewer main line.

E) See section 201.1 for curb and gutter types.

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

G) Sidewalk 5' or 2' inside R/W line, with 2' preferable. To be constructed per section 300.1

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

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

J) Sodding must 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

Planning Commission
Staff Report
Attachment A

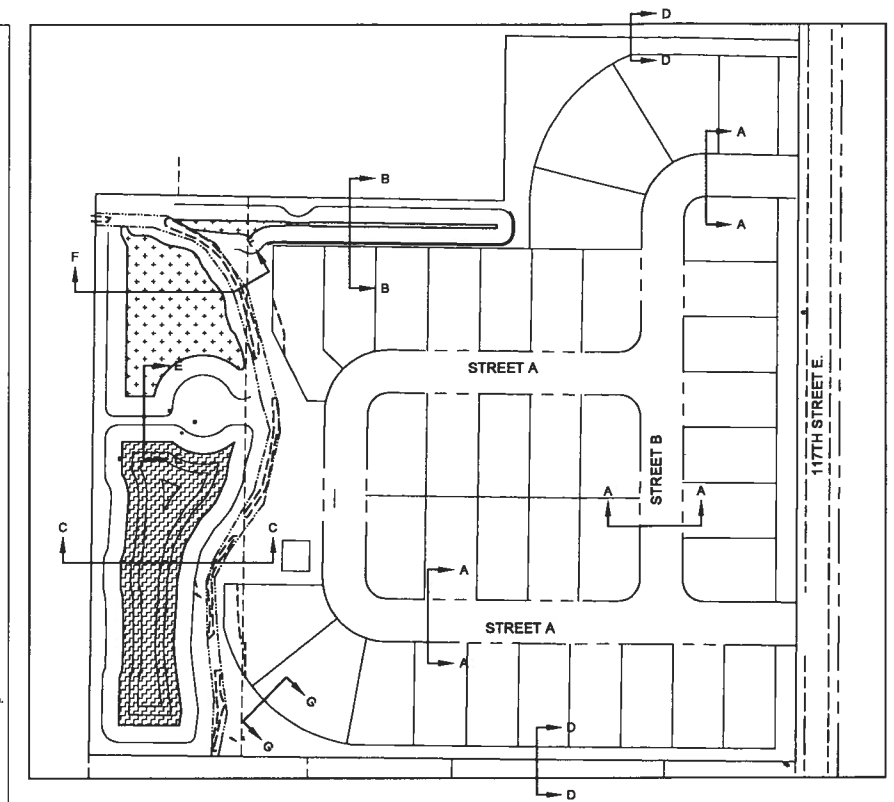
Copy of Record

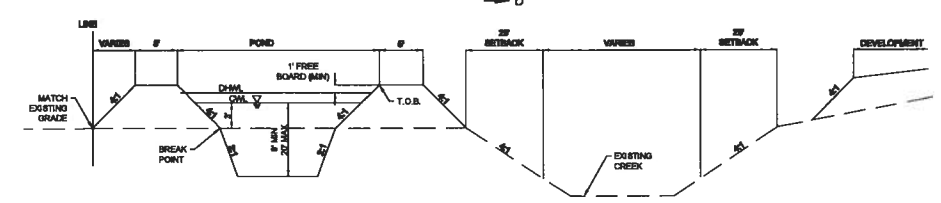
LOT GRADING NOTES:

1. THE SITE CONTRACTOR ROUGH GRADING WILL NOT INCLUDE THE SIDE LOT SWALES.
2. THE HOME BUILDER IS RESPONSIBLE FOR SIDE LOT SWALE GRADING AND IS ALSO RESPONSIBLE FOR COMPATIBILITY WITH ADJACENT LOTS.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR STABILIZING ROUGH GRADED LOTS WITH EITHER SEED AND MULCH OR HYDRO SEED.
4. THE HOME BUILDER SHALL CONSIDER THE USE OF STEM WALL CONSTRUCTION ON LOTS THAT DRAIN FRONT TO REAR AND REAR TO FRONT IN ORDER TO MAINTAIN THE SIDE SLOPES FROM THE BUILDING TO THE SIDE LOT LINE SWALE.
5. MINIMUM FINISHED FLOOR ELEVATION BASED ONLY ON THE MANATEE COUNTY CRITERIA REQUIRING THAT THE MINIMUM FINISHED FLOOR ELEVATION BE 21" OR 24" ABOVE THE CENTERLINE OF THE ROADWAY (DEPENDING ON LOT GRADING TYPE.) THE BUILDING CONTRACTOR SHALL INCREASE THE FINISHED FLOOR ELEVATION AS NEEDED TO ENSURE THAT THE MINIMUM FRONT, REAR & SIDE GRADING SLOPES ARE ACHIEVED IN ACCORDANCE WITH THE LATEST MANATEE COUNTY TRANSPORTATION DEPARTMENT STANDARDS. SEE DETAIL SHEETS FOR TYPICAL LOT GRADING DETAILS AS REQUIRED BY MANATEE COUNTY.

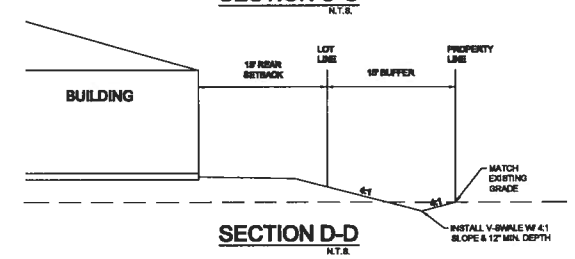
LOT DRAINAGE GENERAL NOTES:

1. ALL EXISTING DRAINAGE SHALL BE MAINTAINED OR IMPROVED.
2. MINIMUM DRIVEWAY RISE FROM CURB TO GARAGE IS 1.0%.
3. MINIMUM GRADE SLOPES ARE AS FOLLOWS: FRONT YARD 2.0%; REAR AND SIDE YARDS 1.5%; SWALES 1.0%.
4. MINOR MODIFICATIONS TO ACCOMMODATE SPECIAL CONDITIONS SUCH AS TREES MAY BE APPROVED BY THE ACCESS/DRAINAGE INSPECTOR.
5. LOTS WITH SPECIAL CONDITIONS MAY HAVE SLOPES BASED ON AN ENGINEER'S DETAILED DESIGN APPROVED BY THE TRANSPORTATION DIRECTOR OR DESIGNEE.
6. DEVIATIONS DUE TO EXISTING TREES, VEGETATION OR OTHER EXTENUATING CIRCUMSTANCES MAY BE APPROVED. DIFFICULTIES ARISING FROM SUCH DEVIATIONS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER TO SATISFACTORILY RESOLVE.
7. LOT SLOPES APPLY TO A 7.5' RADIUS FROM THE EDGE OF THE HOUSE. THE INTENT IS TO ALLOW FLEXIBILITY ON LARGER LOTS
8. ALL CONFLICTS SHALL BE REMEDIED TO THE SATISFACTION OF THE TRANSPORTATION DIRECTOR.

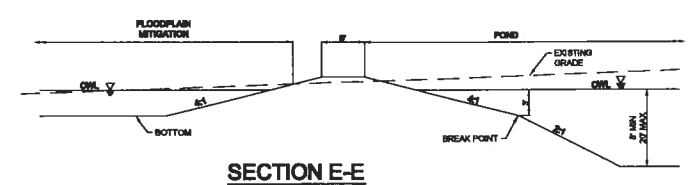




SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



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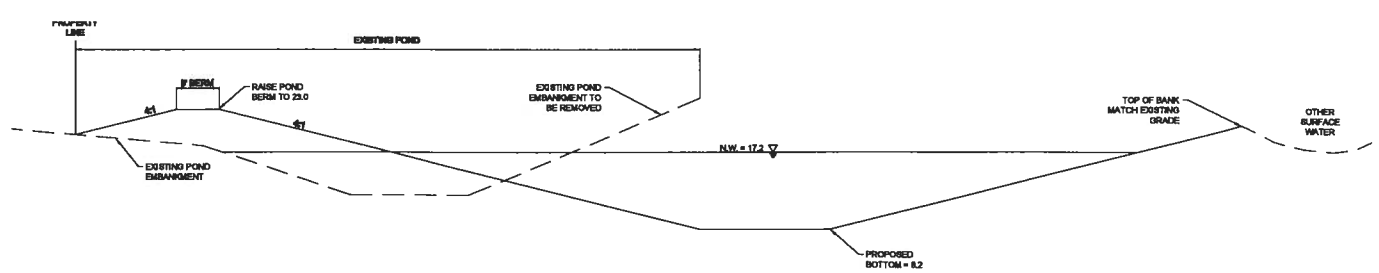
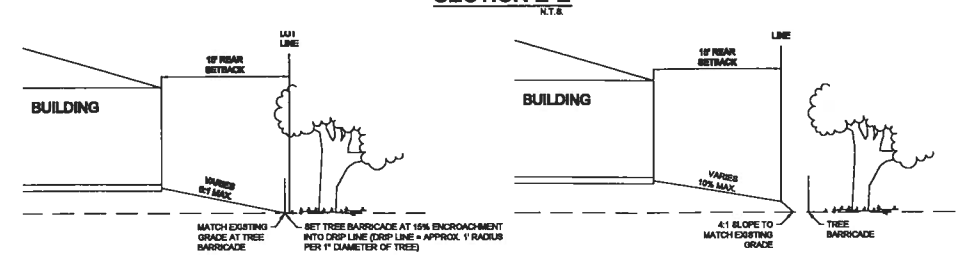


SECTION F-F
N.T.S.



SECTION G-G (TYPICAL REAR LOT GRADING AT TREE SAVE)
N.T.S.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
1109 MARBELLA PLAZA DRIVE, TAMPA, FL 33619
Ph: 813-623-5050 Fx: 813-623-5051 Email: info@waldropengineering.com

PRELIMINARY SITE PLAN SUBMITTAL

CADENCE PROPERTY

CLIENT: 117 INVESTMENTS, LLC

TYPICAL SECTIONS AND DETAILS

PLAN REVISIONS		
1	03/13/14	REVISED PER COMMENTS
2	03/18/14	REVISED PER COUNTY COMMENTS

REVISE <<SUBMITTED / BID SET>> XX/XX/XX

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #6434

R. TRENT STEPHENSON, P.E.
FL LICENSE NO. 59514

SET NUMBER: 334-01-01

SHEET : 6

U:\334-01 Cadence Property\Auto\CAD\334-01-01 FSP Plans\Current Plans\334-01-01-06.dwg
3/18/2014 11:57:41 AM

James & Whitney Kitchens
902 117th Street East
Bradenton, FL 34212

April 30, 2014

Manatee County Board of County Commissioners
Manatee County Planning Commission
1112 Manatee Avenue West
Bradenton, FL 34206

RE: PDR-13-44(Z)(P) 117 Investments, LLC/Cadence Property

Dear Commissioners:

My wife and I, along with our two children ages 4 and 6, own and reside at the parcel bordering the entire north property line of PDR-13-44(Z)(P). **We respectfully request that you deny granting the Special and Specific Approvals being requested by the petitioner as the granting of these Special and Specific Approvals significantly impact us as the adjacent neighbors to the north.**

A few months ago, we contacted the Agent for the Petitioner in an effort to be a good neighbor and request a barrier in the form of an opaque structure along the north property to mitigate their request for Special and Specific Approval. We wanted to ensure that the livestock within our pastures do not create a nuisance or hazard for future residents while simultaneously providing protection for our cows, horse, chickens and dogs by well meaning but inexperienced neighbors. We discussed and provided the petitioner with a few options in the form of a concrete fence to mitigate the impacts associated with decreasing the required setback along the approximately 980 lineal feet of common property line. It was our hope that if the Petitioner provided us with this barrier, we would in turn not object to the Special and Specific Approvals being sought.

Unfortunately the Petitioner has not responded to our request, so we are forced to respectfully request that you deny their Special and Specific Approvals because by doing so would negatively impact our adjacent agricultural uses and enjoyment of our property.

The granting of the Special and Specific approvals should be denied because:

1. The granting of Specific Approval of Section 702.6.7 (Agricultural Setback) puts our livestock and animals closer to the future homes and residents which will create a future hazard for residents and our animals. We strongly urge you to either deny the request or stipulate that the Petitioner construct an opaque barrier

along the north property to mitigate the potential hazards to future residents and our animals. It is common for residents to try and feed livestock which puts themselves in harms way. Residents also unknowingly feed livestock/chickens food scraps and the like which can actually harm the animals. A physical, opaque barrier would ensure that no contact from either side of the fence can take place.

2. The granting of Special Approval for a project exceeding 1 du/acre in the UF category and exceeding a net density of 3du/acre is unprecedented in this area. Page 6 of your Staff Report shows the gross density of 2.75 du/acres exceeds all of the other six projects approved or planned in this area. If you review the list of nearby developments whose densities are significantly less than the one being proposed by the Petitioner, you will notice that they all have direct access to major arterials. The subject property for which they are asking for a higher density than previously approved in the area, has access to a local street. Our concern is that this unprecedented density increase on a local street, coupled with their request to reduce surrounding buffers, only compounds our compatibility problems as the most affected neighbor. Because the applicant is requesting a reduction in the buffers and approval of an unprecedented density of 2.75 du/acres, we are asking that the opaque barrier be constructed between our properties to minimize and mitigate the impacts.
3. Approval of Special Approval adjacent to a perennial stream at this unprecedented density, which equates to additional impervious area and increased runoff, should not be allowed without proper buffers to ensure no negative impacts to the perennial stream. The PSP submitted shows the stormwater retention area on the west side of and adjacent to Gates Creek which will require the stormwater from the project to be conveyed across Gates Creek before it is treated and discharge into Gates Creek. This type of design needs to be carefully examined prior to approval to ensure no negative impacts to Gates Creek, the perennial stream.

In closing, we have tried to be good neighbors by contacting and engaging with the Petitioner in an effort to have them address our concerns. **To date, they have refused to address those concerns; therefore we respectfully request that you deny their requests for Special and Specific Approvals.**

Thank you for your time and consideration in this matter.

Sincerely,

James and Whitney Kitchens

PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY (DTS #20130504)

An Ordinance 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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 05/08/2014 **B.O.C.C.: 06/05/2014**

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-13-44(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 – A.2, B.1 - B.5, C.1 - C.5, D.1 - D.3; GRANTING Special Approval for a project: 1) exceeding a gross density of one (1) dwelling unit per acre in the UF-3 Future Land Use Category, 2) exceeding a net density of three (3) dwelling units per acre in the UF-3 FLUC, and 3) adjacent to a perennial lake or stream; ADOPTION of the Findings for Special Approval; and GRANTING Specific Approval of alternatives to Land Development Code Sections 702.6.7 (agricultural setback), 714.8.7 (replacement trees), and 715.3.4 (one canopy tree every 50-linear feet) as recommended by staff.

PROJECT SUMMARY	
CASE#	PDR-13-44(Z)(P) DTS #20130504
PROJECT NAME	Cadence Property
APPLICANT(S):	117 Investments, LLC
APPLICANT(S) REPRESENTATIVE:	Alexis V. Crespo, AICP Waldrop Engineering, P.A.
PROPOSED ZONING:	PDR (Planned Development Residential)
EXISTING ZONING:	A-1 (Suburban Agricultural, 1 du/ac)
PROPOSED USE(S):	Single Family Detached Residential Units
CASE MANAGER:	Margaret Tusing
STAFF RECOMMENDATION:	APPROVAL with Stipulations

DETAILED DISCUSSION

Request: Approval for a Preliminary Site Plan (PSP) for 38 single family detached residential units on 13.83 acres. The minimum lot size is 7,200 SF (60' x 120').

The entire 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 planned residential development with integrated residential support uses in its range of potential uses. Special Approval is required because the proposed gross density of 2.75 dwelling units per acre and the proposed net density of 5.39 dwelling units per acre exceed the Special Approval thresholds (gross density of one dwelling unit per acre; net density of 3 dwelling units per acre) in the UF-3 FLUC. Planned development is the process necessary to achieve Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts on the surrounding large lot (1-acre +) subdivision and the A-1 zoning to the south.

The project has two points of access to 117th Street East. The Applicant is requesting the option to determine whether the internal roadways will be public or private at the Final Site Plan stage. The internal roadways will meet the minimum requirements of the LDC and Public Works Standards (24-feet of pavement; minimum 50-feet of ROW).

There is one passive recreational area totaling 0.5 acres. The area will be developed with a gazebo and/or seating area.

Staff recommends Approval with Stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	No address assigned
GENERAL LOCATION:	North of S.R. 64 and west of 117th Street East
ACREAGE:	13.83 acres
EXISTING USE(S):	Vacant & single family detached (to be removed with development)
FUTURE LAND USE CATEGORY(S):	UF-3
DENSITY:	2.75± du/ac (gross) 5.39± du/ac (net)
SPECIAL APPROVAL(S):	• Projects in UF-3 exceeding 1 du/ac (gross) • Projects in UF-3 exceeding 3 du/ac (net) • Project adjacent to a perennial lake or stream
OVERLAY DISTRICT(S):	N/A
SPECIFIC APPROVAL(S):	• LDC Section 702.6.7 (35-ft setback adjacent to active agricultural operations) • LDC Section 714.8.7 (tree replacement sizes) • LDC Section 715.3.4 (one canopy tree per lot frontage)
SURROUNDING USES & ZONING	
NORTH	Single Family Residential (5-acre tracts)
SOUTH	Residential (5-acre tract)/Landscape Nursery
EAST	Vacant (Greyhawk Landing Subdivision)/ Residential (Bradenton Missionary Village)/117th Street East
WEST	Residential

SITE DESIGN DETAILS		
MINIMUM LOT SIZE(S):	60'x120' (7,200 sq.ft.) Lots 8 – 11: 70'x120' (8,400 sq.ft.)	
SETBACKS:	Front Front secondary Side Rear Wetland Buffer Setback Wetland Buffer Waterbody	23' 13' 5' 15' 15' 30' 30'
OPEN SPACE:	4.78 acres – 34.6% (25% is required)	
RECREATIONAL AMENITIES:	Passive recreational uses, including gazebo and/or seating area	
RECREATIONAL ACREAGE:	0.5 acres	
ACCESS:	The project has two (2) access points on 117th Street East	
FLOOD ZONE(S)	Site lies in Zones X and A with no base flood elevation determined per FIRM Panel 120153 0360C, revised 7/15/92. There is no change in flood zones on the new maps (D-Firms) Panel 120810331E, effective 3/17/2014.	
AREA OF KNOWN FLOODING	Yes, rainfall	
UTILITY CONNECTIONS	Potable water, sanitary sewer, and reclaimed water are available by extension or connection.	

ENVIRONMENTAL INFORMATION

Wetlands
According to the environmental narrative provided by Bio-Tech Consulting, Inc. dated October 24, 2013 there is one wetland on-site coded 510 – Streams and Waterways (Gates Creek Branch). Staff review of the enviornmental conditions determined that the tributary of Gates Creek could qualify as a jurisdictional wetland. SWFWMD has not determined onsite jurisdictional wetlands at this time. Stipulation C.3. requires the project to comply with LDC Section 719.3; therefore, should the tributary to Gates Creek be claimed as a wetland, a redesign of the project will be required to avoid wetland impacts.

Uplands
According to the environmental narrative there is an area coded 425 – Temperate Hardwood on-site, however, according to a response to comments on this habitat, the applicant has indicated this area does not contain any native understory. Therefore, it will not be evaluated as a "native habitat" to be considered for preservation.

Endangered Species
According to the environmental narrative no listed species were found on-site. An updated

inventory for listed species may be required prior to Final Site Plan approval. A stipulation for this is provided.

Trees

According to the Tree Evaluation report provided by Ron Litts with the 2nd submittal there is a total of 154 trees on-site that are all in good health, and mostly live oak, slash pine and laurel oak. There are 63 trees proposed for removal. 30 of them fall within the boundaries of lots and do not require replacement. The remaining 33 trees are subject to replacement and the total required was calculated in the report as 55 trees at 4" caliper. There are also 5 palms that will be removed and either relocated or replaced on-site.

The remaining 95 trees are proposed for preservation, with 34 of the trees qualifying for retention incentives. Staff has requested cross-sections of fill and other grade change and improvement installation activities within the areas where tree preservation is proposed to evaluate feasibility of their preservation through the construction process. As currently shown, the replacement quantities will be 15 trees at 3" caliper and 40 trees at 4" caliper and a one for one replacement or relocation of the 5 palms. However, depending on the outcome of staff's evaluation of fill and grade change activities within the drip lines of trees proposed for preservation, there may be additional replacements required where it is determined that tree preservation is not feasible or achievable.

Landscaping/Buffers

The preliminary landscape plans show screening buffers (a minimum of 15-feet in width) around the north, west and south boundaries of the project, where they abut adjacent properties. The screening buffer includes canopy trees, understory trees, and shrubs. A 20' wide roadway buffer is also shown along the 117th Street East right-of-way. This buffer also shows required plantings, all in accordance with LDC requirements.

Street trees are proposed at one tree per lot per frontage, as recommended by staff. Staff has provided findings for Specific Approval for an alternative to Section 715.3.1 of the LDC to allow this recommendation.

Other landscaping shown on the plan includes the screening required around the proposed lift station facility. This is in accordance with LDC requirements.

NEARBY DEVELOPMENT

RESIDENTIAL					
Project/Subdivision	**Lots/ Units**	**Density**	**Minimum Lot Size**	**FLUC**	**Year Approved**
Gates Creek	184	2.3	6,600 sq.ft.	UF-3	1995
Windance Estates	18	1.0	43,560 sq.ft.	UF-3	1982
Greyhawk Landing	789	1.22	7,500 sq.ft.	UF-3	2001
Greyhawk Landing West	501	1.60	7,200 sq.ft.	UF-3	2005
Greenfield Plantation	616	1.35	5,200 sq.ft.	UF-3	1995
615 Upper Manatee River Road	163	2.54	6,000 sq.ft.	UF-3	Approval Pending

POSITIVE ASPECTS
• The proposed use of single family detached is consistent with the surrounding properties. • The design shows approximately 35% open space.
NEGATIVE ASPECTS
• Proposed lot sizes are smaller than surrounding lots, particularly the 5-acre lots to the north and south. • The project is adjacent to A-1 zoning to the south with an active landscape nursery which may be incompatible with single-family development.
MITIGATING MEASURES
• Staff has stipulated that the Notice to Buyers include language informing prospective buyers of the presence of or the potential for agricultural uses on adjacent properties. • Screening buffers of 20-feet, 30-feet, and 15-feet are provided on the north property lines with 15-foot screening buffers on the southern property line. These buffers consistent of canopy trees, understory trees, and shrubs.

STAFF RECOMMENDED STIPULATIONS

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

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

   a) The presence of neighboring agricultural zoning (A & A-1) may possibly include uses that have odors and noises or the use of pesticides and herbicides associated with such agricultural uses.

2. Lots adjacent to the northern property line (Lots 8 – 11 on the PSP) shall be a minimum of 70-feet wide on all future submittals.

B. <u>STORMWATER STIPULATIONS</u>:

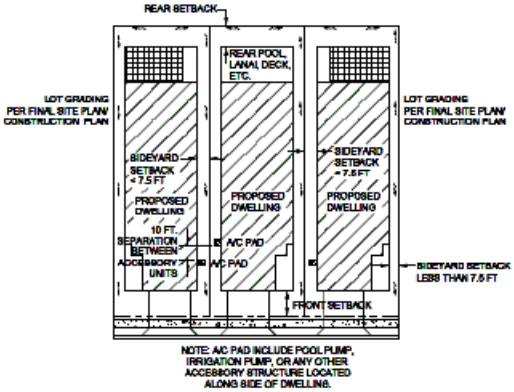
1. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).

2. All residential lots shall be located outside of the post-development 25-year floodplain.

3. The requisite documentation to establish the Base Flood Elevation shall be submitted with the Final Site Plan Application.

4. A Drainage Easement shall be dedicated to Manatee County and shall be shown on the Final Site Plan and Final Plat along the branch of Gates Creek lateral within the project boundaries. In addition, a 20-foot Drainage-Maintenance Access Easement shall be provided along branch of Gates Creek. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

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



C. ENVIRONMENTAL STIPULATIONS:

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

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

3. Should the State claim the tributary of Gates Creek as a jurisdictional wetland, the project must comply with LDC 719.3.

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 Section 519 of the LDC.

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

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

D. UTILITY ENGINEERING STIPULATIONS:

1. Approved construction plans and FDOT and FDEP water and wasterwater permits must be obtained prior to beginning construction.

2. Proper documentation for all public utility easements shall be provided to the Property Management Department prior to Certificate of Occupancy.
3. Sewer, reclaim, and water tie-in points and transmission lines shall be in accordance with the current version of the applicable master plan for that system.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' roadway buffer – 117th Street East	20'	Y		Shown
15' Greenbelt Buffer	15'	Y		Screening buffer provided
35' Agricultural Setback	15', 20', 30' screening buffers provided		N	Requesting Specific Approval to LDC 702.6.7; Applicant is providing screening buffers (canopy trees, understory trees and shrubs) and minimum separation of 30-feet for Lots 35-38 and 35-feet for Lots 8-9.
SIDEWALKS				
5' internal sidewalks both sides of internal roadways	5'	Y		Shown
5' sidewalk – 117th Street East	5'	Y		Shown on west side
ROADS & RIGHTS-OF-WAY				
50-feet internal rights-of-way	50'	Y		Shown
24-feet paved internal roadways	24'	Y		Shown

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

Physical Characteristics: The site has one single family structure (that will be demolished) and the remaining portions of the 14-acres are vacant. According to the Community Development Manager, the value of the structure exceeds the affordable housing stock threshold of $176,000.00 and, therefore, this Applicant is not required to mitigate for the loss

of this structure. The property has residential development to the north (large lot single family home with pasture and barn), south (large lot single family home adjacent to Lots 32-36 and a commercial landscape nursery adjacent to the remaining lots), 117th Street East and Greyhawk Landing to the east and large lot residential and vacant/pastures to the west.

Public Utilities, Facilities and Services: The project will connect to the existing County water, sewer, and reuse lines within the 117th Street East right-of-way.

The site is located within a two (2) mile walking radius of Freedom Elementary and Haile Middle Schools. Internal streets will have sidewalks on both sides and a 5-foot sidewalk will be constructed on the west side of 117th Street East. Lakewood Ranch High School also serves this project site.

Emergency Services are provided by the East Manatee Fire District, Manatee County EMS, and the Sheriff's Office.

Major Transportation Facilities: The site is west of 117th Street East and approximately 800-feet north of S.R. 64. 117th Street East will provide access to the project.

Compatibility: This site is bordered by residential development. The project is compatible with the existing residential developments by proposing the same housing type, single family detached; compatible lot sizes and densities; and the required greenbelt buffers have been enhanced to screening buffers of various widths. The compatibility of lot sizes on the northern property boundary are realized through limiting the number of lots (4) and by providing screening buffers of 15-feet, 20-feet and 30-feet wide with canopy trees, understory trees, and shrubs. Additionally, the adjacent property owner's driveway is immediately to the north of this property line. The southern property line has a single family home and landscape nursery with a screening buffer of 15-feet with canopy trees, understory trees, and shrubs.

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

Transitions: The site is located within an area that is transitioning from suburban agriculture 1- and 5-acre lots to smaller lot size single-family development.

Design Quality: The project proposes 38 single family detached lots fronting on internal roadways. Sidewalks will be provided on both sides of the internal roadways. The Applicant will construct a 5-foot sidewalk on the west side of 117th Street East. Open space areas will provide opportunities for passive recreation opportunities.

Relationship to Adjacent Property: Adjacent properties are developed with 1- and 5-acre residential lots. Additionally, the property to the south also has a commercial landscape nursery which is a permitted used in the A-1 zoning district. The Applicant is requesting a Specific Approval to reduce the 35-foot agricultural setback required by LDC 702.6.7. Staff is recommending Approval of the Specific Approval. The Applicant is providing enhanced

landscaping of understory trees and shrubs within these buffer areas and a minimum separation of 30-feet adjacent to Lots 35-38 and 35-feet adjacent to Lots 8-9.

Access, Streets, Drives, Parking and Service Areas: Two access points are proposed on 117th Street East. Applicant is meeting all LDC and Public Works Standards with respect to pavement and ROW widths.
Residential parking will be provided on individual lots.

Pedestrian Systems: Internal five-foot sidewalks are proposed on both side of the street within the project. There is an existing five-foot sidewalk on the east side of 117th Street East and the Applicant will provide a five-foot sidewalk on the west side of 117th Street East adjacent to the project boundary. These improvements are consistent with LDC 722.1.4.3 requirements of providing sidewalks on both sides of the street if the project is within 2 walking miles of a public elementary or middle school.

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

Density/Intensity: A gross density of 2.75 dwelling units and a net density of 5.39 dwelling units per acre are proposed. These proposed densities are consistent with the UF-3 FLUC.

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

Fences and Screening: A 20-foot roadway buffer is provided adjacent to 117th Street East. Additionally, screening buffers are proposed for the remainder of the site. These screening buffers range from 15-feet to 30-feet and include canopy trees, understory trees, and shrubs.

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

Use/Type	Front	Side	Rear
Single-family detached	23'/13'[1]	5'/10'[2]	15'
Wetland Buffer Setback	15'		
Wetland Buffer	30'		
Waterfront	30'		

[1]13-feet secondary front yard setback.
[2]Ten feet separation between accessory equipment and adjacent structures.

Trash and Utility Plant Screens: Single family units will be served by individual can pick up and served by the Manatee County franchisee in the area.

Signs: All signs within the project will meet the requirements of Section 724.

Landscaping: The preliminary landscape plans show screening buffers around the north, west, and south boundaries of the project. A 20-foot wide roadway buffer is also shown along the 117th Street East right-of-way. The landscape materials shown on the landscape plans are consistent with the LDC.

Street trees are proposed at one tree per lot frontage, as recommended by staff. Staff has provided findings for the Specific Approval request for this alternative to LDC Section 715.3.1. Proposed lift station facility is also screened in accordance with the LDC requirements.

Rights-of-Way: The internal streets provide a minimum of 50-feet of right-of-way and 24-feet of pavement. No additional right-of-way is required for 117th Street East.

Utility Standards: All public utilities construction will comply with the requirements of Manatee County and will be owned and maintained by Manatee County.

Sewer, potable water service, and reuse will be provided through connections to these public systems.

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

Open Space: The open space provided is 4.78 acres (34.6%) of the site.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area has residential developments of various lot sizes, ranging from 5-acre lots to the north, south, and west and 7,200 square feet and 7,500 square feet to the east. Public utilities are available to serve the project, including reclaimed water.

Policy 2.2.1.12.1 Intent. This project complies with the intent of the UF-3 category, which is for development to follow a logical expansion of the urban environment, typically growing from west to east, consistent with the availability of services. The UF-3 category also anticipates low density or clustered low to moderate density residential.

Policy 2.2.1.12.2 Range of Potential Uses. Residential and limited commercial/office uses are in the range of potential uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is **compatible** with surrounding development.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 4.78 acres (34.6% open space). 25% open space is required.

TRANSPORTATION

Major Transportation Facilities

The site has access to 117th Street East, a two-lane local road, which connects to S.R. 64, a 6-lane arterial roadway. S.R. 64 is listed on the 2030 Future Traffic Circulation Map Series as a 6-lane arterial roadway.

Transportation Concurrency

Transportation concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Statement (TIS) to determine impacts to the segment of S.R. 64 south of the project site. The results of the traffic impact statement, 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 two full-access driveways onto 117th Street East.

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)
S.R. 64	3062	D	C

In summary, the results of the TIS review identified no off-site concurrency-related improvements are required for this project.

OTHER CONCURRENCY COMPONENTS

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. Alternative to LDC Section 702.6.4 – 35-ft Agricultural Setback

Staff Analysis and Recommendation
On the southern property boundary, the active agricultural use is a mix of a commercial landscape nursery with the majority of this boundary abutting a single family residence and associated structures. There are a minimal number of proposed lots abutting the area utilized for cropland purposes (Lots 35-38) and the Applicant is providing screening buffers of 15' with enhanced landscaping (canopy and understory trees and shrubs) and a minimum separation of 30-feet. On the northern property line, only two (2) lots (Lots 8 & 9) abut a passive agricultural pasture. This property boundary functions more as a large lot residential use rather than as a bonafide agricultural operation. Additionally, the Applicant is providing screening buffers of 15' (adjacent to an on-site floodplain compensation area), 30' (adjacent to Lots 10-11), and 20' (adjacent to Lots 8-9) consisting of canopy trees, understory trees, and shrubs. A minimum separation of 35-feet is provided adjacent to Lots 8-9. Based on the screening buffers that are provided and the staff recommended Stipulation A.1 to include language in the Notice to Buyers informing prospective buyers of the presence of active agricultural operations, Staff has no objections to this Specific Approval request.

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

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

Staff Analysis and Recommendation
Staff has determined that the smaller size trees typically establish and grow faster; thereby, providing more tree canopy sooner. The LDC is slated to reflect the smaller replacement tree sizes with the upcoming amendments to Section 714 – Tree Protection.

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

3. **Alternative to LDC Section 715.3.4 – Tree per Lot Frontage**
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 Section 715.3.4 of the LDC to allow only 1 tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

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, as providing fewer trees will prevent future removal by preventing conflicts with infrastructure.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1. **Comprehensive Plan Policy 2.2.1.11.4(b) – requiring all projects located in the UF-3 land use category proposing a gross residential density exceeding 1 dwelling unit per acre, or proposing a net residential density exceeding 3 dwelling units per acre.**

Staff Analysis and Recommendation
The Comprehensive Plan requires any project in the UF-3 land use category exceeding 1 dwelling unit per gross acre and/or exceeding 3 dwelling units per net acre to rezone to the Planned Development Residential (PDR) zoning district. This application meets the process requirement for rezoning the property to PDR.

Finding for Special Approval
Notwithstanding the requirements of Comprehensive Plan Policy 2.2.1.11.4(b), the Board finds that the purpose of the Comprehensive Plan, specifically the intent of the UF-3 Future Land Use designation which states that 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, is satisfied to an equivalent degree by the proposed design.

2. **Comprehensive Plan Policy 3.2.2.1 requiring projects adjacent to a perennial lake or stream to obtain Special Approval.**
   This project is bisected by Gates Creek, a perennial stream. The creek is delineated on the Preliminary Site Plan.

   Staff Analysis and Recommendation
   This project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gates Creek. In addition, a Public Flowage Easement and Drainage-Maintenance Access Easement shall be dedicated along Gates Creek. These requirements are stipulated and will be reviewed and approved by staff as part of the Construction Drawing process.

   Finding for Special Approval
   The Board finds that this Application meets the requirements of Comprehensive Plan Policy 3.2.2.1 by requiring this project to reduce the calculated pre-development flow rate by fifty percent (50%) and to dedicate a Public Flowage Easement and Drainage-Maintenance Access Easement.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Request for Specific Approvals**
3. **Zoning Disclosure Affidavit**
4. **Copy of Newspaper Advertisement**
5. **Public Comment**

APPLICABLE COMP PLAN POLICIES		
Policy:	2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy:	2.1.2.4	Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Policy:	2.1.2.7	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.
Policy:	2.2.1.11.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, medium retail and office commercial uses, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational sues, and appropriate water-dependent/water-related/water-enhances 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 du/ac Maximum Net Residential Density: 9 du/ac Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only)
Policy:	2.2.1.11.4	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 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval. (c) Any nonresidential project exceeding 30,000 square feet shall require special approval.
Objective	2.6.1	Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.
Policy:	2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to

		mitigate potential incompatibilities. Such techniques shall include but not be limited to: - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3]
Policy:	2.6.2.7	Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.
Policy:	2.6.2.8	Utilize the techniques of policy 2.6.1.1, as appropriate, to mitigate noise and/or other traffic impacts for residential development adjacent to roadways classified as arterials and limited access facilities.
Objective:	2.6.5	**Quality in Project Design:** Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.
Policy:	2.6.5.1	Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.
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.
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:	2.9.1.1	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:	2.9.1.5	Promote the development of pedestrian friendly designs.
Policy:	2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy:	2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policy:	2.9.1.9	Require, where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses (see also Obj. 3.3.3).
Objective:	2.9.4	**Community Image:** Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.
Policy:	3.2.3.2	Require all water used for irrigation in new development to be the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems. Priority **to receive reclaimed water** shall be given to users who transfer groundwater withdrawal or other permitted quantities to Manatee County. Potable water from County

		utilities shall not be utilized for landscape irrigation. [See Policies 9.6.1.3, and policies under Objective 9.1.5]
Objective:	3.3.1	**Wetlands Protection:** Preserve and protect existing, viable wetland systems to: - maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas; - achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands; - maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer; - achieve water recharge of surficial aquifers through wetland areas; - maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animal and plant species; - maintain essential chemical and energy cycles facilitated by wetlands; - maintain educational and recreational opportunities provided by wetlands.
Policy:	3.3.1.2	Require that the extent of wetland areas on any proposed development or redevelopment site be identified on a signed-and-sealed wetlands delineation at time of preliminary site plan, preliminary plat, or other preliminary development plan or similar approval. Manatee County may revoke any development orders where the difference between an estimate of wetland areas shown on a signed-and-sealed survey and actual wetlands on site is determined to be significant enough to warrant substantial project redesign.
Policy:	3.3.1.3	When development related impacts are unavoidable (see policy 3.3.1.1), require that all development-related impacts to wetlands be mitigated. (1) When mitigation is required by the State, the type and quantity of mitigation shall be determined by the Uniform Wetland Mitigation Assessment Method (UMAM) as outlined in Chapter 62-345 F.A.C., as amended. (2) In those instances where wetland mitigation is not required by the State wetland mitigation shall be provided in accordance with Subparagraphs (a)

through (d) below. The type of wetland mitigation or combination thereof as described in subparagraphs (a) through (d) below shall be determined by the County based on site conditions. The order of preference considered by the County shall be as follows:

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

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

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

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

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

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

(b) All areas which are created, in accordance with

		this policy shall be protected.
Policy:	6.1.1.1	Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.

May 8, 2014 - Planning Commission Meeting
Agenda Item #8

Subject
PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST - DTS 20130472 - 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 ADOPT Manatee County Zoning Ordinance No. PDC-13-42(P); and APPROVAL of the revised Preliminary Site Plan with Stipulations A.1 - A.5; B.1; C.1; D.1, E.1, and F.1 - F.3; ADOPT the Findings for Specific Approval for: 1) an alternative to LDC Section 714.8.7 of the Land Development Code to allow the installation of smaller diameter trees, and 2) an alternative to LDC Section 715.3.3 for Foundation Landscaping; as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• RaceTrac. has filed a Preliminary Site Plan application for commercial development on approximately 3.54 + acres zoned PDC (Planned Development\Commercial) and located at the southeast corner of S.R. 70 and 30th Street East, to develop with 6,000 square foot convenience store, with 9 pumps (18 fueling stations) and a 10,000 square foot dispenser canopy;
• The property was previously operated as a retail plant nursery center with greenhouses, and the historic

residence on-site was used as an accessory office and retail sales.
• The site is designated R/O/R (Retail/Office/Residential) on the Future Land Use Map.
• The site is in an “X” Flood Zone;
• Water and Sanitary Sewer will be provided;
• Specific Approvals has been requested for:
– Smaller diameter trees; and
– An alternative for the required Foundation Landscaping; and
• 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 4/15/2014.

Reviewing Attorney
Schenk

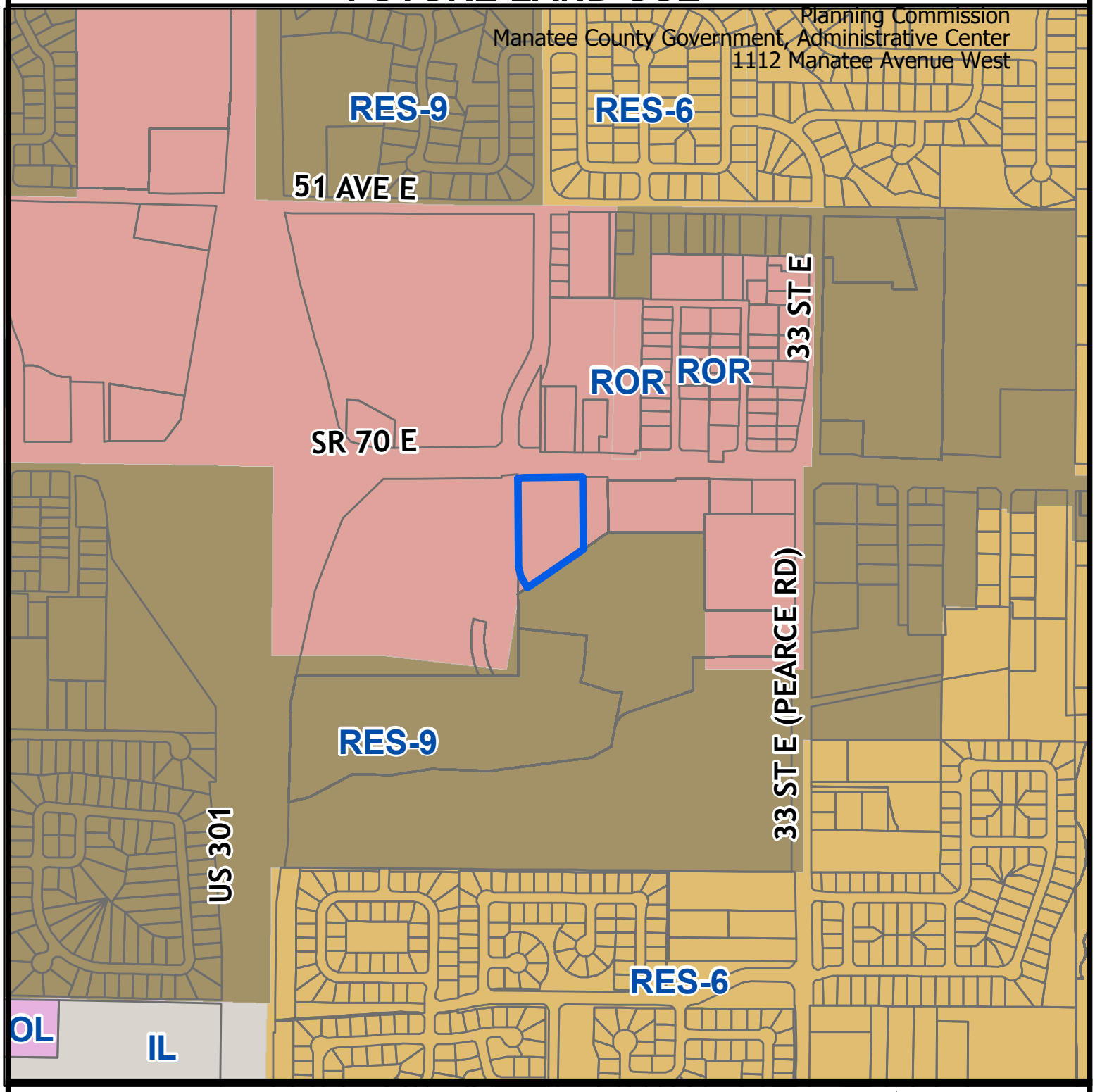
Instructions to Board Records
n/a

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 - RaceTrac Market SR70 - PDC13-42(P) - 05-08-2014 PC.pdf
Attachment: Staff Report - PDI -13-42(P) - SR70 - PDC13-42(P) - 05-08-2014 PC.pdf
Attachment: Elevations- RaceTrac Market SR70 - PDC13-42(P) - 05-08-2014 PC.pdf
Attachment: Specific Approval - PCD-13-42(P) - SR70 and 30 St. East - dts20130472 - 140508PC.pdf
Attachment: Email Determination - Historical - PDC-13-42(P) - SR70 and 30th ST E - 140508 PC.pdf
Attachment: Traffic Impact Statement - PDC-13-42(P) - SR70 and 30 St East - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - PDC-13-42(P) - SR 70 and 30th Street East - 05-08-14 PC.pdf
Attachment: Site Plans - PDC-13-42(P) - SR70 and 30 St East - 140508 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 1775100009

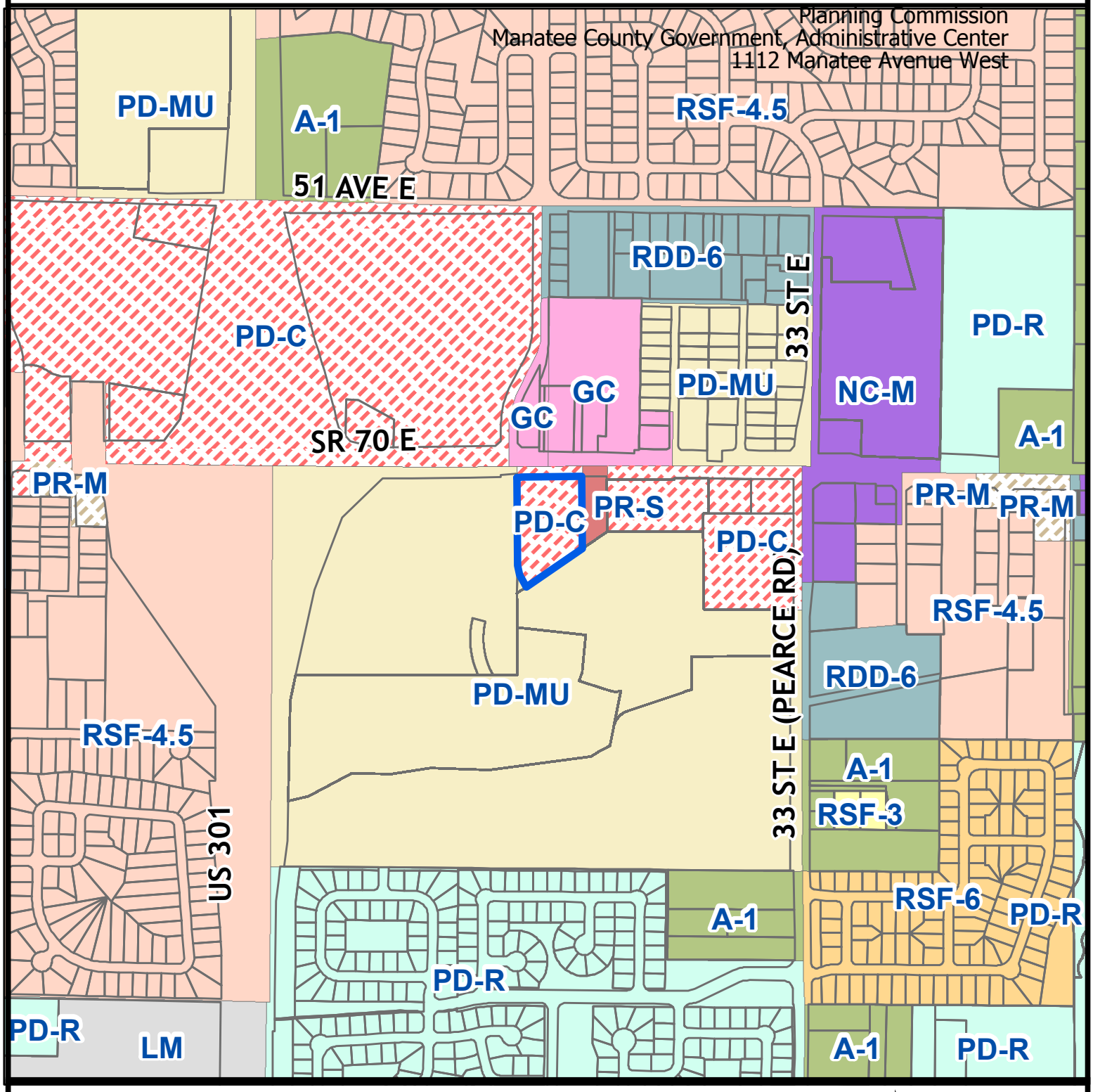
Manatee County
Staff Report Map

Map Prepared 1/30/2014
1 inch = 673 feet

Project Name:	RaceTrac Market SR 70
Project #:	PDC-13-42 (P)
DTS#:	20130472
Proposed Use:	Commercial
S/T/R:	Sec 17 Twn 35 Rng 18
Acreage:	3.53
Existing Zoning:	PD-C
Existing FLU:	ROR
Overlays:	NONE
Special Areas:	NONE

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

ZONING



Parcel ID #(s) 1775100009

Manatee County
Staff Report Map

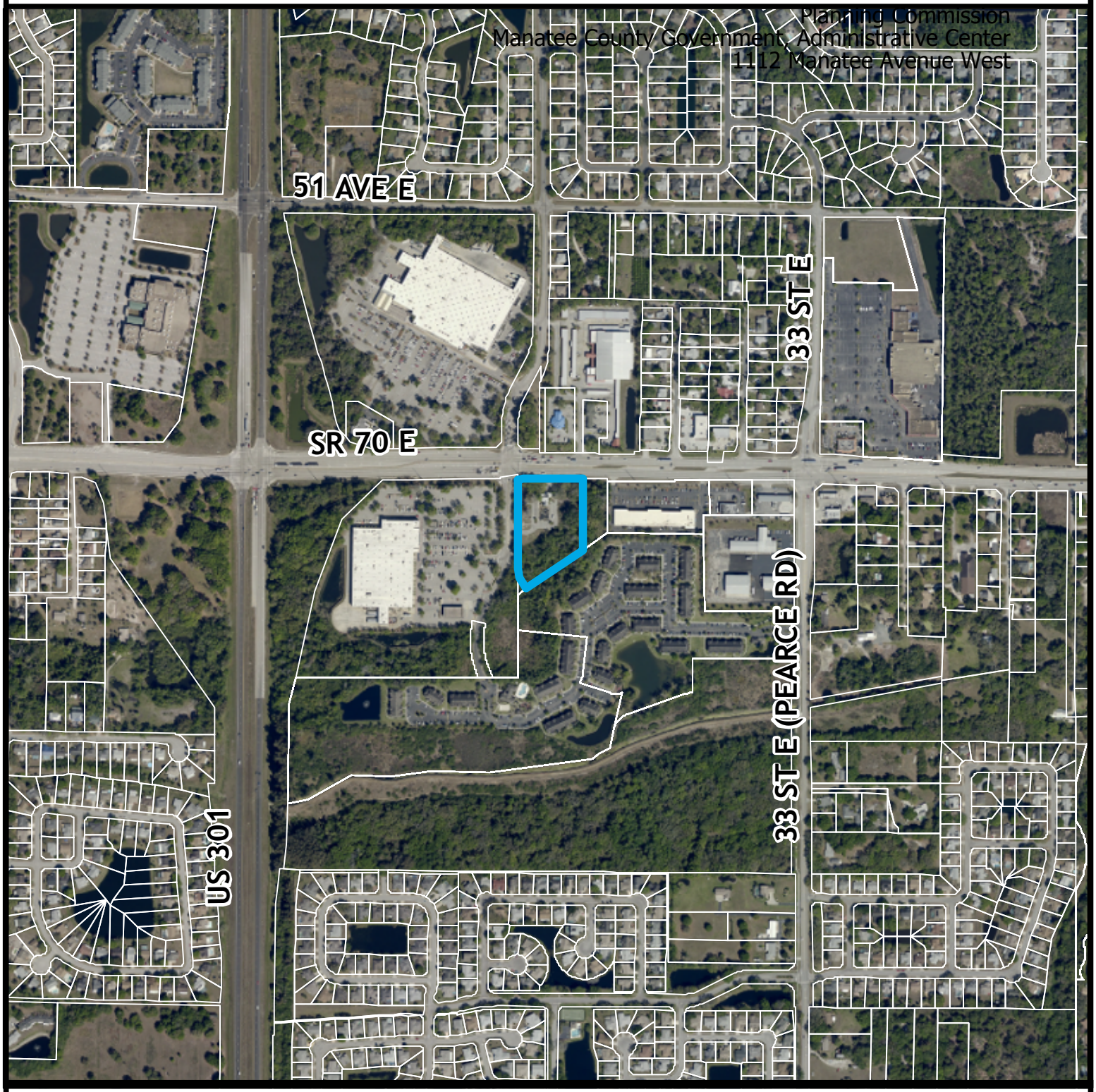
Map Prepared 1/30/2014
1 inch = 673 feet

Project Name:	RaceTrac Market SR 70
Project #:	PDC-13-42 (P)
DTS#:	20130472
Proposed Use:	Commercial

S/T/R:	Sec 17 Twn 35 Rng 18
Acreage:	3.53
Existing Zoning:	PD-C
Existing FLU:	ROR
Overlays:	NONE
Special Areas:	NONE

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

AERIAL



Parcel ID #(s) 1775100009

Manatee County
Staff Report Map

Map Prepared 1/30/2014
1 inch = 673 feet

Project Name:	RaceTrac Market SR 70
Project #:	PDC-13-42 (P)
DTS#:	20130472
Proposed Use:	Commercial

S/T/R:	Sec 17 Twn 35 Rng 18
Acreage:	3.53
Existing Zoning:	PD-C
Existing FLU:	ROR
Overlays:	NONE
Special Areas:	NONE

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

PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST
DTS # 20130472

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development\Commercial) on the southeast corner of S.R. 70 and 30th Street East, to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 05/08/2014 **B.O.C.C.: 06/05/2014**

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 ADOPT Manatee County Zoning Ordinance No. PDC-13-42(P); and APPROVAL of the revised Preliminary Site Plan with Stipulations A.1 - A.5; B.1; C.1; D.1, E.1, and F.1 - F.3; ADOPT the Findings for Specific Approval for: 1) an alternative to LDC Section 714.8.7 of the Land Development Code to allow the installation of smaller diameter trees, and 2) an alternative to LDC Section 715.3.3 for Foundation Landscaping; as recommended by staff.

PROJECT SUMMARY	
CASE#	PDC-13-42(P) (DTS # 20130472)
PROJECT NAME	RaceTrac Market
APPLICANT(S):	Reasoner Family Partnership, Ltd. for RaceTrac Petroleum, Inc.
EXISTING ZONING:	PDC (Planned Development, Commercial)
PROPOSED USE(S):	Convenience Store (6,000 sq. ft.) w/9 multi-pump dispensers w/18 fueling stations and a (10,000 sq. ft.) canopy
CASE MANAGER:	Shelley Hamilton
STAFF RECOMMENDATION:	APPROVAL

DETAILED DISCUSSION

Future Land Use

The site is in the R/O/R (Retail/Office/Residential) Future Land Use Category. The intent of the R/O/R designation is to identify areas which are established and developed with 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. The designation is also to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. The range of potential uses include retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. The maximum floor area ratio for properties in the R/O/R designation is 0.35 (1.0 inside the CRA's and UIRA), while the maximum square footage for neighborhood, community, or region-serving uses is 300,000 square feet.

Zoning

The site is currently zoned PDC (Planned Development Commercial). The site fronts on S.R. 70 at 30th Street East, and currently has access to both roadways. The intersection of the two roadways is signalized. The R/O/R FLUC allows for medium commercial, for up to 30,000 square feet without Special Approval.

History

A Preliminary Site Plan [PDC-99-08(P)] was approved on January 25, 2000, to allow a 2,460 square foot retail nursery center, three green houses, and use of the existing historic residence for accessory office and retail sales, subject to stipulations, including:

- The requirement to employ architectural, site and landscaping design elements, including elevations that need to be provided in conjunction with future plan submittals;
- Screening around roof mounted HVAC equipment;

- Limited vehicle access to S.R. 70;
- Cross-access to the parcel to the west (SAMS);
- No outdoor speakers;
- Increased side yard setbacks;
- Increased stormwater outfall; and
- Reduced height of structures

The Final Site Plan was approved for the planned retail nursery on March 24, 2000, however, has since expired due to lack of activity.

New Request

This new request is to approve a **new** Preliminary Site Plan to allow:

- A 6,000 square foot convenience/market;
- 9 multi-pump dispensers (with 18 fueling stations); and
- A 10,000 square foot pump dispenser canopy

LDC Section 704.66 regulates the placement of Service Stations and their associated gas pumps. Specifically, this section regulates the location, lot dimensions, setbacks, the storage of flammable liquids and products, and screening. Sufficient distance from any church, playground, playfield, park, hospital, school, public library, theater, auditorium, stadium, public assembly hall or similar facility shall be provided to minimize hazards to pedestrians or vehicles, to minimize congestions, and to protect the attractiveness of the immediate area.

The overall intensity and FAR of the use of the property are being reduced; and the open space is being increased over the minimums identified in the R/O/R Future Land Use of the Comprehensive Plan.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	3004 53rd Avenue E.; Bradenton, FL
GENERAL LOCATION:	Southeast corner of S.R. 70 and 30th Street East
ACREAGE:	3.54 ± acres
EXISTING USE(S):	Vacant house to be removed
FUTURE LAND USE CATEGORY(S):	R/O/R (Retail, Office, Residential)
FLOOR AREA RATIO (F.A.R.)	Required – 0.35 Provided – 0.10
SPECIAL APPROVAL(S):	None
OVERLAY DISTRICT(S):	None

SPECIFIC APPROVAL(S):	1) Land Development Code Section 714.8.7 2) Land Development Code Section 715.3.3 – Foundation Landscaping	
SURROUNDING USES & ZONING		
NORTH	Across S.R. 70 - Commercial/Mini-Warehouse/Bank – Zoned GC and PDC	
SOUTH	Apartments - zoned PDMU	
EAST	Vacant lands zoned PR-S	
WEST	Across 30th Street - commercial w/gas pumps zoned PDMU	
SITE DESIGN DETAILS		
BUILDING SIZE:	Convenience Store/Market (5,928 sq. ft.) w/9 gas pumps (18 fueling stations) and a (9,853 sq. ft.) canopy	
SETBACKS:	Fronts S.R. 70 30th Street East Side	 35 feet 15 feet 15 feet
ACCESS:	Driveway to S.R. 70 and 30th Street East	
FLOOD ZONE(S)	X – FIRM Panel 120153 0344C, revised 7/15/92 (Panel #12081C0309, effective 3/17/14)	
AREA OF KNOWN FLOODING	Yes, rainfall	
UTILITY CONNECTIONS	Water and sewer are available	

ENVIRONMENTAL INFORMATION

Wetlands
There is one wetland on-site identified as a Mixed Wetland Hardwoods. The acreage for this wetland habitat is 1.14 acres according to the Preliminary Site Plan.

Uplands
According to the environmental narrative provided by Meryman Environmental, Inc., dated July 2013, there is no native upland habitat on site.

Endangered Species
According to the environmental narrative there were no threatened or endangered species observed on site. Only one species of special concern was present on- site, a White Ibis.

Trees
The preliminary landscape plan shows an inventory of all trees on-site and provides a tree

removal and replacement chart. A total of 37 trees are proposed for removal with a requirement of 26 trees at 3" caliper and 28 trees at 4" caliper to replace them per Section 714.8.7 of the Land Development Code. This plan also shows a total of 8 existing trees to be preserved and serve as credits towards required landscape trees. Staff will evaluate the health and viability of these trees before approving credits for them.

The plant materials list includes 30 canopy trees that may serve as replacement trees. The applicant may also find other areas to plant additional trees, which may be worked out at the Final Site Plan stage. A stipulation is provided to accommodate this process.

Landscaping/Buffers

The preliminary landscape plan shows a 10' roadway buffer along S.R. 70 and 30the Street frontages. The east perimeter buffer is shown at 5'. The southern extent of development abuts the wetland buffer of the wetland on-site. Since it is a forested wetland, no additional buffering is necessary for the south side of the project area. Landscape materials proposed on the plan appear to meet LDC requirements; however, species will be reviewed and approved with the Final Site Plan.

NEARBY DEVELOPMENT					
PROJECT	**SIZE (Square Footage/Number of Units)**	**ACREAGE**	**FAR**	**FLUC**	**APPROVED**
SAM's Club	**134,630 sq. ft.**	**21.28 acres**	**0.14**	**R/O/R**	**2002**
Wal-Mart	**217,255 sq. ft.**	**27.22 acres**	**0.18**	**R/O/R**	**1997**
Cedar Plaza	**31,752 sq. ft.**	**2.93 acres**	**0.25**	**R/O/R**	**1990**
First Bank	**3,504 sq. ft.**	**1.12 acres**	**0.07**	**R/O/R**	**2006**
Auto Sales/Repair	**3,341 sq. ft.**	**.66 acres**	**0.12**	**R/O/R**	**2007**
Mini-Storage	**93,541 sq. ft.**	**6.53 acres**	**.33**	**R/O/R**	**1988**
Royal Palm Cove Partners (Sabal Trace)	**264 multi-family units**	**34.94 acres**	**N/A**	**RES-9**	**2002**

POSITIVE ASPECTS

- The site has been zoned for commercial for many years (previously a plant nursery store);
- Ongoing development occurring along S.R. 70. The timing appears to be consistent with other development trends in this part of Manatee County, along S.R. 70;
- The site is on an arterial roadway; and
- The F.A.R. will be decreased when compared to the existing use of the property.

NEGATIVE ASPECTS

N/A

MITIGATING MEASURES

N/A

STAFF RECOMMENDED STIPULATIONS

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

1. **The total square footage for the site shall be limited to 5,928 square foot convenience store/market, with 9 multi-pump dispensers (18 fueling stations) and a 9,853 square foot dispenser canopy. The building and gas pump canopy shall be constructed in substantial conformance with the elevations, attached hereto as Exhibit "A."**

2. **The dumpster enclosures shall be constructed of similar materials as the main buildings. The enclosure and gate or fence shall be painted a similar color to the main buildings. Elevations of the dumpster enclosures and gate or fence shall be submitted for review and approval by the Building and Development Services/Planning Division prior to the approval of Final Site Plan.**

3. **HVAC equipment and mechanical equipment (including roof-mounted) shall be screened from S.R. 70, and adjacent residential properties on 30th Street East. Screening shall be provided with sound deflecting materials and color consistent with the construction of the exterior finish of the buildings. Compliance shall be determined by comparing the building elevations and the placement of the HVAC equipment prior to Final Site Plan approval and field-verified prior to issuance of Certificate of Occupancies.**

4. **The monument sign shall be of the same architectural design as the main building.**

5. **No outdoor speakers shall be permitted in the rear of the building.**

B. TRANSPORTATION CONDITIONS:

1. **The applicant shall construct a 185 foot eastbound right-turn lane at project driveway on S.R. 70. The eastbound right-turn lane shall be constructed in accordance with FDOT Design Standards (Index 301).**

C. INFRASTRUCTURE CONDITIONS:

1. **Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material. A permit is required from Florida Department of Health unless work is approved by County Public Works.**

D. STORMWATER:

1. **This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Pearce Drain/Cap Creek Watershed.**

E. FIRE DEPARTMENT:

1. **A fire hydrant shall be required at the south entrance, on the east side of 30th Street East.**

F. ENVIRONMENTAL CONDITIONS:

1. **Tree replacement shall be accomplished on-site to the greatest extent possible, details of which will be reviewed and approved with the Final Site Plan.**

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 the issuance of a Certificate of Occupancy.**

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

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED
Disposition/status of the existing residence on-site.

COMPLIANCE WITH LDC				
Standard(s) Required	**Design Proposal**	**Compliance**		**Comments**
		Y	**N**	
BUFFERS				
10' roadway buffer, S.R. 70	**10'**	√		**Shown on Site Plan**
10' roadway buffer, 30th Street East	**10'**	√		**Shown on Site Plan**
Buffer landscaping		√		**Shown on Site Plan**
SIDEWALKS				
5' sidewalk along S.R. 70		√		**Shown on Site Plan**
Pedestrian Crosswalk across 30th Street East		√		**Shown on Site Plan**
ROADS & RIGHTS-OF-WAY				
Existing 120' ROW S.R. 70	**120'**	√		**Shown on Site Plan**
Existing 75' Access Easement 30th Street East	**75'**	√		**Shown on Site Plan**

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Factors for Reviewing Proposed Site Plans (Section 603.4)

Physical Characteristics

The applicant has prepared a site plan for development which does not create a hazard to persons or property on or off the tract. Based on current site conditions, it appears that soil conditions, as well as other physical characteristics are conducive to the proposed development of the site. The property is located within Flood Zone "X." The site is generally flat. Further, the proposed site is within a protected watershed.

Public Utilities, Facilities and Services

The site is in an area already served by Manatee County EMS, Fire and Law Enforcement. Also, Manatee County utilities are located within the S.R. 70 East right-of-way. A 10 inch potable water main is located in the south right-of-way of S.R. 70, and a 10 inch sewer main is located in the center of S.R. 70 with two stubs to the project panel. Reclaimed water is not available.

A statement of schools needs is not required for this project, as it is a proposed commercial development.

The project will include a stormwater management area and will provide an on-site drainage system.

Major Transportation Facilities
The site has access to S.R. 70 East and 30th Street East. S.R. 70 East is an arterial and 30th Street East is a signalized private street which connects to S.R. 70. The site has been designed to provide access to and from the proposed district without creating excessive traffic along minor streets in residential neighborhoods outside the district.

Compatibility
The subject property is located in a developed section of the County and its proximity to urban services makes it an ideal site for this type of infill re-development. The site plan has been designed so as to minimize the negative effects of external impacts resulting from factors such as traffic noise, or lights by meeting or exceeding the requirements of the Land Development Code. Project control shall be accomplished through such techniques as buffering, architectural design, site design, height limitations, and intensity limitations. There is a large, heavily vegetated buffer as part of the wetland that is located on the southern 1/3 of the site. The project design meets or exceeds the Conditional Use Criteria for Service Stations and Other Gas Pump locations.

Transitions
The proposed development of a convenience store with gas pumps serves as an appropriate use along S.R. 70 East, and with the wetland, provides an appropriate transition from S.R. 70 to the property to the south. The building will be single story with appropriate security amenities to provide for Crime Prevention through Environmental Design (CEPTED) principals.

Design Quality
Generally, the site design meets or exceeds the Land Development Code requirements. The proposed convenience store with gas pumps and the commercial or office out parcel does include a request for Specific Approval of an alternative to the requirement for development under standard district regulations that shall be designed so as to be sensitive to the impacts of the Specific Approval requested. The Specific Approval is requested regarding Foundation Landscaping.

Adjacent Property
The proposed convenience store/market with gas pumps will serve as a neighborhood service, as well as an appropriate use adjacent to heavily traveled S.R. 70. The site plan is designed with respect to the adjacent land uses. The apartment buildings to the south will be separated from the nearest commercial building by approximately 250 feet plus a very thick vegetative buffer, which is being preserved.

Access
The site has access to S.R. 70 East, and 30th Street East.

Streets, Drives, Parking and Service Areas
The Preliminary Site Plan for a convenience store/market with gas pumps incorporates internal driveways throughout the facility for safe and convenient access to the building and gas pumps. Right-in/right-out access is proposed on S.R. 70 East, an arterial, and access to

30th Street East, a private road, with two connections. The site plan will incorporate handicap accessibility requirements. There is an existing sidewalk along S.R. 70 East.

Pedestrian Systems

The site plan has incorporated pedestrian systems throughout the facility. A sidewalk connection exists along S.R. 70 East.

Natural and Historic Features, Conservation and Preservation Areas

The residence on site was placed on the National Registry of Historic Places in 1995, before the Land Development Code, relating to historic designations was adopted. A determination has been made by County staff that, given this information, this site does not need a Certificate of Appropriateness from the Historical Preservation Board. A copy of the e-mail where the determination was made is included in this staff report as Attachment #5.

It is the applicant's intention to have the house relocated. While there has been interest in relocating the house, there are no adequate County funds to move the house to one of the County historic parks. A sign has been posted indicating the house is available for someone to relocate it, with no interest. The owners are currently working with their attorney to determine other efforts relating to the house, and will be prepared to discuss this issue.

Density/Intensity

The maximum FAR (Floor Area Ratio) under the R/O/R category is 0.35. The site plan design proposes a 5,928 square foot convenience store with gas pumps, and a 9,853 square foot canopy for a FAR of 0.10 the proposed intensity is appropriate for this location.

Height

All structures will be limited to a maximum of 35 feet per the site plan, as calculated pursuant to the Land Development Code. This height will have no impact on the surrounding development.

Fences and Screening

The site is bordered by a major arterial, a private street, and the surrounding property, that includes largely commercial uses. Residential uses to the south are heavily buffered by a large wetland area. Lighting will be designed in accordance with the requirements of the Land Development Code, Section 709. It is anticipated that all of the property to the east will be developed commercially in the future.

Yards and Setbacks

The setbacks are identified on the Preliminary Site Plan, and meet, or exceed, the requirements of the Land Development Code.

Trash and Utility Plant Screens

A dumpster enclosure designed to meet the Land Development Code has been identified on the Preliminary Site Plan to screen the refuse, trash, and garbage container from sight, as appropriate. The dumpster is located approximately 16 feet from the southern side of the building.

Signs
Signage will meet the requirements of the Land Development Code Section 724.

Landscaping
The attached landscape plan demonstrates that landscaping, as proposed, will exceed the standards in the Land Development Code Section 715. Land Development Code Section 715.3.3, Foundation Landscaping, also provides landscaped requirements, which have been incorporated into the landscape design. Foundation Landscaping will be accommodated through the site, as identified in the Specific Approval to allow an alternative to the Foundation Landscaping.

Utility Standards
The project will comply with the County's utility construction standards and procedures.

Stormwater Management
The project will comply with the County and SWFWMD standards for stormwater management. As noted above, the redevelopment project will be increasing the amount of pervious and open space area, as shown on the plan.

Project Located in Flood Area: Yes
Type of Flooding (i.e., rainfall, riverine, storm surge, etc.): Rainfall
Project Subject to flow reduction: Yes, 50% reduction in allowable runoff
Project Subject to OFW: No
Watershed/Basin: Pearce Drain/Gap Creek
Project located within Floodplain and/or Floodway: Project appears to be outside of the FEMA, and proposed DFIRM 100-year Floodplain
Drainage Easements/Access Easements required for existing system(s): To be determined
Applicable Watershed Studies: Gap Creek 25 year flood study available from stormwater engineer staff
Impairment: Does not appear impaired. Please verify with FDEP/SWFWMD and any needed net improvement

Open Space
The required minimum open space for this project is 25%. The Preliminary Site Plan proposes an open space percentage of 58%.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing. Given the development trends in the area, the timing of this proposed development is appropriate. The surrounding area is characterized by a mix of fairly intense commercial development on three sides of the proposed development.

Policy 2.2.1.17.1 Intent. The site is intended for areas which are established and currently developed, 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. This category also provides for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. The proposed floor area ratio (0.10, including the canopy) is in compliance, and actually below, the Special Approval threshold (0.25) in the R/O/R FLUC.

Policy 2.2.1.17.2 Range of Potential Uses. A convenience store with gas pumps is in the range of potential uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development. This design, with the proposed buffers and setbacks, help to insure compatibility with surrounding development.

The site is surrounded by GC and PDC to the north, PR-S to the east, and PDMU to the west. The subject property is located in a developed area of the County and its proximity to urban services makes it a desired location for this type of infill development.

The site plan has been designed to minimize any possible negative effects of external impacts resulting from factors such as traffic, noise, or lights by meeting or exceeding the requirements of the Land Development Code. Compatibility will be accomplished through such techniques as buffering, architectural design, height limitation, and intensity limitations. There is a large, heavily vegetated buffer as a part of the wetland that is located on the southern 1/3 of the site. The Conditional Use Criteria for Service Stations and other Gas Pump locations is met or exceeded in this instance.

Policy 2.6.5.4 Preserve/Protect Open Space.
The site plan shows 58% open space (90,017 sq. ft.). The open space provided in junction with the retail plant nursery was 6%, and the required open space is 20%.

TRANSPORTATION

Major Transportation Facilities
The site is adjacent to S.R. 70, an existing six-lane arterial roadway and is designated as a six-lane arterial 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 S.R. 70 and 30th Street East near the project site. The results of the traffic analysis, which was reviewed and approved by the Transportation Planning Division, indicated there are no level service deficiencies on roadway segments within the impact area. The S.R. 70 and 30th Street East intersection is within the impact area. While there are no deficiencies attributable to impacts of the proposed development at this intersection, it is expected to operate below adopted level of service due

to impacts of existing and previously approved development. Under the transportation concurrency provisions of the State Community Planning Act, new proposed development cannot be required to mitigate adverse impacts of background traffic. Therefore, no off-site concurrency-related improvements are required for the project (see Certificate of Level of Service Compliance table below).

Access

In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The project will take access via two driveways, one onto 30th Street East and the other on S.R. 70. The access point on S.R. 70 is a state-maintained facility. The applicant will need to coordinate with the Florida Department of Transportation (FDOT) for any proposed accesses along a state road. The access on 30th Street East is to a privately-owned facility.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: Y _x_ N ____
TRAFFIC STUDY REQ'D: Y _x_ N ____

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
S.R. 70	3100	"D"	"E"

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent have been reviewed with this Preliminary Site Plan. Potable water and wastewater will be reviewed at Final Site Plan/Construction Drawings.

SPECIFIC APPROVALS

1. **Request**

   Land Development Code Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree 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 LDC Section 714.8.7 to allow replacement tree sizes at 3"/4"/4" instead of 3"/5"/7". Staff believes that smaller 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

Land Development Code Section 715.3.3 requires foundation landscaping in the amount of twenty (20) square feet per one thousand (1,000) square feet of gross floor area. Due to the design and functional use of the property as a convenience store with gas pumps, the applicant is requesting an alternative to allow the foundation landscaping to be placed within the landscaping buffers. This request will allow for an alternative landscaping design, as the applicant has stated in their justification that foundation landscaping is difficult to maintain in a convenience store facility.

Staff Analysis and Recommendation

Staff is in support of the request for Specific Approval for an alternative to Section 715.3.3 of the LDC to allow placement of the foundation landscaping in the perimeter landscaping buffers, as the landscape area will be better maintained while still providing the required square footage of landscaped area.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required amount of foundation landscaping is still being provided, in a location where it is easier to be maintained.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Elevations**
3. **Specific Approval requests**
4. **E-mail determination regarding historic residence**
5. **Traffic Impact Analysis**
6. **Copy of Newspaper Advertising**

ATTACHMENT #1
APPLICABLE COMPREHENSIVE 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 Objectives 2.6.1 – 2.6.3)**

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 exhibiting a broad range of commercial, residential and, in certain cases, light industrial 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 R/O/R areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple-use development. Also, to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of 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-enhances uses (see also Objective 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

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

Maximum Floor Area Ratio: 0.35

Maximum Floor Area Ratio in the Urban Area: .50

Maximum Square Footage for Neighborhood:
Community or Regional-Service Uses: Large 300,000 sq. ft.

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 F.A.R. shall also require special approval except mini-warehouse;

d) Non-residential projects exceeding 150,000 sq. ft. 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 standards contained in this element.

g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:

i. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.

ii. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/Residential designation except as provided below:

iii. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impact 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 2.10.4.3 **Require that all proposed commercial uses meet, in additional to commercial locational criteria, the following commercial development standards:**

1) **Any proposed commercial site must be sized and configured to provide for adequate setbacks, and buffers from any adjacent existing or future residential uses;**
2) **Any proposed commercial site must be configured and sized to allow for orientation of structures, site access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential uses;**
3) **No proposed commercial site shall represent an intrusion into any residential area. As used in this standard, "intrusion" means located between two residential uses or sites which are not separated by the right-of-way of any roadway functionally classified as collector or higher, unless the proposed commercial use meets the definition of "infill commercial development," demonstrated through evaluation of existing land use patterns in this vicinity of the proposed use, and pursuant to guidelines contained in commercial locational criteria found in the operative provisions of this Element. Permitted exceptions listed in Policy 2.10.4.2. shall not be required to meet this development standard. No such intrusion shall be found in neotraditional developments approved as such by the County, as a mixture of uses are encouraged within those projects. No such intrusion shall be found in DRI and Large Project developments where commercial uses are internal to neighborhoods, approved as such by the County, as a mixture of uses are encouraged within those neighborhoods.**
4) **Commercial nodes meeting the requirements specified in the operative provisions of this Element shall, additionally be spaced at least one-half mile apart, as measured between the center of two nodes. However, where two commercial nodes have been established by the development of commercial uses prior to plan adoption, and are spaced less than the minimum required one-half mile, then a waiver of this commercial development standard may be considered. Preferentially, in instances where previous development has not established a pattern of land uses inconsistent with commercial locational criteria or development standards, nodes shall be spaced no less than one mile apart. Neotraditional projects shall be exempt from this requirement. DRI and Large Project developments that have mixed uses with a residential component that receive approval to locate commercial uses**

internal to neighborhoods shall be exempt from this requirement.

Policy 3.2.3.2 **Require all water used for irrigation in new development to be the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems. Priority to receive reclaimed water shall be given to users who transfer groundwater withdrawal or other permitted quantities to Manatee County. Potable water from County utilities shall not be utilized for landscape irrigation. (See Policies 9.6.1.3. and policies under Objective 9.1.5.)**

Policy 2.2.2.6 **HR: Establish the Historic Resources Overlay District as follows:**

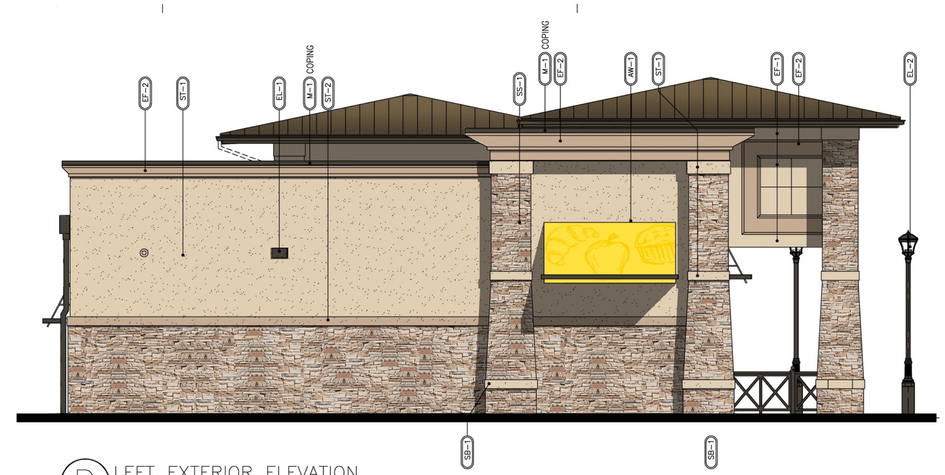
Policy 2.2.2.6.1 **Definition: The historic sites and neighborhoods established by Manatee County as priority areas for the protection of historic resources.**

Policy 2.2.2.6.2 **Purpose:**
a) To recognize the approximate geographic boundaries of significant historical and archaeological areas and sites.
b) Specific protection mechanism for historical and archaeological resources are located on this Historic and Cultural Element of this Comprehensive Plan.

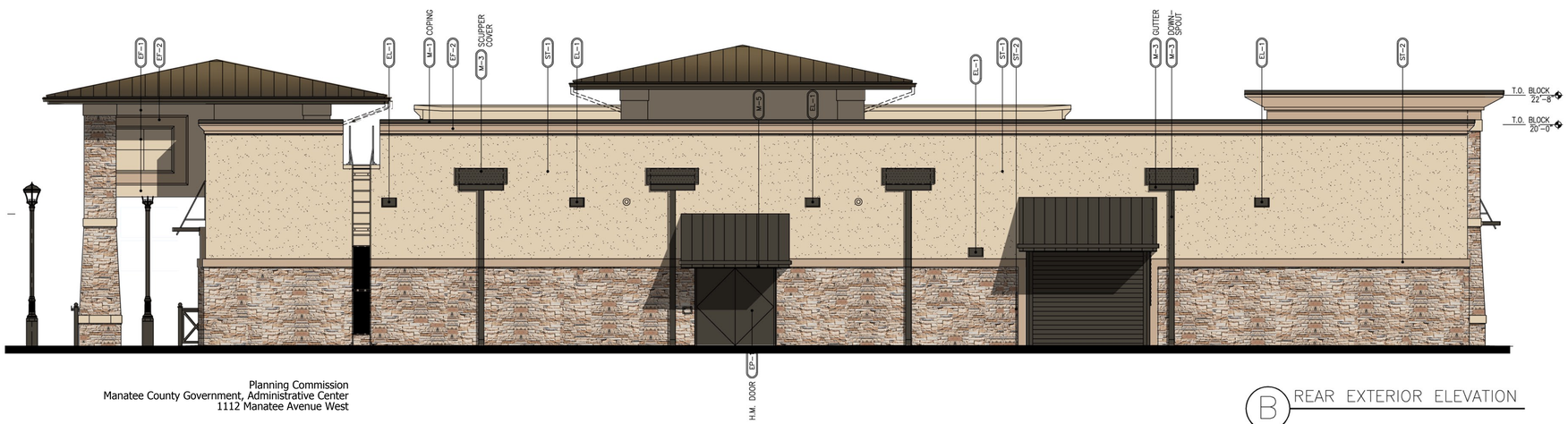
Policy 2.2.2.6.3 **Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the HR Overlay District are contained in the Historical and Cultural Element of this Comprehensive Plan. Compliance with all goals, objectives, and policies, and development regulations is required for all activity within the HR Overlay.**

Policy 2.2.2.6.4 **Effect of Mapping:**
a) The areas designated under the HR 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 HR District. Supplement #20 Future Land Use Element Page 66
b) Recognize existing and new significant historic districts or sites as designated by Manatee County.
c) See also goals, objectives and policies contained in the Historical and Cultural Element.

C RIGHT EXTERIOR ELEVATION



D LEFT EXTERIOR ELEVATION



B REAR EXTERIOR ELEVATION

A FRONT EXTERIOR ELEVATION

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, COLORS AND FINISHEDS WITH THE ARCHITECT. ANY DISCREPENCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION
2. PROVIDE EXPANSION JOINTS (E.J.) AS LOCATED ON ELEVATIONS.
3. MAXIMUM SPACING OF EXPANSION JOINTS ARE TO BE 20'-0" O.C.

EXTERIOR MATERIAL LEGEND

	EXTERIOR PAINT
EP-1	EXTERIOR METALS – PAINT TO MATCH ENGLERT METAL ROOF COLOR DK. BRONZE
	STUCCO
ST-1	3-COAT STUCCO SYSTEM – 3/4" MINIMUM THICKNESS UNLESS NOTED OTHERWISE COLOR TO MATCH SHERWIN WILLIAMS #6113 – INTERACTIVE CREAM
ST-2	3-COAT STUCCO SYSTEM – 3/4" MINIMUM THICKNESS UNLESS NOTED OTHERWISE COLOR TO MATCH SHERWIN WILLIAMS #6094 – SENSATIONAL SAND
	STACKED STONE
SS-1	ASPEN COUNTRY LEDGESTONE BY BORAL (DRY STACK APPLICATION)
	STONE BAND (LOWER BAND ONLY)
SB-1	TUSCAN LINTEL CHAMPAGNE BY BORAL
	AWNING
AW-1	ALUMINUM AWNING SYSTEM – SELECTED BY OWNER
	STUCCO – SYNTHETIC STUCCO (EIFS)
EF-1	COLOR TO MATCH SW #6113 "INTERACTIVE CREAM"
EF-2	COLOR TO MATCH SW # 6094 "SENSATIONAL SAND"
	WINDOW SILLS
SW-1	MOCHA WATERTABLE/SILL BY BORAL
	METAL
M-1	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER. METAL TO MATCH ENGLERT METAL ROOF COLOR DARK BRONZE
M-2	1" PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM, REYNOBOND – COLOR TO MATCH ALUMINUM STOREFRONT SYSTEM
M-3	METAL TO MATCH ENGLERT METAL ROOF COLOR DARK BRONZE
M-4	VISTAWALL FG-5000 OR FD-5100 IMPACT RESISTANT STOREFRONT SYSTEM PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-M20C22A44
M-5	PREFINISHED ALUMINUM DRIP EDGE
M-6	ENGLERT METAL ROOF SYSTEM – COLOR DARK BRONZE
	GLASS – SEE A600 FOR WINDOW FRAME DIMENSIONS
GL-1	1-5/16" IMPACT RATED INSULATED LAMINATED GLASS – CLIMATE ZONES 1 OR 2: IGU AT STOREFRONT 0.60 U-FACTOR, SHGC PF≥0.5 = 0.40. PPG SOLARBAN 70 XL LOW-E #2 (STOREFRONT FIXED WINDOWS)
GL-2	1-5/16" IMPACT RATED FROSTED INSULATED LAMINATED GLASS – CLIMATE ZONES 1 OR 2: IGU AT STOREFRONT 0.60 U-FACTOR, SHGC PF≥0.5 = 0.40. PPG SOLARBAN 70 XL LOW-E #2 SATIN ETCH #4 (RESTROOM TRANSOM)
GL-3	9/16" IMPACT RATED LAMINATED MONOLITHIC FROSTED PPG GLASS – SATIN ETCH #4 (TOWERS)
GL-4	9/16" IMPACT RATED LAMINATED MONOLITHIC PPG GLASS (OPERABLE EXTERIOR DISPLAY WINDOWS)
	LIGHTING
EL-1	SECURITY LIGHT – SEE ELECTRICAL DRAWINGS
EL-2	DECORATIVE POLE LIGHT – SEE ELECTRICAL DRAWINGS
EL-3	FUTURE SECURITY LIGHT – PROVIDE POWER (SEE ELECTRICAL)

M.C.J. – MASONRY CONTROL JOINT
S.C.J. – STUCCO CONTROL JOINT

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RaceTrac
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November 7, 2013

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Re: RaceTrac Market – SR 70 at 30th Street East
Request for Preliminary Site Plan Approval
Request for Special and Specific Approvals

Dear Ms. Hamilton:

On behalf of the Reasoner Family Partnership, Ltd. and RaceTrac Petroleum, Inc., we are respectfully requesting Manatee County's approval of the following Specific Approvals with the Request to approve a Preliminary Site Plan for a convenience market with gas pumps.

Although the property is located within a commercial node, development within the ROR 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, because it is recognized that commercial development is an appropriate use in ROR designated property.

Where possible, the strict application of the Land Development Code has been included in the design of the site. The proposed Planned Development Commercial District for convenience store with gas pumps 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. The specific approval is outlined below regarding foundation landscaping in the Entranceway.

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

1. Foundation Landscaping – Section ~~737.4.1.g~~ 715.3.3.

   Section ~~737.4.1.g~~ 715.3.3. requires, "Foundation landscaping shall be required in the amount of ~~forty (40)~~ twenty (20) square feet per one thousand (1,000) square feet of gross floor area, ~~with at least sixty (60) percent of the~~

758187/1

~~required foundation landscaping located along foundations visible from entranceway roadways.~~" Due to the design and functional use of the property as a convenience store with gas pumps, the applicant is respectfully requesting a Specific Approval to allow the foundation landscaping to be placed within the landscaping buffers. This request to relocate the foundation landscaping will allow for a superior landscaping design. It is RaceTrac's experience that foundation landscaping is difficult to maintain in a convenience store facility. While pedestrian paths are well defined, the practical use of the facility reveals that most foundation landscaping at a convenience store becomes traversed by the customers. RaceTrac does regular (hourly) litter maintenance and proper landscaping maintenance at their facilities. However, historically, the challenges presented with foundation landscaping would result in an undesirable and unmanageable condition and would thus defeat the purpose of the foundation landscaping requirement. The proposed specific approval will result in superior landscaping for the site as a whole and will be much less likely to be tred upon by pedestrian traffic, which would defeat the purpose of the landscaping.

2. Tree Replacement Size – Section 714.8.7

   Staff is in support of the applicant's request to utilize smaller replacement trees than are currently required by Code, with the replacement trees being 3"/4"/4" instead of 3"/5"/7". These tree sizes reflect nursery inventory and promote faster establishment of the new trees. Additionally, the Land Development Code is slated to reflect the smaller replacement tree sizes with the upcoming amendment to Section 714 – Tree Protection.

Please do not hesitate to contact me with any questions or comments regarding the request for Special Approval and Specific Approval. I can be reached at (941) 748-0100.

Very truly yours,

Mark P. Barnebey

MPB:lc

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Subject: RE: Reasoner property
From: Kathleen Thompson
To: Mark Barnebey, John Osborne, Shelley Hamilton, Robert Schmitt
Date: 03/11/2014 03:14 PM

Mark,

It appears the process to designate the Reasoner house on the National Registry of Historic Homes was handled directly with the property owner and the State.

Therefore, John Osborne has made the determination this site **does not** need a Certificate of Appropriate from the HPB.

(Section 522.4 of the Land Development Code provides the procedures for Historic Landmark designation by the County. It requires an application to be filed with the County by the property owner with the Building and Services Department, a noticed public hearing and action by the Historic Preservation Board, and a notice public hearing and action by the Board of County Commissioners.....)

Thanks Mark.

Kathleen L. Thompson, AICP, Planning Manager
Manatee County Building & Development Services
PO Box 1000
Bradenton FL 34206-1000
bus:(941) 748-4501 x 6841
fax: (941) 749-3071
kathleen.thompson@mymanatee.org

Mark Barnebey Kathleen - Thanks. Obviously time is a concern... 03/11/2014 11:54:54 AM

From: Mark Barnebey <mbarnebey@blalockwalters.com>
To: "kathleen.thompson@mymanatee.org" <kathleen.thompson@mymanatee.org>
Cc: "tlhenegar@racetrac.com" <tlhenegar@racetrac.com>
Date: 03/11/2014 11:54 AM
Subject: RE: Reasoner property

Kathleen - Thanks. Obviously time is a concern on several levels. Any idea of the time frame for his review? Mark

Mark P. Barnebey

Board Certified in City, County and Local Government Law

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From: kathleen.thompson@mymanatee.org [mailto:kathleen.thompson@mymanatee.org]
Sent: Tuesday, March 11, 2014 11:35 AM
To: Mark Barnebey
Subject: RE: Reasoner property

John Osborne

Kathleen L. Thompson, AICP, Planning Manager
Manatee County Building & Development Services
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From: Mark Barnebey <mbarnebey@blalockwalters.com>
To: "kathleen.thompson@mymanatee.org" <kathleen.thompson@mymanatee.org>
Date: 03/11/2014 11:15 AM
Subject: RE: Reasoner property

Kathleen – No, I was not, but thank you. Who is doing the interpretation? Mark

Mark P. Barnebey

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From: kathleen.thompson@mymanatee.org [mailto:kathleen.thompson@mymanatee.org]
Sent: Tuesday, March 11, 2014 11:09 AM
To: Mark Barnebey
Subject: Reasoner property

Mark,

I'm not sure if you're aware of the following email response from Bureau of Historic Preservation::

Any horizontal relocation of a National Register-listed property must go through an "approval of proposed move" process. It must be reviewed by the Florida NR Review Board with prior notifications from us. Then it must be submitted to the Keeper of the National Register for approval. If this process is not followed, the action of moving the building would automatically make it lose its designation. The details of this process are in the Code of Federal Regulations, 36 CFR 60.14 (b). You can readily find this online.

Give me a call if you have any questions (or, should I say, when you have them identified!)

Barbara E. Mattick, Ph.D.
Historic Preservationist Supervisor & Deputy State Historic Preservation Officer for Survey & Registration | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6364 | 1.800.847.7278 | Fax: 850.245.6439 | www.flheritage.com | Barbara.Mattick@dos.myflorida.com

I believe Cathy Slusser advised Andy Reasoner of this last year.

I'm waiting for an interpretation on the LDC language about the Historic Preservation Board.

Thanks.

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RACETRAC MARKET

with Fuel Service

SITE NO. 1118: STATE ROAD 70 AT 30TH STREET EAST

TRAFFIC IMPACT ANALYSIS

Received
NOV 27 2013
ZONING

Prepared For:

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Prepared By:

RAYSOR Transportation Consulting, LLC.
19046 Bruce B. Downs Boulevard, Suite 308
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(813) 625-1699 | (813) 413-7432 fx
ENB No. 27789

PROFESSIONAL ENGINEERING CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida, practicing with Raysor Transportation Consulting, LLC., a corporation authorized to operate as an engineering business (ENB No. 27789), by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby reported for:

PROJECT: RaceTrac Market with Fuel Service, Site No. 1118 – Traffic Impact Analysis

LOCATION: State Road 70 at 30th Street East, Manatee County, Florida

REPORT DATE: August 22, 2013

PREPARED FOR: RaceTrac Petroleum, Inc.

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

NAME: Michael D. Raysor, P.E., PTOE

P.E. NO.: 60919

DATE: August 22, 2013

SIGNATURE:

RACETRAC MARKET

with Fuel Service

SITE NO. 1118: SR-70 AT 30TH STREET EAST

TRAFFIC IMPACT ANALYSIS

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APPENDIX B: Project Traffic Distribution
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APPENDIX E. Vested Traffic Volumes
APPENDIX F: Intersection Analysis
APPENDIX G: Existing Signal Timings
APPENDIX H: Roadway Segment Capacity
APPENDIX I: Site Access Analysis
APPENDIX J. Turn Lane Warrant & Length Evaluation

RACETRAC MARKET

with Fuel Service

SITE NO. 1118: SR-70 AT 30TH STREET EAST

TRAFFIC IMPACT ANALYSIS

SECTION 1.0 INTRODUCTION

This report documents a traffic impact analysis (TIA) undertaken to analyze the proposed development of a RaceTrac market with fuel service, proposed to be located at the southeast corner of the intersection of State Road 70 at 30th Street East, in Manatee County, Florida; as shown on the project location map (Figure 1.0).

This traffic study has been prepared in general accordance with Manatee County's *Traffic Impact Analysis Requirements and Procedures* (November 2012); as documented in the methodology statement provided in Appendix A.

SECTION 2.0 PROJECT DESCRIPTION

The project site is located at the southeast corner of the intersection of State Road 70 at 30th Street East, in Manatee County, Florida. The project site is currently developed with a single family home which is currently vacant, and has operated previously as a nursery. The subject site is proposed to be developed as a RaceTrac market (6,000± square feet) with fueling service (20 vehicle fueling positions). Access to the project site is proposed to be provided via connections to State Road 70 and 30th Street East, as shown in Figure 2.0. The project is expected to buildout prior to the end of 2014.

SECTION 3.0 PROJECT SITE TRIP GENERATION

The daily and peak hour trip generation of the project site was estimated using trip characteristic data in accordance with *Trip Generation* (Institute of Transportation Engineers [ITE], 9th edition, 2012) and *Trip Generation Handbook* (ITE, 2nd edition, 2004). Table 1.0 summarizes the resulting trip generation estimate.

FIGURE 1.0 PROJECT SITE LOCATION

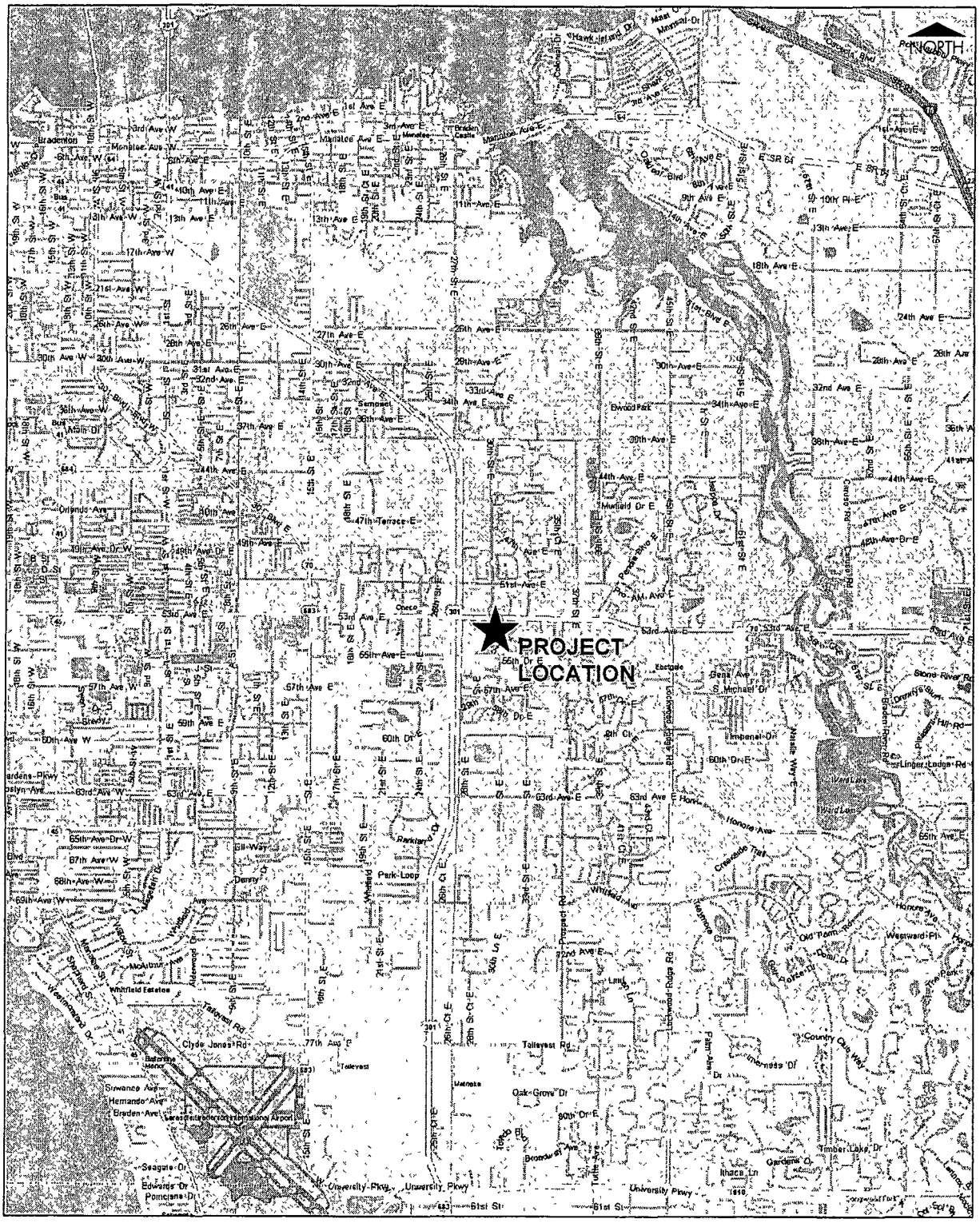


FIGURE 2.0 PRELIMINARY SITE PLAN

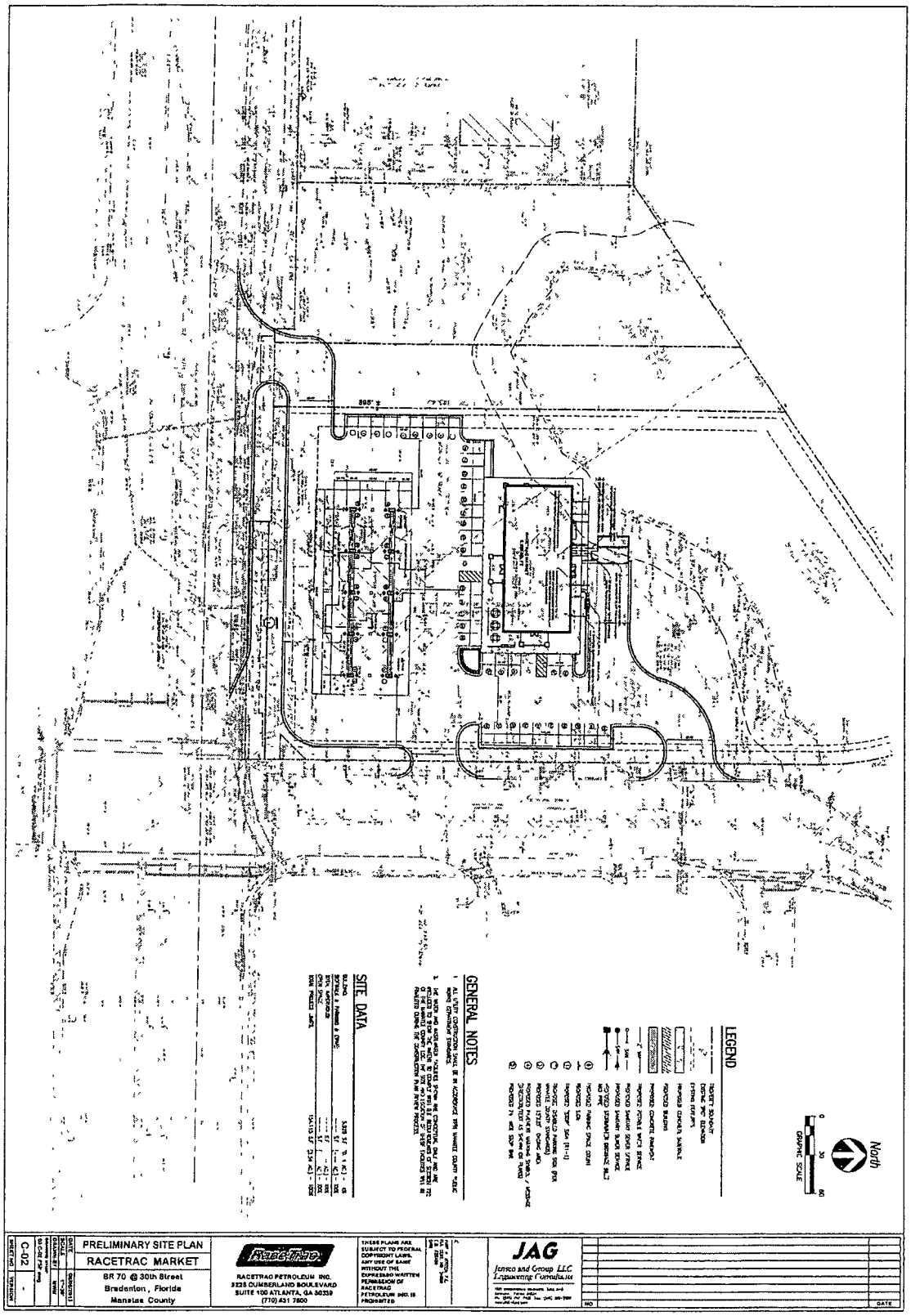


TABLE 1.0 TRIP GENERATION SUMMARY

ITE LUC	Land Use Description	Size	Daily				AM Peak Hour				PM Peak Hour			
			Trip Rate	Trips	Enter	Exit	Trip Rate	Trips	Enter	Exit	Trip Rate	Trips	Enter	Exit
945	Gasoline Station w/ Convenience Store	20 vfp	162.78	3256	1628	1628	10.16	204	102	102	13.51	270	135	135
Driveway Trips			--	***3,256***	***1,628***	***1,628***	--	***204***	***102***	***102***	--	***270***	***135***	***135***
Percent Pass-By Trips[1]			--	59.0%	--	--	--	62.0%	--	--	--	56 0%	--	--
Pass-By Trips			--	1,920	960	960	--	126	63	63	--	152	76	76
New External Trips			--	***1,336***	***668***	***668***	--	***78***	***39***	***39***	--	***118***	***59***	***59***

[1] Source ITE Trip Generation Handbook (2nd Edition, 2004). Daily estimated as average of AM & PM

SECTION 4.0 PROJECT SITE TRIP DISTRIBUTION & ASSIGNMENT

The distribution and assignment of project traffic was estimated based on existing traffic patterns as determined from peak hour traffic counts. The estimated distribution & assignment of project traffic is documented in Appendix B, as summarized in Figure 3.0.

SECTION 5.0 STUDY AREA

The study area for the analysis was determined to consist of the adjacent roadway segment to which the project has direct access:

- State Road 70 from 30th Street East to 33rd Street East

Additional roadway segments were not included in the study area as the project's peak hour trips were calculated to consume less than 5% of the service volume of the directly accessed roadway segment (refer to Appendix C for details). Therefore, it was concluded that other non-directly accessed roadway segments will not be impacted by 5% (or greater).

Intersections included in the study area were determined to consist of the following:

- Site Access Connections (to SR-70 & 30th Street East)
- SR-70 at 30th Street East
- SR-70 at 33rd Street East

SECTION 6.0 TRAFFIC VOLUMES

Existing traffic volumes were obtained from manual intersection turning movement counts performed in July 2013. The counts were adjusted to reflect peak season conditions using FDOT 2012 seasonal adjustment factors. It is noted that during the periods of traffic data collection, oversaturation of the study intersections was not observed, thus adjustments to reflect demand volumes were not necessary. Traffic count data for existing conditions is provided in Appendix D.

Future year background traffic volumes for the study area were calculated by applying a 1% annual growth rate to the existing 2013 traffic volumes for a period of three years (consistent with the duration of the CLOS certificate); resulting in a 3% growth rate from 2013 to 2016. In addition, vested traffic volumes were included in the calculation of the background traffic volumes, as provided by staff (refer to Appendix E). Total traffic volumes were calculated by adding project traffic to background traffic. Figures 4.0 through 6.0 illustrate the traffic volumes used in this analysis.

FIGURE 3.1 PROJECT TRAFFIC ASSIGNMENT (AM PEAK HOUR)

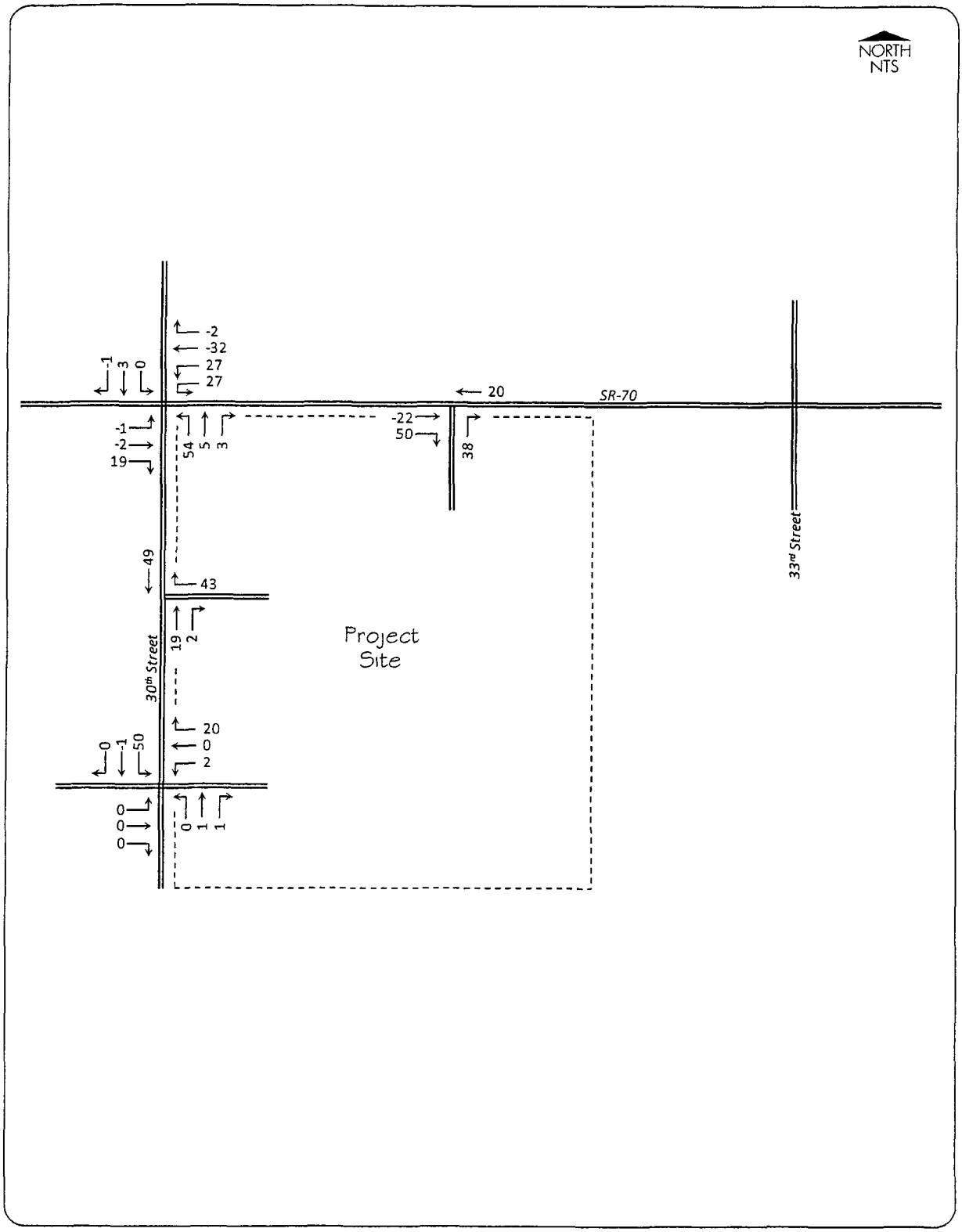


FIGURE 3.2 PROJECT TRAFFIC ASSIGNMENT (PM PEAK HOUR)

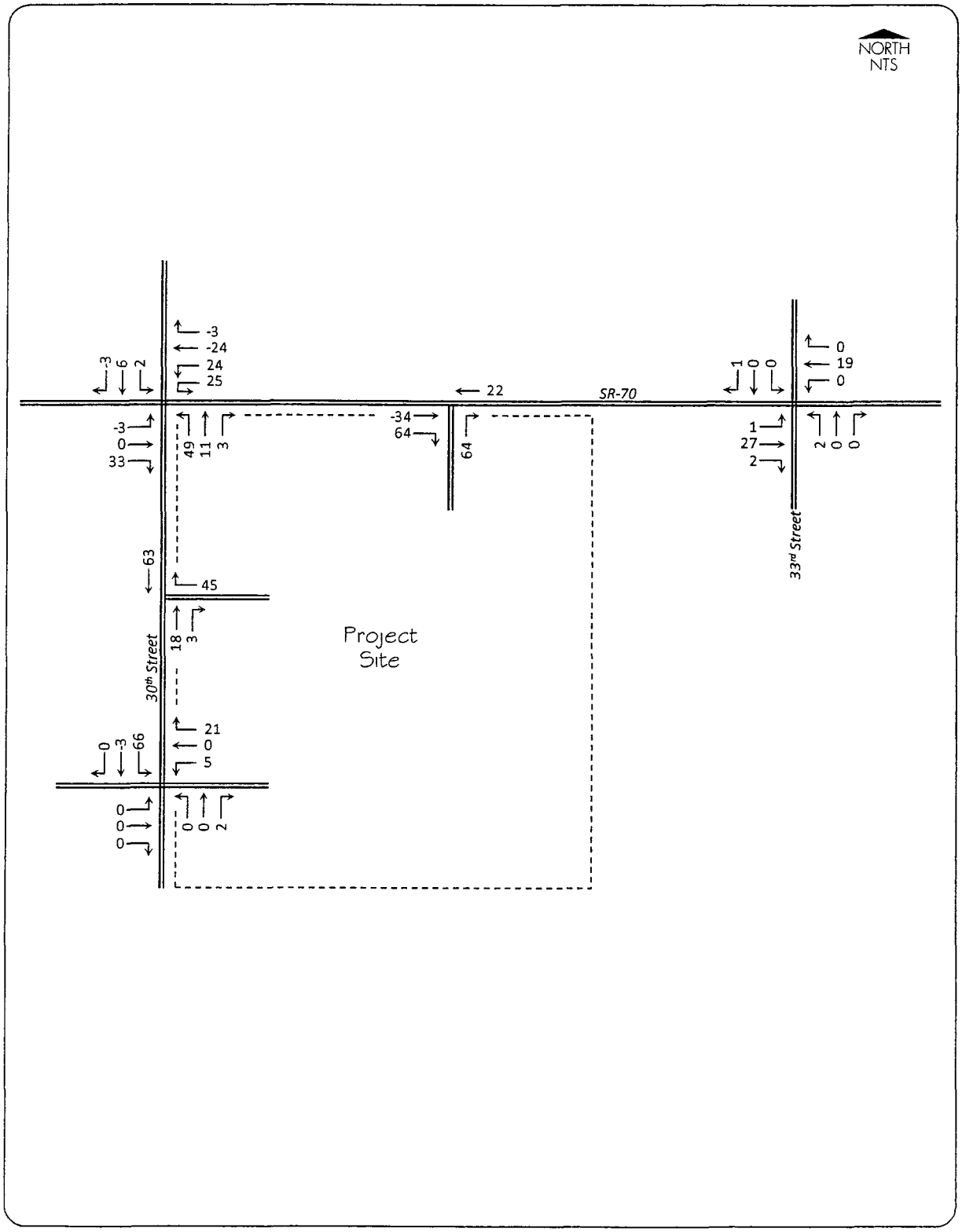


FIGURE 4.1 2013 EXISTING TRAFFIC VOLUMES (AM PEAK HOUR)

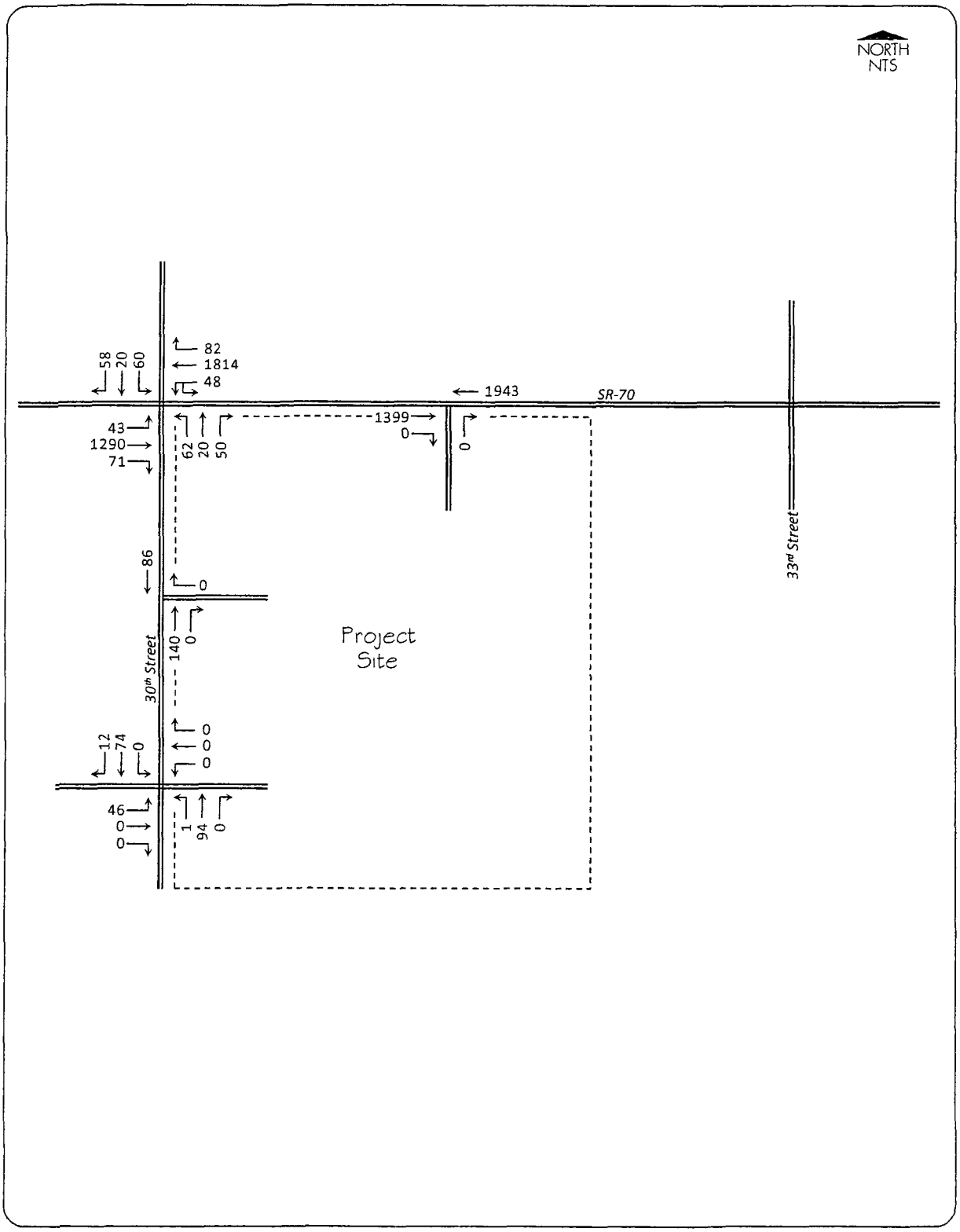


FIGURE 4.2 2013 EXISTING TRAFFIC VOLUMES (PM PEAK HOUR)

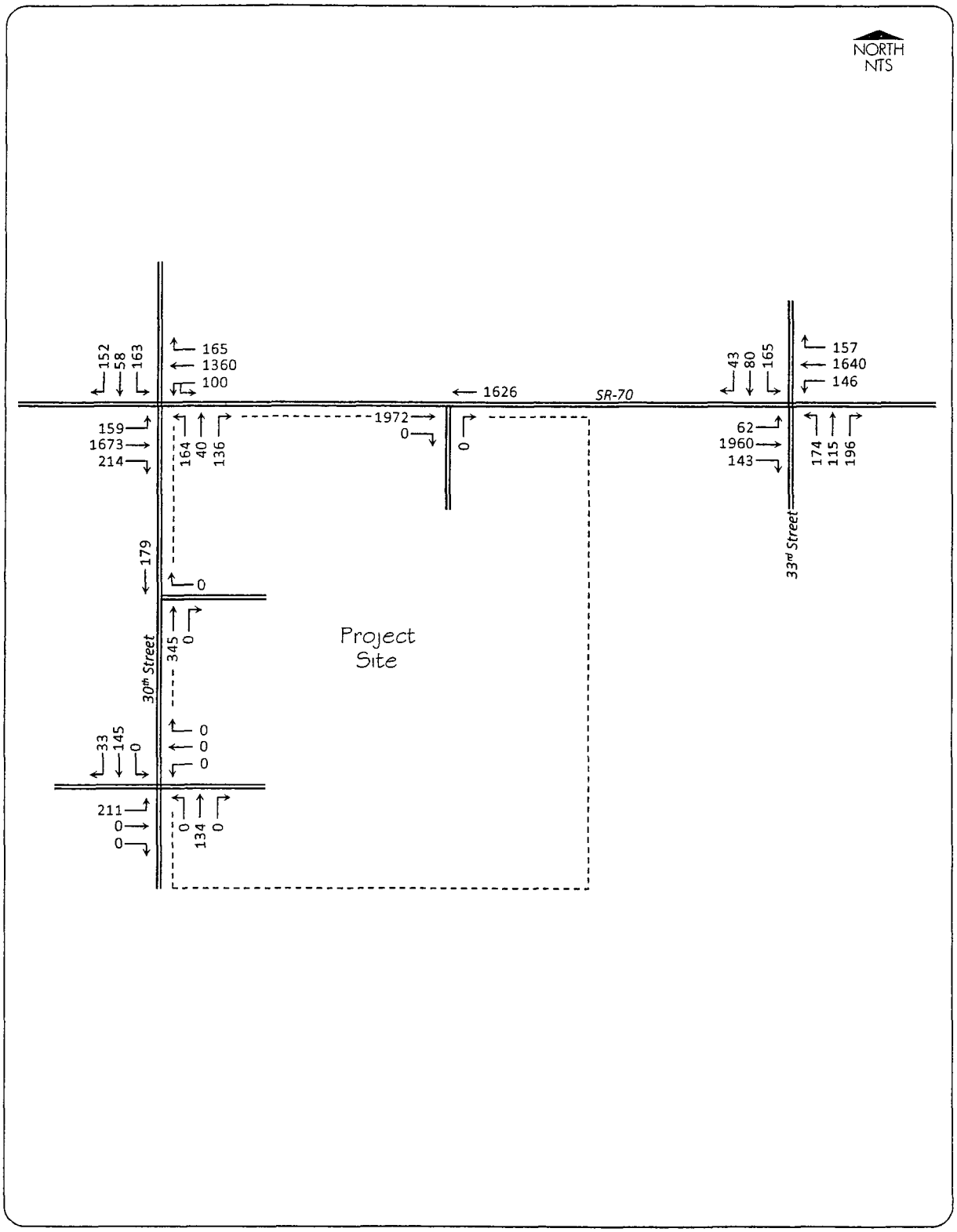


FIGURE 5.1 2016 BACKGROUND TRAFFIC VOLUMES (AM PEAK HOUR)

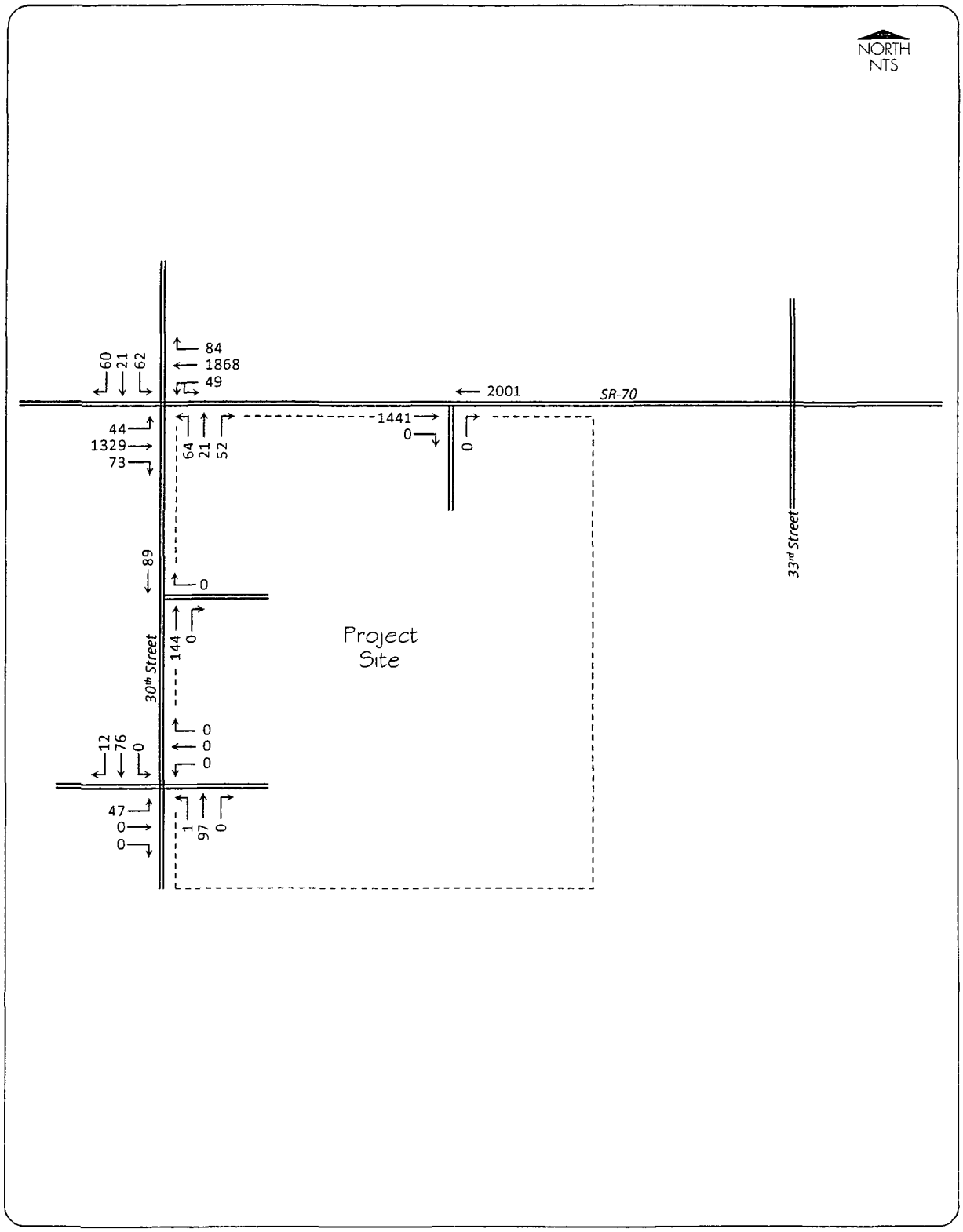


FIGURE 5.2 2016 BACKGROUND TRAFFIC VOLUMES (PM PEAK HOUR)

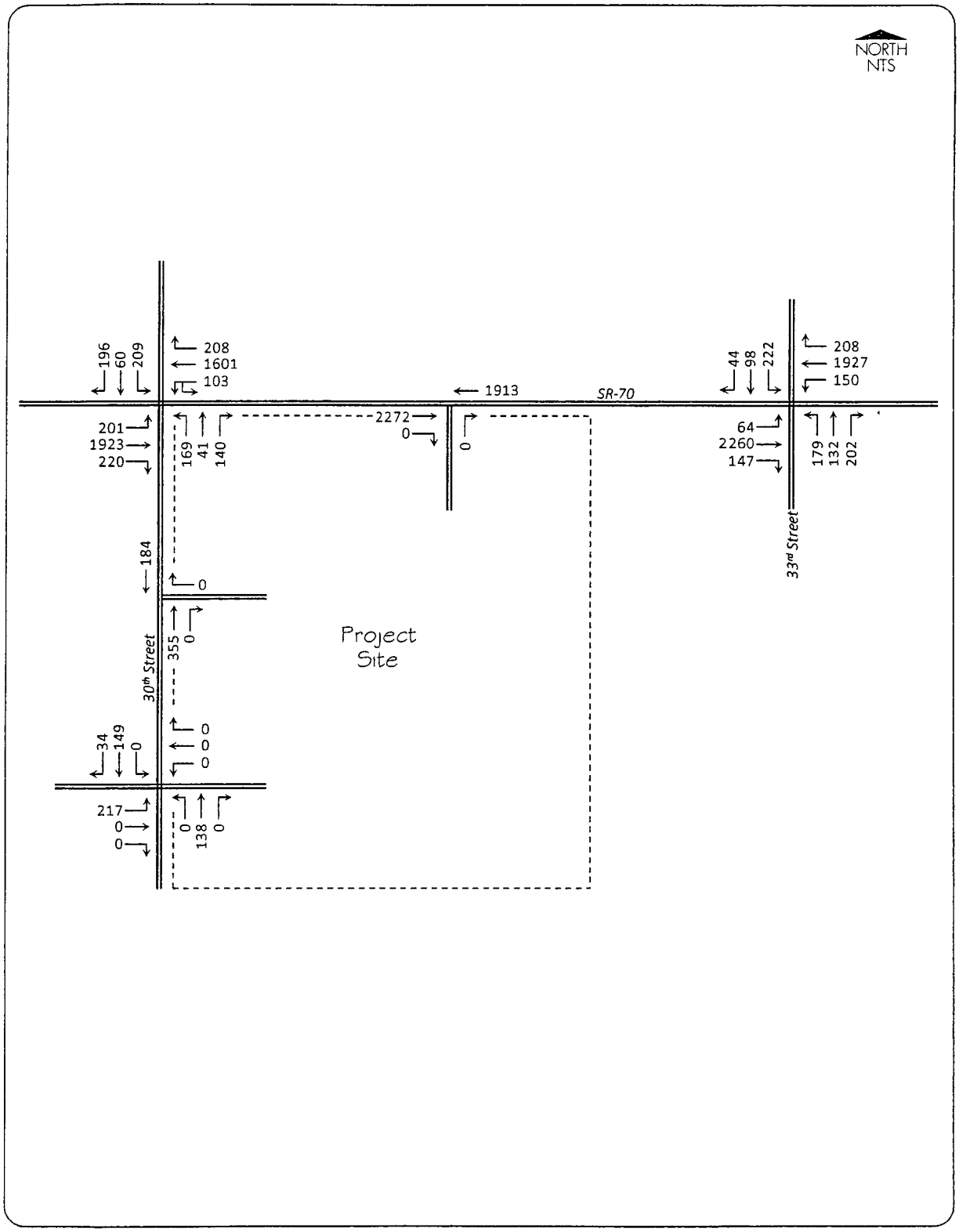


FIGURE 6.1 2016 TOTAL TRAFFIC VOLUMES (AM PEAK HOUR)

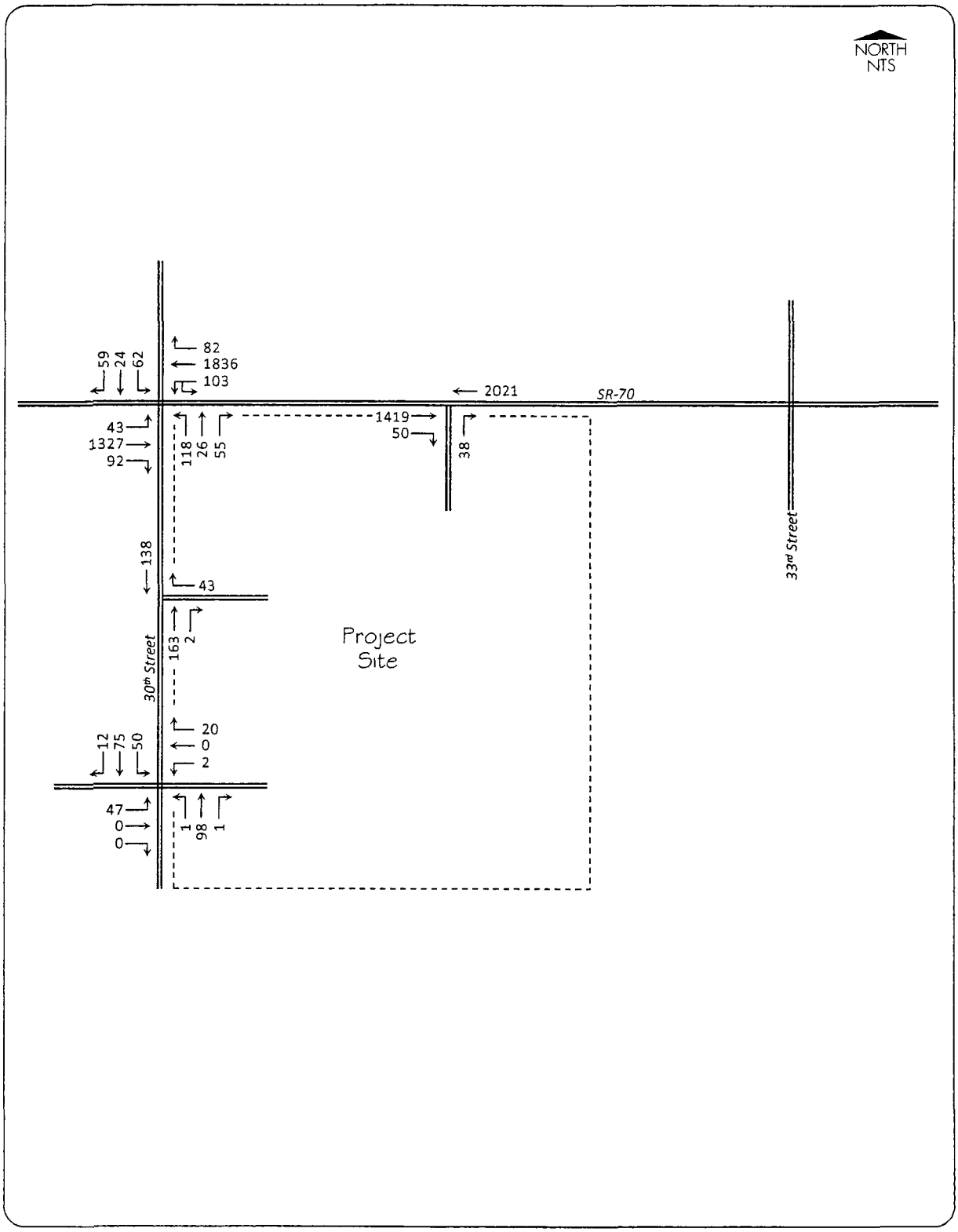
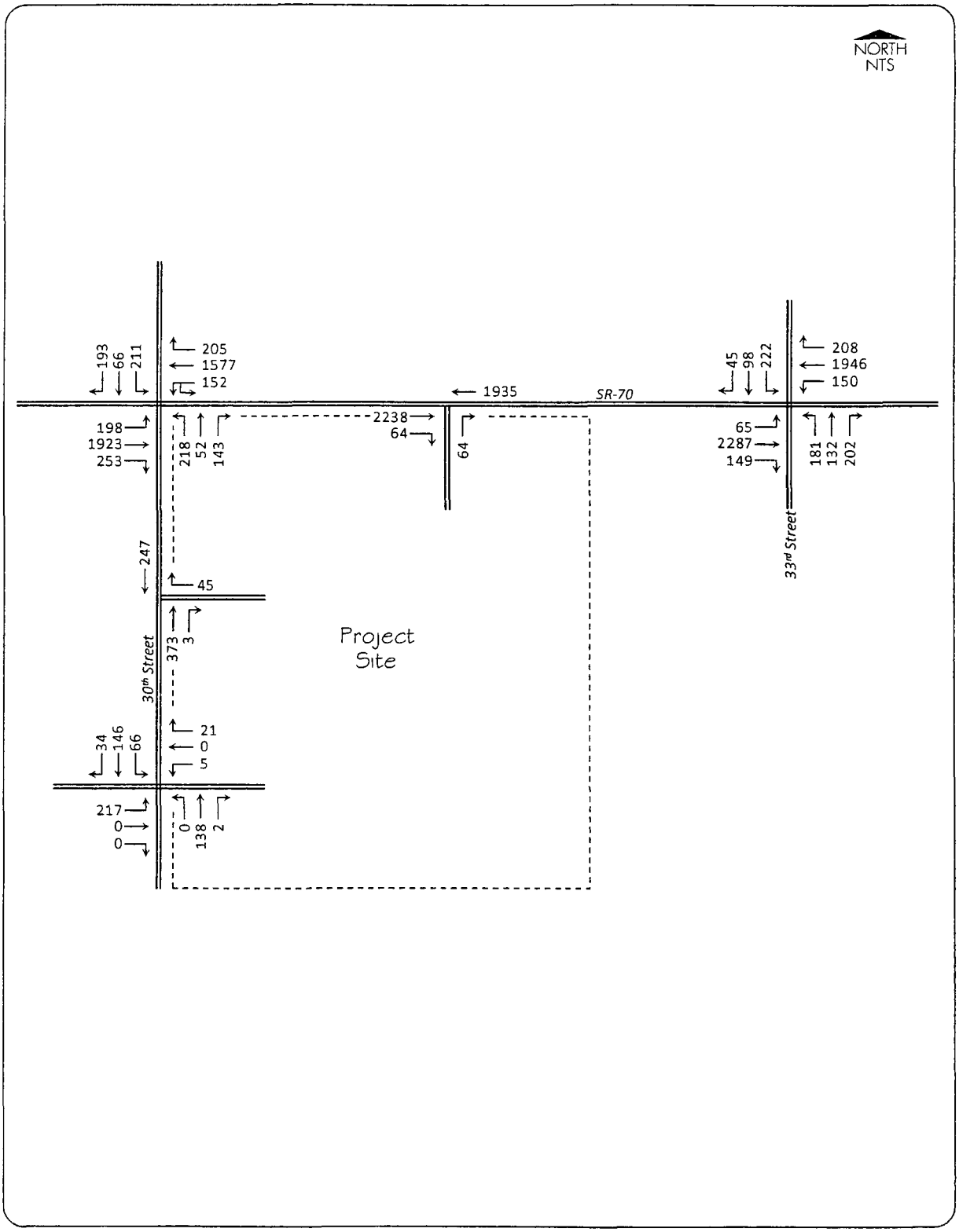


FIGURE 6.2 2016 TOTAL TRAFFIC VOLUMES (PM PEAK HOUR)



SECTION 7.0 OPERATIONAL ANALYSIS [OFF-SITE INTERSECTIONS]

Operational analyses for the off-site study intersections were initially undertaken for total traffic conditions. In the event of identifying a deficiency, background traffic conditions were also analyzed, to determine the improvement(s) to restore acceptable operating conditions for background conditions, whereas total traffic conditions were reanalyzed in consideration of the identified improvements. The intersection analyses were performed using HCS 2010 analysis software, using existing signal timings (for the without improvement scenario). Pursuant to methodology discussions, AM and PM peak hour conditions were analyzed for the intersection of State Road 70 at 30th Street, and PM peak hour conditions were analyzed for the intersection of State Road 70 at 33rd Street. The results of the intersection analyses are summarized in Table 2.0 and worksheets documenting the analysis are provided in Appendix F (existing signal timings are provided in Appendix G).

As shown in Table 2.0, the intersection of State Road 70 at 30th Street was identified to operate acceptably for AM peak hour total traffic conditions (i.e., overall LOS "D", and all movements with v/c ratios less than 1.00), but was identified as deficient for PM peak hour total traffic conditions. In addition, the intersection of State Road 70 at 33rd Street was identified as deficient for PM peak hour total traffic conditions.

Improvements to restore acceptable operating conditions (i.e., overall LOS "D", and all movements with v/c ratios less than 1.00) were applied to the background traffic scenario for the above-referenced deficiencies, whereas these improvements (as listed below) were found to also restore acceptable operating conditions for total traffic conditions. Thus, pursuant to prevailing state law (FL Statute 163.3180(5)(h)3), the subject project should not be required to construct transportation improvements or provide any other mitigation for off-site transportation impacts.

IMPROVEMENTS TO RESTORE ACCEPTABLE BACKGROUND CONDITIONS - SR70 @ 30TH STREET

- Construct an additional southbound lane (to separate left and through movements).
- Implement a southbound-to-westbound right-turn overlap phase.
- Modify signal timings including cycle length.

IMPROVEMENTS TO RESTORE ACCEPTABLE BACKGROUND CONDITIONS - SR70 @ 33RD STREET

- Reallocate 6 seconds of green time from the north-south (minor street) phase to the east-west (major street) phase.

TABLE 2.0 OFF-SITE INTERSECTION ANALYSIS SUMMARY

Location	Peak Hour	Scenario	Overall Intersection		Individual Movement V/C Ratios											
			LOS Std	LOS	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
SR-70 at 30th St	AM	Background	D	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Background w/Improvements	D	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Total	D	B	0.339	0.497	0.111	0.841	0.619	0 621	0.913	0.192	0 478	0 703	0.259	0 752
		Total w/Improvements	D	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	PM	Background	D	D	0 834	0.781	0.287	0.840	0.681	0.685	0.893	0.206	0.832	1 294	0 354	1 363
		Background w/Improvements	D	D	0.803	0 861	0.317	0.822	0.753	0.758	0 918	0.212	0 855	0.583	0.310	0.702
		Total	D	D	0.835	0.837	0.354	0 890	0.676	0 680	1 101	0 250	0.812	1.306	0 389	1.343
		Total w/Improvements	D	D	0.810	0 959	0 405	0.873	0 769	0 773	0.963	0 219	0.710	0.588	0 340	0 699
SR-70 at 33rd St.	PM	Background	D	D	0.795	1.045	0.218	0.788	0.853	0 290	0.801	0.518	0.918	0.922	0 261	0.138
		Background w/Improvements	D	D	0.796	0 978	0.204	0.792	0.801	0.272	0 801	0.658	0.771	0.922	0.305	0.161
		Total	D	E	0.796	1 057	0.221	0.788	0.863	0.291	0.803	0.518	0.918	0 922	0.262	0 142
		Total w/Improvements	D	D	0.797	0.989	0.207	0 792	0.810	0.273	0.803	0 658	0.771	0.922	0 306	0.166

SECTION 8.0 OPERATIONAL ANALYSIS [ROADWAY SEGMENTS]

Roadway segment analyses were undertaken in consideration of FDOT's Generalized Service Volume Tables (December 18, 2012), on a directional basis (refer to Appendix H). The results of the analysis are summarized in Table 3.0, and indicate acceptable operating conditions for all analysis scenarios.

SECTION 9.0 SITE ACCESS ANALYSIS

Operational analyses of the project site access connections to State Road 70 and 30th Street East were undertaken for total traffic conditions for AM and PM peak hour periods. The analyses were performed using HCS 2010 analysis software, as summarized in Table 4.0 and further documented in Appendix I. As shown in Table 4 0, the results of the analyses indicate that the site access intersections can be anticipated to operate acceptably.

TABLE 3.0 ROADWAY SEGMENT ANALYSIS RESULTS

Segment	Peak Hour	Dir.	LOS Std.	Svc. Vol.	Existing Traffic			Background Traffic			Total Traffic		
					Volume	LOS	V/C	Volume	LOS	V/C	Volume	LOS	V/C
State Road 70 *30th Street to 33rd Street*	AM	EB	D	3,020	1,399	C	0 46	1,441	C	0 48	1,469	C	0.49
		WB	D	3,020	1,943	C	0.64	2,001	C	0.66	2,021	C	0.67
	PM	EB	D	3,020	1,972	C	0.65	2,272	C	0.75	2,302	C	0 76
		WB	D	3,020	1,626	C	0.54	1,913	C	0 63	1,935	C	0 64

SECTION 10.0 TURN LANE WARRANT & LENGTH EVALUATION

A turn lane warrant evaluation was undertaken to identify if new turn lanes would be needed at the project site driveway connections to State Road 70 and 30th Street East, as documented in Appendix J. The need for right turn lanes was evaluated in consideration of warranting criteria documented in the Florida Department of Transportation's *Driveway Handbook* (March, 2005). The need for left turn lanes was evaluated in consideration of warranting criteria documented in the 2011 AASHTO Green Book (Table 9-23). The results of the turn lane warrant evaluation concluded that a new right-turn lane is warranted on State Road 70 (eastbound) at the project site driveway, and that no other new turn lanes are warranted at the project site driveways. In addition, as documented in Appendix J, the lengths of existing turn lanes adjacent to the site (that will accommodate project traffic) were found to be adequate.

TABLE 4.0 SITE ACCESS ANALYSIS SUMMARY

Location	Peak Hour	Individual Movement V/C Ratios											
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Site Connection to State Road 70	AM	[1]	[3]	[3]	[1]	[3]	[1]	[1]	[1]	0 07	[1]	[1]	[1]
	PM	[1]	[3]	[3]	[1]	[3]	[1]	[1]	[1]	0.18	[1]	[1]	[1]
Northern Project Site Connection to 30th St.	AM	[1]	[1]	[1]	[1]	[1]	0 05	[1]	[3]	[2]	[1]	[3]	[1]
	PM	[1]	[1]	[1]	[1]	[1]	0 06	[1]	[3]	[2]	[1]	[3]	[1]
Southern Project Site Connection to 30th St.	AM	0.08	[2]	0.00	[2]	0 03	[2]	[2]	0.00	[2]	[2]	0 04	[3]
	PM	0 48	[2]	0.00	[2]	0 03	[2]	[2]	0.00	[2]	[2]	0 05	[3]

[1] Not Applicable, [2] Shared Lane, [3] Unopposed Movement

SECTION 11.0 SUMMARY AND CONCLUSION

Based on the data, analyses and findings contained herein, the following is concluded in consideration of the development of the subject RaceTrac site:

- The off-site study intersections were identified to be deficient for future year background and total traffic conditions. However, pursuant to prevailing state law (FL Statute 163.3180(5)(h)3), since improvements to restore acceptable operating conditions for background traffic also restore acceptable operating conditions for total traffic, the subject project should not be required to construct transportation improvements or provide any other mitigation for off-site transportation impacts.

- The improvements identified to restore acceptable operating conditions for the intersection of State Road 70 at 30th Street East consist of (a) construct an additional southbound lane (to separate left and through movements), (b) implement a southbound-to-westbound right-turn overlap phase, and (c) modify signal timings including cycle length.

- The improvements identified to restore acceptable operating conditions for the intersection of State Road 70 at 33rd Street East consist of (a) reallocating 6 seconds of green time from the north-south (minor street) phase to the east-west (major street) phase.

- The study roadway segments are anticipated to operate acceptably for all analysis scenarios.

- The site access intersections are anticipated to operate acceptably for all analysis scenarios.

- The results of the turn lane warrant evaluation concluded that a new right-turn lane is warranted on State Road 70 (eastbound) at the project site driveway

- The results of the turn lane warrant evaluation concluded that no other new turn lanes are warranted at the project site driveways.

- The results of the turn lane length evaluation concluded that the lengths of existing turn lanes adjacent to the site (that will accommodate project traffic) were found to be adequate.

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Bradenton Herald

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County will conduct a Public Hearing on Thursday, May 8, 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:

PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST / DTS # 20130472
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development\Commercial) on the southeast corner of S.R. 70 and 30th Street East, Bradenton to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY (DTS #20130504)
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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH / DTS #20130432
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1_ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, from A/WP-E/ST (General Agriculture/Watershed Protection – Evers Reservoir/Special Treatment) zoning district to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection – Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDI-14-01(Z)(P) – 2550 TR, LLC / SRQ Technical Park, Phase 2 (DTS #20140017)
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Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC (DTS # 20130500)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 0.47 ± acres (part of a 1.165 ± acre parcel) south of 53rd Avenue West, and approximately 285 feet west of the intersection of 53rd Avenue West and US 41, Bradenton from the RSMH-6 (Residential Single-Family Manufactured Home District, 6 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-36(Z)(P) – C-1 BANK (FKA COMMUNITY BANK & COMPANY) / LORRAINE ESTATES (DTS #20130363)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
04/25/2014

Copy of newspaper advertising

Sarasota Herald – Tribune

MANATEE PUBLIC NOTICES

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

Date of pub: April 25, 2014

MASTER PERMIT TRACKING SCHEDULE		
PERMIT #	PERMITTING ENTITY	CONTACT INFORMATION
	SWFWMD - ERP SWFWMD SARASOTA SERVICE OFFICE	CONTACT NAME : MARY FRENCH PHONE: (941) 377-3722 mary.french@watermatters.org
	FDOT - DRIVEWAY CONNECTION FDOT SARASOTA MAINT. OFFICE	CONTACT NAME : ED GIDDENS PHONE: (941) 359-7300 harris.giddens@dot.state.fl.us
	FDEP - WASTEWATER	CONTACT NAME : LINDA PETERSON PHONE: (941) 708-7424 X 7656 linda.peterson@mymanatee.org
	FDEP - WATER	CONTACT NAME : ED WATSON PHONE: (813) 470-5875 Ed.Watson@dep.state.fl.us
	FINAL SITE PLAN / CONST. PLANS MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES	CONTACT NAME : MARK MAYER PHONE: (941) 708-7450 x.7217 mark.mayer@mymanatee.org

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ATTENTION SHOULD BE DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE AND SCALE BY REPRODUCTION. PLEASE NOTE THAT THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

PRELIMINARY SITE PLAN

FOR

RaceTrac

RACETRAC MARKET - 3004 SR70 EAST
S.R. 70 at 30th STREET EAST
SECTION , TOWNSHIP 35S., RANGE 18E.
BRADENTON, MANATEE COUNTY, FLORIDA, USA

RACETRAC PROJECT NO. 1118
TAX ID NUMBER: 1775100009
RACETRAC STORE NO. ____

Manatee County Government, Administrative Center
1112 Manatee Avenue West
Planning Commission

SHEET INDEX OF DRAWINGS	
SHEET	NAME
C-00	COVER SHEET
C-01	EXISTING CONDITIONS PLAN - AERIAL
C-02	PRELIMINARY SITE PLAN
L-01	LANDSCAPE PLAN
L-02	~~LANDSCAPE DETAILS~~ Irrigation Plan
~~L-03~~	~~LANDSCAPE SPECS.~~

SURVEYOR

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
ROBERT BLOOMSTER, JR.
PROFESSIONAL LAND SURVEYOR (#LS-4134)
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE: (772) 334-0868

ENGINEER

JENSEN AND GROUP ENGINEERING CONSULTANTS
KURT W. JENSEN, P.E.
PROFESSIONAL ENGINEER (#34850)
1721 INDEPENDENCE BOULEVARD, SUITE A-3
SARASOTA, FLORIDA 34234
PHONE: (941) 747-7400
FAX: (941) 360-2880

LANDSCAPE ARCHITECT

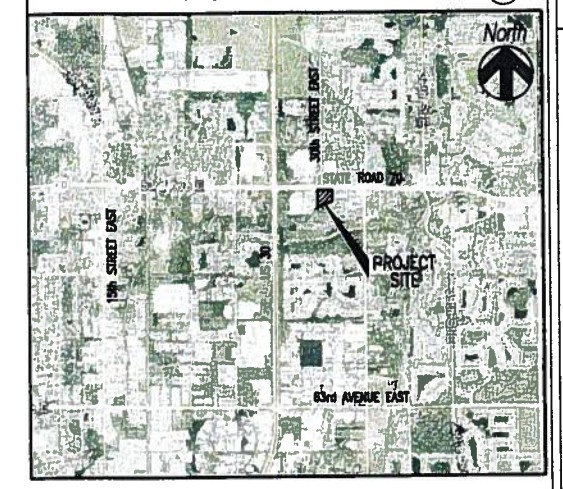
HARDEMAN KEMPTON & ASSOC., INC.
JASON E. RINARD, RLA
LANDSCAPE ARCHITECT
2207 W. NORTH A STREET
TAMPA, FLORIDA 33606
PHONE: (813) 258-0066
FAX: (813) 258-1783

OWNER/DEVELOPER

RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GEORGIA 30339
MEGHAN SITZ - ENGINEERING PROJECT MANAGER
(404) 520-6863
CONSTRUCTION PROJECT MANAGER
(770) 431-7600
24 HR CONTACT : BOB ANDERSON

VICINITY MAP

NTS



PRELIMINARY SITE PLAN NOTES

PROJECT: RACETRAC MARKET – SR70 at 30th STREET EAST
ADDRESS: 3004 SR 70 EAST, BRADENTON, FL 34203
PARCEL I.D. NO.: 1775100009
EXISTING ZONING: PD-C (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING: PD-C
PROPOSED USE: CONVENIENCE STORE WITH FUELING STATIONS

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

2. EXISTING SITE CONDITIONS
(a.) TOTAL PROJECT ACREAGE= 3.54± ACRES; CONSTRUCTION LIMIT ACREAGE= 2.40± ACRES (UPLAND OF WETLAND LIMITS).
(b.) SEE SHEET C-01 FOR ADJACENT PROPERTY ZONING AND LAND USE.
(c.) SEE SHEETS C-01 FOR NAME, LOCATION, AND SIZE OF EXISTING EASEMENTS, EXISTING AND PLATTED STREETS, DRAINAGE WAYS, UTILITIES, BUILDING AND HISTORIC SITES ON SITE.
(d.) SEE SHEET C-01, FOR LOCATION EXISTING AND PLATTED STREETS, DRAINAGE WAYS, AND UTILITIES ON CONTIGUOUS PROPERTIES AT PROJECT PERIMETER.
(e.) SEE ATTACHED SURVEY AND SHEETS C-01 AND C-02 FOR TOPOGRAPHIC INFORMATION AS PROVIDED IN PROJECT SURVEY.
(f.) PROJECT LIES WITHIN FLOOD ZONE "X" AS PER F.I.R.M. PANEL NO. 120153 0334C, REVISED DATE JULY 15, 1992.
(g.) N/A; PROJECT IS LESS THAN ONE HUNDRED (100) ACRES.
(h.) REFER TO ATTACHED SURVEY AND SHEETS C-01 AND C-02 FOR EXISTING WETLAND LIMITS. RE-DEVELOPMENT IS NOT PROPOSED WITHIN THE EXISTING ESTABLISHED WETLAND LIMITS.
(i.) SEE SHEET C-01 FOR TREE LOCATIONS WITHIN THE CONSTRUCTION LIMITS (REFER TO LANDSCAPE PLANS FOR TREE REMOVAL).

3. DEVELOPMENT DESCRIPTION
(a.) SEE SHEET C-02 FOR SITE DATA (APPROXIMATE LOCATIONS, INTENSITY, AND ACREAGE OF GENERAL LAND USES). NO DWELLING UNITS OR RECREATIONAL FACILITIES ARE PROPOSED.
(b.) N/A; THERE ARE NO DWELLING UNITS PROPOSED WITH THIS DEVELOPMENT.
(c.) THE FLOOR AREA TO SITE RATIO IS 13,781 S.F. (3,928 S.F. BLDG. + 9,853 S.F. CANOPY): 154,115 S.F. = 1:9.8 OR 0.10 OR 10% OPEN SPACE TO SITE RATIO IS 80,017 S.F.: 154,115 S.F. = 1:1.7 OR 0.58 OR 58%
(d.) N/A; NO BONUS APPLICATION IS BEING SUBMITTED.
(e.) CONSTRUCTION SHALL BE IN ONE PHASE AND COMMENCE UPON FINAL SITE PLAN / BUILDING PERMIT APPROVAL. CONSTRUCTION SHALL BE COMPLETED WITHIN 1 YEAR.

ADDITIONAL INFORMATION:
PARKING CALCULATIONS: THE LDC REQUIRES 1 SPACE PER 2 GAS PUMPS AND 1 SPACE PER 200 SQUARE FEET FOR CONVENIENCE STORE. THE PROPOSED SITE DESIGN INCLUDES 18 GAS PUMPS AND 5,928 SQUARE FEET OF CONVENIENCE STORE.
18 ± 1sp./2 pumps = 9 SPACES REQUIRED, AND 5,928 SF ± 1sp./200 SF = 30 SPACES REQUIRED.
TOTAL PARKING REQUIRED = 39; TOTAL PARKING PROVIDED = 52.
A BICYCLE RACK FOR 6 BIKES HAS BEEN PROVIDED ALONG WITH ONE OFF-STREET LOADING SPACE.

4. PROPOSED SITE DESIGN
(a.) (1 THRU 6) REFER TO SHEET C-02 FOR APPROXIMATE DIMENSIONS AND LOCATIONS OF LOT LINES/LAND USES, PROPOSED STRUCTURES, PROPOSED INFRASTRUCTURE, PROPOSED/REQUIRED EASEMENTS, PROPOSED OPEN SPACE, AND PARKING/LOADING AREAS.
(7 AND 8) REFER TO SHEETS L-1.1 THROUGH L-1.3 FOR LANDSCAPE PLAN AND DETAILS.
(9) REFER TO SHEET C-02 FOR PROPOSED VEHICULAR CIRCULATION.
(10) REFER TO SHEET C-02 FOR PROPOSED SIGN LOCATIONS. PROPOSED LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 709 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC).
(b.) PROPOSED BUILDING SHALL HAVE A HEIGHT OF 24'.
(c.) REFER TO SHEET C-02 FOR PROPOSED SIGN LOCATIONS. PROPOSED LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 709 OF THE LDC.

5. REQUIRED IMPROVEMENTS
(a.,b.) PROPOSED WATER SERVICE AND SEWER SERVICE SHALL BE PROVIDED BY CONNECTIONS TO EXISTING UTILITY INFRASTRUCTURE. THE UTILITY PURVEYOR IS MANATEE COUNTY. SEE SHEET C-02 FOR CONNECTION LOCATIONS. ON-SITE WATER AND SEWER SERVICES WILL BE PRIVATELY MAINTAINED.
(c.) REFUSE COLLECTION SHALL BE PROVIDED BY USE OF A PROPOSED DUMPSTER (WITH ENCLOSURE).
(d.) FIRE PROTECTION SHALL BE PROVIDED BY THE EXISTING FIRE HYDRANTS LOCATED NEAR THE CENTER OF THE PROJECT'S SR70 FRONTAGE AND ALONG THE WEST SIDE OF 30TH STREET EAST NEAR THE PROJECT'S SOUTHWEST DRIVEWAY. THE PROPOSED BUILDING WILL NOT BE FIRE SPRINKLED.
(e.) IRRIGATION SHALL BE PROVIDED BY CONNECTION TO EXISTING WELL LOCATED WITHIN THE PROJECT SITE.
(f.) PROPOSED PROJECT SIDEWALKS AND EXISTING SIDEWALKS ARE SHOWN ON SHEET C-02.
(g.) SEE SHEET C-02 FOR PROPOSED DRIVEWAY AND ACCESS. DETAILED CROSS SECTIONS SHALL BE PROVIDED WITHIN THE FSP AND CONSTRUCTION PLANS.
(h.) SEE SHEET C-02 FOR PROPOSED STORMWATER COLLECTION SYSTEM.

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

Manatee County Building & Development Services Department Signature Block

Project Number: _____ Project Name: RaceTrac Market – 3004 SR70 E
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 approval 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 affect this project approved.

OWNER/AGENT _____ DATE _____

NO.		DATE
1	PER MANATEE COUNTY REVIEW	01/15/14

JAG
Jensen and Group, LLC
Engineering Consultants
1721 Independence Boulevard, Suite A-3
Sarasota, Florida 34234
Ph. (941) 747-7400 Fax: (941) 360-2880
www.jag-inc.com

X
KURT W. JENSEN, P.E.
FLA. CERT. NO. 34850
E.B. #26498
DATE:

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

COVER SHEET
RACETRAC MARKET
SR 70 @ 30th Street
Bradenton , Florida
Manatee County

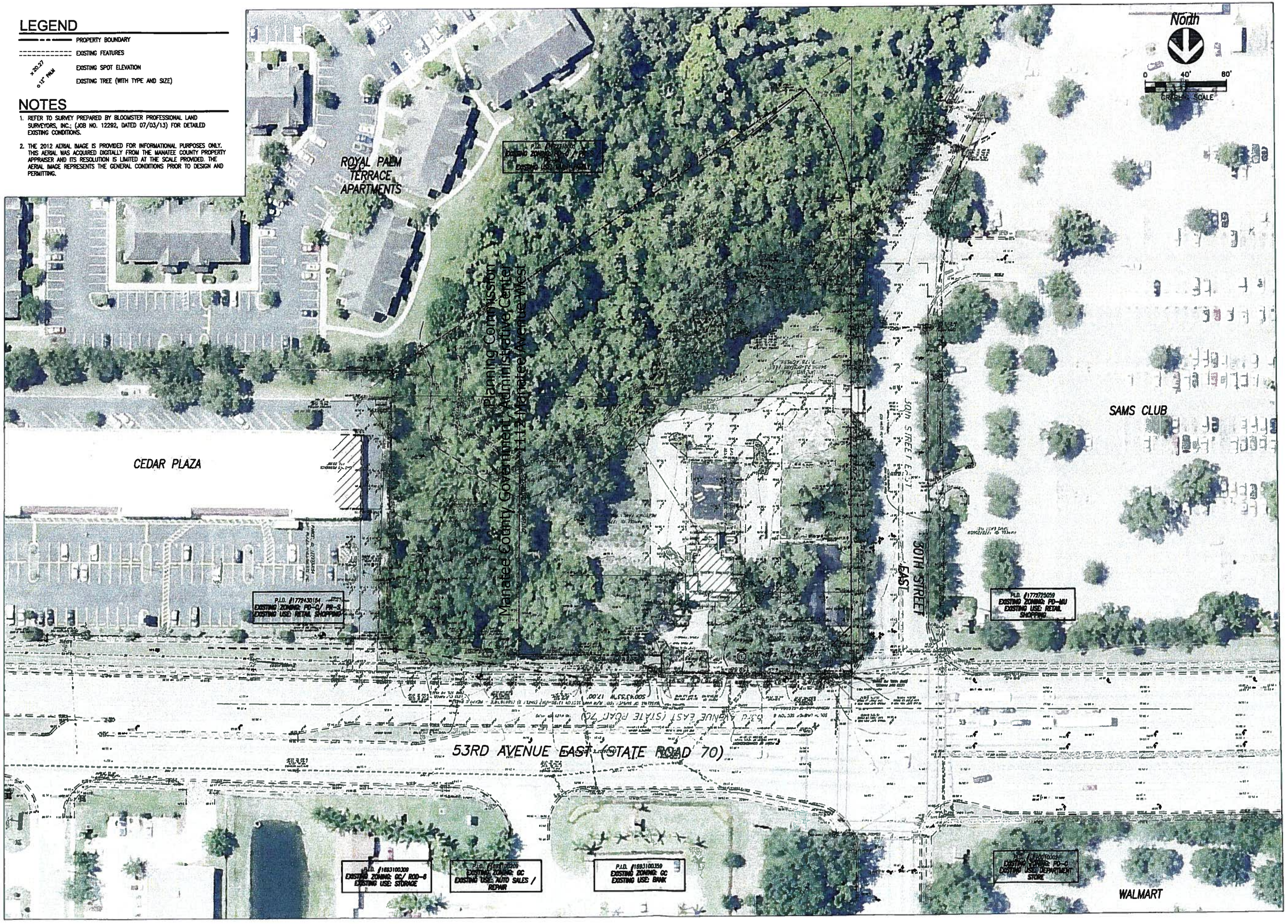
DATE	08/05/2013
SCALE	AS SHOWN
DRAWN-BY	MWM
DRAWING NAME: 01 C-00 Cover JAG.dwg	
C-00	1
SHEET NO.	VERSION

LEGEND

- PROPERTY BOUNDARY
- EXISTING FEATURES
- x 20.27 — EXISTING SPOT ELEVATION
- o 12" PALM — EXISTING TREE (WITH TYPE AND SIZE)

NOTES

1. REFER TO SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.; (JOB NO. 12292, DATED 07/03/13) FOR DETAILED EXISTING CONDITIONS.
2. THE 2012 AERIAL IMAGE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS AERIAL WAS ACQUIRED DIGITALLY FROM THE MANATEE COUNTY PROPERTY APPRAISER AND ITS RESOLUTION IS LIMITED AT THE SCALE PROVIDED. THE AERIAL IMAGE REPRESENTS THE GENERAL CONDITIONS PRIOR TO DESIGN AND PERMITTING.



NO.		DATE
1	PER MANATEE COUNTY REVIEW	01/15/14

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X
KURT W. JENSEN, P.E.
P.A. CERT. NO. 34850
E.B. #26498
DATE:

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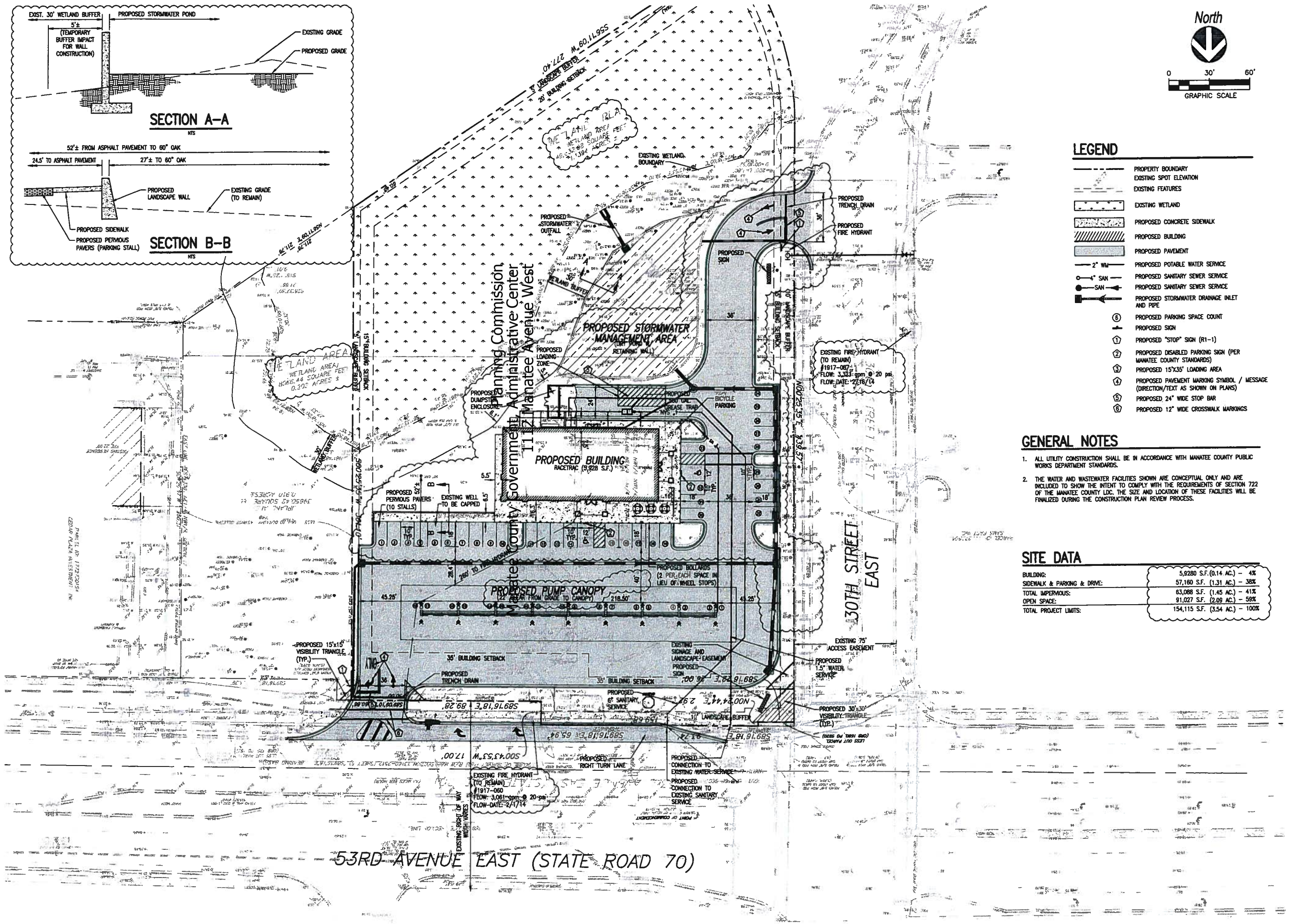
RacetTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

EXISTING CONDITIONS PLAN
RACETRAC MARKET
SR 70 @ 30th Street
Bradenton , Florida
Manatee County

DATE	08/05/2013
SCALE	1"=40'
DRAWN-BY	MWM
DRAWING NAME: C-01.dwg	
SHEET NO. C-01	VERSION –



LEGEND

- PROPERTY BOUNDARY
- EXISTING SPOT ELEVATION
- EXISTING FEATURES
- EXISTING WETLAND
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- 2" WM — PROPOSED POTABLE WATER SERVICE
- 4" SAN — PROPOSED SANITARY SEWER SERVICE
- SAN — PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORMWATER DRAINAGE INLET AND PIPE
- (6) PROPOSED PARKING SPACE COUNT
- PROPOSED SIGN
- (1) PROPOSED "STOP" SIGN (R1-1)
- (2) PROPOSED DISABLED PARKING SIGN (PER MANATEE COUNTY STANDARDS)
- (3) PROPOSED 15'X35' LOADING AREA
- (4) PROPOSED PAVEMENT MARKING SYMBOL / MESSAGE (DIRECTION/TEXT AS SHOWN ON PLANS)
- (5) PROPOSED 24" WIDE STOP BAR
- (6) PROPOSED 12" WIDE CROSSWALK MARKINGS

GENERAL NOTES

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS.
2. THE WATER AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO SHOW THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE CONSTRUCTION PLAN REVIEW PROCESS.

SITE DATA

BUILDING:	5,9280 S.F. (0.14 AC.) – 4%
SIDEWALK & PARKING & DRIVE:	57,160 S.F. (1.31 AC.) – 38%
TOTAL IMPERVIOUS:	63,088 S.F. (1.45 AC.) – 41%
OPEN SPACE:	91,027 S.F. (2.09 AC.) – 59%
TOTAL PROJECT LIMITS:	154,115 S.F. (3.54 AC.) – 100%

NO.		DATE
1	PER MANATEE COUNTY REVIEW	07/15/14

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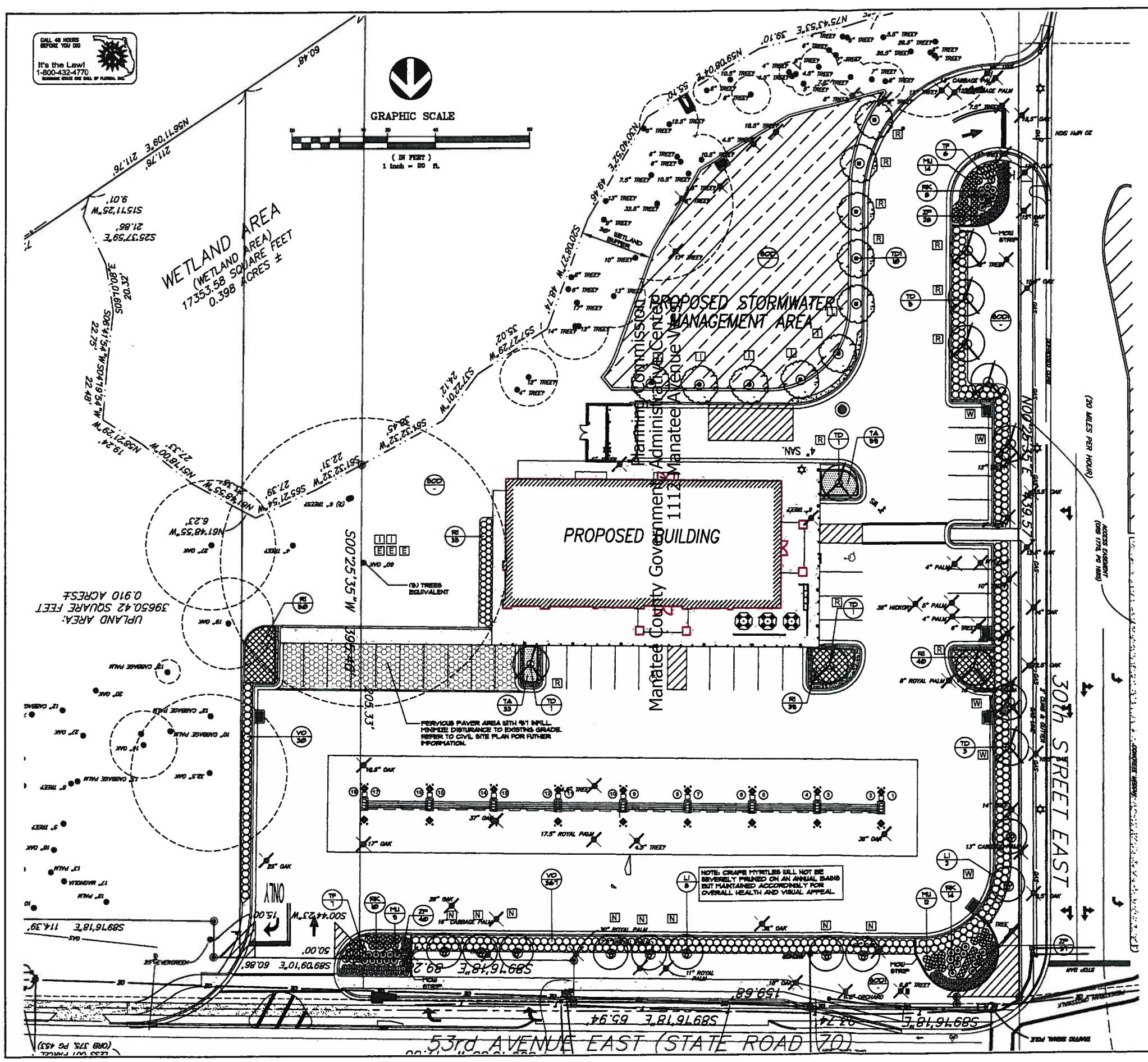
KURT W. JENSEN, P.E.
FLA. CERT. NO. 34850
E.B. #26496
DATE:

THESE PLANS ARE SUBJECT TO COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

PRELIMINARY SITE PLAN
RACETRAC MARKET
SR 70 @ 30th Street
Bradenton , Florida
Manatee County

DATE	06/05/2013
SCALE	1"=30'
DRAWN-BY	MWM
DRAWING NAME:	03 C-02 PSP.dwg
SHEET NO.	VERSION
C-02	1



LANDSCAPE MATERIALS LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
10	LI	Lagerstroemia indica 'Natchez'	Crape Myrtle	B/B, min. 10' oah X 4' spr, 3" cal., std.	N
11	TD	Taxodium distichum	Bald Cypress	B/B, min. 10' oah X 4' spr, 3" cal.	Y
10	TD1	Taxodium distichum	Bald Cypress	B/B, min. 12' oah X 5' spr, 4" cal.	Y
387	VO	Viburnum obovatum	Walter's Viburnum	min. 3 gallon, 24" ht x 18"-24" spr, 36" o.c.	
164	RI	Raphiolepis indica 'Alba'	Dwarf Indian Hawthorn	min. 3 gallon @ 30" o.c.	
32	RK	Rosa cv. 'Knockout'	Double Red Knockout Roses	min. 3 gallon @ 36" o.c.	
106	ZP	Zamia pumila	Coontie Palm	min. 3 gallon @ 30" o.c.	
35	MU	Muhlenbergia capillaris	Muhly Grass	min. 1 gallon @ 36" o.c.	
13	TF	Tripsacum floridana	Dwarf Fakahatchee Grass	min. 1 gallon @ 36" o.c.	
92	TA	Trachelospermum asiaticum	Minima Jasmine	min. 1 gallon @ 18" o.c.	
-	Sod1	Zoysia japonica	Empire Zoysia Sod	Sq Ft, Install in rolls	
-	Sod2	Paspalum notatum	Bahia Sod	Sq Ft	
	MULCH		Hardwood mulch	CuYd.	

LANDSCAPE REQUIREMENTS

As per Manatee County landscape code (chaper 7, section 715 and 737)

LANDSCAPE CALCULATIONS

RIGHT-OF-WAY BUFFERS REQUIREMENTS

10' wide landscape buffer
(2) canopy trees and (33) shrubs per 100 lf

North - S.R. 70
275 lf/ 100lf = 3.75 x 2 = (8) canopy trees req'd
3.75 x 33 = (124) shrubs req'd
existing trees to remain credited

West - 30th
283 lf/ 100lf = 2.83 x2 = (6) canopy trees req'd
2.83 x 33 = (93) shrubs req'd
existing trees to remain credited

PERIMETER / INTERIOR BUFFERS REQUIREMENTS

vehicular used area abuts adjacent property
8' wide landscape buffer
(1) tree /40 lf and a continuous hedge

East - 117 lf /40 = (3) trees required and provided
existing trees to remain credited

PARKING AREAS LANDSCAPE REQUIREMENTS

(4) canopy trees and (20) shrubs /20 parking spaces
40 total parking spaces

40 /20 = 2
2 x 4 = (8) canopy trees required
2 x 20 = (40) shrubs

(2) existing trees credited
(6) canopy trees and (40) shrubs provided

REQUIRED FOUNDATION LANDSCAPE

40 sf landscaping per 1,000 sf of building
5,928 sf / 1,000 sf = 5.928 x 40 sf = 238 sf landscaping required

TOTAL REQUIRED TREES

Proposed required trees = (25) trees
Native species required - 25 x 30% = (8) trees req'd

No more than 30% of total required trees can be understory trees = 25 x .30 = (8) trees

No more than 40% of total required trees can be palms = 25 x .40 = (10) trees

ADDITIONAL NOTES

All interior landscape areas not dedicated to trees or to preservation of existing vegetation must be landscaped with grass, ground cover, shrubs or other approved landscaping materials. Sand, gravel, rock, shell or pavement are not appropriate landscape materials.

A three-inch min. layer, after watering-in, of mulch or other recycled materials must be placed and maintained around all newly installed trees, shrubs, and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond it's trunk in all directions. Areas not planted with trees, shrubs, or ground covers shall be sodded with sod.

Contractor shall install new irrigation system to provide 100% coverage to all landscape areas.

GENERAL LANDSCAPE NOTES

1. All landscape material shall be fla. no. 1 grade or better, as specified in grades and standards for nursery plants, parts I and II, by Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurseryman Standards for Nursery Stock. Landscape material shall be planted according to Sound Nursery Practices.

2. All shrubs shall be a minimum of 24" high at the time of planting and spaced no greater than 36" on center. Shrubs shall not adversely impact existing tree root systems and shall be field adjusted if necessary.

3. All required trees shall be a minimum of 10' overall height with a min. 2" trunk caliper at time of planting. Adjust tree locations as necessary to avoid utilities, obstructions, etc. see materials list for exact specifications.

4. All required trees shall be located a minimum of 5 feet from impervious surfaces, all shrubs 2 feet.

5. An automatic underground irrigation system shall be installed to maintain the landscape area in a healthy manner and provide 100% coverage.

6. The contractor shall sod all disturbed areas. All planting shall be mulched to a 3" minimum depth.

7. The contractor shall be responsible for the clean up of premises and removal of all discarded and surplus materials, and rubbish.

8. Verify the locations of existing trees, lawns, and shrubs. Remove extraneous materials such as rocks, branches, building materials or unacceptable soils prior to planting sod, trees, and shrubs, where encountered.

9. Contractor shall become acquainted with the related paving, site grading, and all utilities (including water, sewer, and electrical supply) to preclude any misunderstandings and ensure a trouble free installation.

10. The exact location of all existing structures, underground utilities , and pipes may not be as indicated on drawings; the contractor shall determine the location of these items and shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect existing structures and utility services which must remain operational and shall be responsible for their replacement if damaged by him.

11. Contractor shall call Sunshine State One-Call at least 48 hours prior to digging. (1-800-432-4770).

12. Quantities on plan take precedence over materials list. Quantities on materials list are provided as a courtesy only.

TREE REPLACEMENT REQUIREMENT

Ex. tree size (dbh)	Required replacement caliper	Ratio of replacement	No. of trees removed	No. of replacement trees required
4" -15"	3"	1:1	41	41 (3")
16" -30"	4"	2:1	9	18 (4")
Over 30"	4"	3:1	5	15 (4")
Total replacement trees provided	21 (3") trees	10 (4") trees		
Remaining replacement required	20 (3") trees	23 (4") trees		

Any remaining replacement tree requirement which cannot be accommodated on site will be handled as outlined in landscape code section 714.8.6

Labels indicates how each tree satisfies the code requirement

- [N] North ROW buffer along S.R. 70 (Qty: 8)
- [W] West ROW buffer along 30th St. (Qty: 6)
- [E] East buffer along adjacent to commercial site. (Qty: 3)
- [I] Parking area landscape requirement (Qty 8)

EXISTING TREE CREDITS

26" - 35" (dbh) = (3) trees
38"(dbh) and greater = (5) trees

HARDMAN-KEMPTON & ASSOCIATES, INC.
Landscape Architects
2202 W. North A. Street Tampa, Florida 33606
Ph: 813-253-0566 • www.hk-design.com
ca.0000

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Sarasota, Florida 34240
Ph.: (941) 747-7400 Fax: (941) 371-1963
www.JAG-Eng.com

NO.	REVISION DESCRIPTION	DATE	BY
1	updated site plan	2-20-14	MC
2	per comments	4-9-14	MC

PROJECT NO: 074-001
DESIGNED BY: KC
DRAWN BY:
CHK'D BY:
PROJ. MGR: JER
DATE: 03/03/09

RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD, SUITE 100
ATLANTA, GA 30339
(770) 431-7600

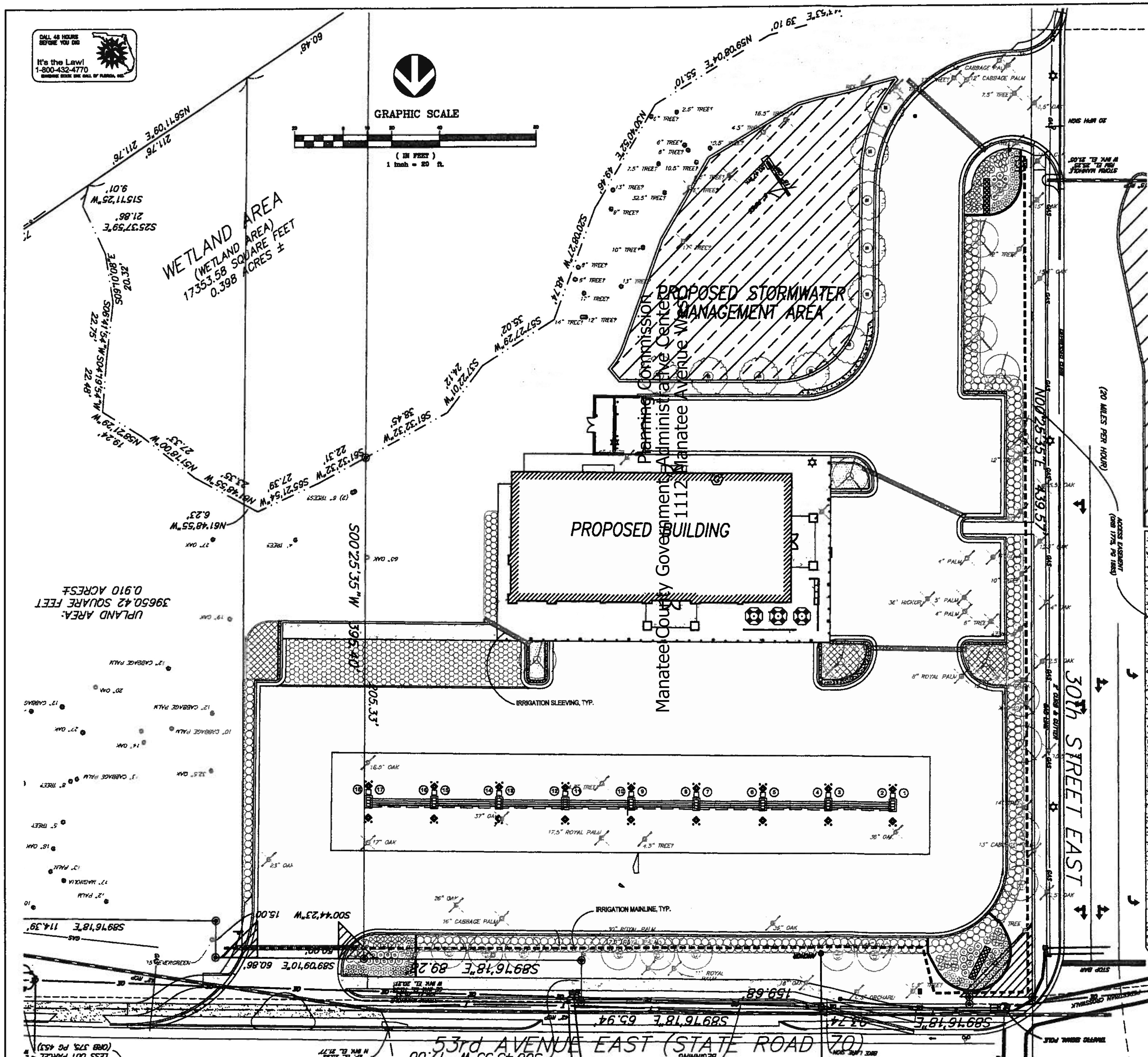
RACETRAC PETROLEUM, INC.
PRELIMINARY LANDSCAPE PLAN
RACETRAC MARKET - SR70 @ 30th St. E

FOR:
TITLE: LANDSCAPE PLAN
DESIG:

X
JASON E. RINARD, R.L.A.
FLA. REG. NO. 00016608
DATE:

L-1.1

Planning Commission
Manatee County Government Administrative Center
1112 Manatee Avenue West



IRRIGATION LEGEND

©	RAIN BIRD ESP-4M HYBRID IRRIGATION CONTROLLER W/ HUNTER "WIRELESS RAIN-CLIK" CONFIRM EXACT LOCATION PRIOR TO CONSTRUCTION
- - - - -	MAIN LINE - SCH 40 PVC (UNLESS OTHERWISE REQUIRED BY LOCAL CODE)
▬▬	SLEEVING - PVC SCH 40 (4" UNLESS NOTED)

SPECIFIC IRRIGATION DESIGN NOTES:

IRRIGATION SHALL BE DESIGNED TO PROVIDE IRRIGATION WATERING TO ALL NEW TREES, SHRUBS, AND GROUNDCOVER.

BUBBLERS WILL BE INSTALLED FOR ALL NEW TREE PLANTINGS.

ROTORS AND SPRAYS SHALL BE UTILIZED FOR TURF AREAS THAT ARE TO BE IRRIGATED.

ALL IRRIGATION ZONES WILL BE SEPARATED BASED ON WATER USE.

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL EXERCISE CARE SO AS TO NOT DAMAGE EXISTING UTILITIES. IRRIGATION CONTRACTOR SHALL VERIFY EXISTING UTILITIES. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS OF ANY DAMAGE CAUSED BY HIS WORK.
2. ALL MAIN LINE PIPING SHALL BE BURIED AT A DEPTH TO HAVE A MINIMUM COVER OF 18". ALL LATERAL LINE PIPING TO HAVE A MINIMUM COVER OF 12".
3. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR ALL ELECTRICAL HOOK-UPS.
4. SUPPLY PIPING SHALL BE FLUSHED FREE OF ALL DIRT, DEBRIS, AND CHIPS PRIOR TO THE INSTALLATION OF THE BACKFLOW PREVENTOR.
5. SLEEVES SHALL BE REQUIRED UNDER ALL SIDEWALKS AND DRIVEWAYS. MINIMUM SLEEVE SIZE SHALL BE 2".
6. 12" HIGH POP-UPS SHALL BE USED IN ALL SHRUBBERY AREAS. SUPPORT THE RISER WITH A #5 REBAR STAKE AND NYLON CABLE TIES.
7. ALL 24 VOLT WIRES FROM THE IRRIGATION CONTROLLER TO THE REMOTE CONTROL VALVES SHALL BE AWG SIZE 14, TYPE UF DIRECT BURIAL, SINGLE STRAND WIRE. WIRES ARE TO BE BUNDLED TOGETHER THEN TIED TO THE BOTTOM OF THE MAIN LINE PIPE W/TIES AT 10' INTERVALS. WIRE BURIED IN TRENCHES W/OUT MAIN LINE PIPE SHALL BE INSERTED IN 1/2" CL 160 PVC PIPE AND BURIED WITH A MINIMUM COVER OF 18".
8. IRRIGATION CONTRACTOR SHALL HAVE THE BACKFLOW PREVENTOR TESTED BY A CERTIFIED TECHNICIAN.
9. BACKFLOW PREVENTOR SHALL BE TESTED AT LEAST ANNUALLY.
10. REFER TO THE LANDSCAPE PLAN WHEN TRENCHING TO AVOID TREES AND SHRUBS.
11. ALL PVC PIPING FOR MAINLINE, SLEEVES AND RISERS SHALL BE SCH. 40. ALL OTHER PIPING SHALL BE CLASS 160 OR 200.
12. ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" FLEX PIPE CONNECTION.
13. ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND WALLS.
14. THROTTLE VALVES ON SPRAY ZONES AS REQUIRED TO PREVENT FOGGING.
15. IRRIGATION CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON REPRODUCIBLE PAPER SHOWING ALL INSTALLATION THAT DEVIATES FROM THESE DRAWINGS. THE AS-BUILT SHALL LOCATE ALL MAIN LINE PIPING, CONTROL WIRES AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
16. ALL VALVES, GATE VALVES AND QUICK COUPLING VALVES SHALL BE INSTALLED IN VALVE BOXES. VALVE BOXES SHALL HAVE A MIN. 3" BED OF PEA GRAVEL.
17. ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPED AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY OR RIGHT OF WAYS AND INSIDE THE LANDSCAPE AREAS.
18. ALL RISERS SHALL BE PLACED A MIN. OF 12" FROM ANY SIDEWALK, PATIO OR ROAD.
19. EXACT CONTROLLER LOCATION TO BE COORDINATED WITH AN OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
20. PROPERLY GROUND THE CONTROLLER TO A 5/8" X 8' COPPER CLAD GROUND ROD WITH AWG #8 BARE SOLID COPPER WIRE. ALL SPLICES AND CONNECTIONS TO THE 24 VOLT CONTROL WIRE SHALL BE MADE WITH KING TECHNOLOGY #8 WIRE CONNECTOR.
21. ALL PIPE AND FITTINGS SHALL BE IN ACCORDANCE WITH LOCAL CODES.
22. INSTALL DRIP TUBING AT GRADE AND COVER WITH MULCH. TYPICAL SPACING FOR DRIP TUBING IS 18" TO 24" ON CENTER. SPACING TO BE ADJUSTED FOR PLANT LAYOUT. REFER TO LANDSCAPE PLAN. ANCHOR TUBING EVERY 10 WITH 12" LONG PLASTIC TUBING STAKES.

HARDEMAN-KEMPTON & ASSOCIATES, INC.
Landscape Architects

JASON E. RINARD, R.L.A
FLA. REG. NO. 0001608
DATE:

L-2.1

FOR: RACETRAC PETROLEUM, INC.
TITLE: PRELIMINARY LANDSCAPE PLAN
RACETRAC MARKET - SR70 @ 30th St. E
DESC: SCHEMATIC IRRIGATION PLAN

RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD, SUITE 100
ATLANTA, GA 30339
(770) 431-7600

PROJECT NO:	074-001
DESIGNED BY:	
DRAWN BY:	KC
CHK'D BY:	
PROJ. MGR:	JER
DATE:	01/21/2014

NO.	REVISION DESCRIPTION	DATE	BY
1	per comments	4-9-14	KC

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Engineering Consultants
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Ph.: (941) 747-7400 Fax (941) 371-1965
www.JAG-Eng.com

May 8, 2014 - Planning Commission Meeting
Agenda Item #9

Subject
PDR-13-36(Z)(P) – C-1 BANK - FKA COMMUNITY BANK & COMPANY - LORRAINE ESTATES - DTS 20130363 - QUASI - JUDICIAL - 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 ADOPTION of Manatee County Zoning Ordinance No. PDR-13-36(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.3, B.1, C.1 - C.3, and D.1 - D.4; GRANTING Special Approval for a project: 1) exceeding a net density of 1.0 dwelling unit per acre in the RES-1 FLUC, 2) within the Watershed Protection Evers Overlay District, and 3) within the Special Treatment Overlay District; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Sections 714.8.7, and 715.3.4 of the Land Development Code, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion
• The 24.55 ± acre site is located on the east side of Lorraine Road, approximately one mile north of SR 70.
• The site is zoned A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) and within the RES-1 (Residential – one dwelling units per acre) Future Land Use Category (FLUC).

• The site is currently vacant, however, it was previously developed for a church (Faith Christian Church), and there are the following improvements on-site:
- 2 structures (12,225 sq. ft. main building for the church and 2,880 sq. ft. accessory building for Sunday School classroom),
- main driveway entrance, parking areas, drainfield, and detention areas.
• The current request is to rezone the property to PDR (Planned Development Residential) retaining the overlay districts (WP-E/ST), and approve a Preliminary Site Plan for a maximum of 24 single-family detached lots. The Preliminary Site Plan proposes:
- One access point from Lorraine Road, a two-lane collector roadway that is planned to be a 150-foot wide four-lane arterial (per the 2030 Future Traffic Circulation Map).
- Lots located along both sides of an internal loop. The proposal includes larger lots with sizes that vary from 19,068 sq. ft. to 27,066 sq. ft. and an average width of 140 feet (66 feet for lots with front into a curvilinear street).
- A 24 feet wide roadway loop (50 feet wide public right-of-way).
- A 20-foot wide roadway buffer along Lorraine Road, and 15 feet wide greenbelt landscape buffer along the north, east, and south property boundaries.
- A 5-foot wide sidewalk within the referenced roadway buffer, and along both sides of the internal loop.
- Stormwater management areas at the center portion of the site, and conservation areas to the west (wetland and wetland buffer). No impacts to wetland (± 0.635 acres) or wetland buffers are proposed.
- Connection to nearest sanitary sewer force main will be provided by the developer.
- A gross and net density of 0.98 and 1.39 dwelling units per acre respectively.
- 35 % of open space (8.60 acres) is provided as is required for a project within the Watershed Overlay District.
- An open recreational field with picnic tables is proposed as a “focal point” (9,804 sq. ft.).
• The proposed use (single-family detached) and density (0.98 gross and 1.39 net) are consistent with the intent and maximum density threshold of the RES-1 FLUC, which allows for consideration of suburban or urban residential uses with a maximum gross and net density of 1 du/acre and 2 du/acre respectively.
• Special approval is required for a project:
- exceeding a net density of 1.0 dwelling unit per acre in the RES-1 FLUC, and
- within the Braden River Watershed (Evers Reservoir Watershed Protection and Special Treatment Overlay Districts).
• The applicant request Specific Approval to:
- Reduced replacement tree sizes (LDC Section 714.8.7)
- To allow one canopy tree per lot frontage (LDC Section 715.3.4)
• Staff supports all requested Specific Approvals.
• Staff recommends approval of this request, with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded via email on 4/15/2014.

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: Staff Report - PDR-13-36(Z)(P) - C1 Bank Lorraine Estates - 5-8-14 PC.pdf
Attachment: Specific Approval Letter - PDR-13-36(Z)(P) - Lorraine Estates - 20140508 PC.pdf
Attachment: Zoning Disclosure Affidavit - PDR-13-36(Z)(P) - Lorraine Estates - dts 20130363 - 20140508 PC.pdf
Attachment: Traffic Impact Statement - PDR-13-36(Z)(P) - Lorraine Estates - dts20130363 - 140508 PC.pdf
Attachment: Maps - Future Land Use, Flood and Aerial - PDR-13-36(Z)(P) - Lorraine Estates - dts20130363 - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - PDR-13-36(Z)(P) - C1 Bank Lorraine Estates - 5-8-14 PC.pdf
Attachment: Site Plans - PDR-13-36(Z)(P) - Lorraine Estates - 20140508 PC.pdf

PDR-13-36(Z)(P) – C-1 Bank (fka Community Bank & Company) / Lorraine Estates (DTS #20130363)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 05/08/2014 **B.O.C.C.: 06/05/2014**

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-13-36(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.3, B.1, C.1 - C.3, and D.1 - D.4; GRANTING Special Approval for a project: 1) exceeding a net density of 1.0 dwelling unit per acre in the RES-1 FLUC, 2) within the Watershed Protection Evers Overlay District, and 3) within the Special Treatment Overlay District; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Sections 714.8.7, and 715.3.4 of the Land Development Code, as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDR-13-36(Z)(P) (DTS # 20130363)**
PROJECT NAME	**C-1 Bank (fka Community Bank & Company) / Lorraine Estates**
APPLICANT(S):	**C-1 Bank (fka Community Bank & Company)**
PROPOSED ZONING:	**PDR (Planned Development Residential)**
EXISTING ZONING:	**A (General Agriculture) - 24.55 acres**
PROPOSED USE(S):	**24 lots for single-family detached residences**
CASE MANAGER:	**Rossina Leider**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

The 24.55 ± acre site is located on the east side of Lorraine Road, approximately one mile north of SR 70. The site is zoned A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) and within the RES-1 (Residential – one dwelling units per acre) Future Land Use Category (FLUC). The site is currently vacant, however, it was previously developed for a church (Faith Christian Church), and there are the following improvements on-site:

- 2 structures (12,225 sq. ft. main building for the church and 2,880 sq. ft. accessory building for Sunday School classroom),
- main driveway entrance, and parking areas, and
- drainfield and detention areas.

The current request is to rezone the property to PDR (Planned Development Residential) retaining the overlay districts (WP-E/ST), and approve a Preliminary Site Plan for a maximum of 24 single-family detached lots. The Preliminary Site Plan proposes:

- One access from Lorraine Road, an existing two-lane collector roadway that is planned to be a 150-foot wide four-lane arterial per the 2030 Future Traffic Circulation Map.
- Lots located along both sides of a 24 feet wide loop (50 feet wide public right-of-way).
- Larger lots with sizes that vary from 19,068 sq. ft. to 27,066 sq. ft. and a minimum width of 140 feet (66 feet for lots with front into a curvilinear street).
- A 20-foot wide roadway buffer along Lorraine Road, and 15 feet wide greenbelt landscape buffer along the north, east, and south property boundaries.

- A 5-foot wide sidewalk within the referenced roadway buffer, and along both sides of the internal loop.
- Stormwater management areas at the center portion of the site, and conservation areas to the west (wetland and wetland buffer). No impacts to wetland (± 0.635 acres) or wetland buffers are proposed.
- Connection to nearest sanitary sewer force main will be provided by the developer.
- A gross and net density of 0.98 and 1.39 dwelling units per acre respectively.
- 35 % of open space (8.60 acres) is provided as is required for a project within the Watershed Overlay District.
- An open recreational field with picnic tables is proposed as a "focal point" (9,804 sq. ft.).

Staff raised concerns related to timing and compatibility of the project since all surrounding properties along Lorraine Road are zoned A, contain 5 acres or more, and are developed with agricultural uses or single-family units not part of a subdivision. However, the following aspect has been taken in consideration as part of the analysis in order to address the above referenced concerns:

- The proposed use is consistent with the intent of the RES-1 FLUC, which allows for consideration of suburban or urban residential uses in the range of potential uses.
- The proposed density (0.98 gross and 1.39 net) is consistent with the maximum density threshold allowed in the RES-1 FLUC (1 du/acre gross and 2 du/acre net). Special Approval is required for a project which the net density exceeds 1.00 du/acre. Special Approval is granted through the planned development process, and PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks.
- The nearby area to the east and south of the project is transitioning from agriculture to suburban and urban development, and includes projects of Development of Regional Impact (Northwest Sector and Cypress Banks).
- The RES-1 portion of the County in which is located the site is totally surrounded to the north, east, and west by properties with the potential to be developed with a maximum density of 3 du/acre gross and 9 du/acre net since they are within the MU-C/R (Mixed Use-Community/Residential) and UF-3 (Urban Fringe) FLUCs.
- The minimum lot size proposes by the applicant (19,068 sq. ft.) is much bigger than the lot sizes recently approved in the nearby area (i.e. 4,950 square feet for single-family detached lots on Central Park and 9,500 square feet on Serenity Creek).
- Adequate buffers have been proposed.

Site lies in Zones X based on D-FIRMSs, effective 3/17/2014, and is outside of the 100-year floodplain. Special approval is required for a project that lies entirely within the Braden River Watershed (Evers Reservoir Watershed Protection and Special Treatment Overlay Districts). The purpose of the Special Approval request is satisfied by the proposed project's design that will provide:

- the required 25% reduction for all stormwater outfall flow directly or indirectly into

Braden River, and

- 150% of the normally required water quality treatment.

The applicant held a neighborhood workshop on December 3, 2013 at 6:00 p.m. at the existing vacant structure on the site. All property owners along Lorraine Road between SR 64 and SR 70 were notified of the workshop, and approximately 20 people attended. The neighbors raised concerns related to the compatibility of the project with the surrounding uses.

The applicant requests Specific Approval to:

- Reduced replacement tree sizes (LDC Section 714.8.7)
- To allow one canopy tree per lot frontage (LDC Section 715.3.4)

Staff supports all requested Specific Approvals. Staff recommends approval of this request, with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**5215 Lorraine Road**
GENERAL LOCATION:	**East side of Lorraine Road, approximately one mile north of SR 70**
ACREAGE:	**24.55 ± acres**
EXISTING USE(S):	**Vacant (two non-occupied structures on site for a church and an accessory building)**
FUTURE LAND USE CATEGORY(S):	**RES-1 (Residential - one dwelling unit per acre)**
DENSITY:	**0.98 gross 1.39 net**
SPECIAL APPROVAL(S):	**1) Net density exceeding 1 dwelling unit per acre in the RES-1 FLUC 2) Project within WP-E (Watershed Protection Evers) Overlay District 3) Project within ST (Special Treatment) Overlay District**
OVERLAY DISTRICT(S):	**WP- E (Watershed Protection Evers) ST (Special Treatment)**
SPECIFIC APPROVAL(S):	**1) Reduced replacement tree size 2) To allow one canopy tree per lot frontage**

SURROUNDING USES & ZONING	
NORTH	**Single-family residence zoned A (General Agriculture)**
SOUTH	**Grazing and single-family residence zoned A (General Agriculture)**

EAST	**Vacant agricultural land zoned A (General Agriculture)**	
WEST	**Across Lorraine Road, Single-family homes and vacant land zoned A (General Agriculture)**	
SITE DESIGN DETAILS		
LOT SIZE(S):	**19,068 sq. ft. minimum (145' x 132')**	
SETBACKS: (*) 25-foot separation between the garage and edge of sidewalks (**) Lot 5 adjacent to active agriculture	**Front**	**23' (*)**
	Side	**15 & 7.5' (only Lot 16 south side yard setback)**
	Rear	**15' & 35' (only Lot 5) (**)**
	Waterfront	**30'**
OPEN SPACE:	**Required: 35% or 8.60 acres** **Provided: 35% or 8.60 acres**	
RECREATIONAL AMENITIES:	**Open field with picnic tables**	
RECREATIONAL ACREAGE:	**9,804 sq. ft.**	
BUFFERS:	• **20' roadway buffer along Lorraine Road** • **15' greenbelt buffer along north, east, and south property boundaries**	
ACCESS:	**One access point from Lorraine Road**	
FLOOD ZONE(S)	**Zones X per FIRM Panel 120153 0360C. No change in flood zone with the D-FIRMs (effective 3/17/2014)**	
AREA OF KNOWN FLOODING	**Yes, rainfall. 25-year attenuation of runoff required**	
UTILITY CONNECTIONS	**Water and sewer available. Connection to the nearest sanitary sewer (one mile south of the project) will be provided by the applicant.**	

ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**0.635 acres**
Proposed Impact Acreage:	**None**

Wetlands

According to the environmental narrative provided by ECO Consultants there is an on-site Freshwater Marsh wetland approximately 0.635 acre in size. The applicant is proposing no impacts to the wetland and is providing the minimum 30' wetland buffer around this wetland

Uplands

According to the environmental narrative there is no upland habitat on-site.

Endangered Species

According to the environmental narrative there was no wildlife observed utilizing the site.

Trees

Trees are inventoried on the site plan and tree removal and replacement will be addressed with the Final Site Plan in accordance with Section 714.8.7 of the LDC. A Specific Approval request is being suggested by staff to allow for smaller replacement tree sizes at 3"/4"/4" in lieu of the LDC sizes of 3"/5"/7".

Landscaping/Buffers

The site plan depicts a 20' roadway buffer along Lorraine Road with 2 canopy trees and 33 shrubs per 100 linear feet. This meets the LDC requirement. Greenbelt buffers are proposed at the minimum of 15' around the remainder of the perimeter of the project with the LDC required one canopy tree every 30' on center. Street trees are shown at one tree per 50 linear feet in accordance with the LDC; however, staff is suggesting Specific Approval to reduce the quantity to one tree per lot per frontage to alleviate potential conflicts with infrastructure by overcrowding lots with trees.

Landscaping for screening is provided around the proposed lift station that is in the southwest corner of the project area, which meets the LDC requirement.

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**
Riker	**120**	**2.98**	**6,075 sq. ft.**	**pending**
River Sands	**475**	**1.56**	**7,425 sq. ft.**	**pending**

POSITIVE ASPECTS

- **The nearby area is transitioning from agriculture to suburban and urban development.**
- **Timing appears to be consistent with development trends in the area.**
- **PDR allows the Board to stipulate development to ensure compatibility.**

NEGATIVE ASPECTS

- **Proposed lot sizes are significantly smaller than surrounding agricultural lots.**
- **The project is adjacent to "A" zoning district which permits agricultural uses that maybe incompatible with single-family development.**
- **Distance to existing wastewater connection.**

MITIGATING MEASURES

- **The applicant proposes large lot sizes (from 19,068 sq. ft. to 27,066 sq. ft.).**
- **Lot sizes along the perimeter of the project are proposed to be larger, allowing for smaller lot sizes internal to the project.**
- **Staff recommends the Notice to Buyer include language informing prospective buyer of the presence of adjacent agricultural operations.**
- **The 15-foot wide greenbelt buffer along the south property line will contain additional planting material to minimize potential impacts from adjacent active agricultural use.**
- **Connection to the nearest sanitary sewer will be provided by the applicant.**

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, and shall include language informing prospective homeowners in the project of the following:
   a. The presence of neighboring agricultural uses and their potential impacts (noise and odors) associated with such uses.
   b. Planned thoroughfare adjacent to the project (i.e. Lorraine Road, an existing two-lane collector that is planned to be a 150-foot wide four-lane arterial),

c. Potential noise associated with the planned roadway.

2. No lots shall be platted through any buffer or open space.

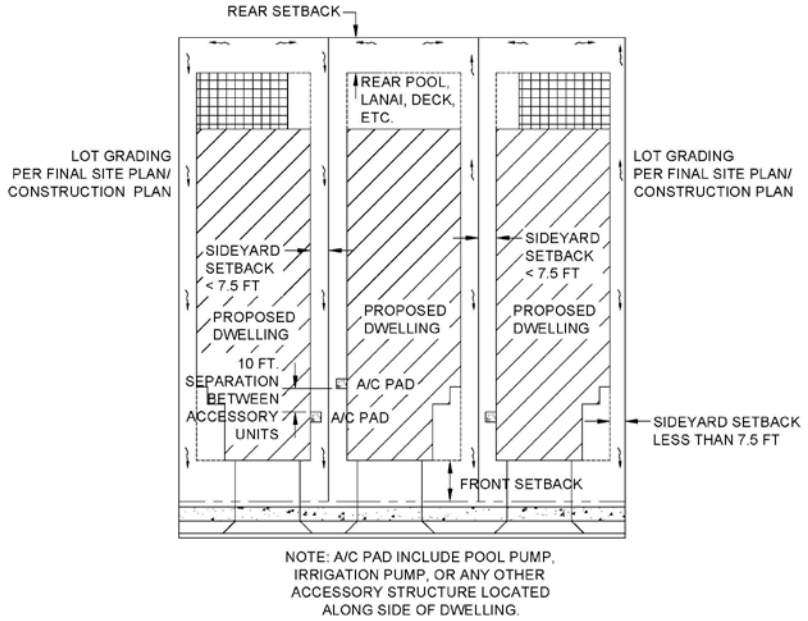
3. All other applicable state permits shall be obtained before commencement of the development.

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

1. A traffic impact statement or traffic impact analysis will be required prior to Final Site Plan approval depending on type and size of development. Additional on-site and/or off-site improvements may be required as the property is developed.

C. <u>STORMWATER CONDITIONS</u>:

1. This project shall be required to reduce the calculated pre-development flow rate by twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into Braden River. Modeling shall be used to determine pre- and post- development flows.
2. Project shall be required to provide 150% water quality treatment for Braden River/Evers Reservoir (WP-E).
3. There shall be a minimum ten (10)-foot separation between accessory equipment (e.g. air conditioner units, heat pumps, etc.) and structures alongside adjoining houses with side yard setback of 7.5 feet or less.



D. ENVIRONMENTAL CONDITIONS:

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

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

3. 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.

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

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, Lorraine Road	Shown	Y		Meets standard
15' greenbelt buffer	Shown	Y		Meets standard
Buffer landscaping	Shown	Y		To be in accordance of LDC Section 715
SIDEWALKS				
5' internal sidewalks	Shown	Y		Both sides of internal roadways
5' sidewalk, exterior	Shown	Y		Meets standard. Project within two walking miles from McNeal Elementary and Nolan Middle School

ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	**Shown**	**Y**		**Streets to be public**
24' paved roadways	**Shown**	**Y**		

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Factors for Reviewing Proposed Site Plans (Section 508.6)
Planned Districts - Rezone Review Criteria (Section 603.4)

Physical Characteristics
The ±24.55-acre site has a rectangular shape with frontage along Lorraine Road (±826 feet) and extended east approximately 1,291 feet. The site has been developed with two buildings (a 12,254 square foot church and 2,880 square foot accessory building) and associated improvements (driveway, parking area, drainfield, and stormwater devices), but is currently vacant. The site contains 0.635 acres of wetlands, and no impacts are proposed to the wetland and wetland buffer.

Public Utilities, Facilities and Services
The site will be served by County water and sewer. The project will be connected to nearest sanitary sewer force main located approximately one mile to the south. Irrigation for landscaping will use the lowest quality water source available.

The required connection to Manatee County utilities will be reviewed in greater detail with future Final Site Plan.

The site is in the School Service Area 2.The schools serving the area are B.D. Gullet Elementary, R. Dan Nolan Middle, and Lakewood Ranch High School. Per the Manatee County School Board, there is sufficient capacity to support the proposal which trigger an increment of seven potential students.

Compatibility
The surrounding area is zoned A (General Agriculture), and has been developed with agricultural tracts and large residential lots. To north of the site is a single-family residence, and to the south a single-family home with a grazing area in the rear portion of the lot. To the east, there is vacant agricultural land, and to the west, across Lorraine Road, there are single-family residences and vacant land.

The nearby area has been transitioning from agriculture to suburban and urban development. The site is located one mile north of Cypress Banks and a quarter mile east of the Northwest Sector, both under the category of Development of Regional Impact (DRI). Northwest Sector is approved for 4,422 residential units, 200,000 square feet of commercial space, and 105,000 square feet of office space. Cypress Banks is approved for 5,982 residential units, 213,674 square feet of commercial space, and 531.9 acres of recreational areas. Additionally, to the east there is agricultural land zoned A within the MU-C/R (Mixed Use-Community/Residential) FLUC and the potential to be developed with a maximum density of 3 du/acre gross and 9 du/acre net.

PDR zoning requires approval of a site plan by the Board of County Commissioners to address any compatibility concerns. PDR zoning also provides greater flexibility for the project

to establish appropriate height, buffers, and setbacks to help minimize any compatibility and transition concerns with the surrounding zoning and land uses, including potential adverse impacts caused by adjacent agricultural properties.

The proposed maximum density (0.98 gross and 1.39 net) is in compliance with the RES-1 FLUC. The preliminary site plan provides adequate setbacks, buffers, and opens space, and the proposed lot size (minimum 19,068 square feet) is bigger than the size of approved single-family detached lots in the nearby area (i.e. lot size vary from 4,950 sq. ft. to 9,000 sq. ft.at the Northwest Sector DRI). Planned Development Residential zoning can be found to be compatible with surrounding land uses and zoning.

Transitions

The project density (0.98 gross and 1.39 net) is below the density of approved residential developments in the nearby area. However, the property is surrounded by land zoned A (General Agriculture), a zoning district which provides for agricultural land and allows rural residential development in a minimum of 5-acre lots and with a maximum density of 0.2 dwelling units per acre.

In order to provide for appropriate transition, the applicant proposes large single-family detached lots with sizes that vary from 19,068 sq. ft. to 27,066 sq. ft. and widths from 66 feet to 203 feet. The larger lots are arranged adjacent to the perimeter of the project, and the smaller lots in the central portion of the site. A 15-foot greenbelt buffer is proposes along to the north, east, and south property boundaries, and adequate separation from active agricultural uses (50 feet separation) is provided. The project appears to be consistent with the development trends in the area.

Design Quality

The project includes 24 single-family lots, with a minimum lot size of 19,068 square feet, and an average minimum lot width of 140 feet (except for lots with frontage to a curvilinear street that at least are 66 feet in width). The lots are arranged with frontage along internal roadways, with the larger lots settled close the property boundaries and the smaller lots central to the development.

Stormwater management areas are located around to the wetland buffer (south and west) and in the central portion of the subdivision. The design includes landscaped open space and a recreational area with picnic tables as a focal point.

Adjacent Property

The site is entirely surrounded by properties zoned A (General Agriculture). To the north, south, and west (across Lorraine Road) there are single-family homes, and to the east is vacant agriculture land. A 20-foot wide roadway buffer is provided along to Lorraine Road and a 15-foot wide greenbelt buffer separates the project from existing nearby properties. A 50-foot building separation is provided between the southeast corner of the project (Lots 5) and the adjacent active agriculture property to the south (pasture area).

Streets, Drives, Parking and Service Areas

The site has access via an entrance road connecting Lorraine Road to the internal roadways. The proposed residential streets will be public and designed to Manatee County Public Works

Standards, with a minimum right-of-way width of 50 feet, and a minimum 24 feet pavement width.

Pedestrian Systems

The site is within two walking miles from McNeal Elementary and Nolan Middle School. The preliminary site plan shows the required five-foot wide sidewalks along Lorraine Road and on both sides of the internal roadways.

Natural and Historic Features, Conservation and Preservation Areas

According to the environmental narrative, there are approximately 0.635 acres of wetland on-site, and no impacts to the wetland or the required 30' wetland buffer are proposed. There is no upland habitat on-site. There are no known historical or archaeological resources on-site.

Density

The proposed maximum density (0.98 gross and 1.39 net) is in compliance with the RES-1 FLUC. However, Special Approval is required for a project exceeding a net density of one dwelling unit per acre in the RES-1 FLUC. Special approval may be acquired through the planned development process.

Height

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

Fences, Screening, and Landscaping

No perimeter fencing is proposed. The preliminary site plan shows a 20-foot wide roadway buffer along Lorraine Road, and a 15-foot wide greenbelt buffer along to the north, east, and south property lines, with screening and landscaping accordance to LDC Sections 715 and 603.7.4.5. The roadway buffer will be planted with 2 canopy trees and 33 shrubs every 100 ft, and greenbelt buffers will be planted with one shade tree planted every 30 ft. on center. Additional planting material (3 gallons shrubs) will be provided on the greenbelt buffer along the south property line in order to mitigate potential impacts form the adjacent active agricultural use (pasture).

Yards and Setbacks

Setbacks are as shown in the site plan. The established minimum setbacks for the project are shown in the following chart:

Use/Type	Front	Side	Rear
Single-family detached	23'/20'(*)	15' & 7.5' (only Lot 16 south side yard setback)	15' & 35' (only Lots 5 adjacent to active agriculture use)
Wetland buffer	15'		
Waterfront	30'		

(*) A 25-foot separation between the garage and edge of sidewalks is provided. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.

Trash and Utility Plant Screens
Single-family units will be served by individual can pick-up to be reviewed with the Final Site Plan.

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

Mixed Use or Entranceway Designation.
The site in not in an area designated as an Entranceway of the County.

Water Conservation
The development will be required to conform to Manatee County Land Development Code and Engineering Standards for water conservation measures.

Stormwater Management
The project is outside of the 100-yr floodplain pursuant to the FEMA FIRM Maps, FEMA DFIRM Mapping, and the Braden River Watershed Study. The design of the stormwater facilities will be required to meet the requirements of LDC Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. Stormwater facilities will be reviewed in greater detail with future site plan submittals.

Open Space
The site plan shows 35% or 8.60 acres of open space is provided with this project. Landscaped open space is provided, and, as a focal point, a recreational area with picnic tables has been included.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the RES-1 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing may be considered appropriate given development trends in the area. Based on approved and proposed projects, the nearby area is transitioning from agriculture to suburban and urban residential and mixed- use developments.

Policy 2.2.1.11.1 Intent. The use is consistent with the intent of the RES-1 FLUC which provides for low density suburban or clustered low density urban residential uses. The proposed net density (1.39 du/acre) exceeds the Special Approval threshold (1.00 net) in the RES-1 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Suburban or urban density uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public and semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water enhanced uses are included in the range of

potential uses for this FLUC.

Policy 2.6.1.1 Compatibility. PDR developments can be designed to permit development consistency with the growing development trends in the area. The proposed use and setbacks are comparable with nearby developments. Appropriate buffers are provided for compatibility and transition between existing developments, and additionally, PDR allows the Board to attach stipulations to ensure the project is compatible with surrounding uses.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design shows no impacts to the 0.635 acres of wetland on-site.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 35% open space (8.60 acres). 35% open is required for project within the WP-E (Watershed Protection Evers) Overlay District.

TRANSPORTATION

Major Transportation Facilities

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

Transportation Concurrency

Transportation Concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Statement (TIS) to determine impacts to the segment of Lorraine Road, near the project site. The results of the TIS, which were reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate above the level of service (LOS) “D” performance standard with project-related traffic and with no off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below).

Access

In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The project will have one driveway onto Lorraine Road.

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

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	FUTURE LOS (W/ PROJECT)
Lorraine Road	**Link #2650**	**D**	**D**

In summary, the results of the Traffic Impact Statement review identified no off-site concurrency improvements. However, a site-related improvement (i.e. a westbound left-turn lane along Lorraine Road at the project driveway) is 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.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request:

1. **Alternative to LDC Section 714.8.7 – Tree Replacement Size**
   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. **Alternative to LDC Section 715.3.4 – Street 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.

Staff Analysis and Recommendation:
Staff is in support of the request for Specific Approval for an alternative to Section 715.3.4 of the LDC to allow only 1 tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

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, as providing fewer trees will prevent future removal to prevent conflicts with infrastructure.

SPECIAL APPROVAL – FINDINGS

"Special Approval" is a process requiring an additional level of review pursuant to the Comprehensive Plan. It is defined 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. 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.

Special Approval is required for a project:

Exceeding a net density of one (1) dwelling unit per acre in the RES-1 FLUC.
Comprehensive Plan Policy 2.2.1.9.4 requires special approval for all projects which the net residential density exceeds 1.00 du/acre.

The proposed net density (1.39 du/acre) is consistent with the maximum density threshold allowed in the RES-1 FLUC (2 du/acre net), and below to nearby residential projects approved with a net density that vary from 1.78 to 3.76 du/acre. The resulting gross density for the proposed development is less than one (1) dwelling unit per acre.

The intent of the RES-1 FLUC provides for low density suburban residential environment, or clustered low density urban residential environment where appropriate. The proposed net density appears appropriate since is consistent with the intent of the RES-1 FLUC, and developments trends of the nearby area that is developed with low and moderate residential density.

Within the Watershed Protection Evers and the Special Treatment Overlay Districts

The Comprehensive Plan requires Special Approval for projects within the Evers Reservoir Watershed Protection (WP-E) and Special Treatment Overlay Districts (Policies 2.2.2.2.4).

The design of this project will provide twenty-five percent (25%) reduction to the calculated pre-development flow rate for all stormwater outfall flows either directly or indirectly into Braden River. In addition, the project will provide 150% of the normally required stormwater quality treatment, consistent with requirements of Outstanding Florida Waters (OFW), and LDC Section 717.3.7.

The above requirements are stipulated and will be reviewed and approved by staff as part of the Final Site Plan/Construction Drawing process. The proposed preliminary site plan appears appropriate and consistent with the applicable regulations related to protect the quantity and quality of potential and existing potable water supplies within public surface water reservoirs and their watersheds.

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.

ATTACHMENTS

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

APPLICABLE COMP PLAN POLICIES	
Policy: 2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy: 2.1.2.4	Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.
Policy 2.1.2.5	Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.
Policy 2.1.2.6	Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.
Policy: 2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy: 2.2.1.9	RES-1: Establish the Residential-1 Dwelling Unit/Gross Acre future land use category as follows:

Policy:	2.2.1.9.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density suburban residential environment, or a clustered low density urban residential environment where appropriate, and which may be utilized for compatible agricultural activities in the short-term, while recognizing that suburban or clustered urban uses are the preferred long-term land use for these areas. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these suburban or urban areas.
Policy:	2.2.1.9.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy:	2.2.1.9.3	Range of Potential Density/Intensity: <u>Maximum Gross Residential Density:</u> 1 dwelling unit per acre <u>Maximum Net Residential Density:</u> 2 dwelling units per acre or 6 dwelling units per acres (see 2.2.1.9.4(b) and (c) for explanation) <u>Maximum Floor Area Ratio:</u> 0.23 (0.35 for mini-warehouse uses only) <u>Maximum Square Footage for Neighborhood Retail Uses:</u> Medium (150,000sf)
Policy:	2.2.1.9.4	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) Maximum net residential density within areas which are predominantly developed at a net residential density of 2 du/ga or less, or where existing development has not utilized "clustering" to achieve a net density which is significantly

greater than gross density, shall be limited to a 2 dwelling units/acre on any part, or all, of a proposed project.

c) Maximum net residential density within areas which are generally undeveloped, or which have experienced development which has predominantly utilized "clustering" to achieve net densities which are significantly greater than gross densities of the same projects(s), shall be limited to 6 dwelling units per acre on any part, or all of any proposed project. Net densities greater than 6 dwelling units per net acre may be considered within the WO (Evers) or CHHA Overlay Districts, pursuant to policies 2.3.1.5 and 4.3.1.5, to maximize protection of natural resources and to maximize reserved open space.

d) Any project containing any net density in excess of 1 dwelling unit per acre shall require special approval.

e) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

Policy: 2.3.1.2 Minimize the alteration or relocation of any perennial lake or stream, or of adjacent jurisdictional wetlands by promoting the transfer of density/intensity away from the water body and out of the floodplain, except for improvements for public water supply sources, upon a finding of overriding public interest by the Board of County Commissioners. Also, limit the density or intensity credit which may be transferred from any acreage of altered or relocated wetlands to 50% of the maximum density or intensity associated with the future land use category on any such wetland. Any such reduction in density or intensity credit shall be in addition to any reduction (see Policy 2.3.1.1) caused by wetland acreage being in excess of 20% of gross project acreage.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy: 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers

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

Objective 2.9.1 **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: 2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policy: 2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)
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]

April 1, 2014

Manatee County Government
Building & Development Department
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: Project Name: Lorraine Estates
C-1 Bank f/k/a Community Bank & Company
Parcel ID No.: 580310050

Dear Sir/Madam:

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

Tree Replacement (Section 714.8.7)

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

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

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.

A Specific Approval request is being proposed to allow for smaller replacement tree sizes at 3”/4”/4” in lieu of the LDC sizes of 3”/5”/7”.

Residential Street Trees (Section 715.3.4)

The site plan depicts a 20’ roadway buffer along Lorraine Road with 2 canopy trees and 33 shrubs per 100 linear feet. This meets the LDC requirement. Greenbelt buffers are proposed at the minimum of 15’ around the remainder of the perimeter of the project with the LDC required one canopy tree every 30’ on center. Street Trees are shown at one tree per 50 linear feet in accordance with the LDC, however, a Specific Approval request is being made to reduce the quantity to one tree per lot per frontage.

Staff is in support of the request for Specific Approval for an alternative to Section 715.3.4 of the LDC to allow only 1 tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring. The LDC is slated to reflect the reduction with the upcoming amendment to Section 715 – Residential Street Trees.

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

3604 53rd Ave. East – Bradenton, Florida 34203
Phone: (941) 748-8340 - Fax: (941) 896-9938
Web: www.schappachereng.com

degree, as providing less trees will prevent future removal to prevent conflicts with infrastructure.

A Specific Approval request is being proposed to allow for a reduction to one street tree per lot frontage to alleviate potential conflicts with infrastructure by overcrowding lots with trees.

Thank you for your consideration,

Sincerely,

Richard Schappacher, P.E.

3604 53rd Ave. East – Bradenton, Florida 34203
Phone: (941) 748-8340 - Fax: (941) 896-9938
Web: www.schappachereng.com

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: Lorraine Estates

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 (X) or contract purchaser ( )	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
C-1 Bank f/k/a Community Bank & Company	100%
100 5th Street South, St. Petersburg, FL 33701	
Clark Higgs, Senior VP of Recovery	

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

Signature: Clark T. Higgs

(Applicant): _____

STATE OF FLORIDA
COUNTY OF FL

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20 day of August 20 , by Clark T. Higgs , who is ~~personally known to~~ me or who has produced _____ as identification.
(type of identification)

Amanda Heath
Notary Signature

My Commission Expires: _____

Print or type name of Notary

Commission No: _____

Title or Rank

AMANDA L HEATH
MY COMMISSION # DD 954714
EXPIRES: May 22, 2014
Bonded Thru Notary Public Underwriters

Revised 2/8/10
B-4

TRAFFIC IMPACT STATEMENT

Lorraine Estates

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

Application Number: 20130363 /Project Number: PDR-13-63(Z)(P)

Narrative

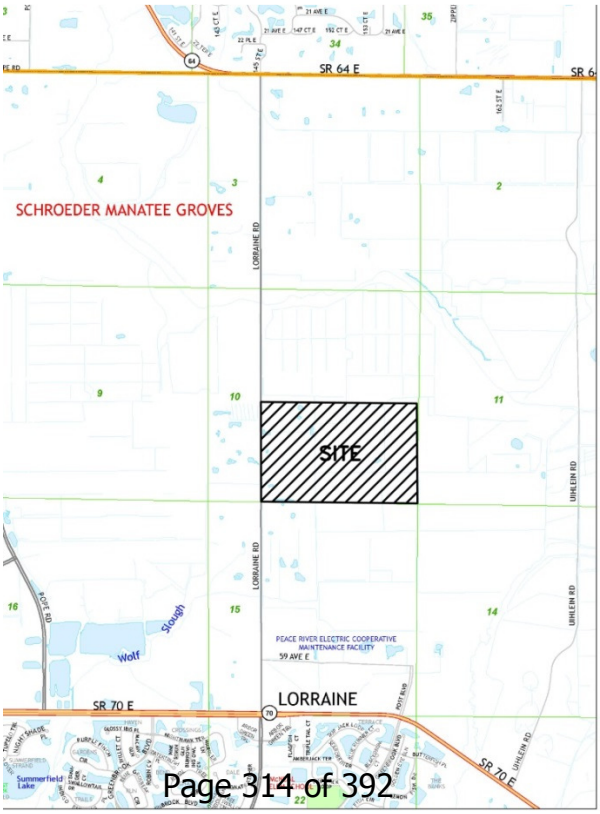
C-1 Bank is proposing to develop a 25.0 acre parcel of land located at the 5200 block of Lorraine Road in unincorporated Manatee County. The proposed project consists of 25 single family lots. The project was previously approved and constructed as a Church via AP-05-17. An addition was applied for via AP-07-28 but was never constructed.

Existing Data

In Table 1 below, the link information outlined for the existing data on the first directionally accessed functionally classified (concurrency regulated) roadway segment along (Lorraine Road) has been provided.

TABLE 1

Link No.	Road Name	From Street	To Street	Cross Section	Peak-Hour two-way LOS Standard Service Volume	5% Peak-Hour two-way LOS Standard Service Volume	LOS Standard	Existing LOS
2650	Lorraine Rd	SR 70 E	SR 64 E	2U	1,040	52	D	C



Criteria 1

Criteria 1 requires the trip generation by the proposed site to be equal to or <50 P.M. gross (total) peak-hour trips. Table 2 below indicates the estimated trips using ITE Trip Generation 9th Edition. The trips generated by this project alone will not exceed the 50 P.M. peak-hour trip threshold.

TABLE 2

ITE Code	Land Use Type	Dwelling Units	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	**Single-Family Detached Housing**	**25**	**19**	**11**	**30**

Trip Generation can be calculated by the Fitted Curve Equation or by using the Average Rate. The Fitted Curve Equation is: Ln(T)=0.90 Ln(X) + 0.51 where T represents the Average Vehicle Trip Ends and where X represents the Number of Dwelling Units. Use of the Fitted Curve Equation is typically appropriate where the R^2 value is greater than 0.75. In this case, the R^2 value is 0.89 and should be used instead of the Average Rate.

The number of trips generated by the 210 Land Use Code in the PM Peak Hour is 30. Please refer to Table 2 above and the attached page for the Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 p.m. for Land Use Code 210 from the ITE Trip Generation Manual 9th Edition (Appendix A).

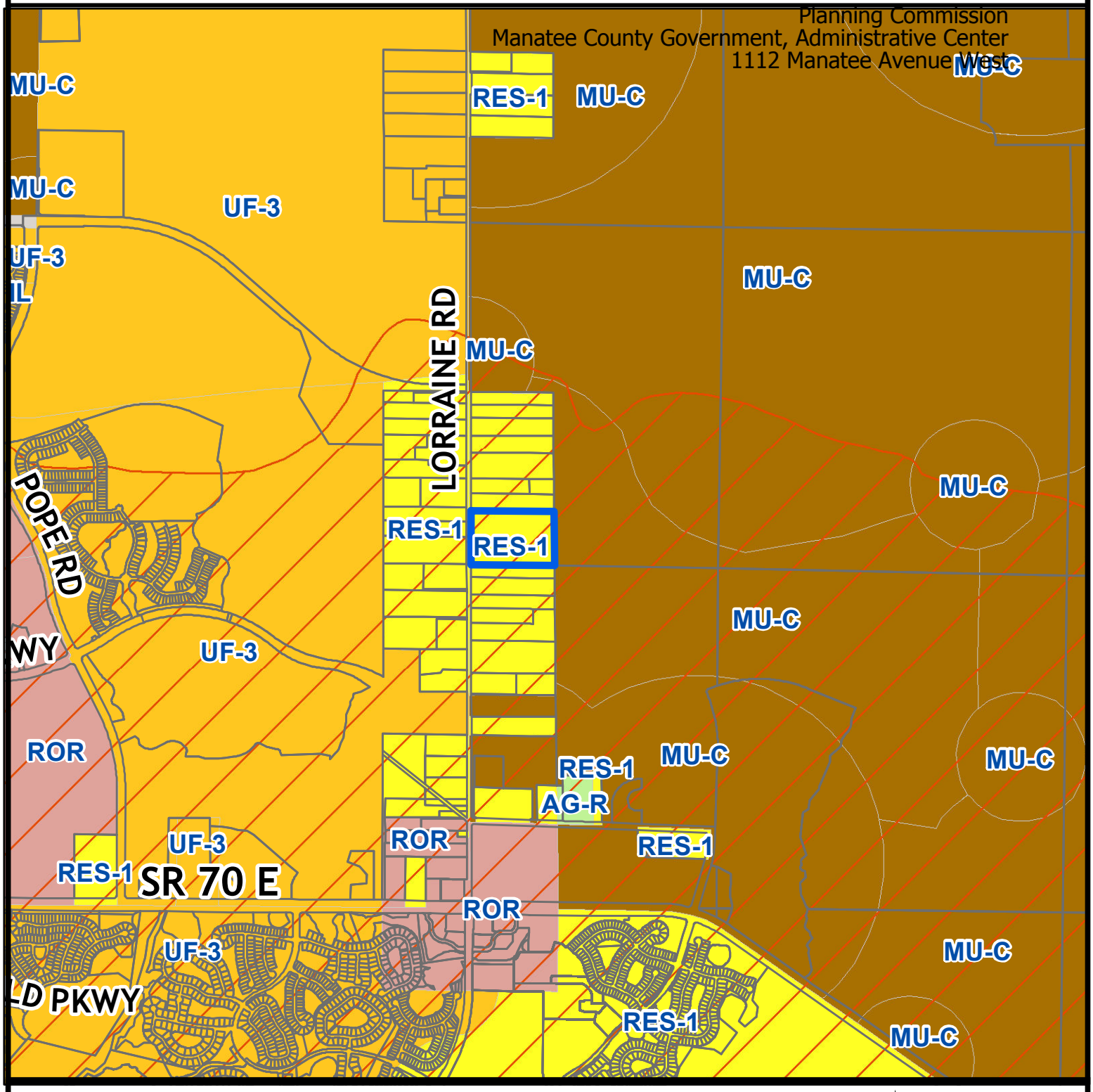
Criteria 2

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 is expected to generate 30 trips. Based upon the information shown in Table 2, this number does not exceed 5% peak-hour LOS standard service volume of 52 as shown in Table 1.

Criteria 3

Criteria 3 requires the project to be located on a roadway segment that does not have an "existing" concurrency issue which pertains to current traffic conditions only. Based upon information in Table 1, the segment of Lorraine Road from SR 70 E to SR 64 E Link Number 2650, appears to be operating at or above the currently adopted LOS standard (D) according to the most recent Manatee County Link Sheet, during the PM peak-hour.

FUTURE LAND USE



Parcel ID #(s) 580310050

Manatee County
Staff Report Map

Map Prepared 10/11/2013
1 inch = 2,090 feet

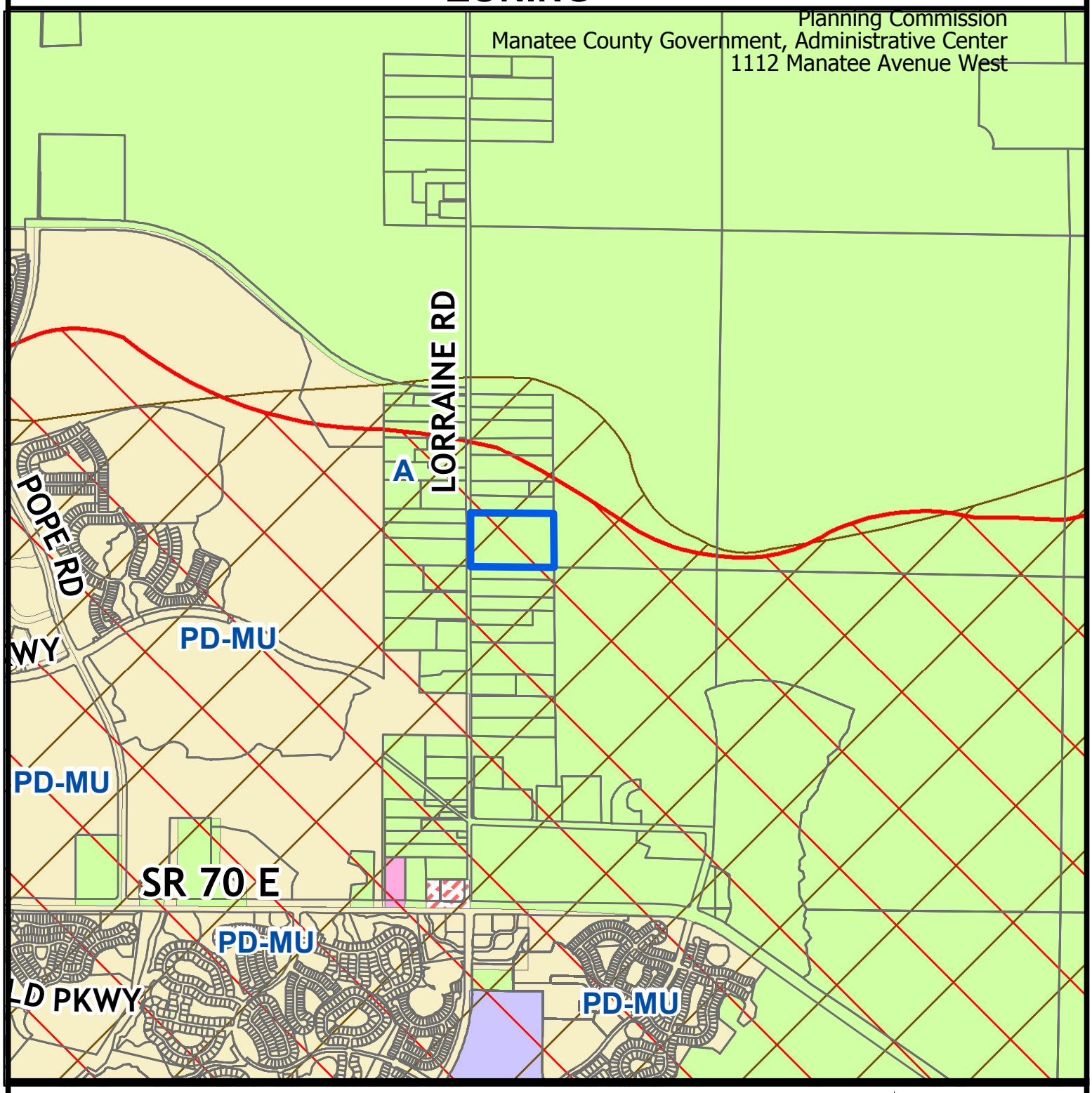
Project Name:	Lorraine Estates
Project #:	PDR-13-36 (Z)(P)
DTS#:	20130363
Proposed Use:	Residential

Evers Watershed (WPE)

S/T/R:	Sec 10 Twn 35 Rng 19
Acreage:	24.55
Existing Zoning:	A
Existing FLU:	RES-1
Overlays:	ST
Special Areas:	NONE

CHH:	NONE
Watershed:	WPE
Drainage Basin:	WOLF SLOUGH
Commissioner:	Vanessa Baugh

ZONING



Parcel ID #(s) 580310050

Manatee County
Staff Report Map

Map Prepared 10/11/2013
1 inch = 2,090 feet

Special Treatment

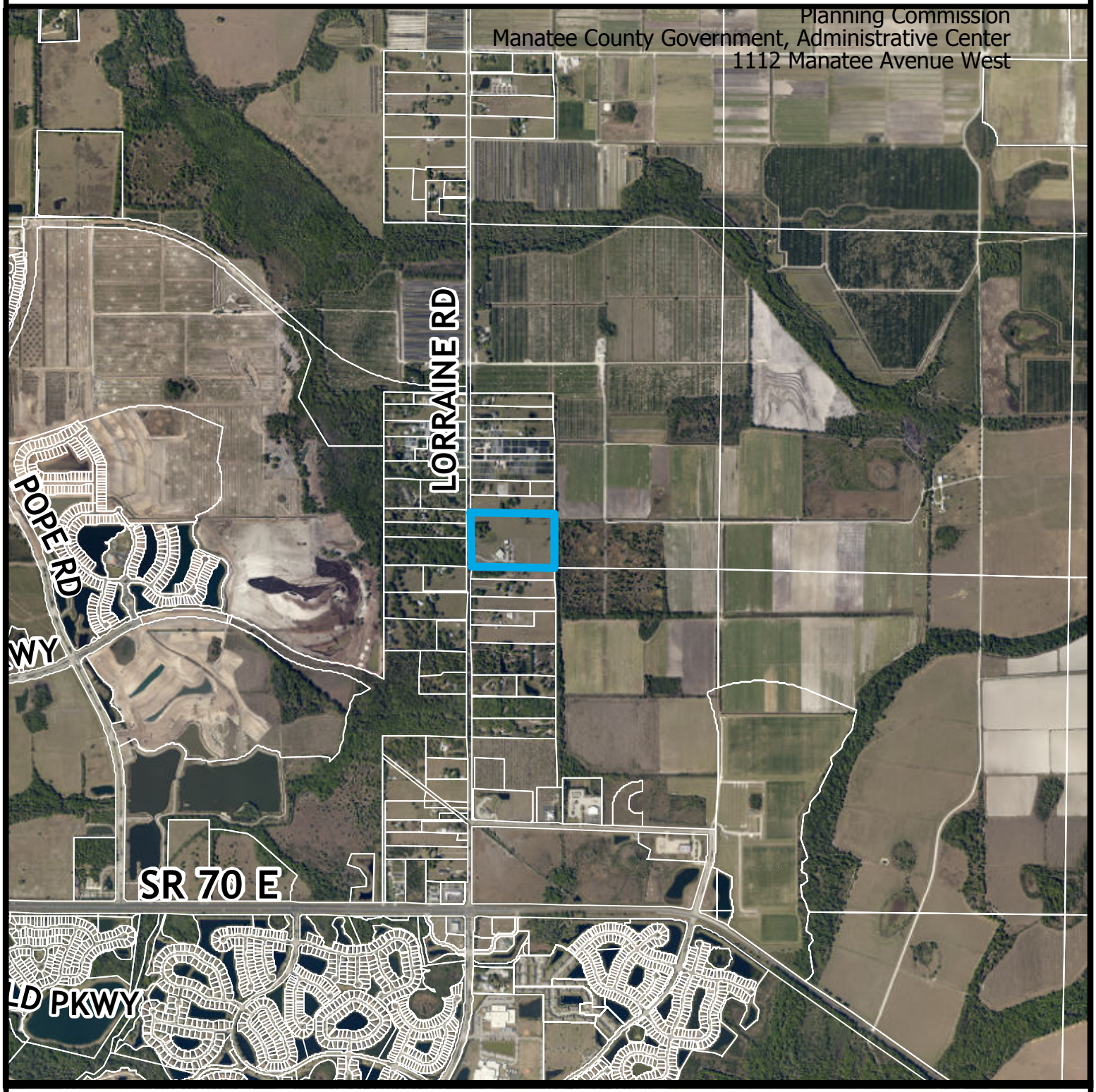
Evers Watershed (WPE)

Project Name:	Lorraine Estates
Project #:	PDR-13-36 (Z)(P)
DTS#:	20130363
Proposed Use:	Residential

S/T/R:	Sec 10 Twn 35 Rng 19
Acreage:	24.55
Existing Zoning:	A
Existing FLU:	RES-1
Overlays:	ST
Special Areas:	NONE

CHH:	NONE
Watershed:	WPE
Drainage Basin:	WOLF SLOUGH
Commissioner:	Vanessa Baugh

AERIAL



Parcel ID #(s) 580310050

Manatee County
Staff Report Map

Map Prepared 10/11/2013
1 inch = 2,090 feet

Project Name:	Lorraine Estates
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Acreage:	24.55
Existing Zoning:	A
Existing FLU:	RES-1
Overlays:	ST
Special Areas:	NONE

CHH:	NONE
Watershed:	WPE
Drainage Basin:	WOLF SLOUGH
Commissioner:	Vanessa Baugh

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, May 8, 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:

PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST / DTS # 20130472
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development\Commercial) on the southeast corner of S.R. 70 and 30th Street East, Bradenton to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY (DTS #20130504)
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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH / DTS #20130432
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1_ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, from A/WP-E/ST (General Agriculture/Watershed Protection – Evers Reservoir/Special Treatment) zoning district to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection – Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDI-14-01(Z)(P) – 2550 TR, LLC / SRQ Technical Park, Phase 2 (DTS #20140017)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 26.97 + acres located at the southeast corner of U.S. 301 and Tallevast Road, Bradenton, from LM (Light Manufacturing) and PDC (Planned Development Commercial) to the PDI (Planned Development Industrial) zoning district; approve a Preliminary Site Plan for 79,158 square feet of light industrial/warehouse space in addition to the previously approved 279,281 square feet currently under construction and approved with Phase I of SRQ Technical Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC (DTS # 20130500)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 0.47 ± acres (part of a 1.165 ± acre parcel) south of 53rd Avenue West, and approximately 285 feet west of the intersection of 53rd Avenue West and US 41, Bradenton from the RSMH-6 (Residential Single-Family Manufactured Home District, 6 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-36(Z)(P) – C-1 BANK (FKA COMMUNITY BANK & COMPANY) / LORRAINE ESTATES (DTS #20130363)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-05(Z)(P) – JOHN T. FOX AND EMILIE H. GORSUCH/FOX / (DTS #20140048)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 20.01 ± acres located on the west side of Lockwood Ridge Road approximately 950 feet south of Whitfield Avenue at 7030 and 7122 Lockwood Ridge Road, Bradenton, from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 37 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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.

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.
MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
04/25/2014

Copy of newspaper advertising

Sarasota Herald – Tribune

MANATEE PUBLIC NOTICES

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, May 8, 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:

PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST / DTS # 20130472
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development Commercial) on the southeast corner of S.R. 70 and 30th Street East, Bradenton to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY (DTS #20130504)
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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH / DTS #20130432
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1½ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, from A/WP-E/ST (General Agriculture/Watershed Protection – Evers Reservoir/Special Treatment) zoning district to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection – Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDI-14-01(Z)(P) – 2550 TR, LLC / SRQ Technical Park, Phase 2 (DTS #20140017)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 26.97 + acres located at the southeast corner of U.S. 301 and Tallevast Road, Bradenton, from LM (Light Manufacturing) and PDC (Planned Development Commercial) to the PDI (Planned Development Industrial) zoning district; approve a Preliminary Site Plan for 79,158 square feet of light industrial/warehouse space in addition to the previously approved 279,281 square feet currently under construction and approved with Phase I of SRQ Technical Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC (DTS # 20130500)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 0.47 ± acres (part of a 1.165 ± acre parcel) south of 53rd Avenue West, and approximately 285 feet west of the intersection of 53rd Avenue West and US 41, Bradenton from the RSMH-6 (Residential Single-Family Manufactured Home District, 6 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-36(Z)(P) – C-1 BANK (FKA COMMUNITY BANK & COMPANY) / LORRAINE ESTATES (DTS #20130363)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-05(Z)(P) – JOHN T. FOX AND EMILIE H. GORSUCH/FOX / (DTS #20140048)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 20.01 ± acres located on the west side of Lockwood Ridge Road approximately 950 feet south of Whitfield Avenue at 7030 and 7122 Lockwood Ridge Road, Bradenton, from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 37 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

Date of pub: April 25, 2014

PRELIMINARY SITE PLAN - AUGUST 2013

FOR

LORRAINE ESTATES SUBDIVISION

IN

SECTION 10, TOWNSHIP 35S., RANGE 18E.
MANATEE COUNTY, FLORIDA

FOR

C1 Bank

PRELIMINARY SITE PLAN NOTES

PROJECT: LORRAINE ESTATES SUBDIVISION
ADDRESS: 5215 LORRAINE ROAD, BRADENTON, FL 34211
PARCEL I.D. NO.: 580310050
EXISTING ZONING: A / WP-E / SP
EXISTING USE: VACANT CHURCH
PROPOSED ZONING: PDR / WP-E / SP
PROPOSED USE: RESIDENTIAL SUBDIVISION
FLUC: RES-1

1. BASIC INFORMATION

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

2. EXISTING SITE CONDITIONS

(a.) TOTAL PROJECT ACREAGE= 24.55 ACRES.
(b.) SEE SHEET C-01 FOR ADJACENT PROPERTY ZONING AND LAND USE.
(c.) SEE SHEETS C-01 FOR NAME, LOCATION, AND SIZE OF EXISTING EASEMENTS, EXISTING AND PLATTED STREETS, DRAINAGE WAYS, UTILITIES, BUILDING AND HISTORIC SITES ON SITE.
(d.) SEE SHEET C-01, FOR LOCATION EXISTING AND PLATTED STREETS, DRAINAGE WAYS, AND UTILITIES ON CONTIGUOUS PROPERTIES AT PROJECT PERIMETER.
(e.) SEE SHEETS C-01 AND C-02 FOR SURVEY INFORMATION AS PROVIDED IN SURVEY BY SCHAPPACHER SURVEYING.
(f.) PROJECT LIES WITHIN FLOOD ZONE "X" AS PER F.I.R.M. PANEL NO. 120153 0360-B, DATED JULY 15, 1992.
(g.) N/A; PROJECT IS LESS THAN ONE HUNDRED (100) ACRES.
(h.) SEE SHEETS C-01 AND C-02 FOR EXISTING WETLAND WITHIN THE PROJECT LIMITS. EXISTING WETLAND IS 0.635 ACRES.
(i.) SEE SHEET C-01 FOR TREE LOCATIONS WITHIN THE CONSTRUCTION LIMITS (REFER TO LANDSCAPE PLANS FOR TREE REMOVAL).

3. DEVELOPMENT DESCRIPTION

(a.) SEE SHEET C-02 FOR SITE DATA (APPROXIMATE LOCATIONS, INTENSITY, AND ACREAGE OF GENERAL LAND USES).
(b.) THERE ARE 24 SINGLE-FAMILY DWELLING UNITS PROPOSED WITH THIS DEVELOPMENT.
GROSS RESIDENTIAL DENSITY: 24 UNITS/24.55 ACRES = 0.98 UNITS/ACRE.
NET RESIDENTIAL DENSITY (LESS REC. AREA, PUBLIC R/W, LIFT STATION EASEMENT, WETLAND, BUFFERS, OPEN SPACE):
24 UNITS/17.24 ACRES = 1.39 UNITS/ACRE.
(c.) THE ARE NO NON-RESIDENTIAL UNITS PROPOSED WITH THIS PROJECT.
(d.) N/A; NO BONUS APPLICATION IS BEING SUBMITTED.
(e.) CONSTRUCTION SHALL BE IN ONE PHASE AND COMMENCE UPON FINAL SITE PLAN / BUILDING PERMIT APPROVAL. CONSTRUCTION SHALL BE COMPLETED WITHIN 2 YEARS.

4. PROPOSED SITE DESIGN

(a.) (1 THRU 5) REFER TO SHEET C-02 FOR APPROXIMATE DIMENSIONS AND LOCATIONS OF LOT LINES/LAND USES, PROPOSED STRUCTURES, PROPOSED INFRASTRUCTURE, PROPOSED/REQUIRED EASEMENTS, AND PROPOSED OPEN SPACE (35% REQUIRED FOR WP-E).
(6) PARKING REQUIRED: 2 SPACES PER UNIT; PROVIDED: 2+ PER UNIT (IN DRIVEWAY AND GARAGE).
(7 AND 8) REFER TO LANDSCAPE PLANS FOR LANDSCAPE DESIGN AND DETAILS.
(9) REFER TO SHEET C-02 FOR PROPOSED VEHICULAR CIRCULATION.
(10) REFER TO SHEET C-02 FOR PROPOSED SIGN LOCATIONS. PROPOSED LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 709 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC).
(b.) REFER TO SHEET C-02 FOR REQUIRED YARDS. PROPOSED RESIDENCES SHALL HAVE A MAXIMUM HEIGHT OF 35'.
LOT WIDTH: 66' MIN. (AT BUILDING SETBACK VARIES FROM 85' MIN. TO 203'); LOT DEPTH: VARIES 132' MIN. TO 175' MAX.
BUILDING ENVELOPE: PROPOSED ENVELOPES VARY AND ARE NOT TYPICAL. SEE SHEET C-02 FOR DEPICTION OF LOT SPECIFIC ENVELOPES
FRONT BUILDING SETBACK: 23' (25' FROM SIDEWALK), REFER TO SHEET C-02 FOR SETBACKS
SIDE BUILDING SETBACK: 15' (7.5' ONLY FOR LOT 16 SOUTH SIDE YARD); REAR BUILDING SETBACK: 15' (35' ONLY LOT 5);
WATERFRONT SETBACK: 30'
MINIMUM LOT SIZE: 19,068 SF; MAXIMUM LOT SIZE: 27,066 SF
(c.) REFER TO SHEET C-02 FOR PROPOSED SIGN LOCATIONS. PROPOSED LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 709 OF THE LDC.

5. REQUIRED IMPROVEMENTS

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

6. SUPPLEMENTAL INFORMATION

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

7. OTHER

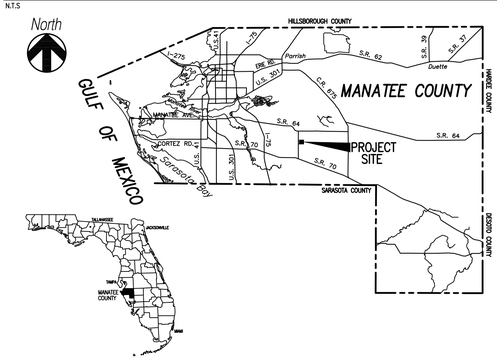
(a.) THE PROPOSED ROADWAYS SHALL BE PUBLIC RIGHTS-OF-WAY AND BE PUBLICLY MAINTAINED.
(b.) A 10' MINIMUM UTILITY EASEMENT SHALL BE PROVIDED ALONG ALL FRONT LOT LINES AND A 5' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

LOCATION MAP

N.T.S

VICINITY MAP

N.T.S



CONTACTS

OWNER
C1 BANK
f/k/a COMMUNITY BANK & CO.
100 5TH STREET SOUTH
ST. PETERSBURG, FLORIDA 33701
PHONE: (877) 266-2265

CIVIL ENGINEER
SCHAPPACHER ENGINEERING
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
PHONE: (941) 748-8340
FAX: (941) 896-9938

SURVEYOR (BOUNDARY)
SCHAPPACHER SURVEYING
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
PHONE: (941) 748-8340
FAX: (941) 896-9938

UTILITY PURVEYOR
MANATEE COUNTY UTILITIES DEPARTMENT
66TH STREET WEST 4422-B
BRADENTON, FLORIDA 34210
PHONE: (941) 792-8811
FAX: (941) 795-3467

LANDSCAPE ARCHITECT
PETER F. KEENAN, RLA
7026 GOSLING TERRACE
BRADENTON, FLORIDA 34203
PHONE: (941) 356-2746

Manatee County Government, Administrative Center
1112 Manatee Avenue West
Planning Commission

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INDEX

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

Manatee County Building & Development Services Department Signature Block

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

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

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. There may be other documents, including a CLOS that affect this project approval.

OWNER/AGENT _____ DATE _____

REV	DESCRIPTION	DATE	DWN BY	CKD BY
4.	REMOVE SIDE LOT BUFFER, ADD OPEN SPACE	04/18/14	SES	RS
3.	ADDED SIDE LOT BUFFERS	03/10/14	SES	RS
2.	REMOVED ONE LOT	11/19/13	SES	RS
1.	PER MANATEE COUNTY REVIEW	10/24/13	SES	RS

Signature _____ Date _____
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

DESIGNED SES | DRAWN SES | CHECKED RS
DATE: 05/2013
JOB NO.
SCALE: AS SHOWN

Schappacher Engineering, LLC
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 748-8340 FAX: (941) 896-9938
WWW.SCHAPPACHERENG.COM

LORRAINE ESTATES SUBDIVISION
PRELIMINARY SITE PLAN

COVER SHEET

SHEET NUMBER
C-00

LEGEND

- PROPERTY BOUNDARY
- EXISTING FEATURES
- 20.27 EXISTING SPOT ELEVATION
- 12" PALM EXISTING TREE (WITH TYPE AND SIZE)

NOTES

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

REV	DESCRIPTION	DATE	DWN BY	CKD BY
1.	PER MANATEE COUNTY REVIEW	10/24/13	SES	RS

Signature Date
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

Schappacher Engineering, LLC
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 748-8340 FAX: (941) 896-9938
WWW.SCHAPPACHERENG.COM

DESIGNED	DRAWN	CHECKED
SES	SES	RS

DATE: 07/2013
JOB NO.
SCALE: AS SHOWN

LORRAINE ESTATES SUBDIVISION
PRELIMINARY SITE PLAN

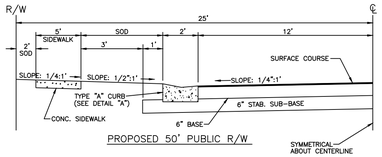
EXISTING CONDITIONS PLAN

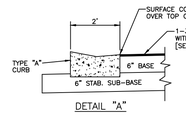
SHEET NUMBER
C-01

North

0 60' 120'

GRAPHIC SCALE





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

SITE DATA (OPEN SPACE)

LAKE AREA (CWL):	113,966 S.F.	(2.62 AC.)
LAKE BANKS:	57,164 S.F.	(1.31 AC.)
WETLAND LIMITS:	27,660 S.F.	(0.63 AC.)
WETLAND BUFFER:	25,780 S.F.	(0.59 AC.)
RECREATION AREA:	9,804 S.F.	(0.23 AC.)
15' LANDSCAPE BUFFER:	48,908 S.F.	(1.12 AC.)
20' ROADWAY BUFFER:	14,512 S.F.	(0.33 AC.)
OTHER OPEN SPACE:	46,840 S.F.	(1.08 AC.)
42' ROADWAY BUFFER (NON-SIDEWALK):	28,274 S.F.	(0.65 AC.)
LIFT STATION LIMITS (NON-PAVED PORTION):	1,703 S.F.	(0.04 AC.)
TOTAL OPEN SPACE:	374,611 S.F.	(8.60 AC.)*

* 1. PROJECT AREA IS 1,069,608 S.F. OR 24.55 AC. TOTAL PROPERTY
2. PROPOSED OPEN SPACE IS 8.60 AC., OR 35.0% OF PROJECT AREA. (PROPOSED OPEN SPACE IS ≥ 35%)
3. WET AREA OF LAKE AT CWL + WETLAND IS 3.25 AC., OR 47.3% OF OPEN SPACE. (PROPOSED WET AREA IS < 75% OF OPEN SPACE)

SITE DATA (IMPERVIOUS/PERVIOUS)

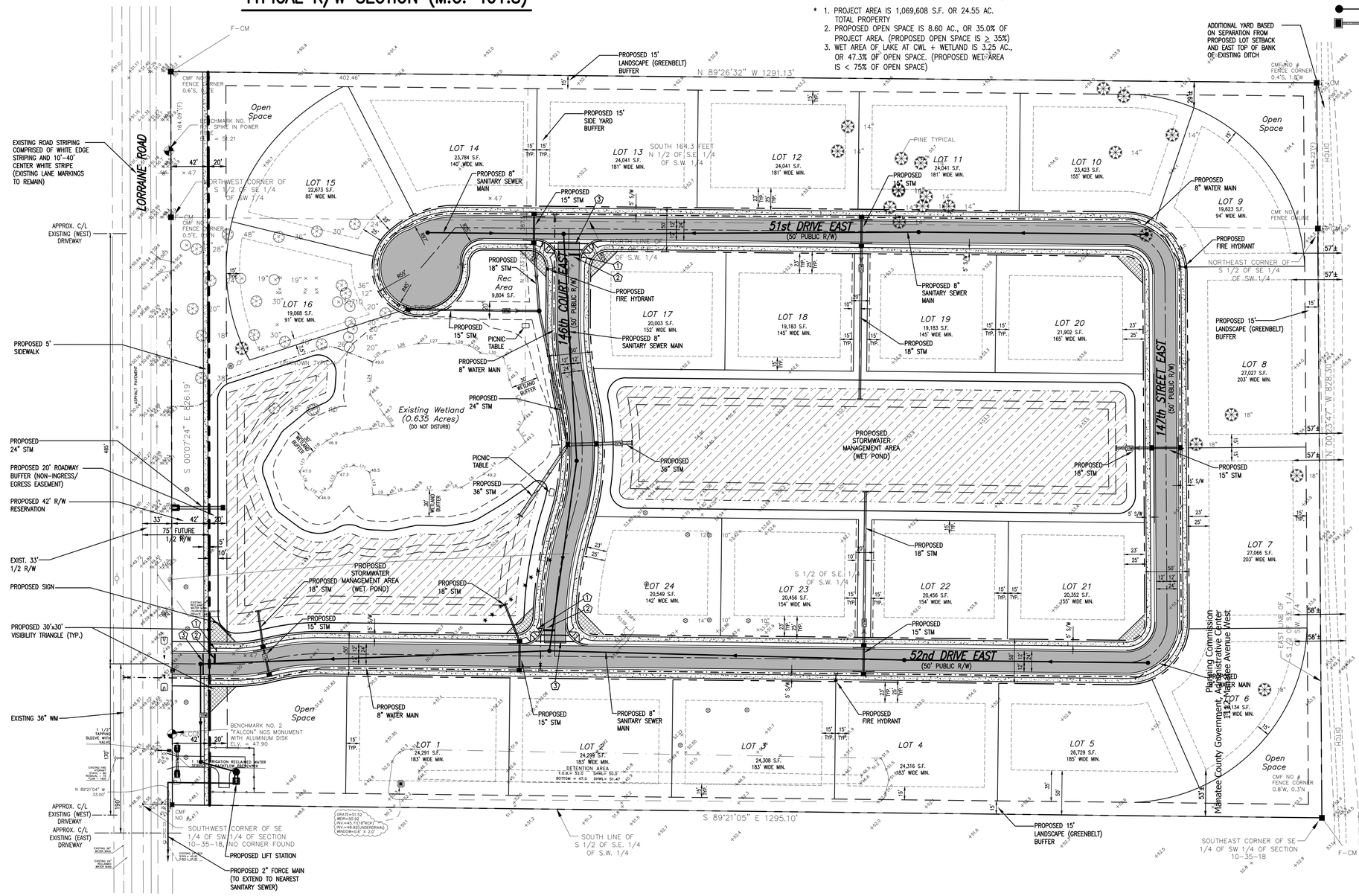
RESIDENTIAL BUILDING/PAVEMENT: (24 LOTS @ 6,500 SF PER LOT)	156,000 S.F. (3.58 AC.)	– 15%
SIDEWALK, CURB & ROADWAY:	115,153 S.F. (2.64 AC.)	– 11%
TOTAL IMPERVIOUS:	271,153 S.F. (6.22 AC.)	– 26%
LAKE AREA/WETLAND:	141,626 S.F. (3.25 AC.)	– 14%
PERVIOUS (NON-LAKE):	622,128 S.F. (14.28 AC.)	– 60%
TOTAL PROJECT LIMITS: (LESS PROPOSED R/W)	1,034,907 S.F. (23.76 AC.)	–100%

LEGEND

- PROPERTY BOUNDARY
- EXISTING SPOT ELEVATION
- EXISTING FEATURES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- 2" WM — PROPOSED POTABLE WATER SERVICE
- 4" SAN — PROPOSED SANITARY SEWER SERVICE
- SAN — PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORMWATER DRAINAGE INLET AND PIPE
- PROPOSED SIGN
- 1 PROPOSED "STOP" SIGN (R1-1)
- 2 PROPOSED 24" WIDE STOP BAR
- 3 PROPOSED 12" WIDE CROSSWALK STRIPE (6' CLEAR WIDTH)

GENERAL NOTES

1. REFER TO SHEET C-01 FOR EXISTING CONDITIONS WITHIN THE PROPERTY INTERIOR.
2. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS.
3. DRAINAGE IS ACCOMMODATED FOR IN THE PROPOSED STORMWATER MANAGEMENT SYSTEM SHOWN WITHIN THE PROPOSED PROJECT SITE.
4. THE WATER, WASTEWATER, AND STORM FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO SHOW THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE CONSTRUCTION PLAN REVIEW PROCESS.
5. THE LOT AREA PROVIDED IS FOR TOTAL PROPOSED LOT OWNERSHIP LIMITS. THE MINIMUM LOT WIDTH PROVIDED IS AT THE FRONT SETBACK.
6. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. 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.
7. IRRIGATION OF LOTS BY USE OF POTABLE WATER IS PROHIBITED.



REV	DESCRIPTION	DATE	DWN BY	CKD BY
6.	REMOVE SIDE LOT BUFFER, ADD OPEN SPACE	04/18/14	SES	RS
5.	ADD SIDE LOT BUFFER	03/10/14	SES	RS
4.	PER COUNTY REVIEW	02/13/14	SES	RS
3.	PER COUNTY REVIEW	02/06/14	SES	RS
2.	REMOVED ONE LOT	11/19/13	SES	RS
1.	PER MANATEE COUNTY REVIEW	10/24/13	SES	RS

Signature Date
RICHARD SCHAPPACHER, P.E.
Professional Engineer # 51501

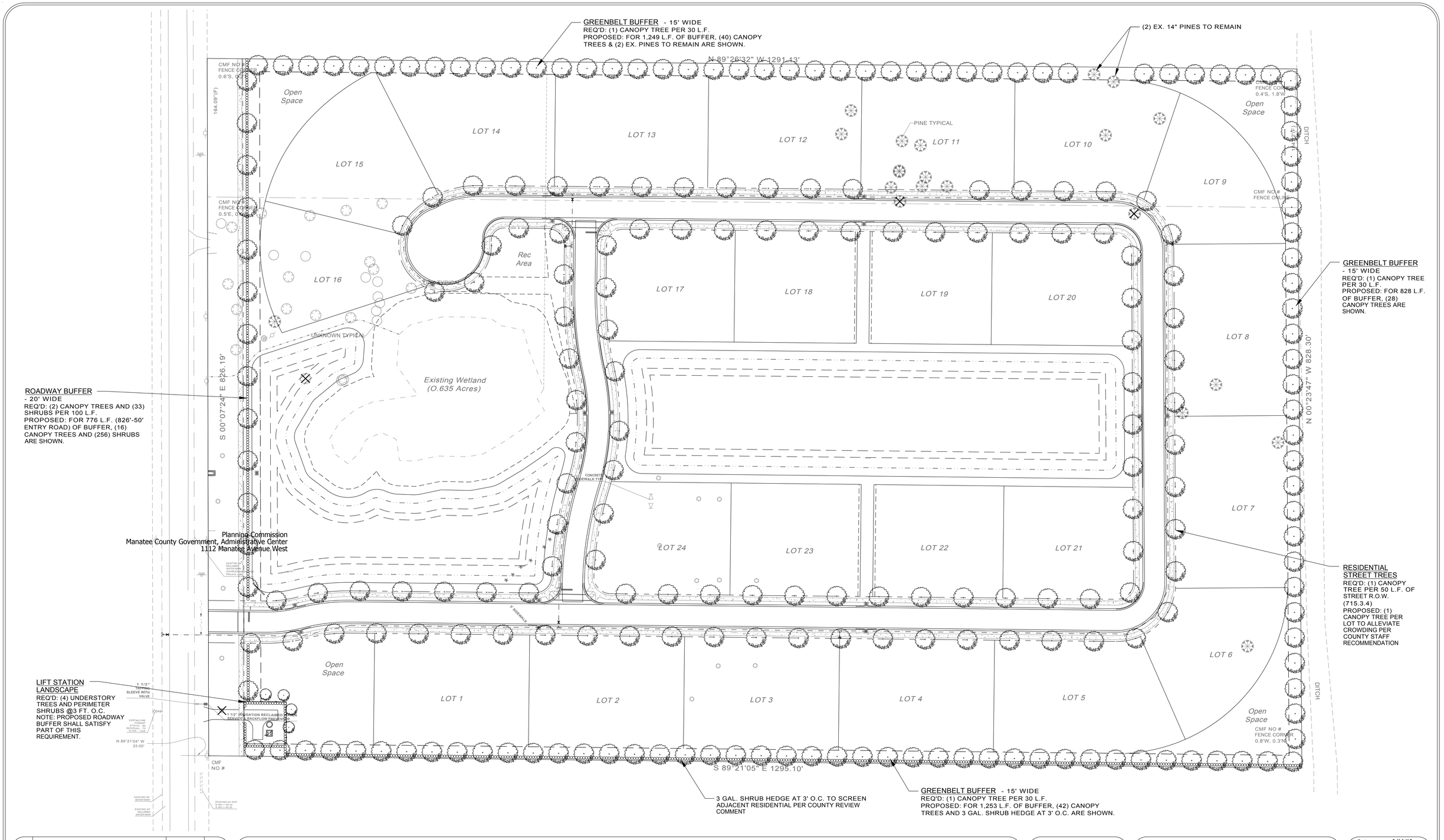
DESIGNED SES | DRAWN SES | CHECKED RS
DATE: 07/2013
JOB NO.
SCALE: AS SHOWN

Schappacher Engineering, LLC
3604 53rd AVENUE EAST, BRADENTON, FL 34203
PHONE: (941) 748-8340 FAX: (941) 896-9938
WWW.SCHAPPACHERENG.COM

LORRAINE ESTATES SUBDIVISION
PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN

SHEET NUMBER
C-02



No.	Revisions	Date	By
4	REVISED SITE PLAN	04/25/14	PFK
3	REVISED SITE PLAN	03/24/14	PFK
2	REVISED PER COUNTY REVIEW COMMENTS	11/21/13	PFK
1	REVISED PER COUNTY REVIEW COMMENTS	11/13/13	PFK

Lorraine Road Estates

Proposed Landscape Plan

Lorraine Road, Manatee County, Florida

NORTH

Scale: 1"=50'-0"

Peter F. Keenan, R.L.A.
Landscape Architect Certified Arborist LEED AP
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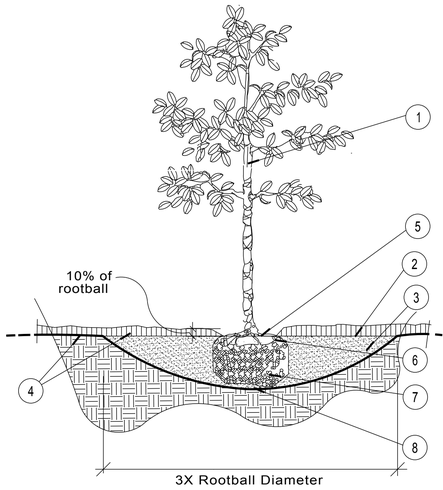
Date	8/14/13
Project No.	005

Peter F. Keenan, R.L.A.
Registration #LA0001755
Date:

Sheet L-1



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10" OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

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

Tree Planting

SECTION NTS

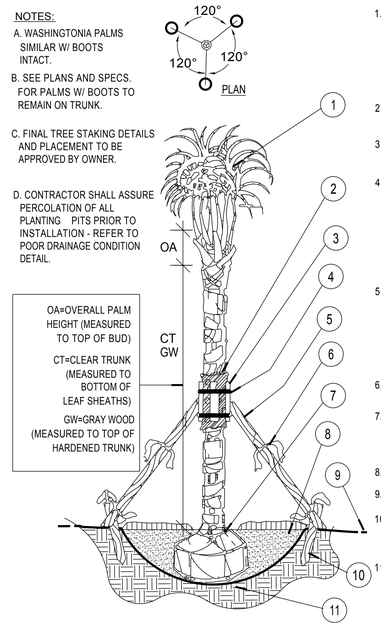
NOTES:

A. WASHINGTONIA PALMS SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

C. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

D. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.



OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

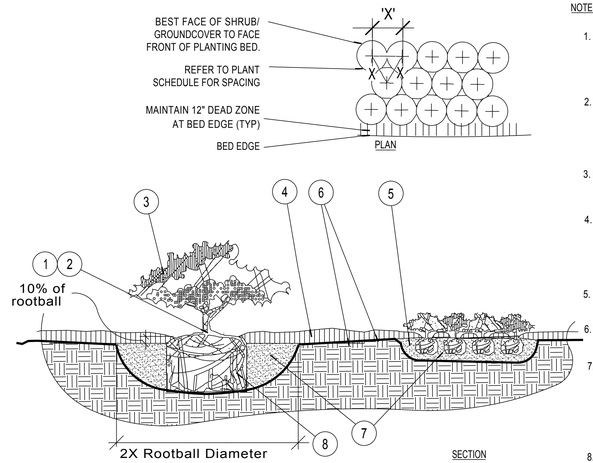
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED

Palm Planting and Staking

SECTION NTS



NOTES:

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

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

Shrub / Groundcover Planting

PLAN/SECTION NTS

TREE REMOVAL & REPLACEMENT SCHEDULE

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West

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

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

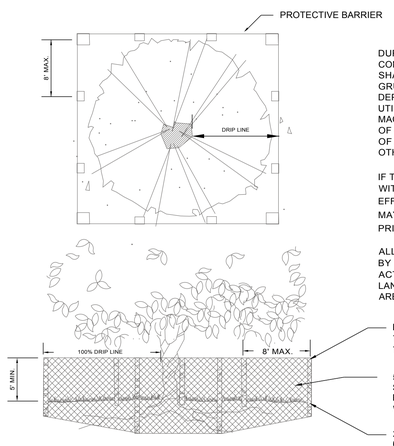
NOTE: PREVIOUS APPROVED TREE SALVAGE PLAN (REV 2 DATE OF 4/27/07) INCORRECTLY LABELED SEVERAL EXOTIC INVASIVE SPECIES AS 'OAKS' OR 'TREES'. NO EXISTING DESIRABLE TREES/PALMS ARE PROPOSED TO BE REMOVED. NO REPLACEMENT IS REQUIRED.

PROPOSED PLANTING LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION	TOTAL
TREES				
	CANOPY TREE		2-1/2" CAL. MIN., 10' HT.x 4' SPR.	232
	UNDERSTORY TREE		1-1/2" CAL. MIN., 6' HT.	4
SHRUBS				
	MUHLEY GRASS (MUHLENBERGIA CAPILLARIS)		3 GAL., 24"x 20"	-
	SWEET VIBURNUM (VIBURNUM ODARATISSIMUM)		3 GAL., 24"x20"	701

LANDSCAPE NOTES:

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



DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE BY GRUBBING, EXCAVATING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, UNDERGROUND, UTILITIES, CONSTRUCTION MATERIAL, VEHICLES, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE PROTECTIVE BARRIER OF A TREE TO BE REMAINED ON SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

IF THE PROPOSED DEVELOPMENT WILL ENCROACH WITHIN THE PROPOSED PROTECTION AREA, THEN EFFECTIVE PRUNING OR OTHER PROTECTIVE MEASURES MAY BE NECESSARY TO ENSURE THAT THE TREE SURVIVES. PRIOR APPROCAL FROM NRD STAFF IS REQUIRED.

ALL BARRIERS SHALL BE INSPECTED AND APPROVED BY MANATEE COUNTY PRIOR TO ANY CLEARING ACTIVITY AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETE.

HORIZONTAL RAILS TO BE NO LESS THAN 2" X 4" LUMBER AND SECURELY ATTACHED TO THE TOP OF THE UPRIGHT POSTS.

5' HIGH MINIMUM CHAIN LINK FENCE MATERIAL SHALL BE ATTACHED TO THE UPRIGHT POSTS, INTERMEDIATE POSTS AND THE GROUND WITH FASTENERS A MAX. OF 8' APART.

2" X 4" UPRIGHT WOOD (OR METAL) POSTS 6' IN LENGTH WITH A MIN. OF 1' ANCHORED IN THE GROUND AND 5' ABOVE GROUND.

PROTECTIVE BARRIER DETAIL

N.T.S.

No.	Revisions	Date	By
2	REVISED SITE PLAN	04/25/14	PFK
1	REVISED PER COUNTY REVIEW COMMENTS	11/21/13	PFK

Lorraine Road Estates

Proposed Landscape Details

Lorraine Road, Manatee County, Florida

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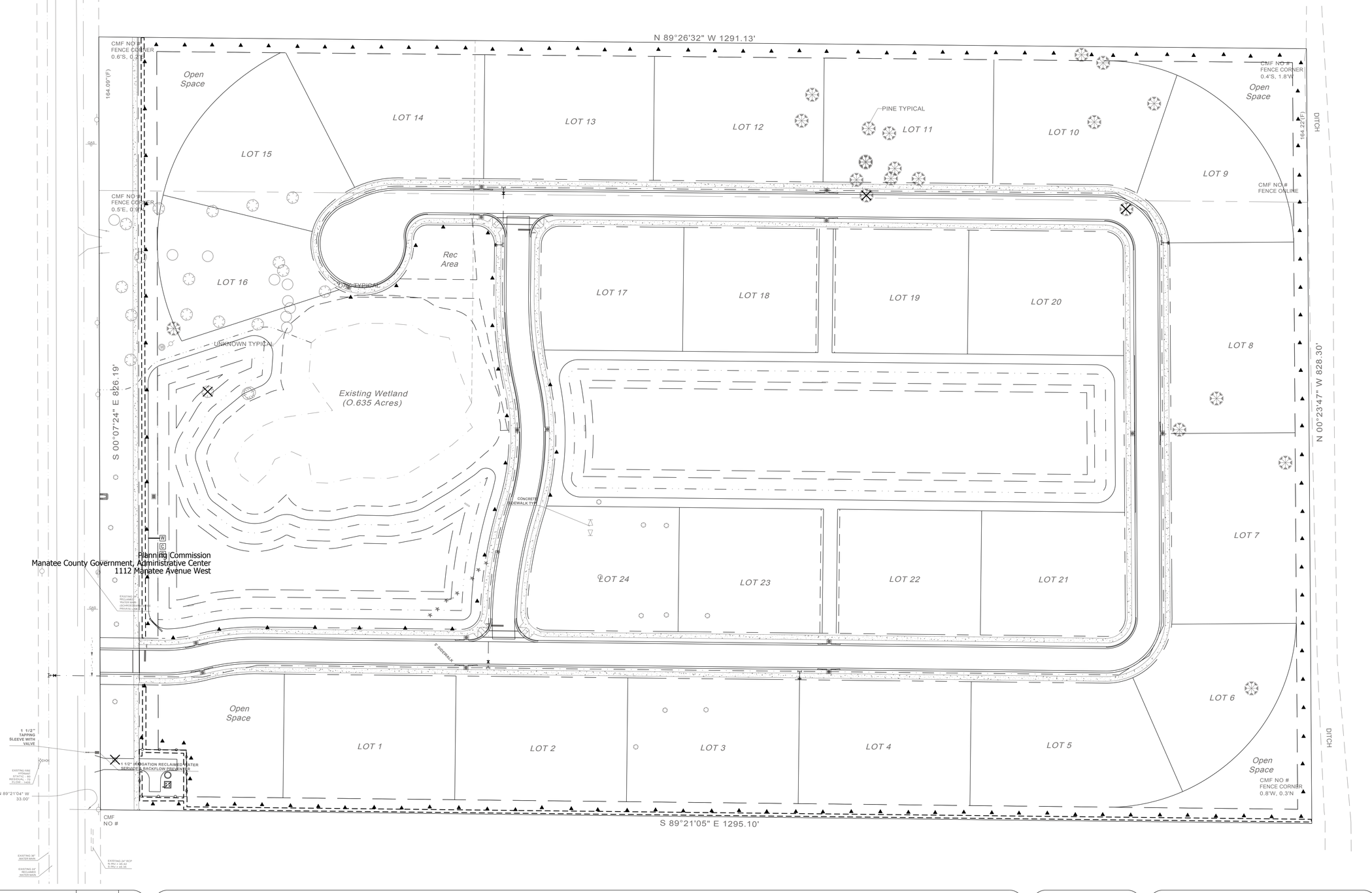
Date 7/22/13
Project No. 005

Peter F. Keenan, R.L.A.
Registration #LA0001755
Date:

Sheet L-2



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Lorraine Road Estates

Proposed Irrigation Plan

Lorraine Road, Manatee County, Florida

NORTH

Scale: 1"=50'-0"

Peter F. Keenan, R.L.A.

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Date	8/14/13
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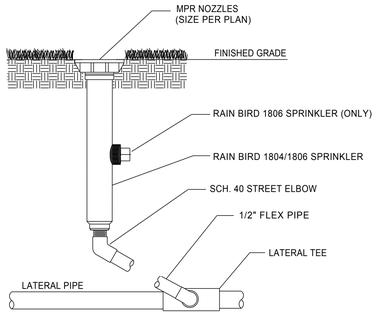
Date: _____

Sheet IR-1

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



RAIN BIRD 1804/1806 SPRINKLER

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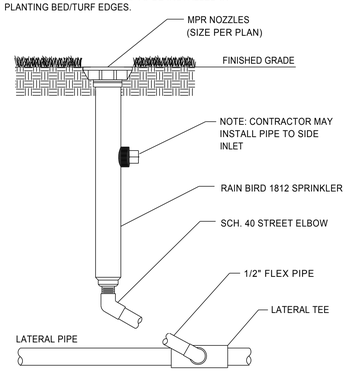
NOTE: RAIN BIRD 1812 SPRINKLERS TO BE INSTALLED IN PLANTING BED/TURF EDGES.



RAIN BIRD 1812 SPRINKLER

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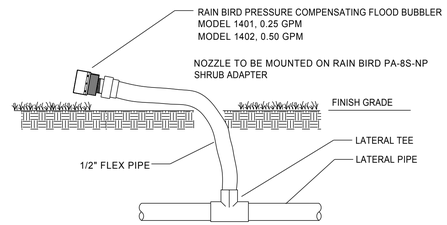
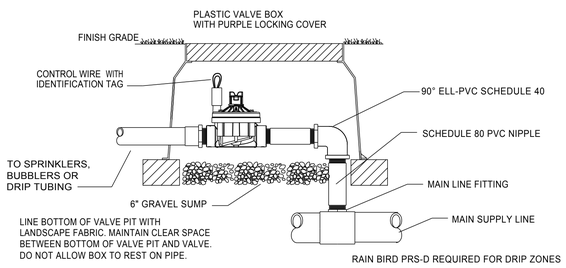


RAIN BIRD 1400 SERIES BUBBLER

NTS



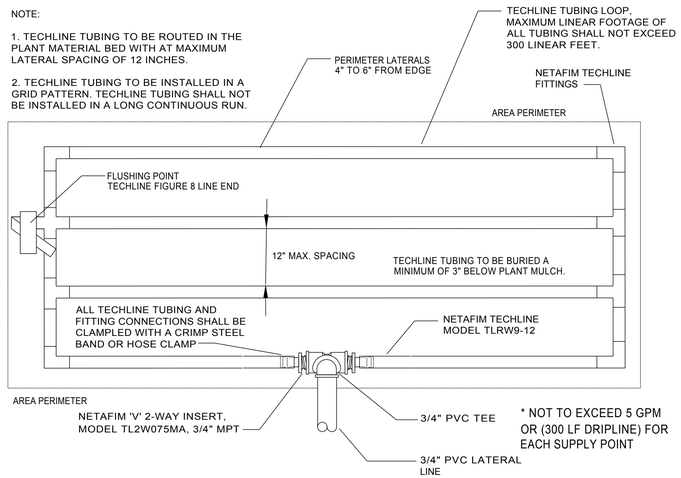
RAIN BIRD PESB-R SERIES CONTROL VALVE

NTS

NOTE:

1. TECHLINE TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 12 INCHES.

2. TECHLINE TUBING TO BE INSTALLED IN A GRID PATTERN. TECHLINE TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.

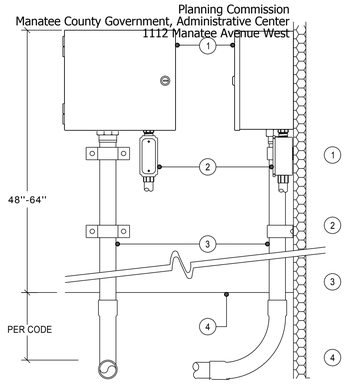


* NOT TO EXCEED 5 GPM OR (300 LF DRIPLINE) FOR EACH SUPPLY POINT

NETAFIM TECHLINE CONNECTION POINT

NTS

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West



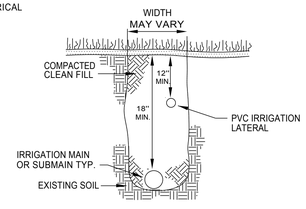
1. HUNTER ICC SERIES MODEL ICC-1200M WALL MOUNT IRRIGATION CONTROLLER
   ANCHOR SECURELY TO WALL
2. 1/2" CONDUIT FOR ELECTRICAL POWER CONDUCTORS PER LOCAL AND NATIONAL CODES
3. 2" CONDUIT FOR REMOTE CONTROL VALVES AND SENSOR WIRES
   SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS
4. FINISHED SURFACE

FRONT SECTION/ELEVATION

RIGHT-SIDE SECTION/ELEVATION

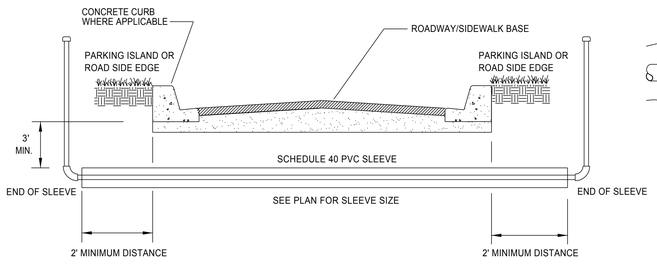
HUNTER ICC METAL SERIES CONTROLLER

NTS



TRENCHING DETAIL

NTS

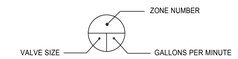


SLEEVE DETAIL

NTS

IRRIGATION LEGEND

- ▲ RAIN BIRD 1400 SERIES PC BUBBLER
- (A) TECHLINE SUPPLY POINT OF CONNECTION 'A' - SEE DETAIL
- HUNTER ICV SERIES ELECTRIC CONTROL VALVE, ALL DRIP ZONES TO BE EQUIPPED WITH A HUNTER ACCU-SET PRESSURE REGULATING MODULE IF SYSTEM PRESSURE EXCEEDS 55 PSI.
- [W] PROPOSED 4" OPEN ENDED RECHARGE WELL/SUBMERSIBLE PUMP TO MEET IRRIGATION DEMAND OF 35 GPM AT 50 PSI DISCHARGE.
- [F] NETAFIM DISC FILTER, MODEL DF150-140
- [C] HUNTER PRO-C SERIES CONTROLLER, MODEL PC-900
- [R] HUNTER MINI-CLIK RAIN SENSOR
- CL 200 PVC MAINLINE, SOLVENT WELD
- CL 200 PVC LATERAL LINE, SOLVENT WELD
- NETAFIM TECHLINE, TLDL9-1210
- SCHEDULE 40 PVC SLEEVE SEE PLAN FOR SLEEVE SIZES AND LOCATIONS

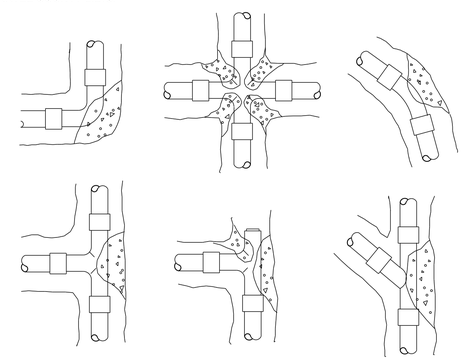


IRRIGATION NOTES:

1. ALL PROPOSED TREES AND SHRUBS SHALL BE IRRIGATED BY A 100% AUTOMATIC SYSTEM.
2. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
3. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
4. IRRIGATION SPRINKLER ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER REQUIREMENTS AND OPERATING ON DIFFERENT WATERING CYCLES.
5. IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS TO BE MINIMIZED.
6. A RAIN SENSOR SHALL BE INSTALLED WITH THE IRRIGATION CONTROL SYSTEM.
7. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE.
8. IRRIGATION WATER SOURCE FOR REQUIRED COMMON AREA LANDSCAPING TO BE STORMWATER POND RECHARGED BY ON-SITE WELL.
9. IRRIGATED AREAS SHALL BE FULLY IRRIGATED WITH DRIP TUBE, SPRAY HEADS & ROTORS SPACED TO PROVIDE 100% COVERAGE. ALL PROPOSED TREES AND PALMS SHALL BE IRRIGATED WITH TREE BUBBLERS.
10. SOD IRRIGATION WILL NOT BE REQUIRED IF BAHIA SOD IS INSTALLED. WATER BY HAND TO ESTABLISH. ALL OTHER TYPES OF PROPOSED SOD WILL REQUIRE 100% IRRIGATION.
11. IRRIGATION WATER SOURCE FOR LANDSCAPING WILL UTILIZE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED WATER USE AND GREY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE. SHALLOW WELLS AND WET RETENTION/DETENTION PONDS SHALL BE USED AS AN ALTERNATIVE TO POTABLE WATER.
12. PUBLIC WATER SOURCES WILL NOT BE USED FOR IRRIGATION AS PER STIPULATION 722.1.8.3 OF THE MANATEE COUNTY L.D.C.

INSTALLATION NOTES

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



INSTALLATION NOTES

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

THRUST BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2" AND LARGER.

THRUST BLOCK REINFORCEMENT

NTS

No.	Revisions	Date	By
1	REVISED PER COUNTY REVIEW COMMENTS	11/21/13	PFK

Lorraine Road Estates

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Date 8/14/13
Project No. 005

Peter F. Keenan, R.L.A.
Registration #LA0001755
Date:

Sheet IR-2

May 8, 2014 - Planning Commission Meeting
Agenda Item #10

Subject
PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH - DTS 20130432 - QUASI - JUDICIAL - SHELLY 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, move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-13-38(Z)(G); APPROVAL of the General Development Plan with Stipulations A.1 - A.2, B.1 – B.3, C.1 – C.3, D.1, E.1 – E.3, F.1 – F.5, G.1, and H.1; GRANTING Special Approval for a project: 1) located at least partially within the Watershed Overlay District (WO) [Comprehensive Plan Policy 2.2.2.2.4(a)]; and 2) for which the gross residential density exceeds one (1) dwelling unit per acre in the MU-C/R (Mixed Use – Community/Residential) Future Land Use category [Comprehensive Plan Policy 2.2.1.28.5(b)]; ADOPTION of the Findings for Special Approval for the above-referenced Special Approvals; GRANTING Specific Approval for: 1) an alternative to Land Development Code Section 714.8.7 to allow the installation of smaller diameter trees; 2) an alternative to Land Development Code Section 715.3.4 to allow for one canopy tree per lot frontage as opposed to one canopy tree every fifty (50) feet along rights-of-way in residential developments; 3) an alternative to Land Development Code Section 603.7.4.5 allowing an alternative to the required Greenbelt Buffer; and 4) an alternative to Land Development Code Section 715.3.4 relating to the requirement that no required trees be planted within the public or private utility easements; ADOPTION of the Findings for Specific Approval for the above-referenced Specific Approvals; DENYING Specific Approval for: 1) an alternative to Land Development Code Section 740.3.1. and Section 740.2.6.11 relating to a minimum pavement width for public streets; and 2) an alternative to Land Development Code Section 722.1.4.1 and Section 722.1.4.7 relating to the provision of sidewalks along major thoroughfare streets and the deferral of the required sidewalk along S.R. 70; as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Ms. Darenda Marvin ,Grimes Goebel Grimes Hawkins, Gladfelter & Galvano, (agent), requests approval of a rezone and a General Development Plan for 1,300 residential dwelling units for single-family detached, single family attached, and multi-family residences. The site has approximately 643.35 acres located south of S.R. 70, approximately 1 ½ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and eat of Lakewood Ranch Country Club East.

• The site is in the MU-C/WO (Mixed Use – Community/Watershed Overlay) Future Land Use Category (FLUC). Special Approvals are required because the proposed gross density exceeds one dwelling unit per acre (2.02) and the project is in the Evers Reservoir Watershed Protection area. Planned development is the process necessary to achieve Special Approval.

• The project will be constructed in phases, beginning in 2014, with a planned build-out date of approximately 2015.

• The project is planned to have private streets, with access to S.R. 70 and the future extension of The Masters Avenue. There is also an inter-neighborhood tie to the west into Country Club East. The community will contain up to three active recreational areas, and a major trail system for connectivity to the activity areas.

• The site has 52.72 ± acres of wetlands, with the only impact being to 0.24 acres to the Stream and Lake Swamp wetland to provide for an inter-neighborhood tie.

• The closest school, Willis Elementary School, exceeds the two mile limit for the provision of sidewalks on both sides of the internal roadway. The GDP does show sidewalks along one side of the internal streets, and the provision of a major trail system internal to the side.

• The following Specific Approvals were requested, either by the applicant or staff:

– LDC Section 714.8.7, requiring replacement trees to be a certain caliper – Staff recommends APPROVAL;
– LDC Section 715.3.4, to allow one canopy tree per lot frontage – Staff recommends APPROVAL;
– LDC Section 603.7.4.5, allow an alternative to the continuous greenbelt buffer – Staff recommends APPROVAL;
– LDC Section 715.3.4, to allow a different placement of residential street trees within the public or private utility easements – Staff recommends APPROVAL
– LDC Section 740.2.6.11 and Section 740.3.1, to allow a smaller payment width (from 24’ to 22”) – Staff recommends DENIAL; ; and
– LDC Section 722.1.4.1 and Section 722.1.4.7, to allow a deferral of the required sidewalk along a major thoroughfare street – Staff recommends DENIAL

• In summary, the proposal provides for integration, and compatibility with surrounding land uses and eliminates the creation of isolated neighborhoods, as well as, provides reciprocal access of existing adjacent

developments.

• The proposal to provide inter-neighborhood ties furthers the intent of the Manatee County Comprehensive Plan because it encourages connectivity and vehicular access between neighborhoods.

• Staff recommends APPROVAL with the recommended stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
William Clague reviewed and responded via email on 04/09/2014.

Reviewing Attorney
Clague

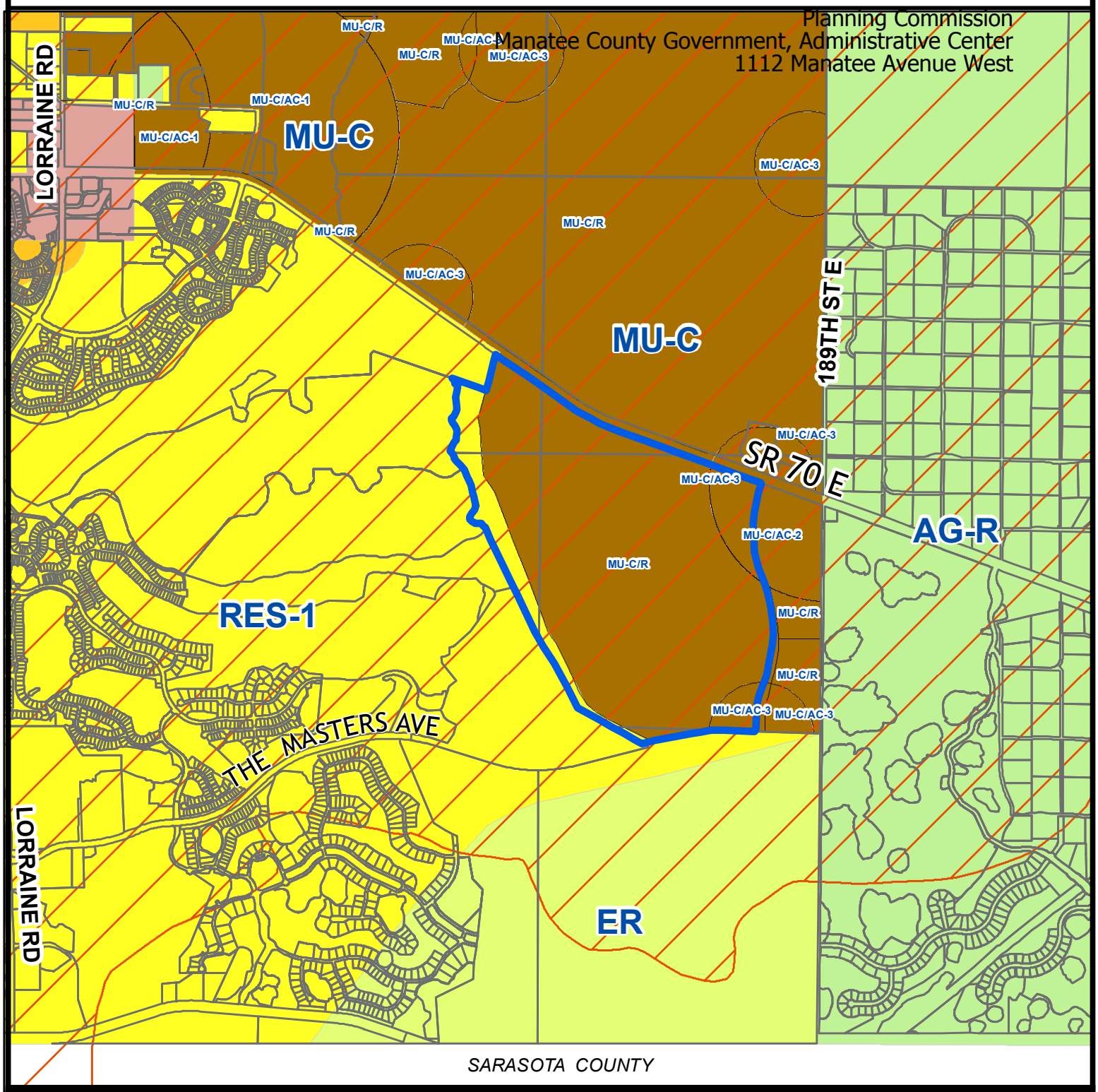
Instructions to Board Records
n/a

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 - PDR-13-38 - DelWebb - 20130432 - 140508 PC .pdf
Attachment: Staff Report - PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf
Attachment: Specific Approval Request - PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf
Attachment: Alternate Street Layout - PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf
Attachment: Traffic Impact Analysis- PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf
Attachment: Copy of Newspaper Advertising - PDR-13-38(Z)(P) - Del Webb - 05-08-14 PC.pdf
Attachment: Site Plans - PDR-13-38 - DelWebb - 20130432 - 140508 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 586300109, Part of - 586100089, 585400179, 585700069, 589000059

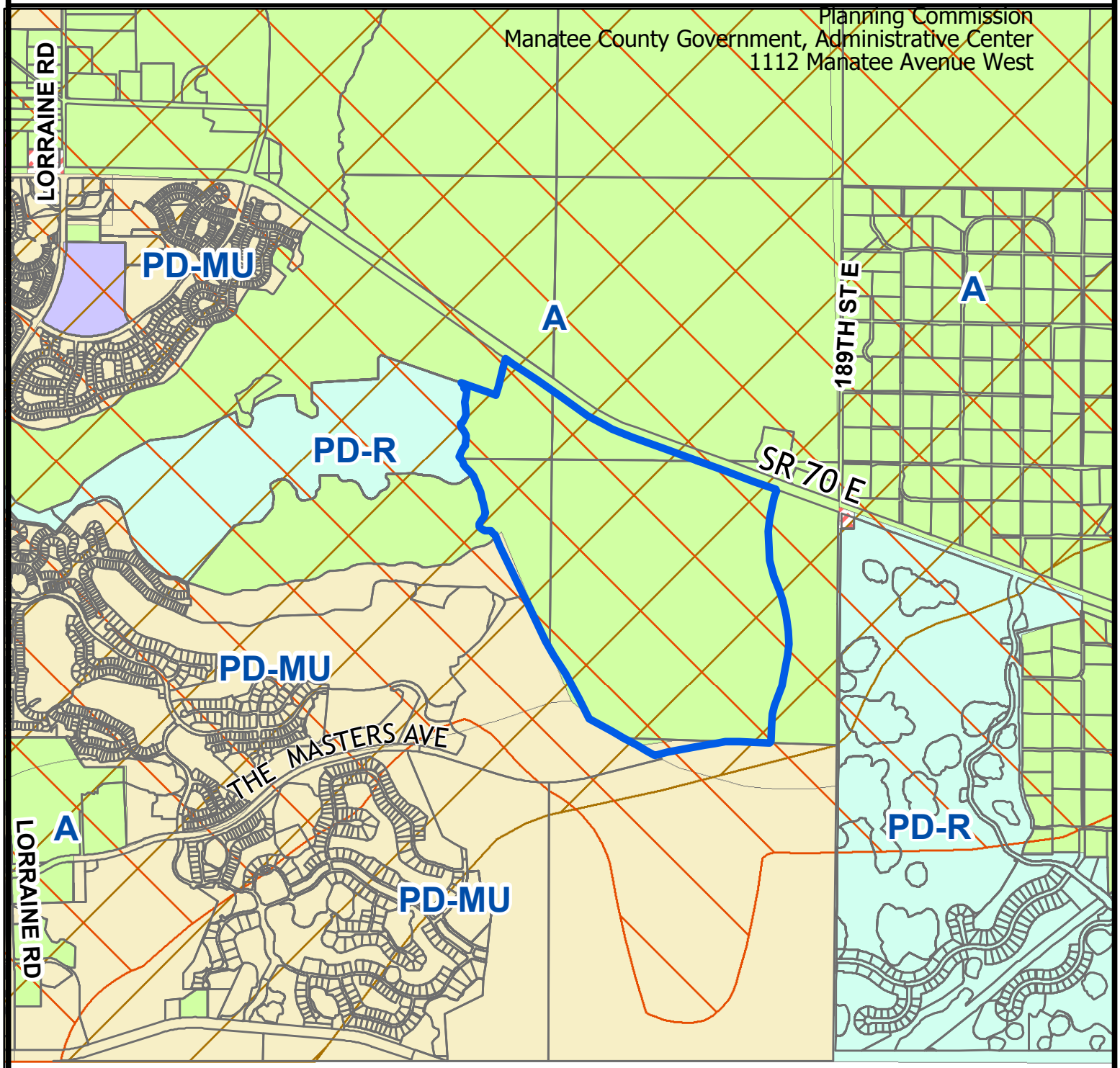
Manatee County
Staff Report Map

Map Prepared 12/9/2013
1 inch = 2,573 feet

Evers Watershed (WPE)

Project Name:	Del Webb at Lakewood Ranch
Project #:	PDR-13-38 (Z)(G)
DTS#:	20130432
Proposed Use:	Residential
S/T/R:	Sec 3,19,13,14,15,18,24,26,25, Twn 35 Rng 20,19
Acreage:	643.3
Existing Zoning:	A, PD-MU
Existing FLU:	MU-C, RES-1
Overlays:	ST
Special Areas:	Greenway
CHH:	NONE
Watershed:	WPE
Drainage Basin:	COWPENSLOUGH,BRADEN RIVER AB WARD,
Commissioner:	VanessaBaugh

ZONING



Parcel ID #(s) 586300109, Part of - 586100089, 585400179, 585700069, 589000059

Manatee County
Staff Report Map

Map Prepared 12/9/2013
1 inch = 2,573 feet

Evers Watershed (WPE)

Special Treatment

Project Name:	Del Webb at Lakewood Ranch
Project #:	PDR-13-38 (Z)(G)
DTS#:	20130432
Proposed Use:	Residential
S/T/R:	Sec 3,19,13,14,15,18,24,26,25, Twn 35 Rng 20,19
Acreage:	643.3
Existing Zoning:	A, PD-MU
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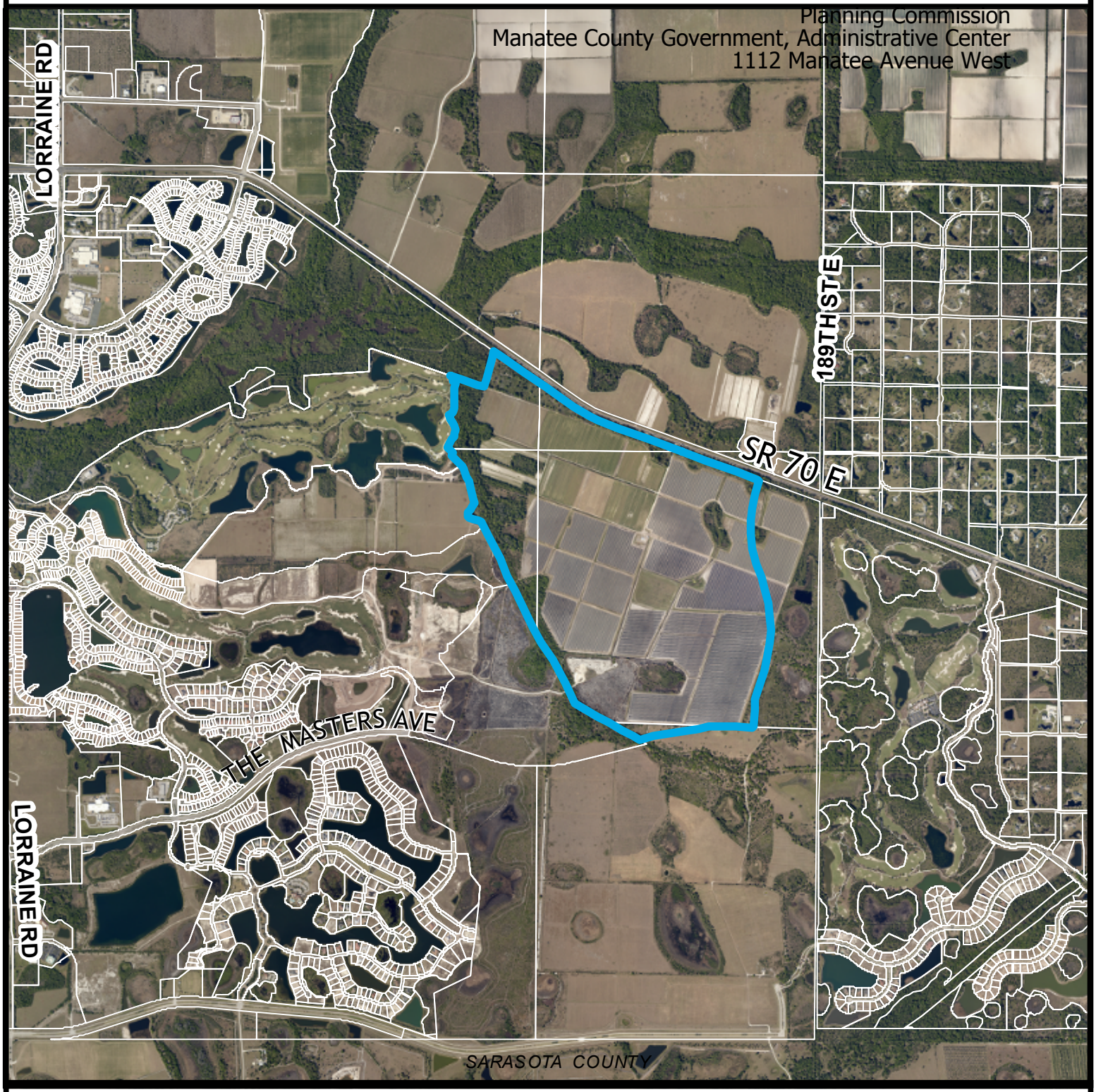
Overlays:	ST
Special Areas:	Greenway
CHH:	NONE
Watershed:	WPE
Drainage Basin:	COWPENSLOUGH,BRADEN RIVER AB WARD,
Commissioner:	VanessaBaugh

AERIAL



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Manatee County
Staff Report Map

Map Prepared 12/9/2013
1 inch = 2,573 feet

Project Name:	Del Webb at Lakewood Ranch
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Proposed Use:	Residential

S/T/R:	Sec 3,19,13,14,15,18,24,26,25, Twn 35 Rng 20,19
Acreage:	643.3
Existing Zoning:	A, PD-MU
Existing FLU:	MU-C, RES-1
Overlays:	ST
Special Areas:	Greenway

CHH:	NONE
Watershed:	WPE
Drainage Basin:	COWPENSLOUGH,BRADEN RIVER AB WARD,
Commissioner:	VanessaBaugh

PDR-13-38(Z)(G) – Del Webb at Lakewood Ranch

DTS #20130432

An Ordinance of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1½ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, FL, from A/WP-E/ST (General Agriculture/Watershed Protection – Evers Reservoir/Special Treatment) zoning district to PDR/WP-E/ST (Planned Development Residential/Watershed Protection – Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Application Received: 10/14/2013

P.C.: 05/08/2014 **B.O.C.C.: 06/05/2014**

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, move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-13-38(Z)(G); APPROVAL of the General Development Plan with Stipulations A.1 - A.2, B.1 – B.3, C.1 – C.3, D.1, E.1 – E.3, F.1 – F.5, G.1, and H.1; GRANTING Special Approval for a project: 1) located at least partially within the Watershed Overlay District (WO) [Comprehensive Plan Policy 2.2.2.2.4(a)]; and 2) for which the gross residential density exceeds one (1) dwelling unit per acre in the MU-C/R (Mixed Use – Community/Residential) Future Land Use category [Comprehensive Plan Policy 2.2.1.28.5(b)]; ADOPTION of the Findings for Special Approval for the above-referenced Special Approvals; GRANTING Specific Approval for: 1) an alternative to Land Development Code Section 714.8.7 to allow the installation of smaller diameter trees; 2) an alternative to Land Development Code Section 715.3.4 to allow for one canopy tree per lot frontage as opposed to one canopy tree every fifty (50) feet along rights-of-way in residential developments; 3) an alternative to Land Development Code Section 603.7.4.5 allowing an alternative to the required Greenbelt Buffer; and 4) an alternative to Land Development Code Section 715.3.4 relating to the requirement that no required trees be planted within the public or private utility easements; ADOPTION of the Findings for Specific Approval for the above-referenced Specific Approvals; DENYING Specific Approval for: 1) an alternative to Land Development Code Section 740.3.1. and Section 740.2.6.11 relating to a minimum pavement width for public streets; and 2) an alternative to Land Development Code Section 722.1.4.1 and Section 722.1.4.7 relating to the provision of sidewalks along major thoroughfare streets and the deferral of the required sidewalk along S.R. 70; as recommended by staff.

CASE SUMMARY

CASE NO.: **PDR-13-38(Z)(G) (DTS #20130432)**

APPLICANT: **Pulte Home Corporation (Contract Purchaser)**
Schroeder Manatee Ranch, Inc. (Owner)

REQUEST: **Approval of a new Large Project (Land Development Code Section 736.3) to allow 1,300 residential units and 8.0 + acres of recreational facilities on 643.35 ± acres.**

STAFF RECOMMENDATION: **Approval with Stipulations**

INTRODUCTION

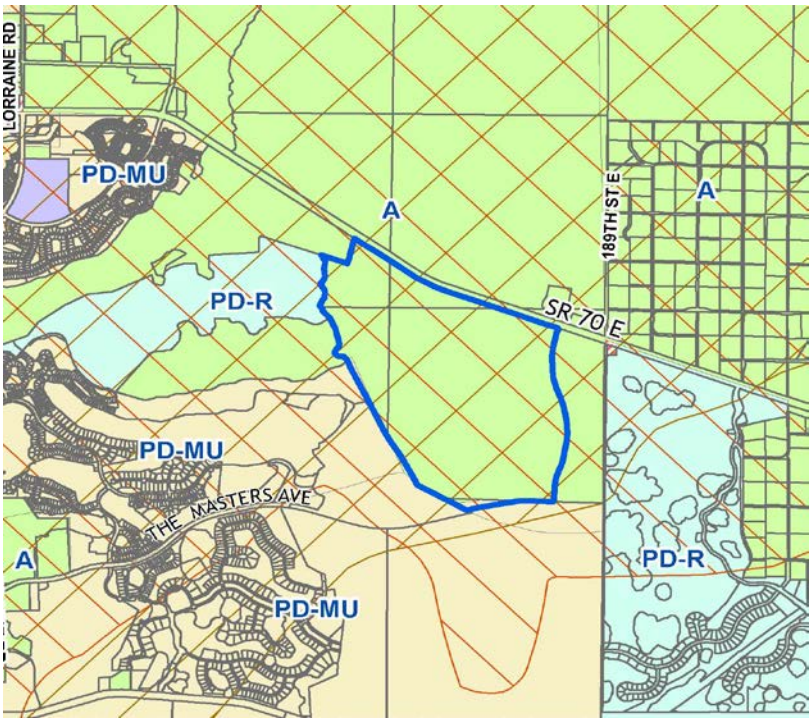
The project is located south of S.R. 70 and approximately one and one half mile east of the intersection of Lorraine Road and bordered on the west by Country Club East and the Ritz Carlton golf course. The property is bordered on the east by the future extension of Bourneside Boulevard and on the south by the future extension of The Masters Avenue.

FUTURE LAND USE

The Future Land Use Category is MU-C (Mixed Use – Community) with the WO (Watershed Overlay) also encompassing the property. The Comprehensive Plan envisions major centers of suburban and urban activity within this Future Land Use designation and the development of a high quality environment for living, working and visiting. The land is also within the sub-area of MU-C/R (Mixed Use – Community/Residential) which allows planned residential development (with a gross residential density of 3 dwelling units per acre) in the range of potential uses. The project is providing a gross density of 2.02 dwelling units per acre and a net density of 2.31 dwelling units per acre.

EXISTING ZONING AND LAND USE CHARACTERISTICS

The land is currently zoned A (General Agriculture) with two overlay districts: WP-E (Watershed Protection – Evers Reservoir) and ST (Special Treatment).



The request is to rezone the property from A to PDR (Planned Development Residential), retaining the overlay districts and is accompanied by a GDP (General Development Plan).

- To the NORTH, across S.R. 70, is vacant land, zoned A.
- To the SOUTH, across the future extension of The Masters Avenue is the University Lakes DRI, zoned PDMU/WP-E/ST.
- To the EAST, across the future extension of Bourneside Boulevard, is vacant land, zoned A.
- To the WEST, is the Cypress Banks DRI, zoned PDR/WP-E/ST, PDMU/WP-E/ST and a small portion zoned A.

SITE DESIGN

This project will be constructed in phases, beginning in 2014 with a planned build-out date of approximately 2025. The GDP illustrates separate phases, however, there are not time periods associated with these areas of development in order to allow the development to maintain market flexibility. The community is planned to have private streets, with access to S.R. 70 and the future extension of The Masters Avenue. There is also an inter-neighborhood tie to the west into Country Club East. This inter-neighborhood tie was contemplated with the approval of the Cypress Banks development.

The western boundary is dominated by a forested wetland habitat providing a significant separation and buffer from the adjacent developed area. The northern boundary of the project contains an area of pine flatwoods and upland scrub, pines and hardwoods. The GDP illustrates an additional perimeter buffer to contain enhanced landscaped materials, with a berm and wall combination. This perimeter buffer will continue along the eastern and southern boundaries adjacent to the future roadways. All perimeter buffers are planned to be 50 feet in width. The western boundary contains a significant forested wetland system which will not necessitate supplemental materials along that perimeter.

The community will contain up to three active recreational areas which could contain a clubhouse, pool and other outdoor facilities. In addition, a major trail system will be constructed for connectivity to the activity areas.

Special Approval Requests

1. Request

Comprehensive Plan Policy 2.2.2.2.4(a) requires any project that is at least partially within the Watershed Overlay District (WO) be reviewed under the Special Approval process.

Staff Analysis and Recommendation

Staff has reviewed the request for Special Approval for this project which is located in the WO district and finds that the proposed development is appropriate for this area, as none of the following are planned for the property:

- No commercial aviation facility;
- No new mineral resource extraction or associated processing activities;
- No non-residential/nonagricultural development which required an operating permit for industrial waste treatment; and
- No new sanitary landfills or wastewater treatment plants

Also, during future review of the plans, indigenous vegetation will be preserved and there will be assurance that minimum percentages of upland area will be maintained during the course of development through undisturbed and landscaped areas.

Finding for Special Approval

The Board finds that the purpose of Comprehensive Plan Policy 2.2.2.2.4(a), specifically, the intent to require any project that is at least partially within the Watershed Overlay District (WO) to be submitted and reviewed under the Special Approval process has been met with the application submitted. 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.

2. Request

Comprehensive Plan Policy 2.2.1.28.5(b) requires that all projects for which gross residential density exceeds one (1) dwelling unit per acre, or in which any net residential density exceeds three (3) dwelling units per acre, be reviewed under the Special Approval process.

Staff Analysis and Recommendation

Staff is in support of the request for Special Approval of a residential density exceeding one dwelling unit per acre. The resulting gross density for the proposed development is 2.02 dwelling units per acre. The resulting net density is 2.31 dwelling units per acre. There are other existing developments in the area that represent the same density that is being proposed here, as well as future developments that may ultimately be developed with similar density.

The applicant has stated, and staff agrees, that creating even more homes on large acreage at this time is not a viable economic decision and it contributes to urban sprawl in this area. Today, most buyers are looking for communities with a "neighborhood" feeling, rather than multi-acre lots which are expensive to purchase, develop and maintain and which provide no sense of community. This development will satisfy the demand to live in the country while still being in a community providing nearby amenities for the residents.

Finding for Special Approval

The Board finds that the purpose of Comprehensive Plan Policy 2.2.1.28.5(b), specifically, the intent of the MU-C/R Future Land Use designation which states that properties should development at a reasonable density at the time that adequate services are available to ensure the transitioning of these lands, has been met by the proposed design.

Specific Approval Requests

The GDP submitted with this application proposes designs that are not in compliance with some of the regulations in the Land Development Code, however, the Board of County Commissioners may find that the alternatives proposed by the applicant meet the requirements to an equivalent or greater degree. In this application, the following Specific Approvals have been requested:

1. Request

Land Development Code Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree 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 allow replacement tree sizes at 3"/4"/4" instead of 3"/5"/7". Staff believes that smaller 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 (1) canopy tree per lot frontage.

Staff Analysis and Recommendation

Staff is in support of this request for Specific Approval for an alternative to allow only one (1) tree per lot frontage instead of one (1) per fifty (50) linear feet, as more than one (1) 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, as providing less trees will prevent future removal and prevent conflicts with infrastructure.

3. Request

LDC Section 603.7.4.5, requires a fifteen (15) foot greenbelt buffers be provided along the entire border of the PDR district.

Staff Analysis and Recommendation

Staff is in support of this request for Specific Approval for an alternative to Section 603.7.4.5 of the LDC to allow an alternative to the continuous greenbelt buffer. The applicant has offered the following:

The property boundaries along the north, east and south are existing or future roadways and as such will contain landscaped areas consistent with residential development adjacent to roadways. The western boundary contains a significant forested wetland system which will require a fifty (50) foot buffer. In addition to this required buffer, an additional fifteen (15) foot building setback is required under the LDC. The planting of evenly spaced canopy trees, in accordance with this section of the LDC within the intervening area between the planned homesites and the wetland system would not serve its intended purpose of project separation and identification.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.7.4.5, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as an alternative to continuous greenbelt buffer will be provided with the planned landscaped areas between the existing and current roadways and the forested wetland system that exists on the property.

4. Request

Land Development Code Section 715.3.4 prohibits the required residential street trees from being planted within the public or private utility easements.

Staff Analysis and Recommendation

The applicant has demonstrated that adequate, appropriate and safe accommodations and space have been made for all utilities, slopes, setbacks, drainage and highway design elements. Staff will make a thorough evaluation of the placement of street trees within the design planned to ensure that any trees placed in the utility easements will not cause damage to utility lines, and that adequate, appropriate and safe accommodations and space have been made for all utilities, slopes, setbacks, drainage and highway design elements. This review will take place during the Final Site Plan stage, and there staff supports this request. A stipulation has been added (Stipulation B.1) to ensure that these concerns are addressed.

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 public purpose and intent of the LDC regulations will be satisfied to an equivalent degree with the stipulation offered by staff. All concerns will be addressed during the Final Site Plan stage.

5. Request

LDC Section 740.2.6.11 and Section 740.3.1, require that all public streets be constructed in accordance with Manatee County Public Works Standards, and shall have a minimum pavement width of twenty-four (24) feet. The applicant requests pavement widths of twenty-two (22) feet.

Staff Analysis and Recommendation

The proposed internal streets will be private. Should the applicant or HOA, however, request the internal streets be turned over to the county, the streets would need to be brought up to LDC requirements.

The applicant provided a cross-section (attached to the staff report as Attachment #3) to demonstrate that adequate, appropriate and safe accommodations and space have been made for all utilities, slopes, setbacks, drainage and highway design elements. The Public Works Department, Public Safety Department and the East Manatee Fire Rescue District have, however, commented that they do not support reduced road widths because of the inability to provide adequate services and could not be turned over the County because they will not meet County standards. While the applicants have demonstrated that the proposal will give a total of twenty-six (26) feet with the curbing to be provided, the paved area still does not meet the twenty-four (24) feet width requirement, and the Land Development Code states that road widths cannot include curbing. With no valid reason for requesting the deviation from the standards, the request for a reduced width **CANNOT BE SUPPORTED.**

Finding for Specific Approval:

Notwithstanding, the failure of this plan to comply with the requirements of LDC Section 740.2.6.11 and Section 740.3.1**,** the Board finds that the public purpose and intent of the LDC regulations are not satisfied to an equivalent degree because the roads will not provide adequate widths for the services necessary to be provided, and the roads could not be turned over to the County in the future, without meeting County standards.

6. Request

Land Development Code Section 722.1.4.1 and Section 722.1.4.7 require the provision of sidewalks along major thoroughfare streets, and provide for the process to request a deferral of the required sidewalk along a major thoroughfare street.

Staff Analysis and Recommendation

These sections relate to the provision of a five (5) foot sidewalk along all new or existing major thoroughfares, or the deferral of construction of any required sidewalk, if a developer enters into an agreement for such a deferral. In the case of the subject property, the developer is requesting payment to Manatee County into a “sidewalk fund” for the future construction of necessary sidewalks.

The payment proposed consists of an estimated cost of installation of a sidewalk along the project frontage with S.R. 70. The payment is planned to be made the later of (1) the approval of the first final plat within the project; or (2) upon request from Manatee County in preparation for roadway improvements which would include construction of such sidewalks. The language offered by the applicant is as follows:

> *As an alternative to the required sidewalk adjacent to State Road 70, the applicant shall provide payment to the County in the amount of $71,337.00 (the estimated cost of installation of a five (5) foot sidewalk located on the south side of S.R.70, along the project frontage, along the project frontage a distance of approximately 5,707 linear feet). Such payment shall be made the later of 1) approval of the first final plat within the project, or 2) upon request from the county in preparation for roadway improvements which will include construction of such sidewalk, but in no event shall the payment be made later than the approval of the final plat for the last phase of the project. However, should sidewalks be installed by others prior to the developer seeking final plat approval, the amount of such payment shall be proportionately reduced.*

Public Works **does not support this request**. Public Works has an annual budget to construct County-wide sidewalks. It has been discovered through the years that post-development sidewalk construction or improvements are very costly, and therefore, deferral of required sidewalks is not the preferred solution.

If the Board of County Commissioners makes the decision to approve this request from the applicant, the stipulation above needs to be included in the recommendation, and the sidewalk needs to be shown on future plan submittals. The Construction Plan needs to show the detail of the location of the sidewalk within the right-of-way, or dedicate an easement with the precise elevation as to its design grading. The future planned sidewalk needs to be permitted through all outside agencies (i.e., FDOT) and its location needs to be preserved without any obstruction or landscaping until such time as the sidewalk is actually installed.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 722.1.4.1 and Section 722.1.4.7, the Board finds that the public purpose and intent of the LDC regulations are not satisfied to an equivalent degree because it is staff's opinion that the required sidewalk needs to be constructed at this time.

COMPLIANCE WITH LDC, SECTION 508.5 AND SECTION 603.4

Physical Characteristics of the Site: Relationship to Surrounding Property

The property is suitable for development without hazard to persons or property in relation to erosion, subsidence, slipping of the soil, flood hazard, destruction of wetlands or other dangers. There is a small portion of the property, in the northwest corner that is within the 100-year floodplain. All proposed improvements are planned outside of this area.

Relation to Public Utilities, Facilities and Services

Adequate public facilities are available to support the request. Potable water, sanitary sewer, and irrigation are all available to the property. Letters of available service capacity for emergency services were provided and the location of stations and proximity to the site are

identified in the narrative. There are three public parks within a five (5) miles radius. There are three public schools (elementary, middle and high) within a five mile radius.

Relation to Major Transportation Facilities

The site is bordered by three thoroughfare roadways (two of which are planned, but not constructed), and the project is not designed to create excessive traffic along minor streets outside of the project. An existing, planned inter-neighborhood tie into Country Club East will be the only access point onto a non-thoroughfare roadway.

Compatibility

There will be no negative effects or external impacts resulting from factors such as traffic, noise or lights. As stated above, the main access points will be onto thoroughfare roadways and the characteristics of residential development are such that there is no generation of noise or light which could impact adjacent properties.

Transitions

The project is an extension of the existing development pattern of low to moderate density residential development.

Design Quality

The project is consistent with the MU-C/R and the WO Future Land Use categories, relative to design standards for landscaping, buffering and setbacks, and the ability to mitigate any potential incompatibilities.

Relationship to Adjacent Property

The adjacent property to the west is developed residentially and the remaining boundaries of the project are thoroughfare roadways. The adjacent, developed property is separated by a major environmental system and requires no additional buffering.

Access

An access management analysis was included in the Traffic Impact Analysis. The analysis includes recommendations for turn lanes, the details of which are outlined in the report. Manatee County Transportation Department has approved the study and the details will be formulated into specific conditions for the project's ordinance, if approved.

Streets, Drives, Parking and Service Areas

Greater detail will be required with the Preliminary Site Plan/Final Site Plan and will need to be consistent with the Manatee County Land Development Code and Public Works Engineering standards. If there are Specific Approvals necessary at the next stage of development, additional public hearings will be required in order for the Board of County Commissioners to approve/deny any requested alternatives to the Land Development Code.

Pedestrian Systems

Internal pedestrian circulation has been addressed with the provision of both sidewalks and a master trail system. As previously discussed under the Specific Approval section of the staff report, the applicant is requesting deferral of the required sidewalk along S.R. 70. It is staff's opinion that all external pedestrian systems need to be designed and constructed with the future planned thoroughfare roadways.

Natural and Historic Features, Conservation and Preservation

There are no known historic or archaeological features. The project design meets and exceeds the required amount of conservation and preservation areas in both the wetland and upland areas.

Density/Intensity

The density does not exceed the maximum established in the Comprehensive Plan and is consistent with the existing development pattern.

Height

The application sets forth a maximum building height of thirty-five (35) feet, consistent with adjacent properties.

Fences and Screening

The perimeter buffer, adjacent to the roadways, will measure a minimum of fifty (50) feet wide and will contain canopy and accent trees and shrubs. At the option of the development, upon final review of existing tree locations and topographic information, a combination wall/berm may be installed. The western portion of the project is separated by a major environmental system that serves to adequately screen and buffer the adjacent development which contains a similar land use.

Yards and Setbacks

All yards and setbacks will be consistent throughout the development and are identified on the General Development Plan in tabular and graphic form.

Trash and Utility Plant Screens

There will be central trash facilities in the residential development. If central trash facilities are requested with the amenity center locations, details will be provided with a Final Site Plan. Any utility facilities, such as lift stations, will be screened in accordance with the requirements of the Land Development Code.

Signs

Sign details will be reviewed with the Final Site Plan.

Landscaping

Landscaping will exceed the requirements of the Land Development Code Section 715.

Water Conservation

Site Plan Alternatives: Creative site development concepts, such as preservation of existing plant communities and upland habitats and the use of shade trees, have been proposed to promote water conservation.

Preservation of Existing Plant Communities

Detailed information may be found in the Environmental Narrative.

TRANSPORTATION

The proposed Del Webb development conducted a traffic analysis to evaluate the potential traffic impact of the proposed residential development. The analysis was completed anticipating 1,500 dwelling units, planned for senior, age-restricted housing. A total of 342 PM peak hour trips were estimated to be generated by the project. The analysis of future traffic conditions indicates that all intersections within the study area will meet the LOS standards through the year 2023, after the build-out of the project. The roadway capacity analysis indicates that project traffic will not degrade the existing LOS of "C" on S.R. 70 (from Lorraine Road to C.R. 675).

Staff Narrative

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to S.R. 70, an existing two-lane arterial roadway and is designated as a four-lane arterial roadway in the adopted Future Traffic Circulation Maps.

Transportation Concurrency

Transportation concurrency was evaluated for this project. The applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on S.R. 70 near the project site. The results of the traffic study, 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 S.R. 70 and Lorraine Road intersection and the S.R. 70 and C.R. 675 intersection are within the impact area. While there are no deficiencies attributable to impacts of the proposed development at these intersections, they are expected to operate at adopted level of service, therefore, no off-site concurrency-related improvements are required for the project (see Certificate of Level of Service Compliance table below).

Access

In conjunction with transportation concurrency, a review of access issues was undertaken by County staff. The project will take access via one driveway onto S.R. 70. The access point on S.R. 70 is a state-maintained facility. The TIA identified two-site related improvements at the project drive. These improvements are listed below:

1. Construct an eastbound right-turn lane (460 feet) at the project drive.
2. Construct a westbound left-turn lane (510 feet) at the project drive.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: Y__X*__ N_____
TRAFFIC STUDY REQ'D: Y__X__ N_____**

***No CLOS Certificate was applied for, however, the LDA submitted in conjunction with this large project application requests CLOS to grant with the first Preliminary Site Plan.**

****A TIA was submitted, and reviewed with this application.**

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
S.R. 70	**3130**	**C**	**C**

In summary, the results of the TIA review identified no off-site concurrency improvements. However, site-related improvements (i.e., an eastbound right-turn lane and a westbound left-turn lane on S.R. 70 at the project driveway) are required.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of Preliminary Site Plan. Potable water and waste water will be reviewed at the time of Final Site Plan/Construction Drawings.

ENVIRONMENTAL RESOURCE IMPACTS

Vegetation, Wetland and Wildlife

The proposed Del Webb at Lakewood Ranch site was cleared and drainage improvements made prior to the 1940's. The property has been farmed since the early 1960's. Extensive ditching throughout the farm allows for rapid drainage across the site. Wetlands internal to the farm have been historically ditched and drained as well, moving farm field runoff through and out of these systems. This agricultural ditching and draining has altered the vegetative composition and footprints of the on-site wetlands significantly from pre-farming conditions, reducing their value and function.

The proposed community has minimized wetland impacts and will be providing 30' to 50' upland buffers around each wetland system. Upland cut ditches, jurisdictional to both the state of Florida and U.S. Army Corps of Engineers will be replaced by a surface water management system providing both treatment and attenuation. This constructed system will provide improved stormwater quality discharges to the Braden River.

Wetlands and their associated 30' or 50' upland buffers will be preserved in their current conditions. No activity is to occur in these areas other than one crossing for an inter-neighborhood tie (0.24 acres). No other wetland impacts are proposed, and all upland alterations have been designed for optimal use of space available.

Staff Narrative

Wetlands

According to the environmental narrative produced by Stantec, and dated October 7, 2013, there are a total of 52.72 acres of wetlands, which includes 45.66 acres of Stream and Lake Swamp and 7.06 acres of Vegetated Non-Forested Wetlands. The project shows an impact of 0.24 acres to the Stream and Lake Swamp wetland to provide for an inter-neighborhood tie. All other wetlands within the project boundary will remain undisturbed and will have the required 30' or 50' wetland buffers provided.

Mitigation for the 0.24 acres of impact will be determined at the time of Final Site Plan review and may be one of the following: 1) restoration of a similar agricultural crossing further south along the tributary will be restored, including removal of the culvert, regarding and replanting; 2) enhancement of forested wetlands upstream of the crossing by control of nuisance, exotic plant species and replacement with native hydrophilic species appropriate to this ecological community; or 3) enhancement of an onsite wetland including improvement to the wetland hydroperiod and vegetative structure.

Uplands

According to the environmental narrative, there is a total of 80.53 acres of native upland habitat onsite in the form of 28.87 acres of Palmetto Prairies, 18.58 acres of Pine Flatwoods, 21.42 acres of Temperate Hardwoods, and 11.66 acres of Upland Scrub Pines Hardwoods. Of the 80.53 acres of upland habitat, 26.48 acres are proposed for preservation with this project, the majority of which will be 18.08 acres of the Temperate Hardwoods. This habitat occurs mostly at the perimeter of the limits of construction for the project.

The total native habitat proposed for preservation with the GDP is 78.96 acres, 0.16 acres more than required by the Comprehensive Plan and LDC. This area is depicted on the GDP and will be required to be placed within a conservation easement to the County at the time of Final Plat.

Endangered Species

Part of the scope of the environmental narrative was to check for listed species onsite. Personnel did observe one active gopher tortoise burrow. Staff has provided a stipulation requiring an updated general survey, as well as a species specific survey for gopher tortoises, to be performed prior to Final Site Plan approval for the project.

Trees

Tree information has not been provided at this stage since this is a General Development Plan. Tree removal and replacement, if required, will be addressed with the Final Site plan and will be in accordance with Section 714.8.7 of the Land Development Code. Staff has provided a Specific Approval for the project to allow an alternative to Section 715.3.4 of the Land Development Code relating to Street Trees, to allow a reduction of one tree per lot per frontage to alleviate conflicts with infrastructure that may occur if more than one tree is required in the front yard of a home.

Landscaping

Landscaping and buffering details are not being provided with this General Development Plan. The applicant has, however, asked for a modification to the required Greenbelt Buffer (see Specific Approval section of this staff report).

WATER QUALITY AND STORMWATER MANAGEMENT

The surface water quality background data has been collected via the Cypress Banks and Greenbrook DRI's and Braden River Utilities monitoring programs on lands of Schroeder Manatee Ranch. Based on the monitoring programs historically performed, there are no potential sources that have been identified that could adversely affect the quality of water resources.

Historical and current, ongoing, groundwater monitoring stations in proximity to the project site are represented in the surrounding watersheds in accordance with the Florida Department of Environmental Protection (FDEP) Water Basin Identification (WBID) areas. These monitoring

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stations represent the existing down gradient conditions relative to the project site and represent ongoing monitoring of the stations. There are no potential sources that could adversely affect the groundwater quality of water resources down gradient of the project. There is, however, no historical groundwater data on record to represent existing up gradient site conditions for the project or to represent one of the monitoring stations. Therefore, the applicant proposes the following condition:

> The applicant shall install one representative groundwater monitoring (well) station in an area of least anticipated disturbance of planned development activities to represent up gradient conditions. The location of the monitoring well would be subject to Manatee County approval, along with frequency and parameters. A formal monitoring plan for this well will be developed with input from Manatee County staff. This monitoring plan will identify any potential pollutants that could adversely affect the quality of water resources onsite.

FLOODPLAINS

The majority of the project is within FEMA Flood Zone "X," which are areas determined to be outside of the 500-year floodplain, according to FIRM Community Panel Number 125153 0390 C (revised June 15, 1992). There is a small portion of the northwest corner of the property that is within FEMA Flood Zone "AE," which are areas within the 100-year floodplain with base flood elevations determined. This small area is within an existing wetland system that is outside of the area for the proposed improvements. The 100-year floodplain is delineated on Sheet 3 of the GDP map series.

WATER SUPPLY

There is an existing 16-inch potable water main along the south boundary of the subject property that is within the future right-of-way of The Masters Avenue. This existing 16-inch water main was installed to serve the Concessions Golf Course community that is east of the subject parcel. The proposed expansion of the County Club East community, which borders on the west side of the subject parcel, is currently under construction. The proposed infrastructure designed as part of the adjacent County Club East expansion includes a 12-inch potable water main stub that will serve the subject project.

ESTIMATED POTABLE WATER DEMAND

Land Use	# of Units	Potable Water Average Daily Flow	Total
Residential Units	1,300	130 GPD/Unit	169,000 GPD
TOTAL Potable Water Daily Flow			**169,000 GPD**

WASTEWATER MANAGEMENT

There is an existing 10-inch sanitary sewer force main along the south boundary of the subject property that is within the future right-of-way of The Masters Avenue. The existing 10-inch force main was installed to serve the Concessions Golf Course community that is east of the subject parcel. The proposed expansion of the Country Club East community, which borders on the west side of the subject parcel, is currently under construction. The proposed infrastructure designed as part of the adjacent County Club East expansion includes a 6-inch sanitary sewer

force main stub that will also serve the subject parcel. Manatee County Utilities Department will provide wastewater service to the parcel.

ESTIMATED WASTEWATER DEMAND

Land Use	# of Units	Wastewater Average Daily Flow	Total
Residential Units	1,300	130 GPD/Unit	169,000 GPD
TOTAL Wastewater Average Daily Flow			**169,000 GPD**

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

Solid Waste management will be provided by Manatee County's contract hauler, with service to individual homeowners. Properly sized and located dumpsters will be made available for the proposed recreational/amenity areas.

POLICE AND FIRE PROTECTION

Law Enforcement will be provided by the Manatee County Sheriff. Fire protection will be provided by the East Manatee Fire Rescue District (EMFRD). In both instances, a letter has been received that adequate response times will be maintained for the proposed development.

RECREATION AND OPEN SPACE

Within a 5 mile radius of the project site, there are 3 public parks, operated by Manatee County Parks and Recreation Department: Greenbrook Park, Lakewood Ranch Park and Country Club East Park. There are recreational areas proposed on-site that will be restricted to use by the residents only. There are up to three proposed active recreational areas and a proposed master trail system within the community. The exact size and details of the recreational facilities have not yet been determined. Timing for the construction of the recreational areas will be dependent on the phasing of the residential development. The areas will likely include a clubhouse, pool, tennis courts and other active and/or outdoor recreational facilities consistent with an active adult community.

EDUCATION

The following schools serve the site:

Willis Elementary
14705 The Masters Avenue
2 miles from the site

Nolan Middle School
6615 Lorraine Road
2.5 miles from the site

Lakewood Ranch High School
5520 Lakewood Ranch Boulevard
5 miles from the site

The School Board has commented that any development application committing to dwelling units for older persons are exempt from the Manatee County Education Facilities Impact Fee pursuant to Section 2-29-90(a)(5) of the Manatee County Code of Ordinances. In accordance with that agreement, the applicant is requested to provide appropriate documentation per the cited section above. This document should include a certified letter filed with the Florida Commission on Human Relations registering such dwelling units with the State of Florida pursuant to Section 760.29, Florida Statutes. A stipulation has been proffered to ensure receipt of the requested documentation, and following receipt of the requested documentation, the applicant shall be exempt from any future school-related reviews.

HISTORICAL AND ARCHAEOLOGICAL

The applicant provided a letter from the State Historic Preservation Office which indicates no historical or archaeological sites on the development site.

CONCLUSION

To offset the potential impacts of the project, a series of conditions are recommended below:

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE:

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

TABLE 1: DEVELOPMENT TOTALS

Land Use	Total
Residential (dwelling units)	
Total	**1,300**

2. The project site may continue to be used for agricultural activities, but at no greater intensity than at present.

B. INFRASTRUCTURE:

1. The proposed street trees shall be located a minimum of 10’ from any public utility in order to prevent potential damage from the public utility, to prevent damage to the trees due to maintenance of the public utility and to promote ease of County utility easement maintenance, thus reducing costs.

2. Calculations shall be provided with the Preliminary Site Plan/Final Site Plan to ensure that the existing water and wastewater mains are adequately sized to serve this development. If these facilities are inadequate, then it will be the responsibility

of the developer to provide the required offsite improvements to serve this development.

3. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material.

C. STORMWATER:

1. The project shall be required to reduce the calculated pre-development flow rate by twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into the Braden River. Modeling shall be used to determine pre- and post-development flows. Over-attenuation is not required for open space areas, upland preservation areas, wetlands and their buffers, landscape buffers or undisturbed areas. Attenuation is not required on the stormwater flows that discharge onto and through this property from adjacent roadways, subdivisions, lands, etc**.**

2. This project shall be required to provide (one hundred fifty percent (150%) water quality treatment for Bradenton River/Evers Watershed Protection Overlay (WP-E).

3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. The 100-year compensation shall be located in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation), except as provided below. The applicant must demonstrate either (1) the available storage volume above the 25-year Design High Water Level of any proposed compensation requirement, or (2) provide a stormwater routing model that utilized the Braden River reverse flow into the on-site lakes during a 100-year, 24-hour storm event. The volume of stormwater that backfeeds into the on-site lakes will be created as floodplain compensation volume.

D. WATER QUALITY:

1. The applicant shall install one representative groundwater monitoring (well) station in an area of least anticipated disturbance of planned development activities to represent up gradient conditions. The location of the monitoring well would be subject to Manatee County approval, along with frequency and parameters. A formal monitoring plan for this well will be developed with input from Manatee County staff. This monitoring plan will identify any potential pollutants that could adversely affect the quality of water resources onsite.

E. PUBLIC WORKS:

1. If it is demonstrated at the time of a specific Preliminary Site Plan/Final Site Plan submittal that any of the cul-de-sacs proposed are greater than 800’ in accordance with Land Development Code Section 908.1, the required Specific Approval for this requirement must be presented through the public hearing process. Each location or request for Specific Approval for cul-de-sac lengths greater than 800 feet shall be reviewed on a case-by-case basis.

2. If it is demonstrated at the time of a specific Preliminary Site Plan/Final Site Plan submittal that a second means of access is necessary because of the development

in excess of 100 units in accordance with Land Development Code Section 712.2.8, and the applicant is unable to comply with this requirement, the required Specific Approval for this requirement must be presented through the public hearing process.

3. The following traffic operation improvements have been identified and will need to be permitted through FDOT at the time of Final Site Plan/Construction Plan approval:

   a. An eastbound right-turn lane of 460 feet on S.R. 70 at the project entrance. The eastbound right-turn lane shall be constructed in accordance with FDOT Design Standards; and

   b. A westbound left-turn lane of 510 feet on S.R. 70 at the project entrance. The westbound left-turn lane shall be constructed in accordance with FDOT Design Standards.

F. ENVIRONMENTAL:

1. A Conservation Easement for any area defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with each Final Plat approval that contains such areas within the boundaries of said plat.

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

3. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the Erosion Sediment Control Program (ESCP) information on the Preliminary Site Plan/Final Site Plan in accordance with Section 519 of the Land Development Code.

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 Preliminary Site Plan/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 used to secure the well during construction (e.g., fence, tape);
   - The final disposition of the well – used, capped, or plugged.

5. Prior to the Final Site Plan approval, an updated wildlife species survey, including a species-specific survey for gopher tortoises, shall be performed. If any gopher tortoise colonies are located, the survey shall provide for the proper relocation and preservation of the identified gopher tortoise colonies. The relocation and preservation shall be approved by the Florida Fish and Wildlife Conservation Commission (FFWCC). Additional upland preservation or increased wetland buffers may be imposed as a result of this requirement.

G. FIRE DEPARTMENT:

1. At the time of Final Site Plan submittal, the applicant shall demonstrate the provision of adequate turn-around for Fire Department apparatus for any dead-end access roads, in excess of 150 feet (46m) in length.

H. SCHOOL:

1. At the time of Final Site Plan submittal, the applicant shall submit documentation, pursuant to Manatee County Education Facilities Impact Fee, Section 2-29-90(a)(5) of the Manatee County Code of Ordinances, that they are exempt from future school-related reviews, because they are providing dwelling units for older persons. The development will be tracked as PENDING in the School Capacity Tracking System until the required documentation has been submitted. Once the certified letter is received by the School Board, they will issue a School Report for the application confirming it is exempt from School Concurrency.

ATTACHMENTS:

1. Applicable Comprehensive Plan Policies
2. Special/Specific Approval Requests
3. Alternative Street Layout
4. Traffic Impact Analysis
5. Copy of Newspaper Advertising

ATTACHMENT #1
APPLICABLE COMPREHENSIVE 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 Objective 2.6.1-2.6.3)**

Policy 2.2.1.28 **Mixed Use – Community (MU-C)**

Establish the Mixed Use – Community future land use category, as follows:

Policy 2.2.1.28.1 **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 through the identification of Sub-areas. A graphic depiction of the Sub-areas shall be adopted as a part of any FLUM amendment establishing a MU-C category and shall become a part of the Future Land Use Map Series. The maximum distance between Activity centers, measured from the edge of the Center, shall be 1.5 miles. 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. Subareas specifying the range of potential uses, range of potential density/intensity, and other information followed below.**

Development or redevelopment within the area designated under this category shall be required to achieve compliance with the Guiding Principles outlined in the Land Use Operative Provisions.

To achieve consistency with the Guiding Principles and to ensure the creation of a viable mixed use area, the approval of each MU-C category shall require the inclusion of Specific Property Development Conditions within the introductory chapter of this Plan that limits the amount of residential development which may occur until a defined amount of non-residential development has commenced, unless such link is determined to be unnecessary

through an analysis submitted by the applicant and approved by the County Commission.

Policy 2.2.1.28.5 **Mixed Use – Community/Residential (MU-C/R)**
Establish the Residential subareas as follows:

Range of Potential Uses: suburban or urban density planned residential development with integrated residential support uses as part of such developments, neighborhood retail uses, short-term agriculture uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water related/water-enhanced uses

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre

Minimum Floor Area Ratio: 0.23

Maximum Square Footage for Neighborhood, Retail Uses:

Medium (150,000 sf as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2 for DRI's and Large Projects)

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 1 dwelling unit per acre, or for which any net residential density exceeds 3 units per acre, shall require special approval.

c) Any non-residential projects exceeding 30,000 square feet shall require special approval.

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

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

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

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

Policy 2.2.2.2.4 **Effect of Mapping:**

a) Any project which is at least partially within the Watershed Overlay District (WO) shall be submitted for approval under the special approval process. The area designated under the WO District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the WO District. The extent and coverage of the area designated is shown in greater detail on the official zoning atlas of Manatee County, but is, however, subject to adjustment pursuant to (c) below.

b) See also policies listed under Policy 2.2.2.2.3 above.

c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of property shown on the official zoning atlas as being within the Watershed Overlay where the owner or agent thereof is seeking to demonstrate that property is not located within the Lake Manatee Watershed, the Evers Reservoir, or the Peace River Watershed. Where the review concludes that the subject property, or part thereof, is located outside the Watershed Overlay, adjustments to the zoning atlas should be processed pursuant to an administrative procedure established within any land development regulations developed pursuant to Section 163.3202, F.S.

Policy 2.2.2.2.5 DEVELOPMENT RESTRICTION/CONDITIONS:

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

b) Prohibit the location of new confined feedlot operations for livestock within the Watershed Overlay District.

c) Prohibit all new mineral resource extraction and associated processing activities, other than sand, shell, and gravel extraction, within the Watershed Overlay District unless such uses are subject to special approval which must establish that such activities shall not cause a degradation of water quality and shall not cause adverse impact on water quality within the watersheds.

d) Prohibit newly proposed non-residential/non-agricultural development in the Watershed Overlay District which requires an operating permit for industrial waste treatment, as referenced in Chapter 62.-4 F.A.C., unless such developments are reviewed as special approvals and it can be established that such developments shall not cause a degradation of the water quality of the watersheds of Lake Manatee, Evers Reservoir, or Peace River, as appropriate, and shall not cause any adverse impact on water quality within these districts.

e) Prohibit the location of new sanitary landfills and wastewater treatment plants (interim or permanent) within the Watershed Overlay District unless such uses are permitted pursuant to a finding by the BOCC of overriding public interest.

f) Require that the preservation of indigenous vegetation within the Watershed Overlay District be accomplished through careful site planning and the use of native, naturalized or drought-hardy species for new or replacement plantings (see also Policy 2.9.4.6)

g) Require minimum percentages of upland area on projects within the Watershed Overlay District be maintained, during the course of development, as undisturbed or landscaped areas. These minimum percentages shall exceed those required outside the Overlay District (see also Policy 3.3.2.1 and 2.9.4.6).

Objective 2.3.4 **Land Use Consistent with Watershed Protection: Limit land use in the Lake Manatee, Evers Reservoir, and Peace River WO Districts to maintain and improve water quality and the natural environment and resources within those watersheds which contribute to filtration.**

Policy 2.3.4.1 **Prohibit any new development which does not meet all applicable requirements in policies 3.2.1.7, 3.2.1.8, and 3.2.1.9.**

Policy 2.3.4.2 **Require that impervious surface within the Watershed Overlay District be minimized through the use of one or more of the following strategies:**

- **The appropriate use of pervious materials for pedestrian pathways and driveways,**
- **Site design which utilized the joint or shared use of parking areas or access roads where appropriate,**
- **Transfer of density/intensity out of watersheds and away from inflowing watercourses (see policies under Objective 2.3.1),**
- **Use of increased setbacks and buffers from reservoirs and inflowing watercourses and the use of native vegetation within such buffers and setbacks, and**
- **Through the clustering of uses to maximize the preservation of vegetated open space areas in their natural state.**

GOAL 2.6 **Development Compatible With Existing and Proposed Adjacent Land Uses.**

Objective 2.6.1 **Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possible of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.**

Policy 2.6.1.1 **Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:**

- **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 1.6.1.3)**

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)**

Objective 2.6.2 **Residential Compatibility/transition: Residential uses compatible with adjacent residential and non-residential uses.**

Policy 2.6.2.1 **Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.**

Policy 2.6.2.7 **Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.**

Policy 3.2.1.7 **Require that new land development activities maintain or improve the water quality of Lake Manatee, Evers Reservoir, and Peace River through special requirements for land development applications located within the Watershed Overlay District (see Policy 9.4.1.4).**

Policy 3.2.1.8 **Prohibit the disposal of treated effluent from any wastewater treatment plant or the disposal of any sludge within the WO Overlay District, provided, however, beneficial reuse of reclaimed water from any public wastewater treatment plant shall be allowed in the Evers Reservoir watershed as follows:**

(a) Such beneficial reuse of reclaimed water shall be limited to public wastewater treatment plants that attain Advanced Wastewater Treatment (AWT) Standards as defined in Section 403.086 Florida Statutes (or successor Statute) and that provide reclaimed water pursuant to Chapter 62-610, Part III, Florida Administrative Code (or successor Rule); and

(b) Such beneficial reuse of reclaimed water shall be limited to the portion of the Evers Reservoir watershed as generally depicted on Map entitled "Beneficial Reuse Area of the Evers Reservoir Watershed;" and

(c) Such beneficial reuse of reclaimed water shall be accomplished pursuant to a surface water monitoring program approved pursuant to an interlocal agreement entered into between the County and the public entity proposing such beneficial reuse.

Policy 9.4.1.4 **Require that all projects discharging into the WO District on the Future Land Use Map meet or exceed the design standards of Chapters 62.3, 62.4 and 62.25 and local design standards for discharge into Outstanding Florida Waters. The Board of County Commissioners may waive this policy if the proposed stormwater management system provides equivalent levels of stormwater treatment, ensuring that groundwater hydrology characteristics are not altered, impacted, or changed from the existing pre-development condition.**

Specific Approval Request

The General Development Plan ("GDP") proposes a design which is not literally in accord with applicable regulations, however, the Board may find that the public purpose of these regulations are satisfied to an equivalent or greater degree and may grant specific approval for the particular case.

(1) Roadways

The subject development is designed to be an age restricted community for persons 55 years or older. Developing for active adults requires consideration of certain alternatives to traditional design. For example, active adults spend significantly more time walking for exercise than other persons might. With that in mind, an 8 foot wide multi-use paved trail will be constructed along non-loaded roadways and additional trail systems will connect residential areas to the planned amenity center areas. The residential streets will include the traditional 5 foot wide sidewalk along one side of the street. Additional design alternatives are proposed for the width of the travel lanes for the residential streets to allow additional open space and to promote the use of the area in front of the residences for gathering and activity for pedestrians. This reduction in the pavement width also supports the applicant's need to comply with Section 604.1.2.10, *Impervious Surface Reduction*, for projects located within the Evers Reservoir Watershed Protection Overlay District. The policy states that "maximum effort shall be made by the developer to minimize impervious surfaces within the WPE district. Included with each application shall be specifications of the measures being used to limit the amount of impervious surface that is directly connected to any drainage facility discharging into any inflowing watercourse." While non-residential developments typically achieve this reduction within parking areas, the decrease in the travel lane width is a logical option in a residential development.

The GDP illustrates a cross section of a private street design for residential streets within the community which includes the following alternative design features:

- 22 feet of pavement width (two 11 foot wide travel lanes)
- Street trees planted within the 10 foot wide private utility easement (see further discussion under item (2) Landscaping and Greenbelt Buffers)

Additionally, to carry the theme throughout the community, trees will be planted along the spine roadways within the area between the back of curb and the sidewalk or trail.

The cross section is included to demonstrate that adequate, appropriate and safe accommodations and space have been made for all utilities, slopes, setbacks, drainage, and highway design elements. This roadway section is intended for loaded roadways and not the boulevard or main roadway through the development. The applicant requests that the Board find the public purpose of these regulations will be satisfied to an equivalent or greater degree.

740.3. *The following sections include standards for the three types of private streets that do not have to meet County Standards: Private streets in planned developments, in A or A-1 Districts*

and private streets serving five (5) lots or less. All other private streets must be constructed to Manatee County Public Works Standards.

> ***740.3.1.*** *Specific Design Requirements For Private Streets In Planned Developments. The design and construction shall adhere to the criteria set forth in Section 603.4, 740.2.5 through 740.2.7, 740.2.6.12 through 740.2.6.17, and 740.2.6.19. In addition, when the applicant proposes that the width of the private street or any element thereof, to be less than the required standards for public streets; the design must clearly reflect adequate, appropriate, and safe accommodations and space for all utilities, slopes, setbacks, drainage and highway design elements.*
>
> > ***740.2.6.11*** *The minimum travel lane width for each lane shall be twelve (12) feet and a minimum of two lanes.*

(2) Landscaping and Greenbelt Buffers

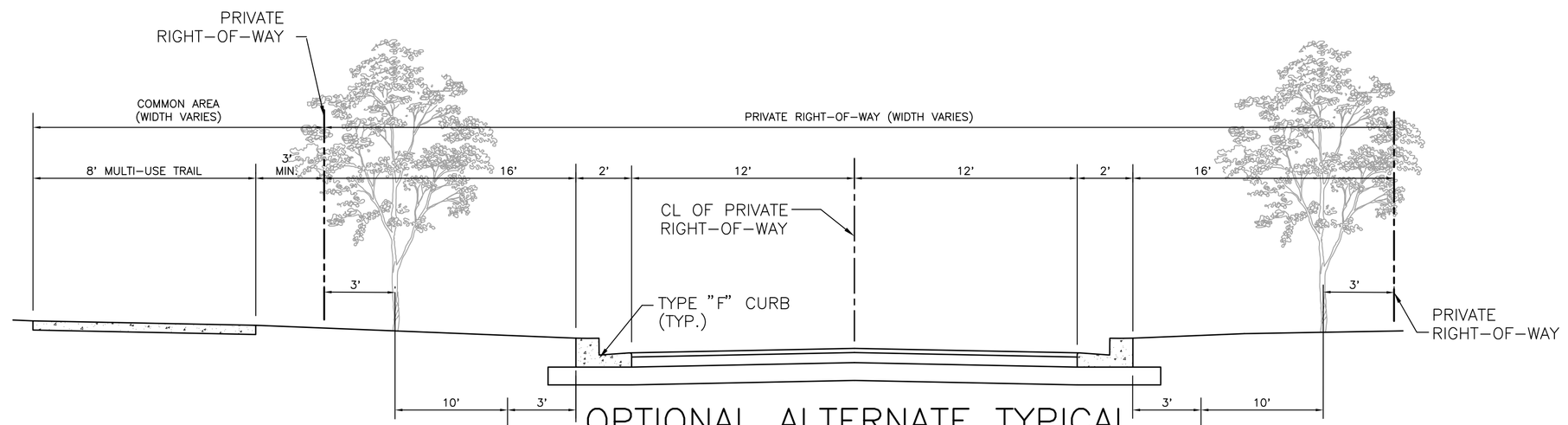
The property boundaries along north, east and south are current or future roadways and as such will contain landscaped areas consistent with residential development adjacent to roadways. The western boundary contains a significant forested wetland system which will require a 50 foot buffer. In addition to the required buffer, an additional 15 foot building setback is required under the Land Development Code. The planting of evenly spaced canopy trees, in accordance with Section 603.7.4.5, within the intervening area between the planned homesites and the wetland system would not serve its intended purpose of project separation and identification and the applicant requests that the Board find the public purpose of these regulations will be satisfied to an equivalent or greater degree.

603.7.4.5. *Greenbelts. In order to promote and enhance the creation of unique neighborhood units, each distinct neighborhood shall be bordered by a continuous greenbelt buffer measuring fifteen (15) feet in width and containing one shade tree, meeting minimum planting size standards in Section 715, planted every thirty (30) feet on center. Greenbelts are to be so planned that where two (2) PDR districts abut one another, the greenbelt buffer areas are contiguous. Streets and utilities providing interneighborhood ties may be permitted to pass through greenbelt buffer areas.*

The cross section of a private street design for residential streets within the community illustrates street trees located with the 10 foot private utility easement lying on either side of the 50 foot wide public utility easement (which serves as the "right of way" for the private streets). The applicant's initial request, to locate street trees in the space between the back of curb and sidewalk, raised concerns with the staff of the operations division of the Utilities Department. In meetings with Manatee County staff, the applicant has attempted to balance the concerns of various departments and has presented the alternative design cross section.

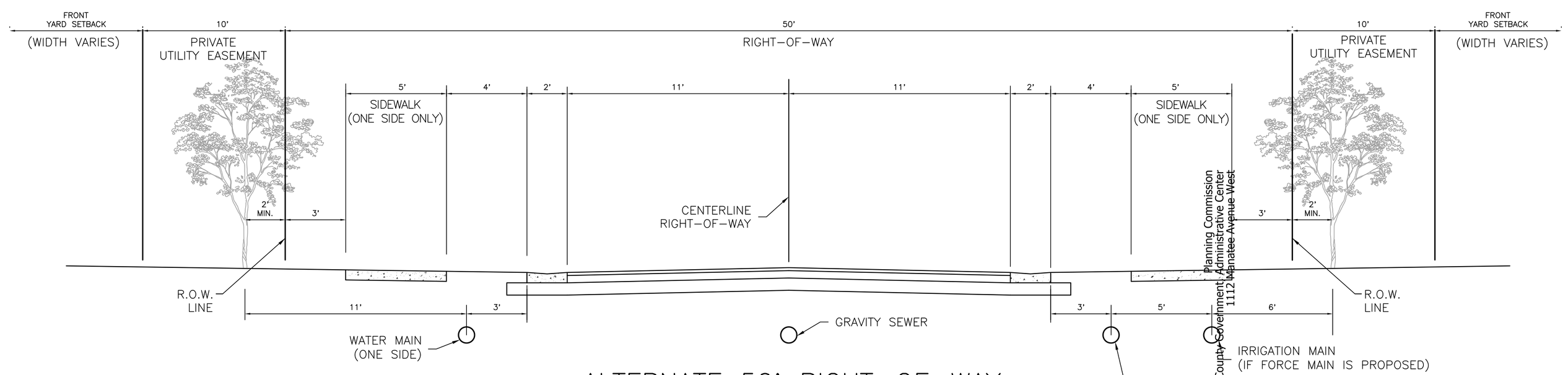
715.3.4. Residential Street Trees.

- *Prior to C.O., one (1) canopy tree shall be planted within twenty-five (25) feet of the right-of-way of each local street within a residential development for every fifty (50) linear feet, or substantial fraction thereof, of right-of-way. <u>None of these required trees shall be planted within a public or private utilities easement.</u> Palm trees may not be utilized to meet this requirement, unless they are grouped with a minimum of two (2) used for each canopy tree. A maximum of twenty-five (25) per cent of all proposed residential street trees may be palm trees.*



OPTIONAL ALTERNATE TYPICAL SPINE ROADWAY SECTION FOR 50' PRIVATE RIGHT–OF–WAY

N.T.S.



ALTERNATE 50' RIGHT–OF–WAY TYPICAL LOCAL ROADWAY SECTION

N.T.S.

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

ACTIVITY	INITIALS/EMP. NO.	DATE
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DRAWN BY:		
CHECKED BY:		
CONTRACT ADMIN. BY:		
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CLIENT: PULTE HOMES

PROJECT: DEL WEBB AT LAKEWOOD RANCH

DATE: SEPTEMBER, 2013
HORIZONTAL SCALE: 1" = 300'
VERTICAL SCALE: NA
SEC: 23-26 36 TWP: 35 RGE: 19

TITLE: ALTERNATE SECTIONS

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611618

D. SCOTT McKENNA, P.E.
FLORIDA LICENSE NO. 51435

INDEX NUMBER: 215611618001

SHEET NUMBER: 1 OF 1

Saved: 3/27/2014 9:50:20 AM CLUGO | Plotted: 3/27/2014 9:51:45 AM CLUGO | V:\2156\active\215611618\civil\drawing\02_GDP\sheet_files\215611618-02C-801EX.dwg[EX01

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PULTE / DEL WEBB LAKEWOOD RANCH SITE

TRAFFIC IMPACT ANALYSIS

Prepared for:

Pulte Home Corporation

Prepared By:

Grimail Crawford, Inc.

September 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: Pulte/Del Webb Lakewood Ranch Site Traffic Impact Analysis

LOCATION: Manatee County, Florida

CLIENT: Pulte Home Corporation

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, PE

P.E. No.: 43298

JOSEPH J. GRIMAIL
LICENSE
No. 43298
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Signature: Joseph J. Grimail

grimail crawford inc.

Date: 10/14/13

PULTE/DEL WEBB LAKEWOOD RANCH SITE TRAFFIC IMPACT ANALYSIS STUDY

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I. INTRODUCTION

The purpose of this report is to document a traffic impact analysis for the proposed Pulte/Lakewood Ranch development (Project). The Project is a residential development comprising 1,500 units of detached, senior adult housing. The Project will be a fully age-restricted (55+) community. As illustrated in ***Figure 1***, the Project site is located in Manatee County, on SR 70, east of Lorraine Road.

The primary driveway for the Project will access SR 70 from the south. A secondary driveway with access through the adjacent Cypress Banks development (to the west of the Project) is also planned sometime before the first 300 units or so are constructed. In the later stages of the development, a third driveway is planned with access to Master's Avenue, to the south of the Project. The SR 70 driveway will serve as the primary access point for the Project, even after the other two driveways are constructed. Therefore, the following analysis considers a single access point on SR 70, which results in a conservative estimate of the traffic impact on the surrounding thoroughfare network. This analysis considers a 10-year build-out for the Project, with a future analysis year of 2023. A conceptual site plan for the Project is provided in ***Appendix 1***.

II. METHODOLOGY

This traffic analysis was prepared consistent with the approved methodology statement and Manatee County's *Traffic Impact Analysis Requirements and Procedures*. The approved methodology is provided in ***Appendix 2***.

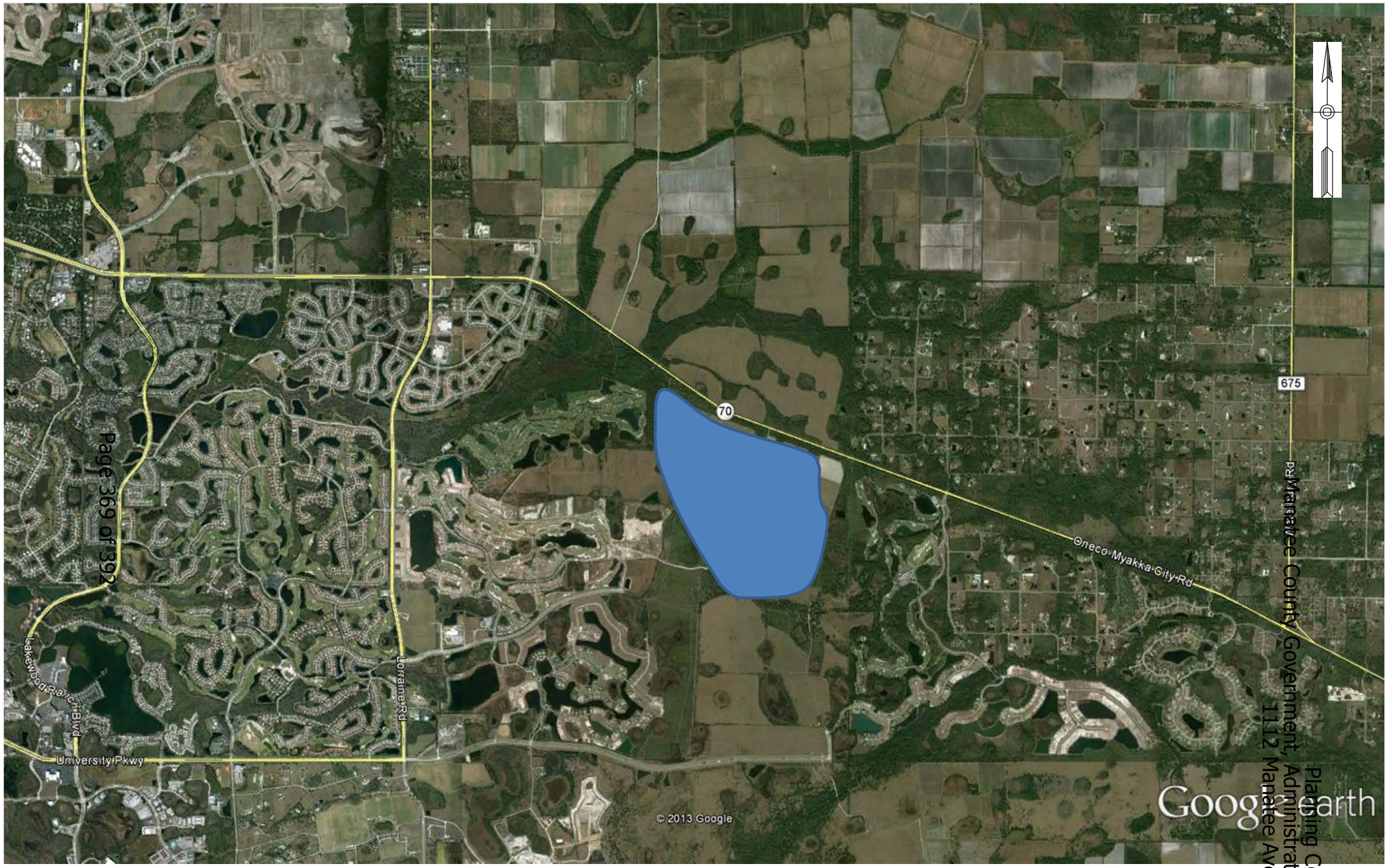

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FIGURE 1

Project Site Location

Pulte/Del Webb Project

LEGEND

= General Project Location

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III. PROJECT TRIP GENERATION

Traffic volumes generated by the project were estimated using the trip generation equations provided in the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Ed. (2012).* ITE Land Use Code (LUC) 251 (Senior Adult Housing – detached) was applied for the Project. The gross trip generation for the AM peak hour, PM peak hour and daily time periods is summarized 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
Senior Adult Housing - Detached	251	1,500	d.u.	5,264	100	185	209	133
			Gross Trips	5,264	100	185	209	133

Source: ITE Trip Generation, 9th Edition, 2012

IV. PROJECT DISTRIBUTION AND ASSIGNMENT

The distribution and assignment of Project traffic was performed using the SMC transportation model (FSUTMS). The Project was coded using a single centroid, with a single connection on SR 70. A select-zone analysis was run for the Project on the E+C network to determine the associated trip distribution. Socioeconomic data were interpolated for the year 2023 and then manually adjusted as necessary to account for local DRI's including Cypress Banks, Northwest Sector and Lakewood Centre. A model plot displaying the resulting trip assignment percentages for the Project centroid is included in ***Appendix 3***. The assigned Project traffic volumes are illustrated in ***Figure 2***.

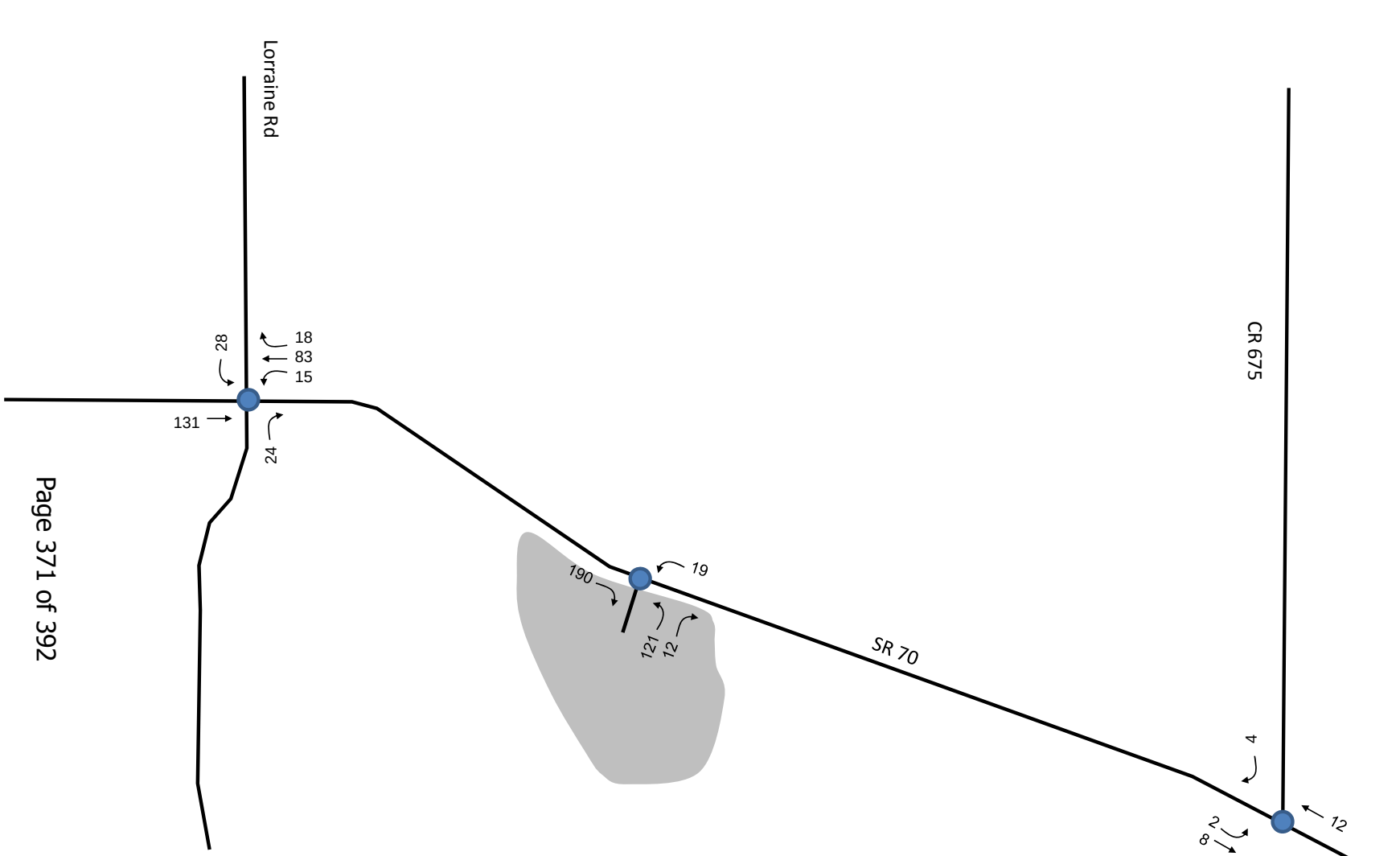

FIGURE 2

Project Traffic

Pulte/Del Webb Project

LEGEND

XXX = PM Peak Hour Traffic

= Study Intersection

= Project Site

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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. Based on these requirements, the study area includes all road segments on which Project traffic consumes 5.0 percent or more of the adopted two-way peak hour level of service volume. Generalized level of service (LOS) volumes were taken from the most recent FDOT Q/LOS Tables (12/18/12 version). Study area calculations are documented in ***Table 2.*** Based on these calculations, the study area contains the following roadways and intersections:

- Road Segments:
    - SR 70, from Lorraine Road to CR 675
- Intersections:
    - SR 70 and CR 675
    - SR 70 and Lorraine Road

This study area is illustrated in ***Figure 3***.

TABLE 2
STUDY AREA DETERMINATION

Roadway	From	To	Lanes	LOS Std	Pk Hr Service Volume		Average Project Trip Dist.*	Net External PM Peak Hour Project Volumes		Project Vol % of Ser Volume	In Study Area?
					NB/EB	SB/WB		NB/EB	SB/WB		
SR 70	Lakewood Ranch Bl	Lorraine Rd.	6LD	C	2,940	2,310	55.2%	115	73	3.58%	N
	Lorraine Rd.	Project Driveway	2LU	B	450	450	91.0%	190	121	34.56%	Y
	Project Driveway	CR 675	2LU	B	450	450	9.0%	19	12	3.44%	N
	CR 675	Desoto County	2LU	B	450	450	3.1%	6	4	1.11%	N
Lorraine Rd	SR 64	SR 70	2LU	D	792	648	12.0%	16	25	2.85%	N
	SR 70	University Pkwy	4LD	D	1,800	1,422	7.0%	15	9	0.74%	N
CR 675	SR 64	SR 70	2LU	C	450	450	1.6%	3	2	0.56%	N

Project Trips

209 in

133 out

342 total

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FIGURE 3

Study Area

Pulte/Del Webb Project

LEGEND

= Study roadway

= Study Intersection (unsignalized)

= Study Intersection (signalized)

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VII. EXISTING TRAFFIC CONDITIONS

Existing traffic conditions within the study area were estimated based on PM peak hour turning movement counts collected within one year of the analysis. These counts were adjusted to reflect peak-season conditions by applying the relevant peak-season correctional factors from the *2012 Florida Traffic Information (FTI) DVD*. The factored turning movement counts are provided in ***Appendix 4***, along with existing signal timing information. ***Figure 4*** illustrates the seasonally-adjusted traffic volumes. The existing segment volumes on SR 70 (from Lorraine Road to CR 675) were determined as the average of the entering/exiting volumes at each endpoint.

Roadway capacity analysis for existing conditions is reported in ***Table 3***. As an initial test, the existing segment volumes were compared to the generalized service volumes on SR 70 (from Lorraine to CR 675), which correspond to the adopted LOS standard of B. Since the existing segment volumes exceed the generalized service volumes, a more detailed analysis was conducted using HIGHPLAN 2012 software. This analysis indicates that SR 70 is currently operating at LOS C between Lorraine Road and CR 675. HIGHPLAN analysis is documented in ***Appendix 5***.

Table 3 – Existing Roadway Analysis

Roadway	From	To	Lanes	Adopted LOS Standard	Existing Volumes (2013)			Peak Hour Service Volume*		Existing LOS
					NB/EB	SB/WB	Total	NB/EB	SB/WB	
SR 70	Lorraine Rd.	CR 675	2LU	B	658	383	1,041	450	450	C**

*Obtained from FDOT's Generalized Tables (12/18/12 version)

**Calculated using HIGHPLAN 2012

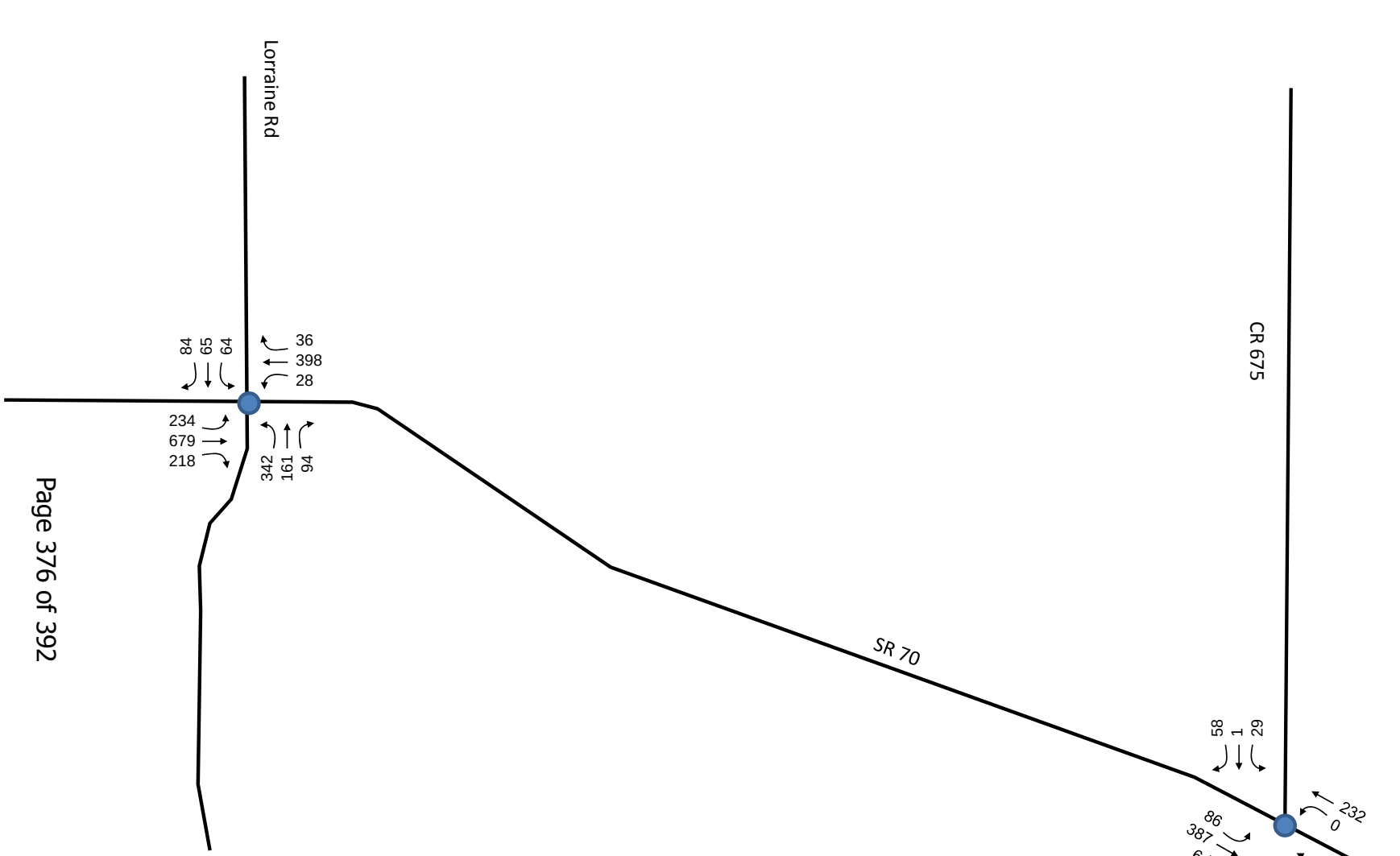

FIGURE 4

Existing Traffic (2013)

Pulte/Del Webb Project

LEGEND

XXX = PM Peak Hour Traffic

= Study Intersection

= Project Site

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Intersection analysis for existing conditions was performed using Highway Capacity Software 2010 (HCS 2010), version 6.50. The results of this analysis are reported below in ***Table 4***, which indicates that both study intersections are currently operating within adopted standards. Corresponding HCS worksheets are provided under ***Appendix 5***.

Table 4 – Existing Conditions Intersection Analysis

Intersection	Control Type	LOS Standard	Existing LOS	All v/c ratios ≤ 1.0?
SR 70 and Lorraine Rd	Signalized	D (overall) w/ all v/c ratios ≤ 1.0	C	Yes
SR 70 and CR 675	Stop control	all v/c ratios ≤ 1.0	A/C/C/A (EBL/NBLTR/SBL/SBR)	Yes

VIII. BACKGROUND TRAFFIC VOLUMES

Background traffic (future traffic not including the Project) for the year 2023 was estimated using an average annual growth rate and reserved trips. A review of historical AADT data on SR 70 indicates that the study segment has experienced negative growth in recent years (see ***Appendix 6***). In order to be conservative, an annual growth rate of 1.0% was applied to existing traffic. The resulting traffic projections were treated as the base volumes for the year 2023, to which reserved trips were then added. Reserved trips in the study area were obtained from Manatee County's *Concurrency Reservations* database (excerpted in ***Appendix 6***). All of the 132 peak hour trips currently in the database for SR 70 (from Lorraine Road to CR 675) were included in the background volumes. Background traffic in the study is illustrated in ***Figure 5***.

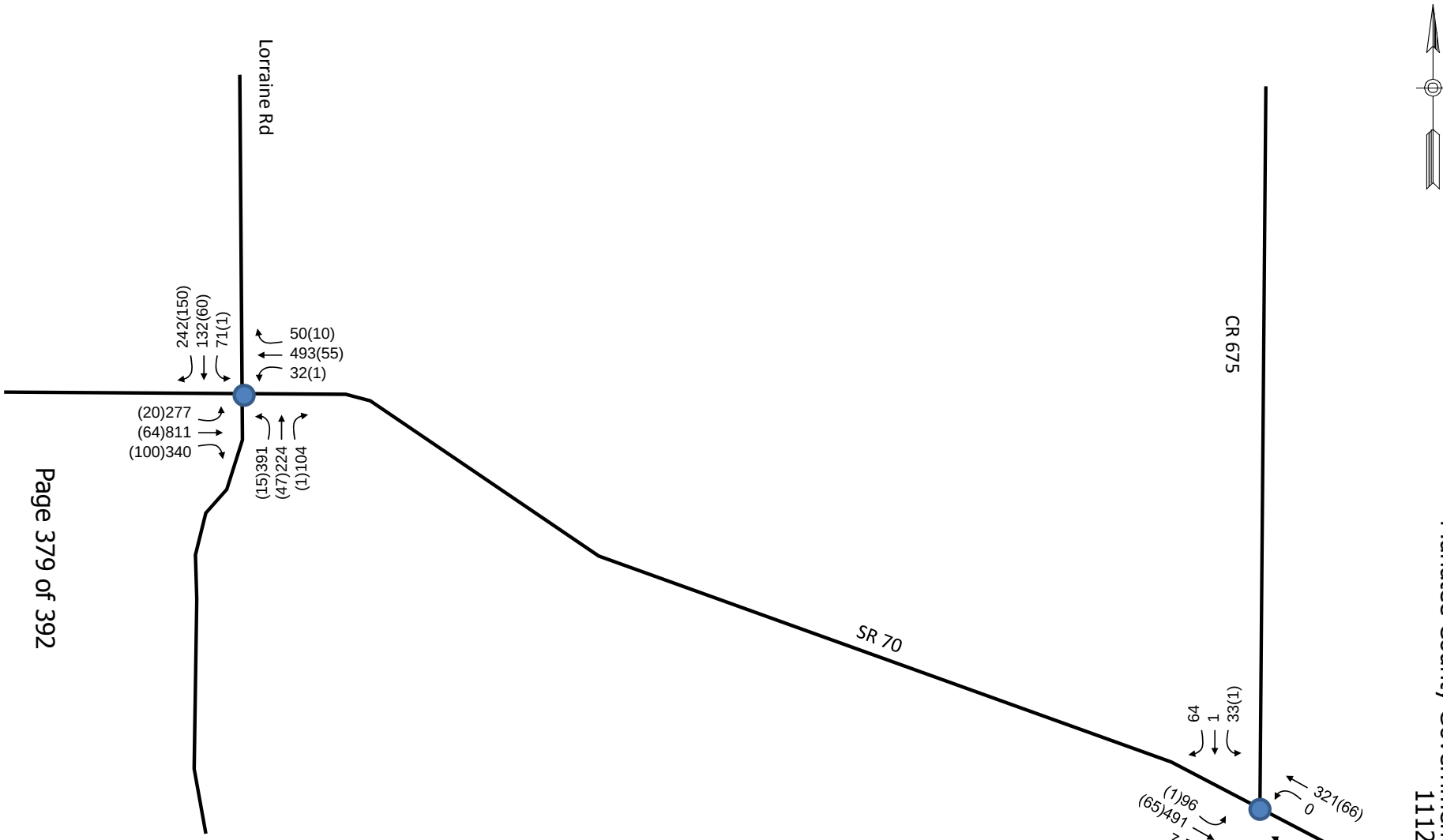

FIGURE 5

Background Traffic (2023)

Pulte/Del Webb Project

LEGEND

XX(YY) — (XX) = Total Background PM Peak Hour Traffic
(YY) = Reserved Trips

= Study Intersection

= Project Site

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IX. TOTAL TRAFFIC CONDITIONS

To develop the future total traffic volumes used in this study, the 2023 background trips were combined with the distributed Project trips. A detailed table of turning movement volumes including the existing volumes, the future background volumes, and the Project volumes for the study intersections is provided in ***Appendix 7***. Future total traffic volumes are illustrated in ***Figure 6***.

Roadway capacity analysis for total traffic conditions is reported in ***Table 5***. HIGHPLAN 2012 software indicates that the study segment on SR 70 will operate at LOS C under total traffic conditions, which is the same LOS seen under existing conditions. Therefore, neither the addition of background traffic nor Project traffic is expected to degrade the current LOS on SR 70. HIGHPLAN analysis is documented in ***Appendix 8***.

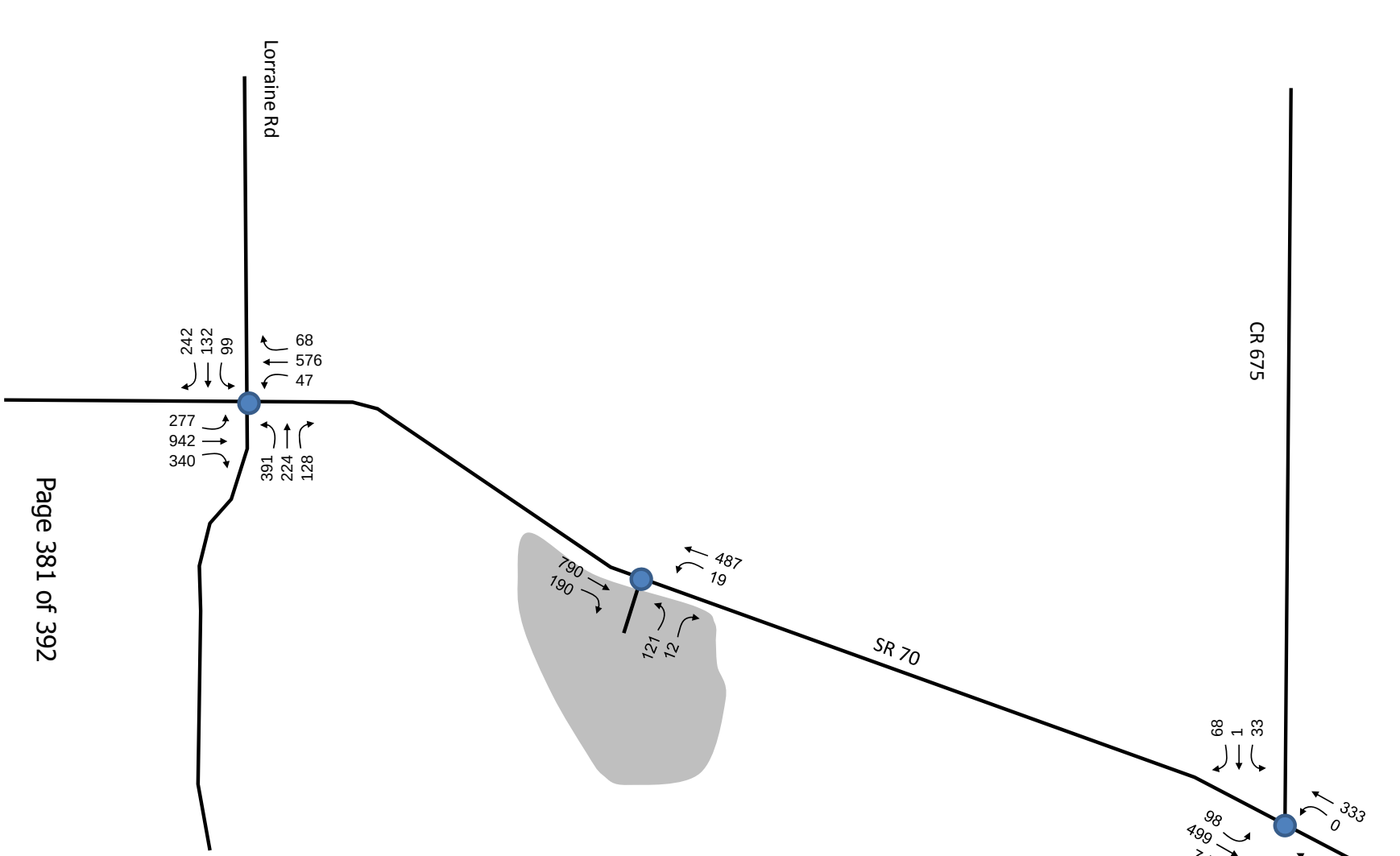

FIGURE 6

Total Traffic (2023)

Pulte/Del Webb Project

LEGEND

XXX = PM Peak Hour Traffic

= Study Intersection

= Project Site

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Table 5 – Total Traffic Conditions Roadway Analysis (2023)

Roadway	From	To	Lanes	Existing PM Peak Hour Volumes (2013)			Growth Rate	Reserved Trips			Background Traffic Volumes (2023)			PM Peak Hour Project Trips			Total Traffic Volumes (2023)			Future Total LOS (2016)
				NB/EB	SB/WB	Total		NB/EB	SB/WB	Total	NB/EB	SB/WB	Total	NB/EB	SB/WB	Total	NB/EB	SB/WB	Total	
SR 70	Lorraine Rd.	CR 675	2LU	658	383	1,041	1.00%	66	66	132	744	460	1,204	105	67	171	849	527	1,375	C**

*From 2012 FTI DVD

**Calculated using HIGHPLAN 2012 software

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Intersection analysis for total traffic conditions was performed using HCS 2010. As reported in ***Table 6***, the analysis indicates that all study intersections will continue operating within LOS standards through 2023, after the addition of both background and Project traffic.

Table 6 – Total Traffic Conditions Intersection Analysis (2023)

Intersection	Control Type	LOS Standard	2023 Total Conditions LOS	All v/c ratios ≤ 1.0?
SR 70 and Lorraine Rd	Signalized	D (overall) w/ all v/c ratios ≤ 1.0	D	Yes
SR 70 and CR 675	Stop control	all v/c ratios ≤ 1.0	A/D/D/B (EBL/NBLTR/SBL/SBR)	Yes

Detailed HCS worksheets for total traffic conditions are provided under ***Appendix 8***. This appendix also includes analysis for background traffic conditions (future traffic without the Project). The LOS results within the study area for background conditions are the same as those for total conditions. The background levels of service are therefore unaffected by the addition of Project traffic. Traffic operations at the Project driveway intersection are discussed in the following section.

X. ACCESS MANAGEMENT ANALYSIS

Traffic operations at the Project driveway intersection on SR 70 were evaluated in order to assess the need for turn lanes on SR 70. The need for a right turn lane was assessed using warrant criteria from the *FDOT Driveway Information Guide*. This guide recommends that a right turn lane be provided when the turning volume on a high-speed roadway (with posted speed greater than 45-mph) exceeds a range of 35-55 vph. The 195 eastbound-right turns projected at the driveway (see ***Figure 6***) exceed this threshold, and therefore an eastbound-right turn lane into the Project is recommended on SR 70. The need for a westbound-left turn lane was determined based on the guidelines from *NCHRP Report 457*. The warrant criteria from this report are summarized on the graph in ***Appendix 9***, which indicates that a westbound-left turn lane is also warranted at the Project driveway.

The recommended lengths for the eastbound-left and westbound-right turn lanes are reported below in ***Table 7***. For the right turn lane, the total length was determined as the required deceleration length (including taper) given by *FDOT Index 301*. For the left turn lane, the total length was determined as the sum of the required deceleration length (from *FDOT Index 301*) and the storage length. The storage length was calculated using the *FDOT Plans Preparation Manual* formula from Chapter 7.4.7.

Table 7 – Turn Lane Calculations at SR 70 and Project Driveway

Turning Movement	Design Speed (mph)	PM Peak Hour Turning Volume (vph)	Storage Length* (ft)	Deceleration Length** (ft)	Total Length (ft)
EBR	65	190	N/A	460	460
WBL	65	19	50	460	510

*Calculated according to PPM formula: Q = (2*DHV*25)/N, with N=30.
**Based on FDOT Index 301. Includes 50-ft of taper.

The above turn lanes were considered in an intersection analysis of the Project driveway, conducted using HCS 2010. This analysis indicates that all turning movements on SR 70 will operate at an acceptable LOS. The corresponding HCS worksheets are provided under ***Appendix 9***.

XI. CONCLUSION

This analysis was conducted to evaluate the potential traffic impact of the proposed residential development, which comprises 1,500 senior housing (age-restricted, 55+) dwelling units. A total of 342 PM peak hour trips (209 in, 133 out) were estimated to be generated by the Project. Analysis of future total traffic conditions indicates that all intersections within the study area will meet LOS standards through 2023, after the build-out of the Project. Roadway capacity analysis indicates that Project traffic will not degrade the existing LOS of C on SR 70 (from Lorraine Road to CR 675). Therefore, the Project should be considered concurrent from a transportation standpoint. At the Project driveway, an eastbound-right turn lane of 460-ft and a westbound-left turn lane of 510-ft are recommended on SR 70 in order to accommodate vehicle ingress.

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Bradenton Herald

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County will conduct a Public Hearing on Thursday, May 8, 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:

PDC-13-42(P) – S.R. 70 @ 30TH STREET EAST / DTS # 20130472
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for commercial development on approximately 3.54 acres zoned PDC (Planned Development\Commercial) on the southeast corner of S.R. 70 and 30th Street East, Bradenton to develop the parcel with a 6,000 square foot convenience store/market with 9 multi-pump dispensers (18 fueling stations) and a 10,000 square foot dispenser canopy; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-44(Z)(P) – 117 INVESTMENTS, LLC/CADENCE PROPERTY (DTS #20130504)
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 13.83 acres generally located north of SR64, west of 117th Street East, Bradenton from A-1 (Suburban Agriculture, one dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 38 single family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-38(Z)(G) – DEL WEBB AT LAKEWOOD RANCH / DTS #20130432
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 643.35 acres, located south of S.R. 70, approximately 1_ miles east of the intersection with Lorraine Road and bordered on the east by Bourneside Boulevard and on the south by The Masters Avenue, and east of Lakewood Ranch Country Club East in Bradenton, from A/WP-E/ST (General Agriculture/Watershed Protection – Evers Reservoir/Special Treatment) zoning district to the PDR/WP-E/ST (Planned Development Residential/Watershed Protection – Evers Reservoir/Special Treatment) zoning district; approve a General Development Plan for 1,300 residential units to be known as Del Webb at Lakewood Ranch; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDI-14-01(Z)(P) – 2550 TR, LLC / SRQ Technical Park, Phase 2 (DTS #20140017)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 26.97 + acres located at the southeast corner of U.S. 301 and Tallevast Road, Bradenton, from LM (Light Manufacturing) and PDC (Planned Development Commercial) to the PDI (Planned Development Industrial) zoning district; approve a Preliminary Site Plan for 79,158 square feet of light industrial/warehouse space in addition to the previously approved 279,281 square feet currently under construction and approved with Phase I of SRQ Technical Park; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-13-02 – BUIKEMA MOBILE HOME VENTURES, LLC (DTS # 20130500)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 0.47 ± acres (part of a 1.165 ± acre parcel) south of 53rd Avenue West, and approximately 285 feet west of the intersection of 53rd Avenue West and US 41, Bradenton from the RSMH-6 (Residential Single-Family Manufactured Home District, 6 dwelling units per acre) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-13-36(Z)(P) – C-1 BANK (FKA COMMUNITY BANK & COMPANY) / LORRAINE ESTATES (DTS #20130363)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 24.55 acres located approximately one mile north of SR 70 on the east side of Lorraine Road, at 5215 Lorraine Road, Bradenton from A/WP-E/ST (General Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 24 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-05(Z)(P) – JOHN T. FOX AND EMILIE H. GORSUCH/FOX / (DTS #20140048)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of 20.01 ± acres located on the west side of Lockwood Ridge Road approximately 950 feet south of Whitfield Avenue at 7030 and 7122 Lockwood Ridge Road, Bradenton, from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDR/WP-E/ST (Planned Development Residential/ Watershed Protection/Special Treatment Overlay Districts) zoning district; approve a Preliminary Site Plan for 37 residential lots for single-family detached residences; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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
04/25/2014

Copy of newspaper advertising

Sarasota Herald – Tribune

MANATEE PUBLIC NOTICES

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

Date of pub: April 25, 2014

LARGE PROJECT / GENERAL DEVELOPMENT PLANS FOR

DEL WEBB AT LAKEWOOD RANCH

PART OF SECTIONS 23, 24, 25, 26, AND 36
TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY

PULTE HOMES

24311 WALDEN CENTER DR.
BONITA SPRINGS, FL 34134
(239) 495-4800

Manatee County Government, Planning Commission
1112 Manatee Avenue West, Administrative Center

NOTES

1. TOTAL SITE ACREAGE = 643.35 AC.±
2. SITE IS CURRENTLY UNDEVELOPED.
3. EXISTING ZONING: A/WP – E/ST
   PROPOSED ZONING: PDR/WP – E/ST
4. EXISTING LAND USE: AGRICULTURE
   PROPOSED LAND USE: RESIDENTIAL
5. PROJECT AREA IS LOCATED WITHIN FLOOD ZONE X, AS PER FIRM. COMM. PANEL NO 125153 0390C (REVISED JUNE 5, 1992).
6. THERE ARE NO KNOWN HISTORIC SITES, PLATTED STREETS OR RIGHT-OF-WAYS LOCATED WITHIN THE PROJECT AREA. ALL EXISTING EASEMENTS AND BUILDINGS ARE SHOWN ON GDP.
7. ALL COMMON IMPROVEMENTS AND OPEN SPACE WITHIN THE SITE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
8. PROPOSED SITE COVERAGES
   TOTAL SITE AREA = 643.35 AC
   TOTAL WETLANDS = 52.7 AC
   TOTAL UPLANDS = 590.6 AC
   PROPOSED RESIDENTIAL UNITS = 1,300 *
   GROSS DENSITY = 1,300 UNITS / 643.35 = 2.02 DU/AC

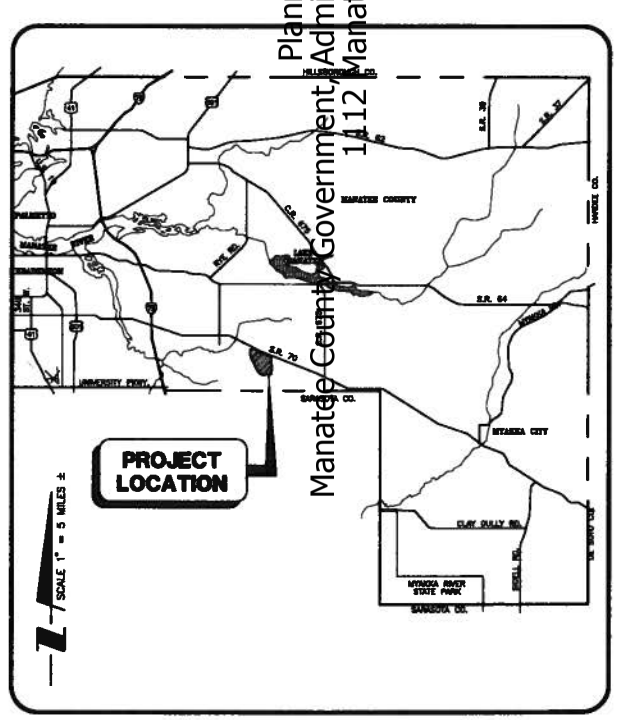
   AREA OF WETLAND BUFFERS = 19.5 AC
   RECREATIONAL FACILITIES AREA = 8.0 AC
   TOTAL LAKE AREA AT NWL = 114.0 AC
   NET DENSITY = 1,300 UNITS / (590.6 – 19.5 – 8.0) = 2.31 DU/AC

   * UP TO 35% OF THE TOTAL RESIDENTIAL UNITS MAY BE SINGLE FAMILY ATTACHED UNITS OR MULTI-FAMILY UNITS OR A COMBINATION THEREOF.
9. SETBACKS:

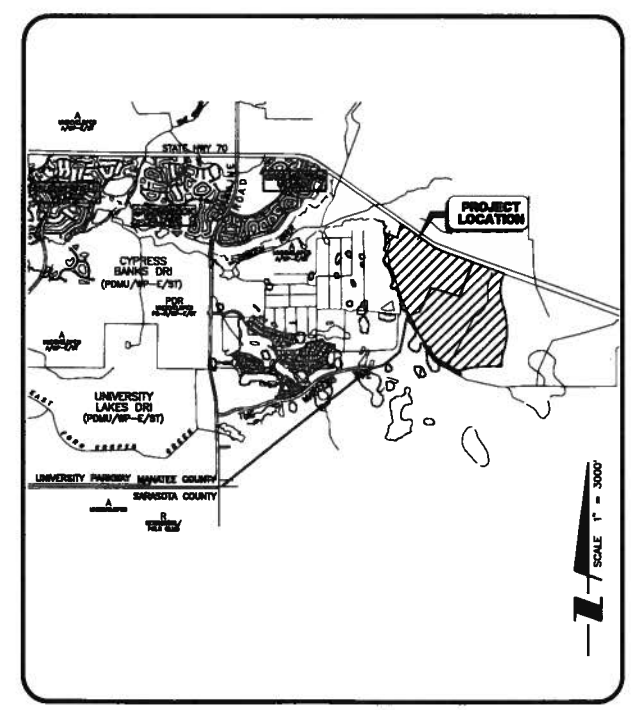
BUILDING SETBACKS						
TYPE	FRONT	REAR	SIDE	WATERFRONT	MINIMUM LOT WIDTH	MINIMUM LOT AREA
SINGLE FAMILY DETACHED	23' *	15' **	5'	30'	42'	4,600 SF
SINGLE FAMILY ATTACHED ***	23' *	15' **	5'	30'	16'	1,900 SF
MULTI-FAMILY ****	–	–	20' MIN. BUILDING SEPARATION	30'	–	–

* – 20' FRONT SETBACK FOR LOTS WITH SIDE LOADED GARAGES.
** – POOL / PATIO SETBACK IS 5'
*** – AN INDIVIDUAL BUILDING WILL CONTAIN NO MORE THAN 9 DWELLING UNITS.
**** – UP TO 10 UNITS PER BUILDING

10. MAXIMUM BUILDING HEIGHT = 35'
11. OPEN SPACE REQUIREMENTS:
    TOTAL PROJECT AREA = 643.35 AC.
    MINIMUM OPEN SPACE IS 35%
    OPEN SPACE PROPOSED = 225.2 AC.± (35%)
12. SANITARY SEWER AND POTABLE WATER SERVICE WILL BE SUPPLIED THROUGH THE EXTENSION OF EXISTING COUNTY FACILITIES.
13. THIS PROJECT WILL BE CONSTRUCTED IN PHASES:
    APPROXIMATE STARTING CONSTRUCTION DATE OCTOBER 2014
    APPROXIMATE ENDING CONSTRUCTION DATE OCTOBER 2025
14. THERE ARE NO EXISTING COVENANTS OR DEED RESTRICTIONS WHICH WOULD AT THIS TIME AFFECT THE PROPOSED DEVELOPMENT.
15. TOPOGRAPHIC CONTOURS ARE BASED ON SWFWMD LIDAR DATA RECEIVED FROM MANATEE COUNTY GIS DEPARTMENT AND ADJUSTED TO BE APPROXIMATE NGVD 1929 ELEVATIONS.
16. PRELIMINARY WETLAND DELINEATION PROVIDED BY STANTEC. ISOLATED WETLANDS WILL HAVE 30' WETLAND BUFFERS. THE TRIBUTARY WETLAND ALONG THE WEST PROPERTY LINE WILL HAVE 50' WETLAND BUFFERS.
17. THERE IS A KNOWN PERENNIAL STREAM LOCATED WITHIN THE PROJECT AREA.
18. IRRIGATION SOURCE WILL BE NON-POTABLE WATER FROM BRADEN RIVER UTILITIES.



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL
3	GENERAL DEVELOPMENT PLAN
4	EXISTING DRAINAGE MAP
5	NATIVE HABITAT PRESERVATION AREAS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8	02/25/14	REVISED TYPICAL AND NOTES	CLL/DSM
9	12/12/13	REVISED NOTES	CLL/DSM

STATUS : REVISIONS

PROJECT DESIGNER	PROJECT ENGINEER	PROJECT MANAGER
CARLOS LUGO	D. SCOTT McKENNA, P.E.	J. MICHAEL BELL, P.E.

DATE _____ CHECKED BY _____

LARGE PROJECT / GENERAL DEVELOPMENT PLAN

PROJECT NAME: DEL WEBB AT LAKEWOOD RANCH

APPROVED _____ Date _____ File Number

Project Planner (PD)
Project Engineer (PW)
Concurrency (PD)
Environmental Planning (PD)
Environmental Health
Fire District
Owner/Agent

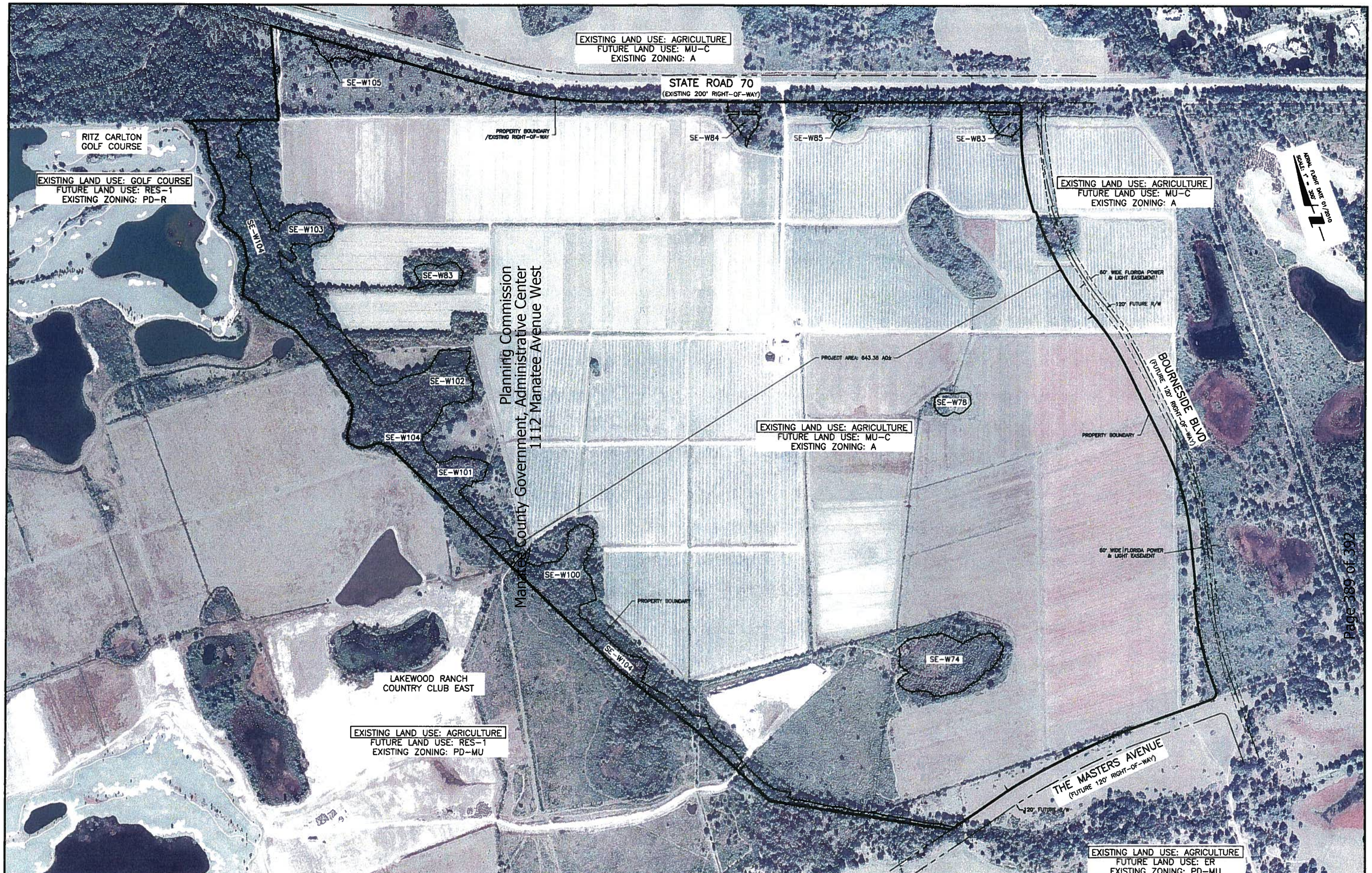
Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application.

PROJECT NUMBER
215611618

DATE
SEPTEMBER 2013

INDEX NUMBER
D-215611618001

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



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

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

Stantec
6900 Professional Parkway East, Sarasota FL 34240-8414
Phone 941-907-6300 • Fax 941-907-6390
Certificate of Authorization 027013 • www.stantec.com

CLIENT: PULTE HOMES

PROJECT: DEL WEBB AT LAKEWOOD RANCH

DATE: SEPTEMBER, 2013
HORIZ. SCALE: 1" = 300'
VERTICAL SCALE: NA
SEC. 34 TWP. 35 RGE. 19

TITLE: AERIAL

CROSS REFERENCE FILE NO.

PROJECT NUMBER: 215611618

D. SCOTT [illegible], P.E.
Florida License No. 51458
BILL NUMBER: 215611618002
SHEET NUMBER: 2 OF 5

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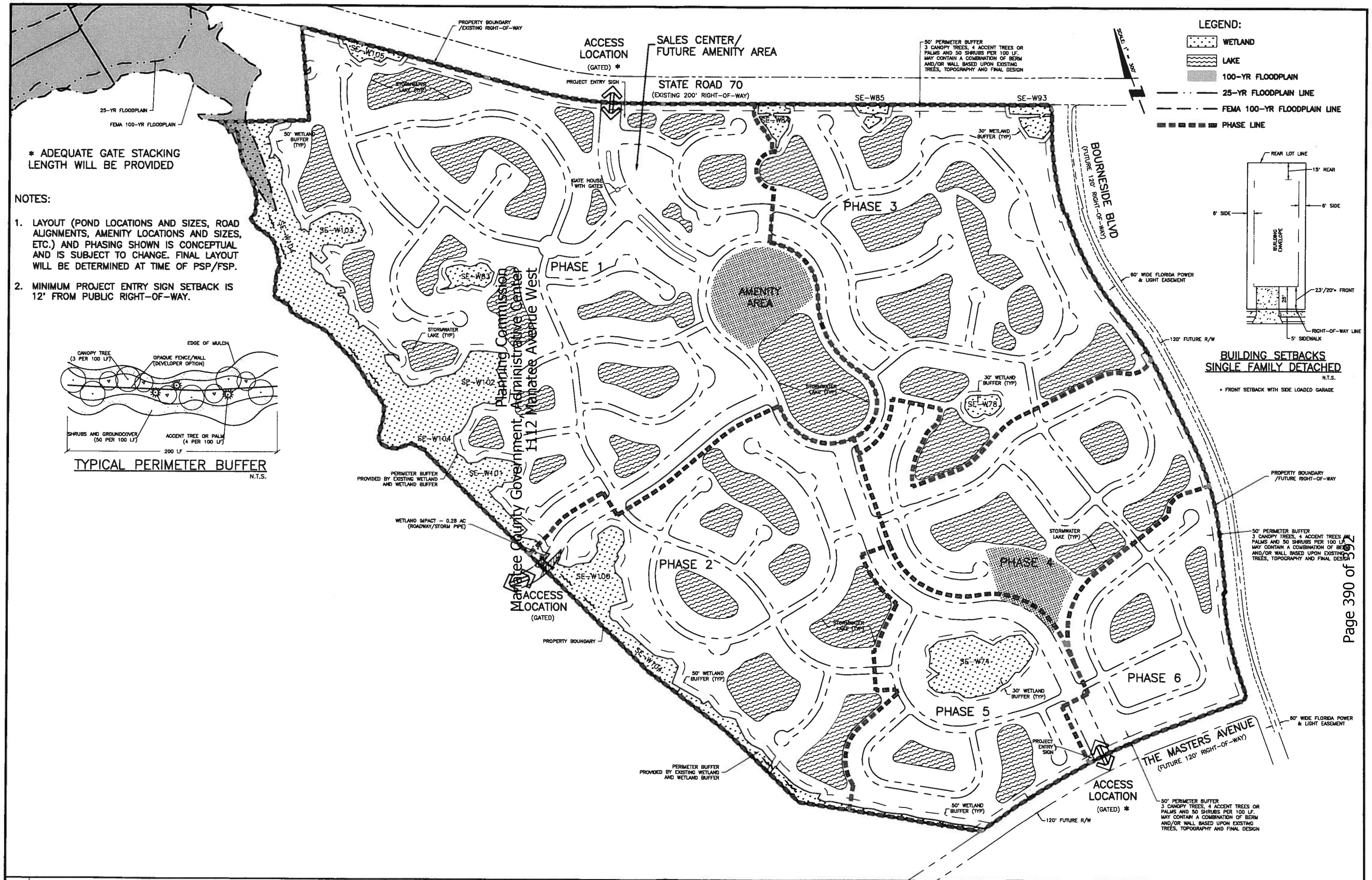

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO	CHECKED BY / EMP. NO
C	REMOVED ALTERNATE SECTIONS	3/27/14	CLL/98591	
B	REVISED TYPICAL	2/21/14	CLL/98591	
A	REVISED TYPICAL SECTIONS AND NOTES PER COUNTY COMMENTS	12/12/13	CLL/98591	

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

Stantec
6800 Professional Parkway East, Sarasota, FL 34240-9414
Phone 941-907-6300 • Fax 941-907-6315
Certificate of Authorization 027913 • www.stantec.com

CLIENT: PULTE HOMES

PROJECT: DEL WEBB AT LAKEWOOD RANCH

DATE: SEPTEMBER, 2013
HORIZONTAL SCALE: 1" = 300'
VERTICAL SCALE: NA
SEC. 2-35 TWP. 35 RGE. 19

TITLE: GENERAL DEVELOPMENT PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611618

D. SCOTT McKOWN, P.E.
FLORIDA LICENSE NO. 31420
SHEET SERIES: 215611618003

SHEET NUMBER: 3 OF 5

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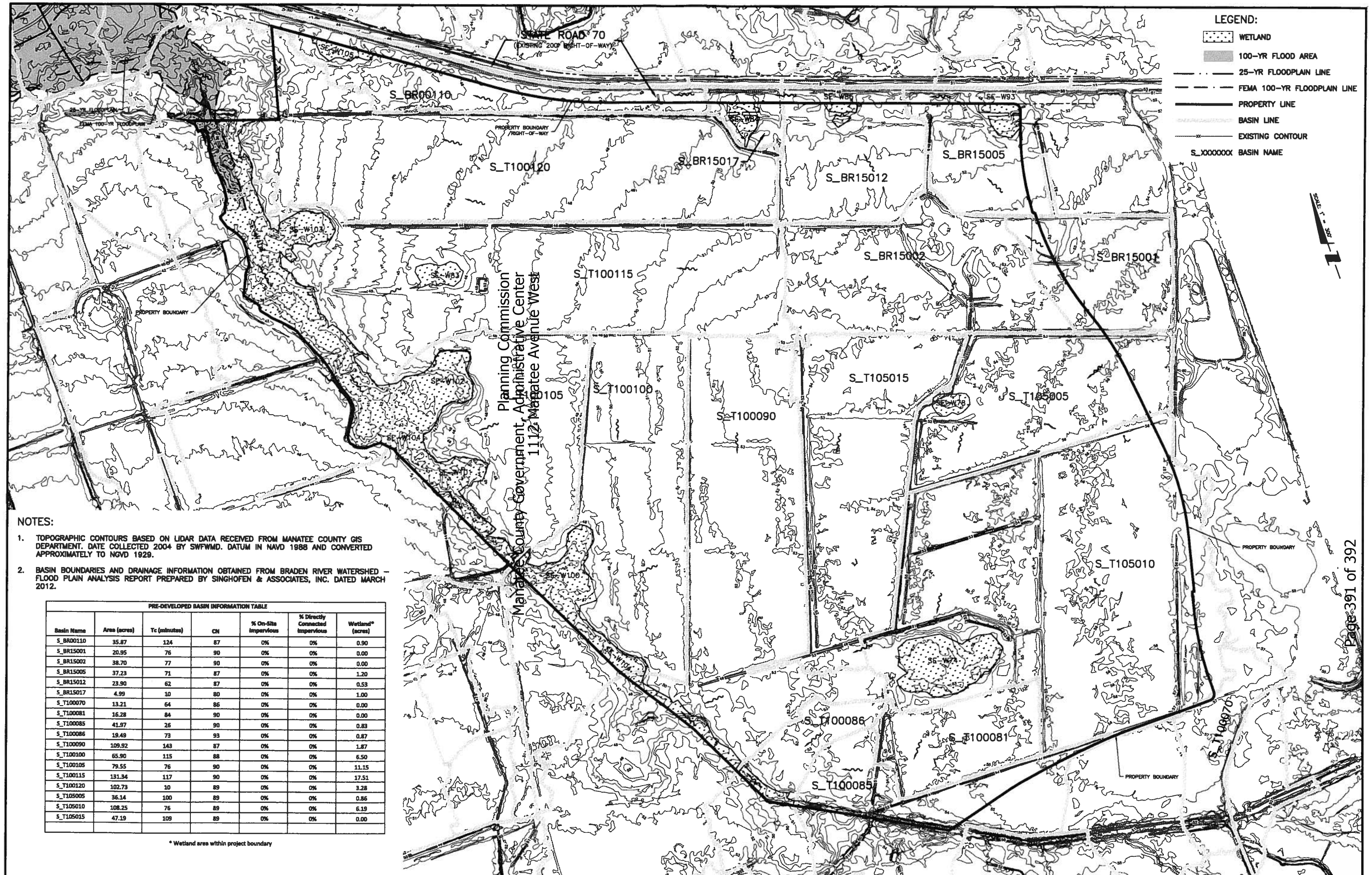

NOTES:

1. TOPOGRAPHIC CONTOURS BASED ON LIDAR DATA RECEIVED FROM MANATEE COUNTY GIS DEPARTMENT. DATE COLLECTED 2004 BY SWFWMD. DATUM IN NAVD 1988 AND CONVERTED APPROXIMATELY TO NGVD 1929.
2. BASIN BOUNDARIES AND DRAINAGE INFORMATION OBTAINED FROM BRADEN RIVER WATERSHED – FLOOD PLAIN ANALYSIS REPORT PREPARED BY SINGHOFEN & ASSOCIATES, INC. DATED MARCH 2012.

PRE-DEVELOPED BASIN INFORMATION TABLE

Basin Name	Area (acres)	Tc (minutes)	CN	% On-Site Impervious	% Directly Connected Impervious	Wetland* (acres)
S_BR00110	35.87	124	87	0%	0%	0.90
S_BR15001	20.95	76	90	0%	0%	0.00
S_BR15002	38.70	77	90	0%	0%	0.00
S_BR15005	37.23	71	87	0%	0%	1.20
S_BR15012	23.90	62	87	0%	0%	0.53
S_BR15017	4.99	10	80	0%	0%	1.00
S_T100070	13.21	64	86	0%	0%	0.00
S_T100081	16.28	84	90	0%	0%	0.00
S_T100085	41.97	26	90	0%	0%	0.83
S_T100086	19.49	73	93	0%	0%	0.87
S_T100090	109.92	143	87	0%	0%	1.87
S_T100100	65.90	115	88	0%	0%	6.50
S_T100105	79.55	76	90	0%	0%	11.15
S_T100115	131.34	117	90	0%	0%	17.51
S_T100120	102.73	10	89	0%	0%	3.28
S_T105005	36.14	100	89	0%	0%	0.86
S_T105010	108.25	76	89	0%	0%	6.19
S_T105015	47.19	109	89	0%	0%	0.00

* Wetland area within project boundary

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

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		
DRAWN BY:		
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CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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PROJECT: DEL WEBB AT LAKEWOOD RANCH

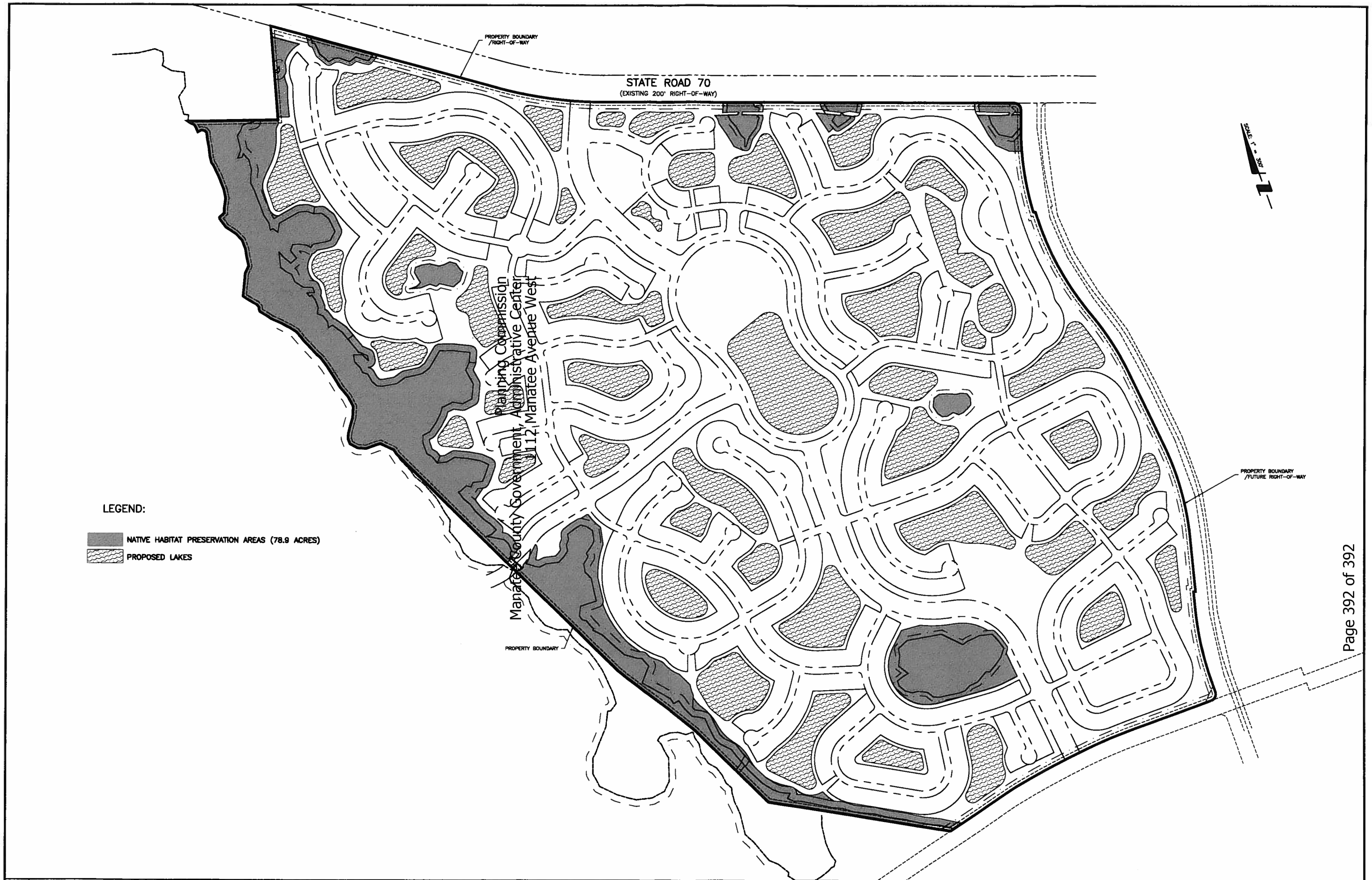
DATE: SEPTEMBER, 2013
HORIZONTAL SCALE: 1" = 300'
VERTICAL SCALE: NA
SEC. 36 TWP. 35 RGE. 19

TITLE: EXISTING DRAINAGE MAP

CADD REFERENCE FILE NO.:
PROJECT NUMBER: 215611618

E. SCOTT McKENNA, P.E.
FLORIDA LICENSE NO. 51435
INDEX NUMBER: 215611618004
SHEET NUMBER: 4 OF 5

Saved: 2/4/2014 8:10:08 AM CLUCID | Plotted: 2/05/2014 1:43:31 PM CLUCID | W:\215611618\active\215611618\civil\drawing\02_EOP\sheet_files\215611618-02C-1319D.dwg



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

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

Stantec
8500 Professional Parkway East, Sarasota, FL 34240-8414
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CLIENT: PULTE HOMES

PROJECT: DEL WEBB AT LAKEWOOD RANCH

DATE: FEBRUARY, 2014
HORIZONTAL SCALE: 1" = 300'
VERTICAL SCALE: NA
SEC: 36 TWP: 35 RGE: 19

TITLE: NATIVE HABITAT PRESERVATION AREAS

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611618

INDEX NUMBER: 215611618802

SHEET NUMBER: 5 OF 5