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

June 12, 2014 - Planning Commission Meeting

MEETING CALLED TO ORDER (Timothy Rhoades)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. May 8, 2014 - Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. Plan Amendment 14-02 / Ordinance 14-021 Traffic Map Series Update and Text Amendment - Legislative - Kathleen Thompson * Clague

Attachment: Staff Report - PA-14-02_ORD-14-021 - Traffic Map Series - 140612 PC.pdf

Attachment: TABLE 5-1 - PA-14-02 - ORD14-021 - Traffic Map Series - 140612 PC.pdf

Attachment: Map 5B - Future_T-fares Function - PA-14-02 - ORD14-021 - Traffic Map Series - 140612 PC.pdf

Attachment: Map 5C - Future_T-fares ROW - PA-14-02 - ORD14-021 - Traffic Map Series - 140612 PC.pdf

Attachment: Map 5D - Future_T-fares Number of Lanes- PA-14-02 - ORD14-021 - Traffic Map Series - 140612 PC.pdf

Attachment: Copy of Newspaper Advertising - PA-14-02 - Traffic Map Series - 6-12-14 PC.pdf

3. LDCT-14-04 / Ordinance 14-24 / Land Development Code Text Amendment - Certified Lot(s) - Legislative - Lisa Barrett * Schenk

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Attachment: Staff Report - LDCT-14-04_ORD-14-24 - Certified Lot - 20140605 PC.pdf
Attachment: Review Procedures - LDCT-14-04_ORD-14-24 - Certified Lots - 140612 PC.pdf
Attachment: Submission Requirements for Completeness Review - LDCT-14-04_ORD-14-24 - Certified Lots - 140612 PC.pdf
Attachment: Distribution of Submittals - LDCT-14-04_ORD-14-24 - Certified Lots - 140612 PC.pdf
Attachment: Approval Form - LDCT-14-04_ORD-14-24 - Certified Lots - 140612 PC.pdf
Attachment: Copy of Newspaper Advertising - Ordinance 14-24 - Certified Lots - 6-12-14 PC.pdf

4. PDR-14-02(Z)(G) - Velma Jean Steele, Rev. Trust - Amber Glen - DTS20140026 - Quasi - Judicial - Margaret Tusing * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-02(Z)(G) - AmberGlen - dts20140026.pdf
Attachment: Staff Report - Amber Glen - PDR-14-02(Z)(G) - DTS 20140026 - 06-12-14 PC.pdf
Attachment: Zoning Disclosure Affidavit - PDR-14-02(Z)(G) - AmberGlen - dts20140026.pdf
Attachment: Copy of Newspaper Advertising - Amber Glen - PDR-14-02(Z)(G) - 20140026 - 6-12-14 PC.pdf
Attachment: Site Plan - Amber Glen - PDR-14-02(Z)(G) - DTS 20140026 - 06-12-14 PC.pdf

5. PDR-13-41(P) - HBT of Eagle Pointe, LLC / Eagle Pointe - DTS20130400 - B00000242 - Quasi - Judicial - Margaret Tusing * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
Attachment: Height Analysis and Renderings - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
Attachment: Special Approval - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
Attachment: Specific Approval - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
Attachment: FDEP Site Rehabilitation Completion Order - PDR-13-41(P) - Eagle Pointe - 06-12-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Eagle Pointe - PDR-13-41(P).pdf
Attachment: Site Plan - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
Attachment: Staff Report - Eagle Pointe - PDR-13-41(P) - 140612 PC.pdf

REGULAR

ADJOURN The Planning Commission of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission's functions including one's access to, participation in, employment with, or treatment in, its programs or

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activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802, wait 60 seconds; FAX 745-3790.

June 12, 2014 - Planning Commission Meeting
Agenda Item #1

Subject

May 8, 2014 - Minutes for Approval

Briefings

None

Contact and/or Presenter Information

Glenna K. Campana

Senior Planning Technician

941-748-4501, ext. 6847

Action Requested

Recommended Motion:

I move to approve the minutes for May 8, 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

June 12, 2014 - Planning Commission Meeting
Agenda Item #2

Subject

Plan Amendment 14-02 / Ordinance 14-021 Traffic Map Series Update and Text Amendment - Legislative -
Kathleen Thompson

Briefings

None

Contact and/or Presenter Information

Kathleen Thompson, AICP

Planning Manager

941-748-4501, ext. 6841

Action Requested

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be CONSISTENT with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to recommend TRANSMITTAL of Plan Amendment PA-14-02 as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

The updated Traffic Map Series and Table 5-1 was scheduled for public hearing on October 10, 2013 before the Planning Commission but was continued to "no date certain".

The original request has been modified to include only minor roadway amendments within the Ellenton, Rye Road and Lakewood Ranch areas.

There are also several roadway segment name changes and deletions of roadway segments proposed.

The proposed amendments include:

- I. Reduction/increase in the number of lanes and adjustment in right-of-way requirements.
- II. Deletion of two roadway segments, Kentucky Street and Broadway Avenue, east of U.S. 301, between University Pkwy and Tallevast Road.
- III. Removal of a segment of 117th Street East, from 44th Avenue East to Gatewood Drive.
- IV. Roadway name changes within the Lakewood Ranch area.
- V. The reference to year 2030 is being amended to year 2035 in the Traffic Element for consistency with the Traffic Map Series and to correspond with the MPO's 2035 LRTP.

Staff recommends transmittal

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

William Clague reviewed and responded via email on 06/05/2014.

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

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Attachment: Copy of Newspaper Advertising - PA-14-02 - Traffic Map Series - 6-12-14 PC.pdf

P.C.: 06/12/2014

PLAN AMENDMENT 14-02 / ORDINANCE 14-021
TRAFFIC MAP SERIES UPDATE AND TEXT AMENDMENT

Transmittal of an Ordinance of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended the Manatee County Comprehensive Plan; providing a purpose and intent; providing findings; providing for an amendment to the Traffic Circulation Sub-element, providing for an update of the Traffic Circulation Map Series (Map 5-B Future Traffic Circulation: Functional Classification, Map 5-C Future Traffic Circulation: Right-of-Way Needs and Map 5-D Future Traffic Circulation: Number of Lanes) and associated Table 5-1, and an update to the reference of year 2030 to year 2035; providing for severability; and providing an effective date.

P.C.: 06/12/2014

B.O.C.C. : 08/07/2014

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be CONSISTENT with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to recommend TRANSMITTAL of Plan Amendment PA-14-02 as recommended by staff.

PLAN AMENDMENT DETAILED REVIEW

NAME: County Initiated - Future Traffic Circulation Map Series and Table 5-1 Update

CASE NUMBER: Plan Amendment PA-14-02 /Proposed Ordinance 14-021

REQUEST: Transmittal of an update of the Traffic Circulation Map Series (Map 5-B Future Traffic Circulation: Functional Classification, Map 5-C Future Traffic Circulation: Right-of-Way Needs and Map 5-D Future Traffic Circulation: Number of Lanes) and associated Table 5-1 and an update to the reference of year 2030 to year 2035.

TYPE: Text amendment

STAFF RECOMMENDS: Transmittal

PLAN AMENDMENT SUMMARY

BACKGROUND

The updated Traffic Map Series and Table 5-1 was scheduled for public hearing on October 10, 2013 before the Planning Commission but was continued to "no date certain".

The original October 2013 request has been modified to include only minor roadway amendments within the Ellenton, Rye Road and Lakewood Ranch areas. There are also several roadway segment name changes and deletions of roadway segments proposed.

The proposed amendments are as follows:

- I. Several minor roadway amendments include a reduction in the number of lanes and adjustments in right-of-way requirements. In general, a 4-lane roadway requires a 120' right-of-way and a 2-lane roadway requires an 84' right-of-way.
- II. Staff is recommending two roadway segments, Kentucky Street and Broadway Avenue, east of U.S. 301 between University Pkwy and Tallevast Rd, be deleted. This area of the county is building-out as low density, residential development that is, or will be, served by a network of local neighborhood streets, and designated collector roadways are not needed to support the traffic needs of the area.
- III. Staff is recommending a segment of 117th Street East, from 44th Avenue East to Gatewood Drive, be removed from the Thoroughfare Plan. Based on the limited connectivity provided, travel demand model results for the Lakewood Ranch area,

and the planned additional for the area, a 117th St E thoroughfare connection is not required, and staff recommends that it be deleted between 44th Ave E and Gatewood Drive.

- IV. Staff is recommending several roadway name changes within the Lakewood Ranch area.
- V. The reference to year 2030 is being amended to year 2035 in the Traffic Element for consistency with the Traffic Map Series and to correspond with the MPO's 2035 LRTP.

Part I.

The following roadways are recommended for reduction/increase in number of lane and right-of-way widths. Proposed changes are indicated in red.

Facility	Limits	20 yr # lanes	20 yr ROW Needs
117 th St E	SR 64– Gatewood Dr 44th Avenue East	2	84
172 nd St E	SR 64 – Center Ice Rangeland Parkway Center Ice Rangeland Parkway– SR 70	2 4 2 4	84 120 84 120
44 th Ave E	US 41 - 15 th St E 15 th St E - US 301 US 301 - 45 th St E 45 th St E - Morgan Johnson Rd Morgan Johnson Rd - Caruso Rd Caruso Rd - Lakewood Ranch Blvd Lakewood Ranch Blvd-Lorraine Rd Lorraine Rd - Dam Rd Bourneside Blvd. Dam Rd Bourneside Blvd - CR 675 CR 675 – Verna Bethany Rd Verna Bethany Rd – 8175' east of Verna Bethany Rd	4 4 4 6 4 6 4 6 4 4 4 2 2 2	120 120 120 150 120 150 120 150 120 120 120 120 84 84
49 th Ave E <i>(adopted w/EAR -PA-06-13 effective 2/19/07)</i>	US 301 – Mendoza Rd. Mendoza Rd - Ellenton Gillette Rd	6 4 4 2	150 120 120 84
61 st Ave E	Dam Rd Bourneside Blvd – Verna Bethany Rd	2	100 84
61 st St E	49th Avenue E–Ellenton Gillette Rd	4 2	120 84
9 th St W 9th St W Ext. 9th St W	Cortez Rd W – 9 th St W Ext. 9 th St W Ext – 301 Blvd. W 301 Blvd W - 26 th Ave W	4 4 2** 4 2**	120 120 84 120 84
Broadway Ave	Kentucky St–Shade Ave Shade Ave – Tuttle Ave	2 2	84 84
Center Ice Rangeland Parkway	Lakewood Ranch Blvd – Pope Rd White Eagle Blvd. Pope Rd White Eagle Blvd. – Lorraine Rd Lorraine Rd – Dam Rd Bourneside Blvd	4 2 4 2	120 120 120 84
Dam Road Bourneside Blvd	SR 64 – University Parkway	4	120

Ellenton Gillette Rd	US 301 – Memphis Rd/17 th St E Memphis Rd/17 th St E – Mendoza Rd/37 th St E Mendoza Rd/37 th St E -49 th Street E 49 th Street E – I-275 I-275 – Moccasin Wallow Rd	2 4 2 4 2 4 6 4 6 4	120 120 120 150 120 150 120
Gatewood Drive	Lakewood Ranch Blvd – Pope Rd <u>White Eagle Blvd</u>	2	84
Harrison Ranch Blvd. Extension Silverleaf Avenue	US 301 – 1500' 1500' - Old Tampa Road	4 2	120 120
Kentucky Street	University Pkwy – Tallevast Rd	2	84
Malachite Drive	Lakewood Ranch Blvd – Pope Rd <u>White Eagle Blvd</u>	4	120
The Masters Ave	Lorraine Rd – Dam Rd <u>Bourneside Blvd</u>	4	120
Pope Road White Eagle Blvd.	SR 64/Rye Road - 44 th Ave E 44 th Ave E – Centre Ice <u>Rangeland</u> Parkway Centre Ice <u>Rangeland</u> Parkway – SR 70	4 4 4	120 120 120
Rye Rd	SR 64 - Upper Manatee River Rd Upper Manatee River Rd - CR 675 CR 675 - SR 62	6 4 6 4 6 4	150 120 150 120 150 120
Sweetwater Preserve Blvd <i>(adopted w/EAR PA-06-13 effective 2/19/07)</i>	Buckeye Rd – Hillsborough Co (no access to Piney Point Rd Ext/Port Connector Rd)	4	120
SR 70	US 41 - 301 Blvd 301 Blvd - US 301 US 301 - Braden River Braden River - I-75 I-75 – Lakewood Ranch Blvd Lakewood Ranch Blvd – Pope Rd <u>White Eagle Blvd</u> Pope Rd <u>White Eagle Blvd</u> - Lorraine Rd Lorraine Rd – DeSoto County Line	4 6 6 6 6 6 6 4	120- * 150- * 150- * 200+ * 200+ * 200+ * 200+ * 200+ * 200+ * *Per FDOT Requirement
University Pkwy	US 301 - Lockwood Ridge Rd Lockwood Ridge Rd - I-75 I-75 - Lakewood Ranch Blvd Lakewood Ranch Blvd- Lorraine Rd Lorraine Rd - Dam Rd <u>Bourneside Blvd</u> Dam Rd <u>Bourneside Blvd</u> – SR 70	6 6 6 4 4 2	200 200 200 150 200 150 200 84

~~* Right-of-Way Needs shall be based on current FDOT needs for these roadways.~~

* Right-of-Way Needs shall be based on various factors, including current design criteria, current ROW accommodations, needs, etc. for these roadways, and may vary accordingly.

** 2 lane divided road with either a two-way center turn lane or left-turn lane (pocket).

The following thoroughfares shall not have an entitlement for commercial node designation:

- Ft. Hamer Road Extension at US 301, Erie Rd; Moccasin Wallow Rd; Spencer Parrish Rd and Buckeye Rd
- Gateway Blvd Extension at Piney Point Road
- Golf Course Road at Spencer Parrish Road
- Harrison Ranch Road at Old Tampa Road
- ~~The~~ Masters Avenue at ~~Dam Road~~ Bourneside Blvd and Lorraine Road
- M & J Road at Clay Gully Road and SR 70
- Mulholland Road at Rye Road and CR 675
- Piney Point Road Extension at Gateway Blvd Extension; I-75 and east of I-75
- Rye Road at SR 62
- Sawgrass Road at Erie Rd; Moccasin Wallow Rd; and Buckeye Rd
- Spencer Parrish Road at Golf Course Road
- FF Road at Ft. Hamer Road Extension and Sawgrass Road
- Upper Manatee River Road at CR 675 and Rye Road
- Upper Manatee River Road at south side of river (bridge connection)
- Ft. Hamer Road at north side of river (bridge connection)
- Ft Hamer Road at Mulholland Road; Golf Course Road and US 301 and Ft. Hamer Road Extension

For commercial node designation, Special Approval of the Board of County Commissioners shall be required.

Part II

The following roadway segments in the University Parkway area are proposed to be deleted from the thoroughfare plan.

Roadway	Limitation
Kentucky Street	University Pkwy – Tallevast Road
Broadway Avenue	Kentucky Street – Shade Avenue

Part III

The following roadway segment of 117th Street East, from 44th Avenue East to Gatewood Drive is proposed to be deleted from the thoroughfare plan. The Metropolitan Planning Organization's 2035 Long Range Transportation Plan recognizes the Lakewood Ranch area as needing more north-south capacity between SR64 and SR70. However, 117th St E does not provide a continuous connection between SR64 and SR70, and the LRTP needs analysis and cost feasible plan do not account for additional capacity to be added to Lorraine Road and White Eagle Blvd (formerly Pope Road). Based on the limited connectivity provided, travel demand model results for the Lakewood Ranch area, and the planned additional for the area, a 117th St E thoroughfare connection is not required, and staff recommends that it be deleted between 44th Ave E and Gatewood Drive.

Roadway	Limitation
117 th Street East	44 th Ave E – Gatewood Dr

Part IV

The following roadways have name changes:

- Center Ice Parkway to Rangeland Parkway
- Dam Road to Bourneside Blvd.
- Pope Road to White Eagle Blvd.
- Harrison Ranch Blvd. Extension to Silverleaf Avenue
- Masters Avenue to The Masters Avenue

Part V

The reference to year 2030 is being amended to year 2035.

The proposed year change is shown in ~~strikeout~~ and underline format as follows:

Objective: 5.1.1 **Traffic Circulation Map Series:** Maintain a Traffic Circulation Map series as the guiding document for development of an adequate network of major roadways to address the ~~2030~~2035 forecasted Vehicular Travel Demand in Manatee County.

Policy: 5.1.1.6 Derive the Future Traffic Circulation Map Series Maps 5B, 5C, 5D, 5E, 5F and any subsequent updates to such Map Series, primarily through use of the Sarasota-Manatee ~~2030~~2035 Long Range Transportation Plan travel demand forecast model, as maintained by the Metropolitan Planning Organization (MPO) for the Sarasota-Manatee bi-county area, or using other similar travel demand forecasting procedures. At minimum, the Future Traffic Circulation Map Series shall include all roadway segments shown on the Long Range Transportation Plan of the Sarasota-Manatee Metropolitan Planning Organization, with future lane arrangements no less than adopted by the MPO. The Future Traffic Circulation Map Series may call for more lanes on a segment of the network where additional laneage is warranted by an appropriate analysis.

Implementation Mechanism:

- a) Use of Sarasota-Manatee ~~2030~~2035 Long Range Transportation Plan and/or other travel demand forecasting models to derive the ~~2030~~2035 network and projected lane arrangements adopted as part of Map 5D.

Policy: 5.1.1.7 Indicate, on the Future Traffic Circulation: Functional Classification Map (Map 5B), only those collector roadways, arterial roadways, or limited/controlled access roadway facilities (See Map 5E for limited/controlled access roadway facilities) for which development is possible given existing man-made or natural constraints, and which are necessary or desirable for the movement of projected 20305 traffic forecasts.

Policy: 5.1.2.1 Implement the 20305 level of service (infrastructure) standard for each major roadway based on the projected traffic volumes on the planned road network as identified on the Future Traffic Circulation Maps. These adopted goals shall remain fixed, and will represent a goal toward which annually-revised five-year level of service standards (objectives) will be targeted. These long-range levels of service standards are contained in Table 5-1, under a separate tab at the end of this Sub Element.

The construction of roadway improvements reflected on the 20305 network (Maps 5B, 5C, 5D, 5F) shall be prioritized, at least in part, based on the number of years remaining through the 20305 planning time frame, and on the number and cost of the remaining improvements to be accomplished for completion of the 20305 roadway network.

No long-range (20305) level of service standard may be altered except through subsequent updates to the Comprehensive Plan (see also Policy 5.1.2.6).

Policy: 5.1.2.2 Implement the five-year level of service (infrastructure) standard for each functionally-classified roadway segment which does either currently exist or which is scheduled for construction within the five-year Capital Improvements Element of this Comprehensive Plan.

These five-year levels of service standards shall reflect the extent and projected impact of programmed roadway improvements on level of service of each roadway. The five-year level of service standards shall be revised annually to reflect change in the programmed improvements contained in the Capital Improvements Element. The five-year level of service standard shall also be used, in part, as a prioritization criterion for the scheduling of roadway improvements with the five-year capital improvements program. As the number of

years remaining to implement a roadway improvement necessary to achieve the five-year level of service standard on a particular roadway decreases, priority for that improvement shall generally increase.

In the process of the annual revision of five-year level of service standards, where the five-year standard recognizes a worse level of service than the ~~20305~~ level of service standard for the same roadway, the five-year level of service standard shall not be permitted to decline over time.

Policy: 5.1.2.3 Implement the "current year" level of service (infrastructure) standard, or policy, for each functionally-classified roadway segment currently existing or scheduled for completion during the first year of the capital improvement program within the Capital Improvements Element of this Comprehensive Plan. These infrastructure standards may be revised annually to reflect the impact of improvements programmed for the current fiscal year, or be revised to reflect a change in the development character of an area from rural to urban. Where a project constituting a Development of Regional Impact is proposed, Manatee County may permit the use of a peak hour Level of Service Standard of "D" for traffic impact studies associated with the DRI on a roadway whose current year standard is (peak hour) "C", if the approval of the project constitutes a rural to urban change in land uses, and if a plan amendment changing the peak hour standard from "C" to "D" is approved simultaneous with the adoption of a DRI development order.

The "current year" level of service standard shall generally be prohibited from showing a decline in value over time, and shall generally not be established at a level which is better than the adopted five-year level of service standard for that roadway. The "current year" standard shall not be adopted at a level which is better than the adopted ~~20305~~ level of service standard.

Policy: 5.1.2.6 Prohibit the adoption of any current year, five-year, or ~~20305~~ Level of Service standard on any segment of I-275 and I-75 which is lower than Level of Service "C"

Policy: 5.2.1.4 Utilize the Future Traffic Circulation Map Series for:
1) Review of all proposed development orders for consistency with Map 5C (see also Policies

- 2) Establishing the long-range (~~20305~~) level of service standards on major existing or future roadways by determining the resultant level of service on each roadway located on Maps 5B, 5C, 5D, 5E, 5F when impacted by projected travel demand, as determined using the Sarasota-Manatee ~~20305~~ Long Range Transportation Plan and/or other travel demand forecasting models.
- 3) Review of all proposed capital projects proposed to widen existing, or develop new, major roadways. All capital projects shall be consistent with Maps 5B, 5C, 5D, 5E, 5F.
- 4) Achieving consistency of this Comprehensive Plan, where appropriate, with the long-range transportation plans of all local governments adjacent to Manatee County, and with the Florida Department of Transportation's ~~202560~~ Florida Transportation Plan (FTP), the Short Range Strategic Plan, Strategic Intermodal system, and approved Five Year Work Program.

ATTACHMENTS:

1. Consistency with State Comprehensive Plan
2. Copy of Newspaper Advertising
3. Table 5-1
4. Maps 5B, 5C and 5D

ATTACHMENT #1

CONSISTENCY OF THE LOCAL COMPREHENSIVE
PLAN AMENDMENT WITH FLORIDA STATUTES AND RULES

Plan Amendment PA-14-02(Ordinance 14-021)

The proposed amendment is consistent with
Florida Statutes 163 Part II

163.3184 Process for adoption of comprehensive plan or plan amendment states “in compliance” means consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191 and 163.3245.

163.3177 Required and optional elements of comprehensive plan; studies and surveys
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3178 Coastal Management
This plan amendment request maintains the structure of the Comprehensive Plan and does not affect the Coastal Management Policies.

163.3180 Concurrency
This plan amendment request maintains the structure of the Comprehensive Plan and does not affect the Level of Service Standards.

163.3191 Evaluation and appraisal of comprehensive plan
The county has determined there is no need to amend the Comprehensive Plan through the Evaluation and Appraisal process (December 2013)

163.3245 Optional sector plans
There are no sector plans established at this time.

All State goals and policies taken from Chapter 187.201, Florida Statutes.

The proposed amendment is consistent with the following goals and policies of the State Comprehensive Plan:

Section 187.201 (19) (b) (2), F.S.
Section 187.201 (19) (b) (3), F.S.
Section 187.201 (19) (b) (13), F.S.

TABLE 5-1 (PA-14-02)
MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS
RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS

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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
117 th St E	SR 64– <u>Gatewood Dr. 44th Avenue East</u>	MC	N/A	N/A	D	Collector	2	84
15 th St E/SR70A	301 Blvd - 13 th Ave E	ST	D	D	D	Arterial	4	120
172 nd St E	SR 64 – <u>Center Ice Rangeland Parkway</u>	MC	N/A	N/A	D	Collector	2 4	84 120
	<u>Center Ice Rangeland Parkway</u> – SR 70	MC	N/A	N/A	D	Collector	2 4	84 120
17 th Ave NW	99 th St NW - 75 th St NW	MC	D	D	D	Collector	2	84
17 th Ave W	59 th St W - 51 st St W	MC	D	D	D	Collector	2	84
187 th Street East	SR 62 – CR 675	MC	N/A	N/A	C	Collector	2	120
18 th Ave W	51 st St W - 43 rd St W	MC	D	D	D	Collector	2	84
1 st Ave W	75 th St W - 59 th St W	MC	D	D	D	Collector	2	84
20 th St W	53 rd Ave W - Cortez Rd W	MC	D	D	D	Collector	2	84
21 st Ave W	59 th St W - 43 rd St W	MC	D	D	D	Collector	2	84
21 st Street E/21 st St Court E (Ellenton)	US 41 – Ellenton Gillette Rd	MC	D	D	D	Collector	2	84

Up to an additional 24' of right-of-way shall be required at the intersection of two or more thoroughfare roadways when turn lanes are necessary. Said right-of-way shall run for a depth/distance equal to the potential commercial node depth (800'-4000' 1500' depending on the future land use category). Additional right of way shall be required when intersection realignments are necessary for public safety such as removing offsets, correcting misalignments or mitigating unsafe sight conditions or upon finding the additional right of way is needed for another public purpose. Roadways identified on the Future Traffic Maps (5B, 5C and 5D) with notation such as "AA", "BB", "CC" will be assigned a street or road name at the appropriate time by the Planning Department – Addressing Division

See Attached Addendum for thoroughfares that shall not have an entitlement for commercial node designation without Special Approval by the BOCC.

TABLE 5-1 (PA-14-02)
MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS
RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS

Page 2 of 20

Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
24 th Ave E (Ellenton)	US 301 – Memphis Rd	MC	D	D	D	Collector	2	50
	Memphis Rd – 21 st St Ct E	MC	N/A	N/A	D	Collector	2	50
	21 st St Ct E - 49 th St E/ Experimental Farm Rd	MC	D	D	D	Collector	2	50
26 th Ave E	US 41 - 15 th St E	MC	D	D	D	Collector	2	84
	15 th St E - 27 th St E	MC	D	D	D	Collector	2	84
	27 th St E - 45 th St E	MC	D	D	D	Collector	2	84
26 th St W 26 th St W	Florida Blvd - Bayshore Gardens Pkwy	MC	D	D	D	Collector	2	84
	Bayshore Gardens Pkwy – 57 th Ave W	MC	D	D	D	Arterial	4	120
	57 th Ave W - 53 rd Ave W	MC	D	D	D	Arterial	4	120
	53 rd Ave W - Cortez Rd W	MC	D	D	D	Arterial	4	120
	Cortez Rd W - 26 th Ave W	MC	D	D	D	Arterial	4	120
27 th St E	38 th Ave E - Manatee Ave E	MC	D	D	D	Collector	4	120
28 th Ave E (Ellenton)	49 th Street E – 69 th Street E	MC	D	D	D	Collector	2	84
28 th Street Court E/29 th Street E (Ellenton)	Canal Rd – Ellenton Gillette Rd	MC	D	D	D	Collector	2	84
	Ellenton Gillette Rd – west of I-75	MC	D	D	D	Collector	2	84
	west of I-75 – east of I-75	MC	N/A	N/A	D	Collector	2	84
	east of I-75 – 60 th Ave E	MC	D	D	D	Collector	2	84

Up to an additional 24' of right-of-way shall be required at the intersection of two or more thoroughfare roadways when turn lanes are necessary. Said right-of-way shall run for a depth/distance equal to the potential commercial node depth (800'-4000' 1500' depending on the future land use category). Additional right of way shall be required when intersection realignments are necessary for public safety such as removing offsets, correcting misalignments or mitigating unsafe sight conditions or upon finding the additional right of way is needed for another public purpose. Roadways identified on the Future Traffic Maps (5B, 5C and 5D) with notation such as "AA", "BB", "CC" will be assigned a street or road name at the appropriate time by the Planning Department – Addressing Division

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MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS
RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS
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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
301 Blvd W/E	University Pkwy –Whitfield Ave	MC	E	E	D	Arterial	4	120
	Whitfield– 53 rd Ave E/SR 70	MC	E	E	D	Arterial		120
	53 rd Ave E/SR 70 – US 41	MC	F	D	D	Arterial	4	120
	US 41 – 9 th St W	MC	D	D	D	Arterial	4	120
30 th Ave W/E	26 th St W - 24 th St W	MC	D	N/A	D	Collector	2	84
	24 th St W - Bus. US 41	MC	D	D	D	Collector	2	84
	Bus US 41 - 9 th St W	MC	D	D	D	Collector	2	84
	9 th St W - US 41/301	MC	D	D	D	Collector	2	84
	US 41/301 - 15 th St E	MC	D	D	D	Collector	2	84
	15 th St E – 27 th St E	MC	D	D	D	Collector	2	60
30 th St E	38 th Ave E - SR 70	MC	D	D	D	Collector	2	84
33 rd St E	Whitfield Ave - 63 rd Ave E	MC	D	D	D	Collector	2	84
	63 rd Ave E - SR 70	MC	D	D	D	Collector	2	84
	SR 70 - 51 st Ave E	MC	D	D	D	Collector	2	84
33 rd St W	14 th Ave W - US 41 (Palmetto)	MC	D	D	D	Collector	2	84
34 th Ave E	37 th St E - 45 th St E	MC	D	D	D	Collector	2	84
34 th St W	Florida Blvd - Bayshore Gardens Pkwy	MC	D	D	D	Collector	2	84
	Bayshore Gardens Pkwy -53 rd Ave W	MC	D	D	D	Collector	4	120
	53 rd Ave W - Cortez Rd W	MC	D	D	D	Collector	4	120
37 th St E	34 th Ave E - 38 th Ave E	MC	D	D	D	Collector	2	84
	38 th Ave E – SR 70	MC	D	D	D	Collector	2	84
	SR 70 – 39 th St E	MC	D	D	D	Collector	4	120

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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
38 th Ave E	37 th St E - 15 th St E	MC	D	D	D	Collector	2	84
39 th St E	63 rd Ave E – 37 th St E	MC	D	D	D	Collector	4	120
	26 th Ave E - 34 th Ave E	MC	D	D	D	Collector	2	84
43 rd St W	53 rd Ave W - Cortez Rd W	MC	D	D	D	Arterial	4	120
	Cortez Rd W - 23 rd Ave W	MC	D	D	D	Arterial	4	120
	23 rd Ave W - Manatee Ave W	MC	D	D	D	Arterial	4	120
44 th Ave E	US 41 - 15 th St E	MC	D	D	D	Arterial	4	120
	15 th St E - US 301	MC	N/A	N/A	D	Arterial	4	120
	US 301 - 45 th St E	MC	N/A	N/A	D	Arterial	4	120
	45 th St E - Morgan Johnson Rd	MC	N/A	N/A	D	Arterial	6 4	150 120
	Morgan Johnson Rd - Caruso Rd	MC	D	D	D	Arterial	6 4	150 120
	Caruso Rd - Lakewood Ranch Blvd	MC	N/A	N/A	D	Arterial	6 4	150 120
	Lakewood Ranch Blvd-Lorraine Rd	MC	N/A	N/A	D	Arterial	4	120
	Lorraine Rd – Dam Rd <u>Bourneside Blvd.</u>	MC	N/A	N/A	C	Arterial	4	120
	<u>Dam Rd Bourneside Blvd</u> - CR 675	MC	N/A	N/A	C	Arterial	2	120
	CR 675 – Verna Bethany Rd	MC	N/A	N/A	C	Arterial	2	84
Verna Bethany Rd – 8175' east of Verna Bethany Rd	MC	N/A	N/A	C	Arterial	2	84	
45 th St E	SR 70 - 44 th Ave E	MC	D	D	D	Collector	4	120
	44 th Ave E - 26 th Ave E	MC	D	D	D	Collector	2	84
47 th Ave East (Ellenton)	69 th Street E – 61 st Street E Ext.	MC	N/A	N/A	D	Collector	2	120
47 th St W	KK Rd- 53 rd Ave W	MC	N/A	N/A	D	Collector	4	120

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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
49 th Ave E <i>(adopted w/EAR PA-06-13 effective 2/19/07)</i>	US 301 – Mendoza Rd. Mendoza Rd - Ellenton Gillette Rd	MC	N/A	D	D	Arterial	6 4	150 120
		MC	N/A	D	D	Arterial	4 2	120 84
49 th St (Experimental Farm Rd)	US 19 - US 41	MC	D	D	D	Collector	2	84
	US 41 - Canal Rd (Palmetto)	MC	D	D	D	Collector	2	84
	Canal Rd - Ellenton Gillette Rd	MC	D	D	D	Collector	2	84
50 th Ave W	75 th St W – 86 th St W	MC	N/A	D	D	Collector	2	100
51 st Ave E	301 Blvd - 33 rd St E 33 rd St E - 37 th St E	MC	D	D	D	Collector	2	84
		MC	N/A	N/A	D	Collector	2	84
51 st St W	El Conquistador Pkwy - 53 rd Ave W	MC	N/A	N/A	D	Collector	2	84
	53 rd Ave W - Cortez Rd W	MC	D	D	D	Collector	2	84
	Cortez Rd W - 19 th Ave W	MC	D	D	D	Collector	2	84
	19 th Ave W - Manatee Ave W	MC	D	D	D	Collector	2	84
53 rd Ave W	75 th St W - 34 th St W 34 th St W - US 41	MC	D	D	D	Arterial	4	120
		MC	D	D	D	Arterial	4	120
57 th Ave W	34 th St W - 26 th St W	MC	D	D	D	Collector	4	100
	26 th St W - US 41	MC	D	D	D	Collector	4	100
	US 41 - 9 th St E	MC	D	D	D	Collector	2	100
	9 th St E - 301 Blvd	MC	D	D	D	Collector	2	100

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59 th St W	Cortez Rd W - 41 st Ave W (City Limits)	MC	D	D	D	Collector	4	120
	41 st Ave W - 21 st Ave W	MC	D	D	D	Collector	4	120
	21 st Ave W - 17 th Ave W	MC	D	D	D	Collector	4	120
	17 th Ave W - Manatee Ave W	MC	D	D	D	Collector	4	120
	Manatee Ave W - Riverview Blvd	MC	D	D	D	Collector	2	84
5 th St E	63 rd Ave E - 57 th Ave E	MC	D	D	D	Collector	2	84
5 th St W	53 rd Ave W - Cortez Rd W/US 41	MC	D	D	D	Collector	2	100
60 th Ave E	US 301 - Factory Shop Blvd (Ellenton)	MC	D	D	D	Collector	4	120
	Factory Shop Blvd - Mendoza Rd (Ellenton)	MC	D	D	D	Collector	4	120
	Mendoza Rd - 69 th St E	MC	N/A	N/A	D	Collector	4	120
60 th Ave W /Flamingo Blvd	34 th St W - US 41	MC	D	D	D	Collector	2	84
61 st Ave E	Dam Rd <u>Bourneside Blvd</u> – Verna Bethany Rd	MC	N/A	N/A	C	Collector	2	100 <u>84</u>
61 st St E	49th Avenue E–Ellenton Gillette Rd	MC	N/A	D	D	Collector	4 <u>2</u>	120 <u>84</u>
63 rd Ave E	US 41 – 39 th St E	MC	D	D	D	Arterial	4	120
66 th St W	El Conquistador – 53 rd Ave W	MC	N/A	N/A	D	Collector	4	120
	53 rd Ave W – Cortez Rd W	MC	D	D	D	Collector	2	84
67 th St W	1 st Ave W – Manatee Ave W	MC	D	D	D	Collector	2	84
69 th St East	US 41 – I-75	MC	D	D	D	Collector	4	120
	I-75 – Erie Road	MC	D	D	D	Collector	4	120

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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
73 rd St E	Bayshore Rd – US 41 (Palmetto)	MC	D	D	D	Collector	2	84
75 th St W	53 rd Ave W – Cortez Rd W	MC	D	D	D	Arterial	4	120
	Cortez Rd W – 18 th Ave W	MC	D	D	D	Arterial	4	120
	18 th Ave W – Manatee Ave W	MC	D	D	D	Arterial	4	120
	Manatee Ave W – 17 th Ave NW	MC	D	D	D	Collector	2	100
86 th St W	Cortez Rd W – 50 th Ave W	MC	D	D	D	Collector	2	84
99 th St NW	9 th Ave NW – 17 th Ave NW	MC	D	D	D	Collector	2	84
9 th St E	63 rd Ave E - 53 rd Ave E	MC	D	D	D	Collector	4	120
	53 rd Ave E - 301 Blvd	MC	D	D	D	Collector	4	120
	301 Blvd - US 301	MC	D	D	D	Collector	2	120
	US 301 - 13 th Ave E	MC	D	D	D	Collector	4	120
	13 th Ave E - Manatee Avenue E	MC	D	D	D	Collector	4	120
9 th St W 9th St W Ext. 9th St W	Cortez Rd W – 9 th St W Ext.	MC	D	D	D	Collector	4	120
	9 th St W Ext – 301 Blvd. W	MC	D	D	D	Collector	4 <u>2**</u>	120 <u>84</u>
	301 Blvd W - 26 th Ave W	MC	D	D	D	Arterial	4 <u>2**</u>	120 <u>84</u>
9 th St W Ext.	9 th St W – 301 Blvd W	MC	D	D	D	Collector	2	84
9 th Ave NW	99 th St NW - 87 th St NW	MC	D	D	D	Collector	2	84
	87 th St NW - 75 th St NW	MC	D	D	D	Collector	2	84
9 th Ave W	51 st St W - 43 rd St W	MC	D	D	D	Collector	2	84
	43 rd St W - 35 th St W	MC	D	D	D	Collector	2	84
9 th St E	Tallevast Rd - 63 rd Ave E	MC	D	D	D	Collector	2	100
Bayshore Gardens Pkwy	34 th St W – US 41	MC	D	D	D	Arterial	4	120
Bayshore Rd	US 41 S – US 41 N (Palmetto)	MC	D	D	D	Collector	2	84

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BB Road	North Rye Rd – DD Road	MC	N/A	N/A	D	Collector	4	120
Betts Road	Sarasota County Line – SR 70	MC	C	C	C	Collector	2	100
Braden River Road	SR 70 – Linger Lodge Road	MC	D	D	D	Collector	2	84
Broadway Ave	Kentucky St – Shade Ave	MC	N/A	N/A	D	Collector	2	84
	Shade Ave – Tuttle Ave	MC	D	D	D	Collector	2	84
Buckeye Rd	US 41 – Bud Rhoden Rd	MC	D	D	D	Collector	4	150
	Bud Rhoden Rd - I-75	MC	D	D	D	Collector	4	150
	I-75 – US 301 (Parrish)	MC	C	C	C	Collector	4	120
Bud Rhoden Rd	Buckeye Rd – Moccasin Wallow Rd	MC	D	D	D	Collector	4	120
Buffalo Rd	69 th St E – Moccasin Wallow Rd	MC	D	D	D	Collector	4	120
Bunker Hill Rd	SR 62 W – SR 62 E	MC	C	C	C	Collector	2	100
Business US 41 + Potential for reduced right-of-way within Urban Core (see Comprehensive Plan for Urban Core policies/map)	+ Cortez Rd – 26 th Ave W City Limits (Bradenton)	ST	D	D	D	Arterial	4	120
	17 th St E/Memphis Rd (Palmetto City Limits) – US 41	ST	D	D	D	Arterial	4	120
Canal Rd	US 301 – Memphis Rd/17 th St E (Palmetto)	MC	D	D	D	Collector	4	120
	Memphis Rd/17 th St E – Mendoza Rd/ 37 th St E (Palmetto)	MC	D	D	D	Collector	4	120
	Mendoza Rd/37 th St E – US 41 (Palmetto)	MC	D	D	D	Collector	4 <u>2**</u>	120 <u>84</u>

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Carter Rd	Erie Rd – Buckeye Rd	MC	N/A	N/A	D	Collector	4	120
Caruso Rd	44 th Ave E – SR 70	MC	D	D	D	Collector	4	120
	SR 70 – Braden River Rd	MC	D	D	D	Collector	4	84
CC Road	187 th St E – DD Road	MC	N/A	N/A	D	Collector	4	120
Center-lee Rangeland Parkway	Lakewood Ranch Blvd – Pepe Rd White Eagle Blvd.	MC	D	D	D	Collector	4	120
	Pepe Rd White Eagle Blvd. – Lorraine Rd	MC	N/A	N/A	D	Collector	2-4	120
	Lorraine Rd – Dam Rd Bourneside Blvd	MC	N/A	N/A	D	Collector	2	120 <u>84</u>
Chin Rd	Old Tampa Rd – US 301 (Ellenton)	MC	D	D	D	Collector	2	84
Clay Gulley Rd	Sarasota County Line – Sugar Bowl Rd	MC	C	C	C	Collector	2	100
Clubhouse Dr.	99 th St E – Linger Lodge Rd	MC	N/A	D	D	Collector	2	84
Cooper Creek Blvd	Honore Ave – University Parkway	MC	N/A	D	D	Collector	4	120
County Road 39	Hillsborough County Line - SR 62	ST	C	C	C	Arterial	2	200+ *
County Road 675	US 301 – Rye Road	MC	D	D	D	Collector	6	150
	Rye Road – SR 64	MC	C	C	C	Collector	6	150
	SR 64 – SR 70	MC	C	C	C	Collector	4	120
	SR 70 – University Parkway	MC	N/A	N/A	C	Collector	2	120
Creekwood Blvd	44 th Ave E – Williams Creek	MC	D	D	D	Collector	4	120
	Williams Creek – SR 70	MC	D	D	D	Collector	4	120

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Cypress Creek Blvd./ Kay Rd	SR 64 – Kay Rd	MC	D	D	D	Collector	4	120
	Cypress Creek Blvd – Port Harbour Parkway	MC	D	D	D	Collector	4	120
Dam Road Bourneside Blvd.	SR 64 – University Parkway	MC	N/A	N/A	C	Collector	4	120
DD Road	SR 62 - CR 675	MC	N/A	N/A	D	Collector	2	120
	CR 675 – Rye Rd	MC	N/A	N/A	D	Collector	4	120
DeSoto Memorial Hwy	17 th Ave NW – DeSoto National Park	MC	D	D	D	Collector	2	84
Dickey Road	US 301 – Spencer Parrish Rd	MC	N/A	N/A	D	Collector	4	120
Duette Rd	SR 64 – SR 62	MC	C	C	C	Collector	2	100
EE Road	Carter Rd – Sawgrass Rd	MC	N/A	N/A	D	Collector	2	84
El Conquistador Pkwy	75 th St W – 47 th St W	MC	D	D	D	Arterial	4	120
	47 th St W – 34 th St W	MC	D	D	D	Arterial	4	120
Ellenton Gillette Rd	US 301 – Memphis Rd/17 th St E	MC	D	D	D	Arterial	2 4	120
	Memphis Rd/17 th St E – Mendoza Rd/37 th St E	MC	D	D	D	Arterial	2 4	120
	Mendoza Rd/37 th St E -49 th Street E	MC	D	D	D	Arterial	2 4	120
	49 th Street E – I-275	MC	D	D	D	Arterial	6 4	150 120
Erie Road	I-275 – Moccasin Wallow Rd	MC	D	D	D	Arterial	6 4	150 120
	69 th St E - US 301 (Ellenton)	MC	D	D	D	Collector	4	120
FF Road	69 th St E – US 301 (Parrish)	MC	D	D	D	Collector	4	120
	Sawgrass Rd – Ft. Hamer Rd.	MC	N/A	N/A	D	Collector	4	120
	Ft. Hamer Rd. – US 301	MC	N/A	N/A	D	Collector	4	120

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RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS

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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
Florida Blvd	34 th St W – 26 th St W 26 th St W – US 41	MC	D	D	D	Collector	2	84
		MC	D	D	D	Collector	2	84
Fort Hamer Rd	Upper Manatee River Rd/– US 301 N. Bank of Manatee River	MC	D	D	D	Arterial	4	150
Fort Hamer Rd Extension	US 301 – Erie Road Erie Road – Moccasin-Wallow Rd Moccasin-Wallow Rd–Buckeye Rd Buckeye Rd – JJ Road	MC	N/A	N/A	D	Arterial	4	120
		MC	N/A	N/A	D	Arterial	4	120
		MC	N/A	N/A	D	Arterial	4	120
		MC	N/A	N/A	D	Arterial	4	120
Gateway Blvd	Moccasin Wallow Rd–Buckeye Rd Buckeye Rd–Hillsborough County Line	MC	N/A	D	D	Collector	4	120
		MC	N/A	N/A	D	Collector	4	120
Gatewood Drive	Lakewood Ranch Blvd – Pope Rd <u>White Eagle Blvd</u>	MC	N/A	N/A	D	Collector	2	84
GG Road	Malachite Dr – SR 70	MC	N/A	D	D	Collector	4	120
Golf Course Rd	Ft. Hamer Rd – Rye Rd Rye Rd – CR 675	MC	D	D	D	Collector	4	120
		MC	N/A	N/A	D C	Collector	4	120
Harrison Ranch Blvd.	US 301 – Community Park Community Park – Erie Road	MC	N/A	D	D	Collector	4	120
		MC	N/A	D	D	Collector	4	100
Harrison Ranch Blvd. Extension <u>Silverleaf Avenue</u>	US 301 – 1500' 1500' - Old Tampa Road	MC	N/A	D	D	Collector	4	120
		MC	N/A	D	D	Collector	2	120

Up to an additional 24' of right-of-way shall be required at the intersection of two or more thoroughfare roadways when turn lanes are necessary. Said right-of-way shall run for a depth/distance equal to the potential commercial node depth (800'-4000' 1500' depending on the future land use category). Additional right of way shall be required when intersection realignments are necessary for public safety such as removing offsets, correcting misalignments or mitigating unsafe sight conditions or upon finding the additional right of way is needed for another public purpose. Roadways identified on the Future Traffic Maps (5B, 5C and 5D) with notation such as "AA", "BB", "CC" will be assigned a street or road name at the appropriate time by the Planning Department – Addressing Division

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TABLE 5-1 (PA-14-02)
MANATEE COUNTY PEAK HOUR LEVEL OF SERVICE STANDARDS
RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS
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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
Honore Ave	63 rd Ave E /39 th St E – Lockwood Ridge Rd	MC	D	D	D	Arterial	4	120
	Lockwood Ridge Rd - Sandstone Ave	MC	D	D	D	Arterial	4	120
	Sandstone Ave – Old Farm Rd	MC	D	D	D	Arterial	4	120
	Old Farm Rd – University Parkway	MC	D	D	D	Arterial	4	120
I-275	Hillsborough Co. Line – US 19	ST	C	C	C	Limited Access	4	200+ *
	US 19- US 41	ST	C	C	C	Limited Access	4	200+ *
	US 41 – I-75	ST	C	C	C	Limited Access	4	200+ *
I-75	Sarasota County – SR 70	ST	C	C	C	Limited Access	10	500+ *
	SR 70 – SR 64	ST	C	C	C	Limited Access	10	500+ *
	SR 64 – US 301	ST	C	C	C	Limited Access	10	500+ *
	US 301 – I-275	ST	C	C	C	Limited Access	10	500+ *
	I-275 – Moccasin Wallow Rd	ST	C	C	C	Limited Access	10	500+ *
	Moccasin Wallow Rd – Hillsborough County Line	ST	C	C	C	Limited Access	10	500+ *
II Road	Sawgrass Rd Ext./JJ Rd – I-75	MC	N/A	D	D	Collector	4	120
Jim Davis Road	Golf Course Rd – CR 675	MC	D	D	D	Collector	2	84
JJ Road	II Road/Sawgrass Rd Ext. – US 301	M/C	N/A	D	D	Collector	2	84
KK Road	47 th St W – 51 st St W	MC	N/A	N/A	D	Collector	4	120
Keen Road	US 301 – SR 62	MC	N/A	C	C	Collector	4 <u>2</u>	100

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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
Kentucky Street	University Pkwy—Tallevast Rd	MC	N/A	D	D	Collector	2	84
Lakewood Ranch Blvd	University Pkwy –River Club Blvd Riverclub Blvd - Clubhouse Dr Clubhouse Dr - SR 70 SR 70 - SR 64	MC MC MC MC	D D D D	D D D D	D D D D	Arterial Arterial Arterial Arterial	4 4 4 6	120 120 120 150
Leffingwell Avenue	US 301 - Elm Street	MC	D	D	D	Collector	2	84
Lena Road	SR 64 – SR 70	MC	N/A	N/A	D	Collector	4	120
Linger Lodge Rd	Braden River Rd - 85 th St Ct E 85 th St Ct E -Lakewood Ranch Blvd	MC MC	D N/A	D N/A	D D	Collector Collector	2 2	84 84
Lockwood Ridge Rd	University Parkway - Tallevast Rd Tallevast Rd - SR 70	MC MC	D D	D D	D D	Arterial Arterial	4 4	120 120
Lorraine Rd	SR 64 - 44 th Ave E 44 th Ave E – SR 70 SR 70 - University Pkwy	MC MC MC	D D D	D D D	D D D	Arterial Arterial Arterial	4 4 4	150 150 120
M & J Road	SR 70 – Clay Gully Rd	MC	C	C	C	Collector	2	100
Malachite Drive	Lakewood Ranch Blvd – Pope Rd White Eagle Blvd	MC	N/A	D	D	Collector	4	120
The Masters Ave	Lorraine Rd – Dam Rd Bourneside	MC	N/A	N/A	D	Collector	4	120

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RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS
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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
	<u>Blyd</u>							
Memphis Rd/ 17th St E	Bus 41 - US 41	MC	D	D	D	Collector	2	120
	US 41 - Canal Rd	MC	D	D	D	Collector	4	120
	Canal Rd - Ellenton Gillette Rd	MC	D	D	D	Collector	4	120
	Ellenton Gillette Rd - 49 th Ave E/51 st Ave E	MC	D	D	D	Collector	4	120
Mendoza Rd	US 41- Canal Rd	MC	D	D	D	Collector	2	120
	Canal Rd - Ellenton Gillette Rd	MC	D	D	D	Collector	2	120
	Ellenton Gillette Rd - I-75	MC	D	D	D	Collector	2	120
	I-75 - Victory Rd	MC	D	D	D	Collector	2	120
Moccasin Wallow Road	US 41 - Ellenton Gillette Rd	MC	D	D	D	Arterial	6	150
	Ellenton Gillette Rd - I-75	MC	D	D	D	Arterial	6	150
	I-75 - US 301	MC	D	D	D	Arterial	6	150
	US 301 – SR 62	MC	N/A	N/A	D	Arterial	4	120
Morgan Johnson Road	44 th Ave E - Manatee Ave E/SR 64	MC	D	D	D	Collector	4	120
Mulholland Road	Ft. Hamer Rd - west of Gamble Creek	MC	D	D	D	Collector	2	84
	Creek - east of Gamble Creek	MC	N/A	N/A	D	Collector	2	84
	East of Gamble Creek – Rye Rd Rye Rd – CR 675	MC	N/A	N/A	D	Collector	2	84
Old Farm Road	Whitfield Ave – Honore Ave	MC	D	D	D	Collector	4	100
Old Tampa Rd	US 301 - Ft Hamer Rd	MC	D	D	D	Collector	2	120
Orlando Ave	US 41 - 5 th St W	MC	D	D	D	Collector	2	84
Palm View Rd	US 19 - US 41 (Palmetto)	MC	D	D	D	Collector	2	84

Up to an additional 24' of right-of-way shall be required at the intersection of two or more thoroughfare roadways when turn lanes are necessary. Said right-of-way shall run for a depth/distance equal to the potential commercial node depth (800'-4000' 1500' depending on the future land use category). Additional right of way shall be required when intersection realignments are necessary for public safety such as removing offsets, correcting misalignments or mitigating unsafe sight conditions or upon finding the additional right of way is needed for another public purpose. Roadways identified on the Future Traffic Maps (5B, 5C and 5D) with notation such as "AA", "BB", "CC" will be assigned a street or road name at the appropriate time by the Planning Department – Addressing Division

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RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS
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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
	US 41 - Ellenton Gillette Rd	MC	D	D	D	Collector	2	84
Piney Point Rd	Port Manatee - US 41 (Palmetto)	MC	D	D	D	Collector	2	100
	US 41 - I-75	MC	N/A	N/A	D	Arterial	4	250
Pope Road White Eagle Blvd.	SR 64/Rye Road - 44 th Ave E	MC	N/A	N/A	D	Collector	4	120
	44 th Ave E - Centre Ice Rangeland Parkway	MC	N/A	N/A	D	Collector	4	120
	Centre Ice Rangeland Parkway - SR 70	MC	D	D	D	Collector	4	120
Port Harbour Parkway	Kay Rd - Upper Manatee River Rd	MC	D	D	D	Collector	4	120
Prospect Rd	Tallevast Rd - 63 rd Ave E	MC	D	D	D	Collector	2	84
Rye Road	SR 64 - Upper Manatee River Rd	MC	D	D	D	Arterial	6 4	150 120
	Upper Manatee River Rd - CR 675	MC	D	D	D	Arterial	6 4	150 120
	CR 675 - SR 62	MC	N/A	N/A	C	Arterial	6 4	150 120
Saffold Rd	SR 62 - Hillsborough County Line	MC	C	C	C	Collector	2	100
Sawgrass Rd	Erie Rd - Buckeye Rd	MC	N/A	N/A	D	Collector	4	120
	Buckeye Rd - II Rd/JJ Rd	MC	N/A	N/A	D	Collector	4	120
Shade Ave	University Pkwy - Broadway Ave	MC	D	D	D	Collector	2	84
Singletary Rd	Betts Rd - SR 70	MC	C	C	C	Collector	2	100
Spencer-Parrish Rd	Dickey Rd - SR 62	MC	N/A	N/A	D	Collector	4	120
	SR 62 - CR 675	MC	D	D	D	Collector	4	120
	CR 675 - Golf Course Rd	MC	N/A	N/A	D	Collector	4	120
State Rd 684	SR 789 - E of Cortez Bridge	ST	D	D	D	Arterial	2	150

Up to an additional 24' of right-of-way shall be required at the intersection of two or more thoroughfare roadways when turn lanes are necessary. Said right-of-way shall run for a depth/distance equal to the potential commercial node depth (800'-4000' ~~1500'~~ depending on the future land use category). Additional right of way shall be required when intersection realignments are necessary for public safety such as removing offsets, correcting misalignments or mitigating unsafe sight conditions or upon finding the additional right of way is needed for another public purpose. Roadways identified on the Future Traffic Maps (5B, 5C and 5D) with notation such as "AA", "BB", "CC" will be assigned a street or road name at the appropriate time by the Planning Department - Addressing Division

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RIGHT-OF-WAY NEEDS / TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS
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Facility	Limits	Jur	Current Year <u>LOS</u> Std	Five Year <u>LOS</u> Std	Twenty Year <u>LOS</u> Std	Twenty Year Functional Classification	Twenty Year # of Lanes	Twenty Year ROW Needs (width in ft) *
(Cortez Rd)	E of Cortez Bridge - 119 th St W	ST	D	D	D	Arterial	4	150
	119 th St W - 75 th St W	ST	D	D	D	Arterial	4	150
	75 th St W - 59 th St W	ST	D	D	D	Arterial	6	150
	59 th St W - 26 th St W	ST	D	D	D	Arterial	6	150
	26 th St W - US 41 (14 th St W)	ST	D	D	D	Arterial	6	150
State Road 70	US 41 - 301 Blvd	ST	D	D	D	Arterial	4	120 *
	301 Blvd - US 301	ST	D	D	D	Arterial	6	150 *
	US 301 - Braden River	ST	D	D	D	Arterial	6	150 *
	Braden River - I-75	ST	D	D	D	Arterial	6	200+ *
	I-75 – Lakewood Ranch Blvd	ST	C	C	C	Arterial	6	200+ *
	Lakewood Ranch Blvd – Pope Rd <u>White Eagle Blvd</u>	ST	C	C	C	Arterial	6	200+ *
	Pope Rd <u>White Eagle Blvd</u> - Lorraine Rd	ST	C	C	C	Arterial	6	200+ *
	Lorraine Rd – De Soto County Line	ST	B	B	B	Arterial	4	200+ *
								<u>*Per FDOT Requirement</u>
State Road 37	SR 62 - Polk County Line	ST	C	C	C	Arterial	2	200+ *
State Road 62	Moccasin Wallow Rd Ext.-Rye Rd	ST	C	C	C	Arterial	6	200
	Rye Rd-Hardee County Line	ST	C	C	C	Arterial	4	200
State Road 64 (Manatee Ave)	SR 789 - 75 th St. W	ST	D	D	D	Arterial	2	120
	75 th St W - 34 th St W	ST	D	D	D	Arterial	4	120
	Braden River - I-75	ST	D	D	D	Arterial	6	200+ *
	I-75 - Upper Manatee River Rd	ST	D	D	D	Arterial	6	200+ *

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	Upper Manatee River Rd -Pope Rd	ST	D	D	D	Arterial	6	200
	Pope Rd - Lorraine Rd	ST	D	D	D	Arterial	6	200
	Lorraine Rd - Hardee County	ST	C	C	C	Arterial	4	200
Sugar Bowl Rd	Sarasota County Line - SR 70	MC	C	C	C	Collector	2	100
Sweetwater Preserve Blvd <i>(adopted w/EAR PA-06-13 effective 2/19/07)</i>	Buckeye Rd – Hillsborough Co (no access to Piney Point Rd Ext/Port Connector Rd)	MC	N/A	D	D	Collector	4	120
Tallevast Rd	US 41 - 301 Blvd	MC	D	D	D	Collector	4	120
	301 Blvd - US 301	MC	D	D	D	Collector	2	120
	US 301 - Lockwood Ridge Rd	MC	D	D	D	Collector	4	120
Tara Blvd	SR 70 - Chickasaw Bayou	MC	D	D	D	Collector	4	120
	Chickasaw Bayou-Linger Lodge Rd	MC	D	D	D	Collector	4	120
	Linger Lodge Rd - Honore Ave	MC	N/A	N/A	D	Collector	4	120
Tarpon Rd	Snead Island Dr (Palmetto) – Emerson Point Rd	MC	D	D	D	Collector	2	84
Taylor Grade Rd	Bunker Hill Rd - Hillsborough County Line	MC	C	C	C	Collector	2	100
Tuttle Ave	63 rd Ave E - 71 st Terrace East	MC	D	D	D	Collector	4	120
	71 st Terrace East - Tallevast Rd	MC	D	D	D	Collector	4	120
	Tallevast Rd - University Parkway	MC	D	D	D	Collector	4	120
University Pkwy	US 301 - Lockwood Ridge Rd	MC	D	D	D	Arterial	6	200
	Lockwood Ridge Rd - I-75	MC	D	D	D	Arterial	6	200

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	I-75 - Lakewood Ranch Blvd	MC	D	D	D	Arterial	6	200 150
	Lakewood Ranch Blvd- Lorraine Rd	MC	D	D	D	Arterial	4	200 150
	Lorraine Rd - Dam Rd <u>Bourneside Blvd</u>	MC	N/A	N/A	C	Arterial	4	200
	Dam Rd <u>Bourneside Blvd</u> – SR 70	MC	N/A	N/A	C	Arterial	2	84
US 301 (South County)	Sarasota County - SR 70	ST	D	D	D	Arterial	6	200+ *
	SR 70 - 27 th St E	ST	D	D	D	Arterial	6	200+ *
	27 th St E - 15 th St E	ST	D	D	D	Arterial	6	200+ *
	15 th St E - US 41 Interchange	ST	D	D	D	Arterial	6	200+ *
Verna Bethany Rd	SR 64 - SR 70	MC	C	C	C	Collector	2	100
Victory Rd	US 301 - Mendoza Rd/37th St E	MC	D	D	D	Collector	2	84
Waterline Road	Rye Rd – SR 64	MC	D	D	D	Collector	2	84
Wauchula Rd	SR 64 - SR 70	MC	C	C	C	Collector	2	100
Whitfield Ave	US 41 - 9 th St E	MC	D	D	D	Collector	2	84
	9 th St E - 301 Blvd	MC	D	D	D	Collector	2	84
	301 Blvd - US 301	MC	D	D	D	Arterial	4	120
	US 301 - Prospect Rd	MC	D	D	D	Arterial	4	120
	Prospect Rd - Lockwood Ridge Rd	MC	D	D	D	Arterial	4	120
	Lockwood Ridge Rd - University Parkway	MC	D	D	D	Collector	2	120

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~~* Right-of-Way Needs shall be based on current FDOT needs for these roadways.~~

* Right-of-Way Needs shall be based on various factors, including current design criteria, current ROW accommodations, needs, etc. for these roadways, and may vary accordingly.

** 2 lane divided road with either a two-way center turn lane or left-turn lane (pocket).

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~~RIGHT-OF-WAY NEEDS /~~ TWENTY YEAR ROADWAY REQUIREMENTS / RIGHT-OF-WAY NEEDS
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ADDENDUM

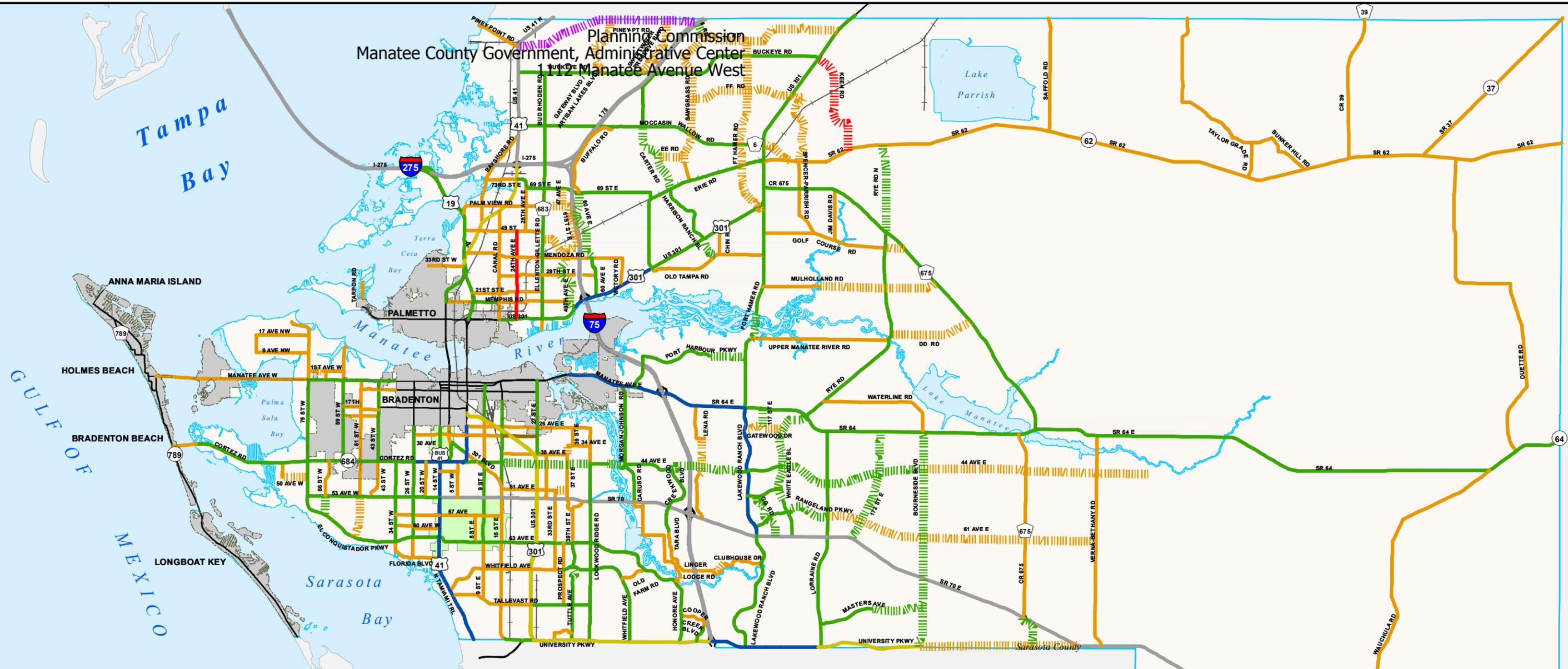
The following thoroughfares shall not have an entitlement for commercial node designation:

Ft. Hamer Road Extension at US 301, Erie Rd; Moccasin Wallow Rd; Spencer Parrish Rd and Buckeye Rd
Gateway Blvd Extension at Piney Point Road
Golf Course Road at Spencer Parrish Road
Harrison Ranch Road at Old Tampa Road
The Masters Avenue at ~~Dam Road~~ Bourneside Blvd and Lorraine Road
M & J Road at Clay Gully Road and SR 70
Mulholland Road at Rye Road and CR 675
Piney Point Road Extension at Gateway Blvd Extension; I-75 and east of I-75
Rye Road at SR 62
Sawgrass Road at Erie Rd; Moccasin Wallow Rd; and Buckeye Rd
Spencer Parrish Road at Golf Course Road
FF Road at Ft. Hamer Road Extension and Sawgrass Road
Upper Manatee River Road at CR 675 and Rye Road
Upper Manatee River Road at south side of river (bridge connection)
Ft. Hamer Road at north side of river (bridge connection)
Ft Hamer Road at Mulholland Road; Golf Course Road and US 301 and Ft. Hamer Road Extension

For commercial node designation, Special Approval of the Board of County Commissioners shall be required.

Up to an additional 24' of right-of-way shall be required at the intersection of two or more thoroughfare roadways when turn lanes are necessary. Said right-of-way shall run for a depth/distance equal to the potential commercial node depth (800'-4000' ~~1500'~~ depending on the future land use category). Additional right of way shall be required when intersection realignments are necessary for public safety such as removing offsets, correcting misalignments or mitigating unsafe sight conditions or upon finding the additional right of way is needed for another public purpose. Roadways identified on the Future Traffic Maps (5B, 5C and 5D) with notation such as "AA", "BB", "CC" will be assigned a street or road name at the appropriate time by the Planning Department – Addressing Division

See ~~Attached~~ Addendum for thoroughfares that shall not have an entitlement for commercial node designation without Special Approval by the BOCC.



2035 Future Traffic Circulation Right of Way Protection and Reservation

Right-of-Way Width

- 50 Feet
- 60 Feet
- 84 Feet
- 120 Feet
- 150 Feet
- 200 Feet
- 250 Feet
- Per FDOT Requirements

Map 5 - C

■ TCEA BOUNDARIES
(Transportation Concurrence Exception Area)

■ CITY LIMITS

NOTE: The Traffic Circulation Map Series is a long range planning tool outlining the corridors, lanes and right-of-way needs for the County's thoroughfare system. Detailed planning and engineering will refine alignments.

PA 14-02 / ORD 14-021

Planning Commission 6/12/14

Last data update: May 6, 2014



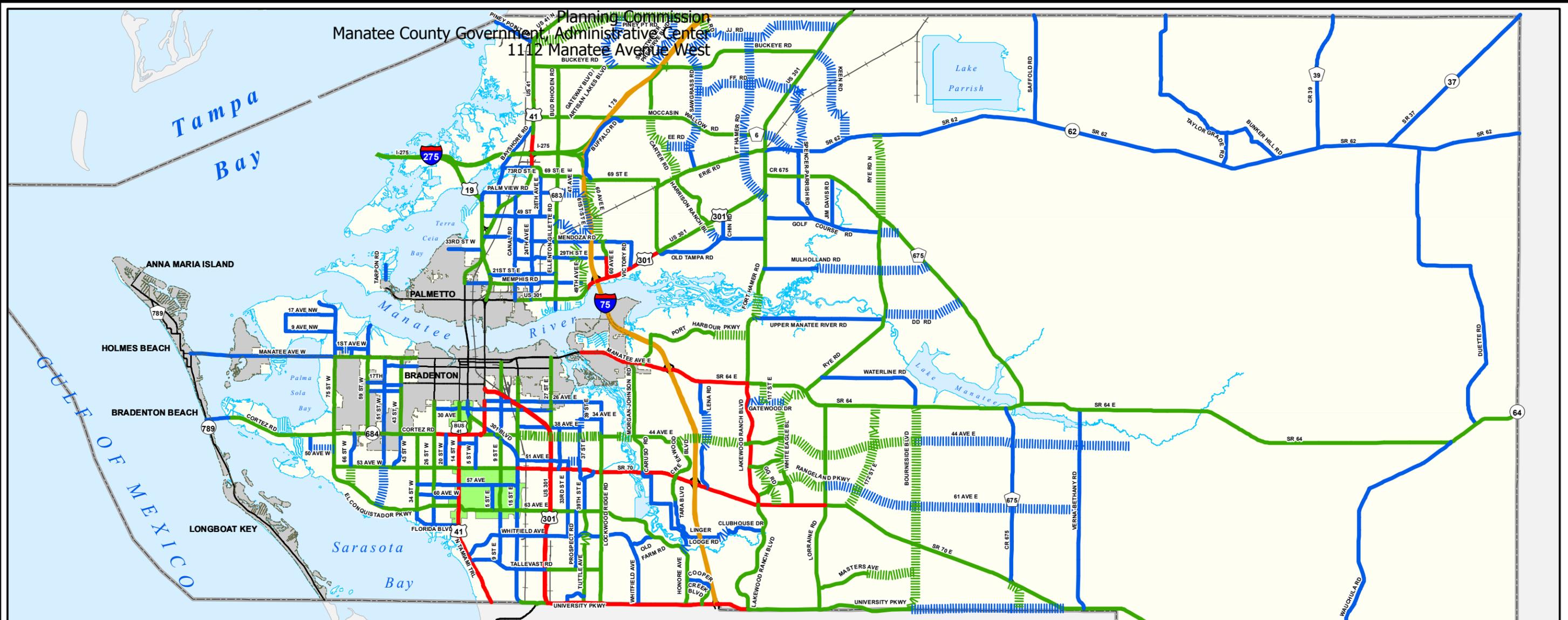
This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

- - - - - Future roads line of intent
to allow flexibility in final alignment

Page 10 of 105

Intersections identified in the Addendum to Table 5-1 shall not have an entitlement for commercial node designation.

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



2035 Future Traffic Circulation Number of Lanes

Number of Lanes

Existing Roads

2	6
4	10

Proposed Roads

2	Future roads line of intent to allow flexibility in final alignment
4	

Map 5 - D

TCEA BOUNDARIES
(Transportation Concurrence Exception Area)

CITY LIMITS

NOTE: The Traffic Circulation Map Series is a long range planning tool outlining the corridors, lanes and right-of-way needs for the County's thoroughfare system. Detailed planning and engineering will refine alignments.

PA 14-02 / ORD 14-021
Planning Commission 6/12/14

Last data update: May 6, 2014

1 inch = 3 miles

Miles

This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.



Intersections identified in the Addendum to Table Page 41 of 165 shall not have an entitlement for commercial node designation.

NOTICE OF LAND USE CHANGE

OFFICIAL ACTIONS AFFECTING OR REGULATING USE OR REAL PROPERTY IN UNINCORPORATED MANATEE COUNTY – NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC

The Manatee County Planning Commission will hold a public hearing to consider amendments to the Manatee County Comprehensive Plan and changes to the use of certain lands within the unincorporated area of Manatee County with the intent to make a recommendation to the Board of Manatee County Commissioners:

Date: Thursday, June 12, 2014
Time: 9:00 A.M. or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Board Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

PLAN AMENDMENT 14-02 / ORDINANCE 14-021 TRAFFIC MAP SERIES UPDATE AND TEXT AMENDMENT

Transmittal of an Ordinance of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended the Manatee County Comprehensive Plan; providing a purpose and intent; providing findings; providing for an amendment to the Traffic Circulation Sub-element, providing for an update of the Traffic Circulation Map Series (Map 5-B Future Traffic Circulation: Functional Classification, Map 5-C Future Traffic Circulation: Right-of-Way Needs and Map 5-D Future Traffic Circulation: Number of Lanes) and associated Table 5-1, and an update to the reference of year 2030 to year 2035; providing for severability; and providing for an effective date.

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

Rules of Procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). Copies of this Resolution may be obtained from the Planning Department (See address below).

Please Send Comments To: Manatee County Building and Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West, 4th Floor
Bradenton, FL 34206
planning.agenda@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendments will be available for review and copying at cost approximately seven (7) days prior to the public hearing. Information may also be obtained by calling 748-4501, Ext. 6878, between 8:00 AM and 5:00 PM.

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

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

Bradenton Herald

NOTICE OF LAND USE CHANGE

**OFFICIAL ACTIONS AFFECTING OR REGULATING
USE OR REAL PROPERTY IN UNINCORPORATED
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TRAFFIC MAP SERIES UPDATE AND TEXT AMENDMENT**

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078146 80

June 12, 2014 - Planning Commission Meeting
Agenda Item #3

Subject

LDCT-14-04 / Ordinance 14-24 / Land Development Code Text Amendment - Certified Lot(s) - Legislative -
Lisa Barrett

Briefings

None

Contact and/or Presenter Information

Lisa Barrett

Planning Section Manager

941-748-4501, ext. 6884

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 in accordance with Section 503 of the LDC, I move to recommend ADOPTION of Manatee County Ordinance 14-24, amending the Manatee County Land Development Code, as amended, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- Staff recommends a Code Amendment to Chapter 9, Subdivision Procedures and Standards, and Chapter 2, Definitions to create a new or third type of subdivision.
- Chapter 9 of the Manatee County Land Development Code sets forth the procedures and standards for subdivision of land within the County.
- Currently, there are two types of subdivision approvals, minor and major.

- A minor subdivision is a residential subdivision containing less than eleven (11) lots or parcels of land and never involves the establishment of a new street.

- A major subdivision is a subdivision of land containing eleven (11) or more lots or any time the division of land results in the establishment of a new street; or the creation of six (6) or more lots on an existing unpaved, county street.

• The problem with the current code provisions is when a third lot or parcel is created from a tract of land. By today's requirements, the splitting of a parcel (less than 5 acres each) one time does not require subdivision review or approval by Manatee County. The problem occurs with the second split. Once three lots are created, a plat, requiring County review and approval, is required. Unfortunately, this is not typically discovered until the property owner for the third lot tries to obtain a building permit, at which time, the property owner is told they must plat the one lot. This is often time consuming and costly for a property owner who was only expecting to apply and receive a building permit for the construction of a new home. At this point, it is usually too late to require the overall parcel (first two splits) to also enter into the plat, so one (1) lot subdivisions are often created.

• Staff recommends creating a third subdivision type which will include the splitting of any parcel once into two lots, with each created lot under five acres. This type of subdivision will be known as a Certified Lot(s). This will ensure that all property is split according to the zoning regulations in effect and that buildings permits maybe issued for the newly created lots in the future (i.e., minimum lot size, uplands, and setbacks are provided). The parent tract of the Certified Lots(s) shall front an existing public or private street built to current Manatee County Development Standards. Creation of a new street shall require a Major Subdivision review (platting). Access by easement is permitted pursuant to LDC Section 712.2.7.

• The review process for the Certified Lot(s) will be administrative.

• Staff recommends approval of the amendment.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded via email on 5/20/2014.

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 - LDCT-14-04_ORD-14-24 - Certified Lot - 20140605 PC.pdf

Attachment: Review Procedures - LDCT-14-04_ORD-14-24 - Certified Lots - 140612 PC.pdf

Attachment: Submission Requirements for Completeness Review - LDCT-14-04_ORD-14-24 - Certified Lots - 140612 PC.pdf

Attachment: Distribution of Submittals - LDCT-14-04_ORD-14-24 - Certified Lots - 140612 PC.pdf

Attachment: Approval Form - LDCT-14-04_ORD-14-24 - Certified Lots - 140612 PC.pdf

Attachment: Copy of Newspaper Advertising - Ordinance 14-24 - Certified Lots - 6-12-14 PC.pdf

P.C. 06/12/2014

**LDCT-14-04/ORDINANCE 14-24 - LAND DEVELOPMENT CODE TEXT
AMENDMENT – CERTIFIED LOT(S)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending the Land Development Code Chapter 9, Subdivision Procedures and Standards, Section 902, General Procedures, to provide new procedures for subdivision or splitting of land creating two lots [Certified Lot(s)]; amending the number of lots considered to be a minor subdivision; amending Chapter 2, Definitions and Rules of Construction, Section 201, Definitions, to modify the definition of subdivision and add a new definition for Certified Lot(s); providing for other amendments as may be necessary for internal consistency; providing for codification; providing for applicability; providing for severability; and providing an effective date.

P.C.: 06/12/2014

B.O.C.C. : 08/07/2014, 09/04/2014

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 in accordance with Section 503 of the LDC, I move to recommend ADOPTION of Manatee County Ordinance 14-24, amending the Manatee County Land Development Code, as amended, as recommended by staff.

SUMMARY/BACKGROUND

The Manatee County Land Development Code defines a **Subdivision** as:

“the division of a parcel of land or lot of record that results in the creation of a **third parcel** of land since May 4, 1981, **under five (5) acres** in size for the purpose, whether immediate or future, of transfer of ownership, or, if the establishment of a new street is involved, any division of such parcel. The term subdivision shall also include any resubdivision.

Subdivision shall not be deemed to include, if the division of land results in parcels:

1. Each greater than five (5) acres in area except in conjunction with the creation of a new street, or
2. Any change in street lines or easements.

The combining or reconfiguration of platted lots or portions thereof, does not constitute a subdivision when the lot area, required access and width of the resulting lots is not less than the original lots or than allowed by this Code, whichever is less provided the number of lots is not increased.

The division of property for the conveyance of land to a federal, state, county or municipal governmental agency, entity, political subdivision, or public utility does not constitute a subdivision, if such property is accepted by the governmental body.”

Chapter 9 of the Manatee County Land Development Code sets forth the procedures and standards for subdivision of land within the County. Currently, there are two types of subdivision approvals, **minor** and **major**. A **minor subdivision** is a residential subdivision containing less than eleven (11) lots or parcels of land and never involves the establishment of a new street. A **major subdivision** is a subdivision of land containing eleven (11) or more lots or any time the division of land results in the establishment of a new street; or the creation of six (6) or more lots on an existing unpaved, county street.

The problem with the current code provisions is when a third lot or parcel is created from a tract of land. By today’s requirements, the splitting of a parcel (less than 5 acres each) one time does not require subdivision review or approval by Manatee County. The problem occurs with the second split. Once three lots are created, a plat, requiring County review and approval, is required. Unfortunately, this is not typically discovered until the property owner for the third lot tries to obtain a building permit, at which time, the property owner is told that they must plat the one lot. This is often time consuming and costly for a property owner who was only expecting to apply and receive a building permit for the construction of a new home. At this point, it is usually

too late to require the overall parcel (first two splits) to also enter into the plat, so one (1) lot subdivisions are often created.

RECOMMENDATION:

Staff recommends creating a third subdivision type which will include the splitting of any parcel once into two lots, with each created lot under five acres. This type of subdivision will be known as a **Certified Lot(s)**. This will ensure that all property is split according to the zoning regulations in effect and that buildings permits maybe issued for the newly created lots in the future (i.e., minimum lot size, uplands, and setbacks are provided). The parent tract of the Certified Lots(s) shall front an existing public or private street built to current Manatee County Development Standards. Creation of a new street shall require a Major Subdivision review (platting). Access by easement is permitted pursuant to LDC Section 712.2.7.

The review process for the Certified Lot(s) will be administrative, requiring the following items be submitted to staff with a completed application:

1. Completed Land Development Application.
2. Application Fee of \$1,000.00 per lot (approved by BOCC on 5/20/2014, effective 6/1/2014.)
3. Completed Affidavit of Ownership/Agent Authorization Form.
4. Transmittal letter detailing applicant's request.
5. Legal description of the original parcel and the legal description(s) and sketch(es) of each lot to be established. The new legal description(s) and the sketch(es) of the lot(s) created shall be provided by the applicant as a separate Exhibit and shall show the following, when applicable:
 - a. Easements (for access, utilities, etc.), and
 - b. Wetland delineations.
6. Survey: Signed and sealed survey(s) showing the location of the new parcel(s) to be certified and a survey (of copy) of the original parcel.
7. 1 PDF disc (Copy of Plans and paperwork included on disc)

The submittal will be routed to the appropriate review agencies. Once the review is completed and all comments satisfactorily addressed, the applicant will receive a recordable instrument from the case manager stating that the lot(s) is a Certified Lot, meaning the lot or lots meet all applicable LDC and Comprehensive Plan requirements for which to be built upon. The applicant will be required to record the approval with the Manatee Clerk of the Court and provide a copy to the case manager for the file.

PROPOSED AMENDMENTS:

1. **Revise Section 201, Definitions, to amend the definition of Subdivision and Minor Subdivision and add a new definition for Certified Lot(s) Subdivision.**

2. **Revise Section 902.1.1, Subdivision Procedures and Standards, changing the number of lots for the creation of a Minor Subdivision to the subdivision of land creating 3 to 10 lots or parcels of land.**
3. **Add a new section (Section 902.1.3) for the subdivision of land creating 2 lots or parcels of land (aka: Certified Lot Subdivision).**

TEXT CHANGES SHOWN IN STRIKE THRU/UNDERLINE FORMAT:

Section 201. Definitions

Subdivision shall mean the division of a parcel of land or lot of record that results in the creation of a third parcel of land ~~since May 4, 1981,~~ under five (5) acres in size for the purpose, whether immediate or future, of transfer of ownership, or, if the establishment of a new street is involved, any division of such parcel. The term subdivision shall also include any resubdivision.

Subdivision shall not be deemed to include, if the division of land results in parcels:

1. Each greater than five (5) acres in area except in conjunction with the creation of a new street, or
2. Any change in ~~street~~ right-of-way lines or easements.

The combining or reconfiguration of platted lots or portions thereof, does not constitute a subdivision when the lot area, required access and width of the resulting lots is not less than the original lots or than allowed by this Code, whichever is less provided the number of lots is not increased.

The division of property for the conveyance of land to a federal, state, county or municipal governmental agency, entity, political subdivision, or public utility does not constitute a subdivision, if such property is accepted by the governmental body. (See [Chapter 9.](#))

Subdivision, Major shall mean any subdivision of eleven (11) or more residential lots or parcels of land; or any non-residential subdivision; or any time the division of land results in the establishment of a new street; or the creation of six (6) or more lots on an existing unpaved, county street. (See [Chapter 9.](#))

Subdivision, Minor shall mean a subdivision ~~less than~~ between three (3) and eleven (11) ~~ten (10)~~ residential lots or parcels of land; and never involves the establishment of a new street and does not include any type of non-residential subdivision. (See [Chapter 9.](#))

~~Subdivision, Resubdivision.~~ (See "Resubdivision.")

Subdivision, Re-Subdivision shall mean the further division, ~~since May 4, 1981,~~ of lots or the relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law that increases the density of any such subdivision or the alteration of any streets or the establishment of any new streets within any such subdivision, but shall not include conveyances made so as to combine existing lots by deed or other instrument.

New Definition:

Certified Lot(s) shall mean any subdivision, dividing or splitting of unplatted land for no more than two lots, all of which are buildable per the current zoning of the proposed parcel(s) and consistent with the LDC and Comprehensive Plan.

Chapter 9 SUBDIVISION PROCEDURES AND STANDARDS

Section 901. Purpose.

Section 902. General Procedures.

Section 903. Preliminary Plat Review Procedures—Major Subdivisions.

Section 904. Construction Drawings.

Section 905. Final Plat Review Procedures.

Section 906. Recording of Final Plats.

Section 907. General Standards.

Section 908. Modifications.

Section 909. Dedications and Reservations.

Section 910. Reserved.

Section 911. Vacation of Streets and Transfer of Plats.

Section 912. Reserved.

Section 901. Purpose.

The purpose of this Chapter is to set forth the procedures and standards for subdividing land, reviewing and approving subdivision plats.

Section 902. General Procedures.

902.1. *General Requirements.* The requirements set forth herein stipulate the procedure for ~~two~~ three types of subdivision ~~plat~~-approvals which are: a minor subdivision, ~~plat~~ and a major subdivision ~~plat~~, and a certified lot(s). Each type is specifically identified in this Section. No person, firm, or corporation shall create a subdivision of any land or proceed with the improvement of lots in a subdivision or the construction of ways or the installation of utility services therein until the ~~preliminary~~ subdivision ~~plat~~ is approved by the ~~Planning~~ Director and, when applicable, the construction drawings are approved by the ~~Planning~~ Director.

902.1.1. Minor subdivision shall mean any residential subdivision of land creating containing less than for three (3) to eleven (11) ten (10) lots or parcels of land; and does not include any type of non-residential subdivision. The minor subdivision shall front on an existing public street or private street built to the current Manatee County Development Standards; and which meets the following three (3) requirements:

1. Not involving the establishment of a new street;
2. Not involving the extension of any public facility mains within the rights-of-way and creation of any new general public improvements involving the review or approval of construction drawings, as determined by the ~~Planning Department~~ Manatee County excluding individual lot service connections; and
3. Not in conflict with any provision of the Comprehensive Plan, Land Development Code, Building Code or other officially adopted plans, policies or regulations.

902.1.2. Major subdivision shall mean any subdivision of land creating eleven (11) or more residential lots or parcels of land; or any non-residential subdivision; or any time the division of land results in the establishment of a new street; or the creation of six (6) or more lots on an existing unpaved, county street.

902.1.3 Certified Lot(s) shall mean shall mean any subdivision, dividing or splitting of unplatted land for no more than two lots, all of which are buildable per the current zoning of the proposed parcel(s) and consistent with the LDC and Comprehensive Plan and which meets the following three (3) requirements:

1. Not involving the establishment of a new street;
2. Not involving the extension of any public facility mains within the rights-of-way and creation of any new general public improvements involving the review or approval of construction drawings, as determined by the Manatee County excluding individual lot service connections; and

3. Not in conflict with any provision of the Comprehensive Plan, Land Development Code, Building Code.

a. Each new lot shall be a legal conforming lot of sufficient size to meet minimum zoning requirements, uplands, and setbacks as required by the Land Development Code. Flag lots shall not be permitted.

b. The parent parcel shall front on an existing public street or private street built to the current Manatee County Development Standards. Creation of a new public or private street shall require a Major Subdivision. Access by easement is permitted pursuant to LDC Section 712.2.7.

902.1.34. The general processing of the subdivision plat application consists of:

Stage	Minor Subdivision	Major Subdivision	<u>Certified Lot Subdivision</u>
Pre-Application Conference	Required	Required	<u>Not Required</u>
Preliminary Plat	Not Required	Required	<u>Not Required</u>
Construction Plans	Not Required	Required	<u>Not Required</u>
Final Plat	Required	Required	<u>Not Required</u>

902.2. *Pre-Application Conference.*

902.2.1. *Minor Subdivisions.* A pre-application conference for a minor subdivision is mandatory.

902.2.2. *Major Subdivisions.* Applicants requiring Preliminary Plat approval of a major subdivision shall be required to attend a pre-application conference with the appropriate County Departments.

902.2.3. *Certified Lot(s).* A pre-application conference for a Certified Lot(s) is not mandatory, but encouraged.

902.2.3 4. *For Minor, and Major, Subdivisions, and Certified Lot(s).* At the pre-application conference, the applicant shall provide written proof of ownership or option to purchase subject property. The pre-application conference shall be recognized as a formal meeting and is not to be confused with general inquiries or with individual meetings with County staff involving general information.

902.3. *Application Submission and Determination of Completeness.*

902.3.1. All applications for approval of a plat for a subdivision shall be submitted to the Planning Director in accordance with the provisions of Chapter 5. If the application documents are incomplete, the application may, at the sole option of the Planning Director be returned to the applicant as disapproved and requiring no further obligation of the County to continue the

application process. No application shall be deemed to be complete and therefore officially filed with the County, unless and until, all information and materials required by these Regulations have been submitted.

902.3.2. Required Document Submission.

Stage	Submit to and Determination of Completeness By
Preliminary Plat	Planning Director
Construction Plans	Planning Director
Final Plat	Planning Director
<u>Certified Lot(s)</u>	<u>Director</u>

902.4. Lot Consolidation and Reconfiguration. Adjacent lots or portions thereof may be consolidated in accordance with this Section so long as doing so will not result in the creation of a new nonconformity under [Chapter 11](#). Nothing herein shall be construed to require that adjacent lots be consolidated pursuant to this Section in order to be developed in common.

902.4.1. General. Applications for lot consolidation review shall be submitted to the ~~Planning~~ Director for review and approval. The application shall include a Lot Consolidation Agreement ("Lot Consolidation Agreement"), sketch and parcel description, a completed land development application and an affidavit of ownership and agency appointment. The Lot Consolidation Agreement shall be in recordable form acceptable to Manatee County and shall provide that such lots shall be considered and developed as one (1) parcel of land, and that no portion of the parcel of land shall be transferred, devised or assigned separately, except as one (1) parcel of land. Any further subdivision of the parcel of land shall comply with this Code. This Lot Consolidation Agreement shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the owner, any heirs and assigns.

902.4.2. Review. Review by ~~Planning~~ Department within a reasonable period following receipt of the application, the ~~Planning~~ Director shall approve or deny the lot consolidation, furnishing the Owner with a statement in writing of its reason for disapproval. Upon approval, the ~~Planning~~ Director shall cause the Lot Consolidation Agreement to be recorded in the Public Records of Manatee County, Florida.

902.4.3. Effect. Upon approval and recording in the public records, of a lot consolidation, the density of the overall subdivision development shall be calculated utilizing the consolidated parcel.

CONSISTENCY WITH THE MANATEE COUNTY COMPREHENSIVE PLAN

This proposed amendment is consistent with the following goals, objectives and policies of the Manatee County Comprehensive Plan:

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)

Implementation Mechanism(s):

- a) Planning Department review of all plan amendments and development proposals for consistency with this policy.
- b) Placement of conditions, as necessary on development orders to ensure policy compliance.

Policy: 2.2.1.3 Prohibit the issuance of any development order for any project which is zoned so as to permit either a land use, or density or intensity, inconsistent with the designation of that property on the Future Land Use Map, unless the proposed development order is being issued pursuant to Policy 6.1.3.5 regarding affordable housing density bonuses.

Implementation Mechanism:

- a) Review by the Manatee County Planning Department of all proposed development orders for

Planning Commission
Manatee County Government, Administrative Center
1112 Manatee Avenue West
compliance with this policy.

Policy: 2.2.1.4 Identify, where necessary, conditions as part of any development order to ensure consistency with the requirements of any land use category on the project site. Such conditions may limit the range of uses, gross or net residential density, or Gross Floor Area Ratio, or gross building square footage (for nonresidential uses).

Implementation Mechanism:

- a) Manatee County Planning Department issuance of development orders with conditions as authorized by this policy.

ATTACHMENTS:

- 1. Certified Lot(s) Applications – Review Procedures**
- 2. Certified Lot(s) Applications – Submission Requirements for Completeness Review**
- 3. Certified Lot(s) Applications – Distribution of Submittals**
- 4. Certified Lot(s) Applications – Approval Form**
- 5. Copy of Newspaper Advertisement**

Review Procedures

General. An application for approval of a Certified Lot(s) shall be submitted to the Director for review and approval.

Review by Department.

Within five (5) working days of receipt of the submittal package, the application shall be determined complete, the Building and Development Services Department shall request additional copies (number to be determined) to be forwarded to the reviewing departments.

Ten (10) working days will be given to the reviewing departments for review. The application documents shall be either, approved, approved with conditions, or required to be resubmitted. If the application documents require resubmittal, the applicant shall submit revised applications documents to the Administrator to be reviewed by the applicable reviewing agencies. The applicant shall specify the revisions that have been made on a transmittal letter attached to the application documents. The agencies shall review the application documents within ten (10) working days.

Upon review and approval of a Certified Lot(s) application, the Administrator shall provide a recordable order stating the following: "The lot(s) hereby described: [insert or refer to the legal description(s)], is a Certified Lot(s) as certified by the Administrator."

Upon approval of the Certified lot, the applicant must record the approval with the Manatee Clerk of Court within thirty (30) days, or the approval shall be voided.

In any instance where a parcel identification number has not previously been assigned to a certified parcel, the applicant shall ensure that such number is assigned and made part of the permanent record by contacting the Property Appraiser prior to applying for building permits. Please note that land divided according to the requirements of the Property Appraiser's Office along does NOT qualify as a Certified Lot(s).

CERTIFIED LOT(S) APPLICATIONS
SUBMISSION REQUIREMENTS FOR COMPLETENESS REVIEW

Applications for a Certified Lot(s) application, submitted pursuant to Chapter 9 of the Land Development Code shall include the following:

For: _____

Date: _____

- _____ Completed Land Development Application (Form B-1)
- _____ Completed Affidavit of Ownership/Agent Authorization (Form B-2)
- _____ Transmittal letter detailing applicant's request.
- _____ Legal description of the original lot and the legal description(s) of each lot to be established. The new legal descriptions of the lot(s) created must include description of access, utilities easements (if applicable) shall be provided by the applicant as a separate Exhibit.
- _____ Survey: Signed and sealed survey(s) showing the location of the new parcel(s) to be certified and a survey (or copy) of the original parcel.
(**Surveys of the new lots must show wetland delineation - if applicable**)
- _____ 1 PDF Disc (Copy of the plans and paperwork included on the disc)

Please note: Certified Lot(s) as shown must provide utilities for water and sewer or septic and well per Manatee County Land Development Code.

Grading and Drainage requirements must be addressed with Building Permit Submittal

Certified Lot(s) Applications

Distribution of Submittal

The submittal information shall be distributed to the following:

Building and Development Services Department—6 copies total, for intradepartmental distribution as follows, and as applicable:

Utilities

Public Works

Environmental Planning

Zoning

County Surveyor

Records

MANATEE COUNTY BUILDING AND DEVELOPMENT DEPARTMENT
Certified Lot(s)

APPLICANT:

ADDRESS OF PROPERTY:

ZONING DISTRICT:

LEGAL DESCRIPTION:

ORDER OF APPROVAL

The above-styled matter has been found to meet the criteria of Section 902.1.3 of the Manatee County Land Development Code, it is thereupon found that:

This Certified Lot(s) has met the following standards:

1. The Certified Lot(s) as shown meets all dimensional criteria for the zoning district of **Planing Commission Manatee County Government, Administrative Center**
2. The Certified Lot(s) as shown has legal access via public/private **1142 Manatee Avenue West** easement _____, as described in the legal description.

Based upon the foregoing, a Certified Lot(s) is hereby approved for property described in the legal description given above and incorporated herein.

CONDITION(S):

1. This Certified Lot(s) shall not be effective until it has been recorded in the Public Records of Manatee County, Florida by the applicant and a copy of the recorded Certified Lot(s) is received by the Building and Development Services Department
2. "The lot(s) hereby described: [insert or refer to the legal description(s)], is a Certified Lot(s) as certified by the Administrator."
3. This Certified Lot(s) approval shall expire if not recorded with thirty (30) days of approval.

APPROVED by the Manatee County Building and Development Services Department this _____ day of _____, 20____

By: _____
Building and Development Services Department

STATE OF FLORIDA
COUNTY OF **MANATEE**

The foregoing instrument was acknowledged before me this _____

(Name of person acknowledging) who is personally known to me or who has
(Date)

Produced _____, as identification.
(Type of identification)

Signature of Person Taking Acknowledgment

Print Name: _____

My Commission Expires _____

Commission Number _____

NOTICE OF LAND DEVELOPMENT CODE CHANGES IN UNINCORPORATED MANATEE COUNTY

Sarasota Herald – Tribune

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, June 12, 2014
Time: 9:00 AM or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Avenue West,
1st Floor Chambers

LDCT-14-04 ORDINANCE 14-24 - LAND DEVELOPMENT CODE TEXT AMENDMENT - CERTIFIED LOT(S)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; amending the Land Development Code Chapter 9, Subdivision Procedures and Standards, Section 902, General Procedures, to provide new procedures for subdivision or splitting of land creating two lots [Certified Lot(s)]; amending the number of lots considered to be a minor subdivision; amending Chapter 2, Definitions and Rules of Construction, Section 201, Definitions, to modify the definition of subdivision and add a new definition for Certified Lot(s); providing for other amendments as may be necessary for internal consistency; providing for codification; providing for applicability; providing for severability; and providing an effective date.

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

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

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

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

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at a 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

Bradenton Herald

NOTICE OF LAND DEVELOPMENT CODE CHANGES IN UNINCORPORATED MANATEE COUNTY

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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.

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

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

076124_50

June 12, 2014 - Planning Commission Meeting
Agenda Item #4

Subject

PDR-14-02(Z)(G) - Velma Jean Steele, Rev. Trust - Amber Glen - DTS20140026 - 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-14-02(Z)(G); APPROVAL of the General Development Plan with Stipulations A.1 – A.2, B.1 – B.3, and C.1 – C.4; APPROVING Specific Approval of alternatives to Land Development Code Sections 714.8.7 (tree replacement sizes) and 715.3.4 (one canopy tree per lot frontage); as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- Mr. Paul Corace, Vice President of K. Hovnanian Windward Homes, LLC, agent for the owner, is requesting approval of a Rezone and General Development Plan for 54 single family detached residences. The site is approximately 18.40-acres located at 3208 49th Street East, Palmetto.
- The site is located in the RES-6 (Residential-6 dwelling units/gross acre). The project's gross density is 2.93 du/ac.
- Staff is requesting and supporting the Specific Approvals to reduce tree replacement sizes and one canopy

tree per lot frontage.

- The minimum lot size is 62'x100' (6,200 SF).
- The project has residential development to the north (Cypress Pond Estates), 49th Street East and Sugar Mill Lakes Subdivision to the south, A-1 zoned property to the east with a single family home, and Coach House Mobile Home Park to the west.
- 5.5 acres (30%) are proposed for open space with passive recreation area and a playground.
- Project access is from Ellenton-Gillette Road and the internal roadways will be dedicated to and maintained by Manatee County.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded via email on 5/13/2014.

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 Arial - PDR-14-02(Z)(G) - AmberGlen - dts20140026.pdf

Attachment: Staff Report - Amber Glen - PDR-14-02(Z)(G) - DTS 20140026 - 06-12-14 PC.pdf

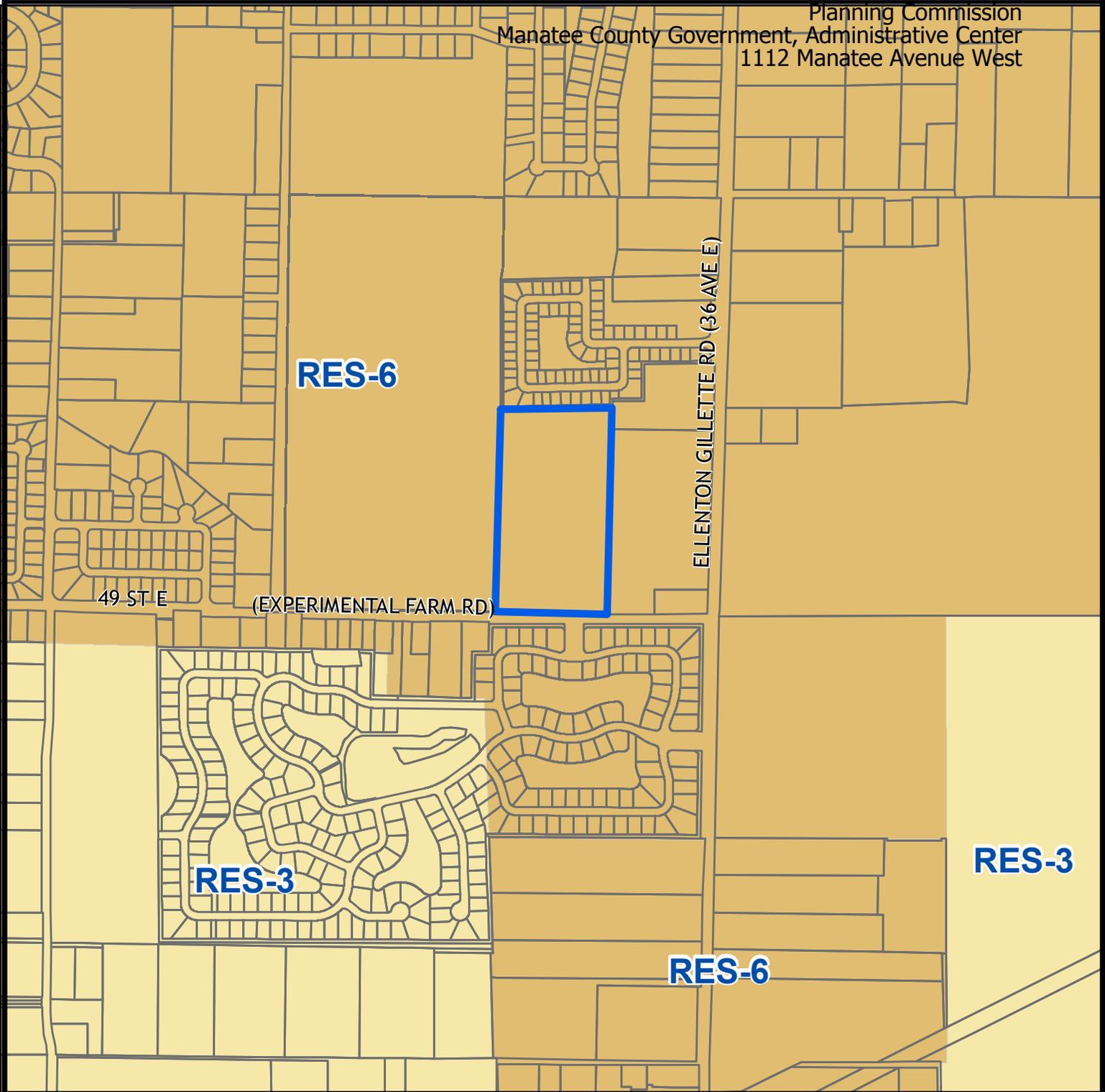
Attachment: Zoning Disclosure Affidavit - PDR-14-02(Z)(G) - AmberGlen - dts20140026.pdf

Attachment: Copy of Newspaper Advertising - Amber Glen - PDR-14-02(Z)(G) - 20140026 - 6-12-14 PC.pdf

Attachment: Site Plan - Amber Glen - PDR-14-02(Z)(G) - DTS 20140026 - 06-12-14 PC.pdf

FUTURE LAND USE

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



Parcel ID #(s) 716602009

Project Name: Amber Glen
 Project #: PDR-14-02 (Z)(G)
 DTS#: 20140026
 Proposed Use: Residential

S/T/R: Sec 32 Twn 33 Rng 18
 Acreage: 18.4
 Existing Zoning: RSMH-4.5
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

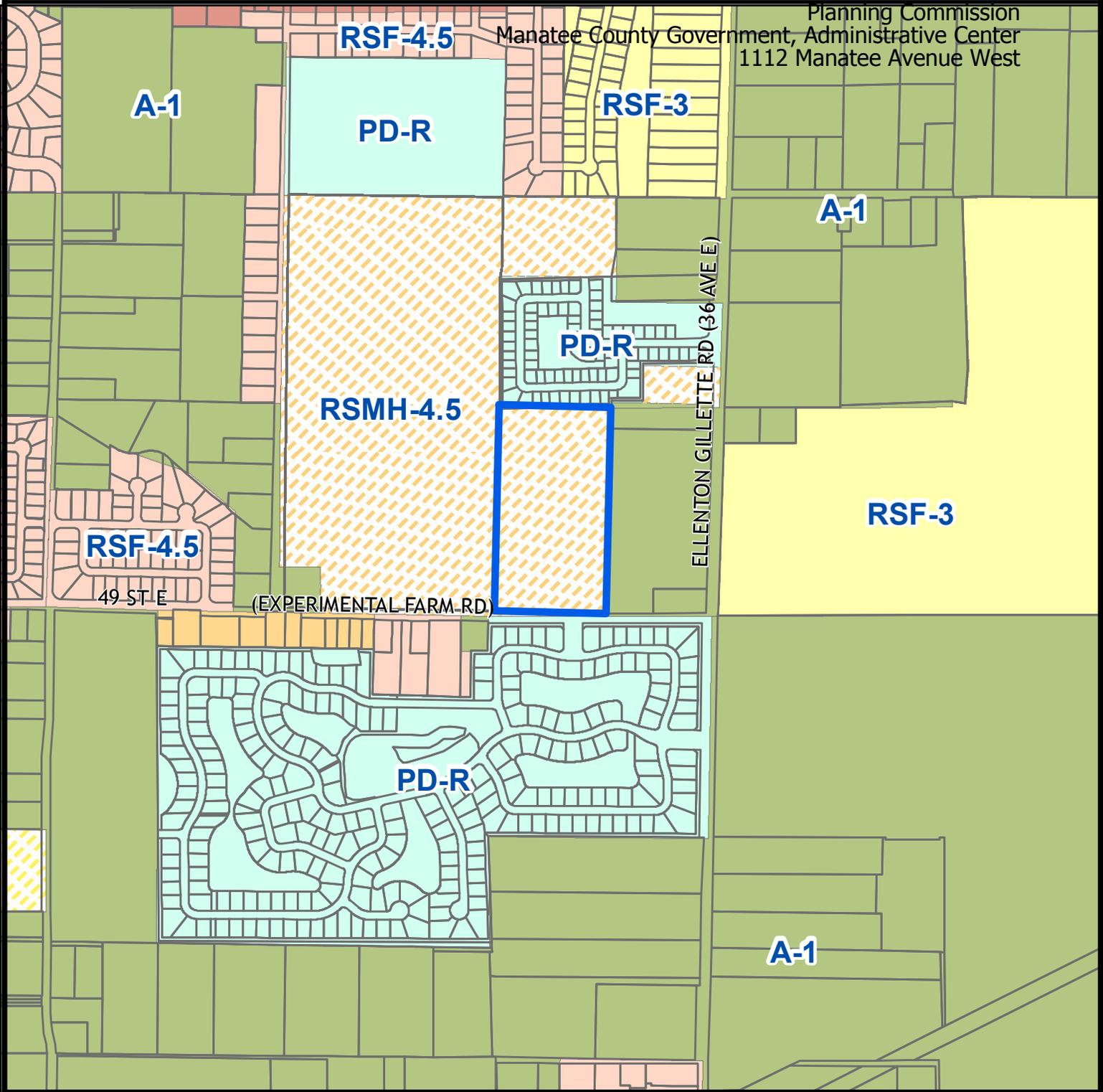
CHH: NONE
 Watershed: NONE
 Drainage Basin: MANATEE RIVER BL DAM, MCMULLIN CREEK
 Commissioner: Michael Gallen



Manatee County
 Staff Report Map

Map Prepared 3/5/2014
 1 inch = 811 feet

ZONING



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

Parcel ID #(s) 716602009

Project Name: Amber Glen
 Project #: PDR-14-02 (Z)(G)
 DTS#: 20140026
 Proposed Use: Residential

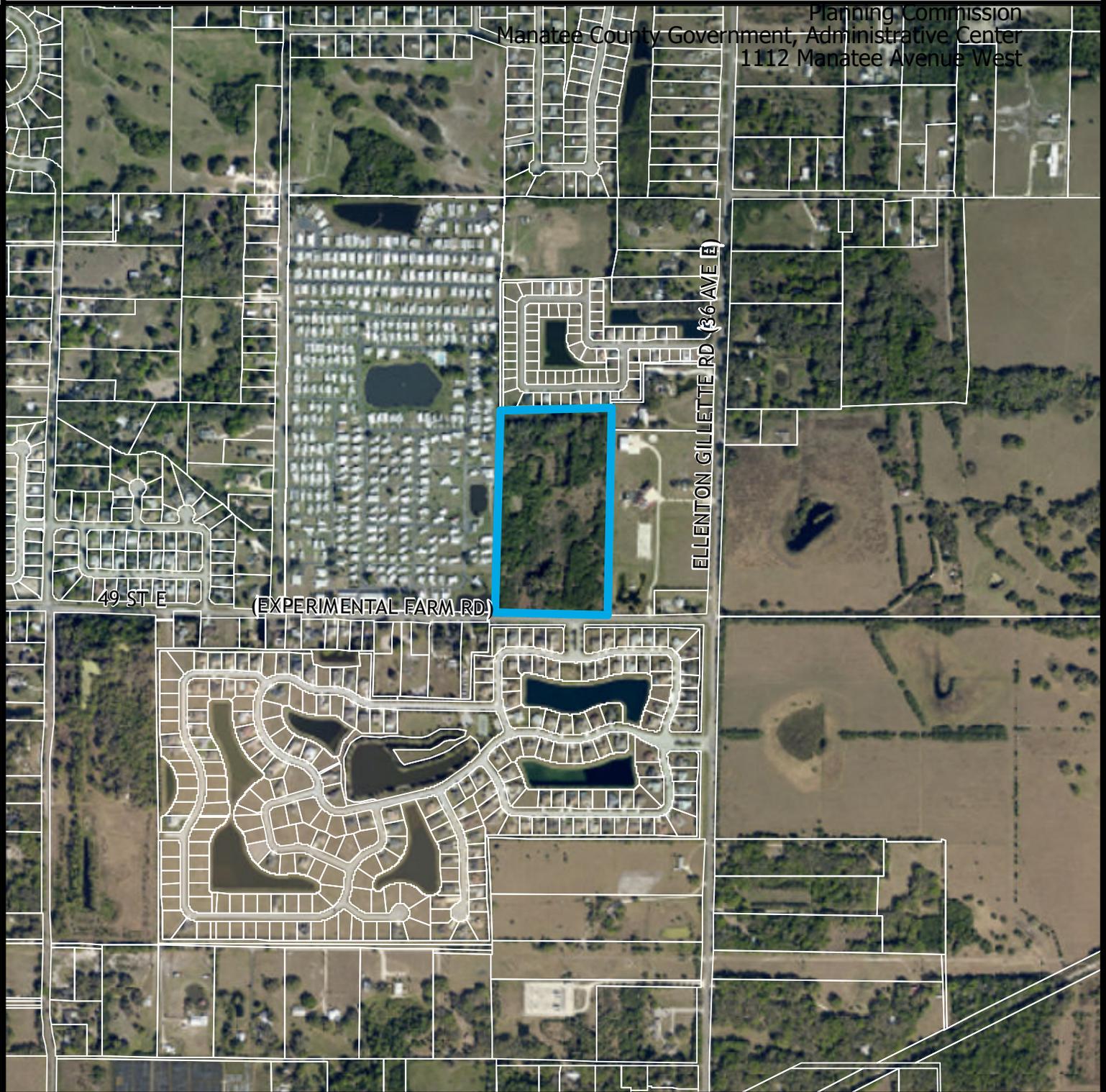
S/T/R: Sec 32 Twn 33 Rng 18
 Acreage: 18.4
 Existing Zoning: RSMH-4.5
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: NONE

Page 66 of 165
 CHH: NONE
 Watershed: NONE
 Drainage Basin: MANATEE RIVER BL DAM, MCMULLIN CREEK
 Commissioner: Michael Gallen

Manatee County
 Staff Report Map
 Map Prepared 3/5/2014
 1 inch = 808 feet

AERIAL

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



Parcel ID #(s) 716602009

Project Name: Amber Glen
Project #: PDR-14-02 (Z)(G)
DTS#: 20140026
Proposed Use: Residential

S/T/R: Sec 32 Twn 33 Rng 18
Acreage: 18.4
Existing Zoning: RSMH-4.5
Existing FLU: RES-6
Overlays: NONE
Special Areas: NONE

Page 67 of 165
CHH: NONE
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM, MCMULLIN CREEK
Commissioner: Michael Gallen



Manatee County
Staff Report Map

Map Prepared 3/5/2014
1 inch = 811 feet

P.C. 06/12/2014

PDR-14-02(Z)(G) – VELMA JEAN STEELE, REV. TRUST/AMBER GLEN
(DTS #20140026)

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 18.40 acres at 3208 49th Street East, Palmetto, Florida from RSMH-4.5 (Residential Single Family Manufactured Home) to PDR (Planned Development Residential) zoning district; approving a General Development Plan for a maximum of 54 single family detached 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.: 06/12/2014

B.O.C.C.: 08/07/2014

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-14-02(Z)(G)**; **APPROVAL** of the General Development Plan with Stipulations **A.1 – A.2, B.1 – B.3, and C.1 – C.4**; **APPROVING** Specific Approval of alternatives to Land Development Code Sections 714.8.7 (tree replacement sizes) and 715.3.4 (one canopy tree per lot frontage); as recommended by staff.

PROJECT SUMMARY	
CASE#	PDR-14-02(Z)(G) DTS #20140026
PROJECT NAME	AMBER GLEN
APPLICANT(S):	Velma Jean Steele, Rev. Trust dated 09/04/1998
PROPOSED ZONING:	PDR (Planned Development Residential)
EXISTING ZONING:	RSMH-4.5 (Residential Single-Family Manufactured Home)
PROPOSED USE(S):	54 Single Family Detached Units
CASE MANAGER:	Margaret Tusing
STAFF RECOMMENDATION:	APPROVAL with Stipulations
DETAILED DISCUSSION	
<p>History: In June 2008, this property received a Final Site Plan approval (FSP-04-121) for an 82-lot manufactured home park with a minimum lot width of 50-feet for a double wide manufactured home and a minimum lot width of 60-feet for a triple wide manufactured home with front, rear and side yard setbacks of 5-feet. This FSP expires August 6, 2015.</p> <p>Current Request: Approval for a General Development Plan (GDP) for 54 single family detached residential units on 18.4-acres. The proposed minimum lot size is 62'x100' (6,200 SF).</p> <p>The site is located in the RES-6 (Residential, 6 dwelling units/gross acre) Future Land Use Category (FLUC). This FLUC allows consideration of suburban or urban residential uses in the range of potential uses.</p> <p>Recreational amenities will include playground equipment and passive recreational opportunities on the 5.5 acres of open space.</p> <p>There are 0.22-acres of wetlands are on the project site. The wetland is non-viable and the acreage will be used for as a stormwater pond.</p> <p>Staff recommends Approval with Stipulations.</p>	

SITE CHARACTERISTICS AND SURROUNDING AREA		
ADDRESS:	3208 49 th Street East, Palmetto	
GENERAL LOCATION:	North of 49 th Street East (Experimental Farm Road) west of Ellenton-Gillette Road, east of Coach House Mobile Home Park, and south of Cypress Pond Estates Subdivision	
ACREAGE:	18.40 ± acres	
EXISTING USE(S):	Vacant	
FUTURE LAND USE CATEGORY(S):	RES-6 (Residential- 6 dwelling units/gross acre)	
DENSITY:	2.93 du/ac (gross) 2.97 du/ac (net)	
SPECIAL APPROVAL(S):	None Required	
OVERLAY DISTRICT(S):	NA	
SPECIFIC APPROVAL(S):	<ul style="list-style-type: none"> • LDC Section 714.8.7 (tree replacement sizes) • LDC Section 715.3.4 (one canopy tree per 50 linear feet) 	
SURROUNDING USES & ZONING		
NORTH	Cypress Pond Estates Subdivision zoned PDR	
SOUTH	49 th Street East (Experimental Farm Road) and Sugar Mill Lakes, Phase 1 zoned PDR	
EAST	Single Family zoned A-1	
WEST	Coach House Mobile Home Park zoned RSMH-4.5	
SITE DESIGN DETAILS		
MINIMUM LOT SIZE:	6,200 sq. ft. (62' x100')	
SETBACKS:	Front	23'/20'
	Side	6'
	Rear	15'
	Waterfront	30'
	Wetland Buffer	30'
	Wetland Buffer Setback	15'

OPEN SPACE:	5.5± Acres – 30% (25% is required)					
RECREATIONAL AMENITIES:	Recreational amenities consisting of passive areas and a playground					
ACCESS:	The project's access point is 49 th Street East (Experimental Farm Road) and is aligned with 33 rd Avenue East to the south.					
FLOOD ZONE(S)	D-FIRMS place the parcel in Zones "X" and "A" with no base flood elevations determined per Panel 12081C0166E, 12081C0167E, effective 3/17/14. The developer will be required to establish the Base Flood Elevation and meet all other floodplain management requirements for development and new construction in Zone "A".					
AREA OF KNOWN FLOODING	Yes (rainfall)					
UTILITY CONNECTIONS	County Water and Sewer available by extension.					
ENVIRONMENTAL INFORMATION						
Overall Wetland Acreage:	0.22 acres					
Proposed Impact Acreage:	0.22 acres					
Wetland I.D.	Acres Impacted	Type	Quality (UMAM Score)	Reason for Impact	EPD Objection	Explanation
1	0.22	Herbaceous	Low (0.27)	Stormwater	No	Non-viable wetland
<p><u>Wetlands</u> According to the environmental narrative from Eco Consultants dated January 2014, the wetland impacts proposed with the new project are identical to the 0.22 acres of impacts approved with the previous approval (FSP-04-121).</p> <p><u>Mitigation</u> Mitigation is proposed by providing 0.38 acres of wetland creation adjacent to the proposed stormwater pond. The narrative also indicates that the wetland mitigation will have a 30-foot wetland buffer as well as buffer plantings that will be addressed with the Final Site Plan. A bond and agreement were provided to the County for the required mitigation associated with the previously approved wetland impact. Staff has stipulated that the applicant will be required to provide a new bond and agreement prior to Final Site Plan approval for this project.</p>						

Uplands

According to the narrative there are no native upland habitats on-site. The only area that may be considered for inclusion in the conservation easement to be provided over the mitigation wetland is the wetland buffer that will be provided.

Threatened and Endangered Species

According to the narrative there were no signs or presence of protected species nesting or denning on-site.

Trees

The narrative indicates that there were trees proposed for preservation with the previous approval. The applicant intends to preserve these trees with the new project request. Determination of which trees are feasible to preserve will be made at the Final Site Plan review when there are more details of location and size of improvements. Tree removal and replacement will also be addressed at that time.

Landscape and Buffers

The General Development Plan shows 15-foot buffers for the required greenbelt buffers and a 20-foot buffer for the required roadway buffer adjacent to 49th Street East both of which meet LDC requirements. Irrigation source will be stormwater retention ponds and/or ground water.

NEARBY DEVELOPMENT

RESIDENTIAL				
Project	Lots / Units	Density	FLUC	Year Approved
Cypress Pond Estates	78	4.4. du/ac	RES-6	2010
Sugar Mill Lakes Phase I	320	2.69 du/ac	RES-6	2002
Coach House Mobile Home Park	473	6.3 du/ac	RES-6	1983

POSITIVE ASPECTS

- Area is transitioning from suburban agricultural uses to single-family residential development. The proposed residential use is consistent with the Future Land Use map and is a logical expansion of existing and approved residential development in the area.
- Proposed density (2.93 gross dwelling units per acre) is significantly less than the maximum potential density in the RES-6 FLUC and is consistent with previously approved densities.
- Public potable water and sanitary sewer are available to the site via extension.

NEGATIVE ASPECTS

- The adjacent A-1 zoning (east side) permits agricultural uses potentially incompatible with single-family homes.

MITIGATING MEASURES

- Notice to Buyers will include language notifying home buyers of adjacent agricultural uses.

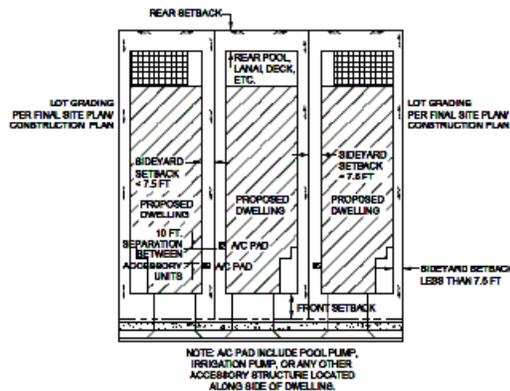
STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS:

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.
 - a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
2. A 6-foot high wall and/or opaque fence is required within the roadway buffer adjacent to 49th Street East. The landscaping shall be located on the roadside of the fence.

B. STORMWATER STIPULATIONS:

1. No base flood elevations have been determined. The developer is required to establish the Base Flood Elevation prior to Final Site Plan submittal and meet all other floodplain management requirements for development and new construction in Zone A.
2. 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 Unnamed Tampa Bay Tributary. Modeling shall be used to determine pre- and post-development flows.
3. A ten (10) foot separation shall be provided between accessory structures (i.e., heat pumps, a/c handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5-feet.



C. ENVIRONMENTAL STIPULATIONS:

1. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material. A permit is required from the Florida Department of Health unless work is approved by Manatee County Public Works.
2. Prior to Final Site Plan approval, the applicant shall provide a wetland mitigation bond and agreement to mitigate the project’s wetland impacts specific to this general development plan in accordance with LDC Section 719.6.7.
3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
4. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following 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 well – used, capped, or plugged.

REMAINING ISSUES OF CONCERN

No remaining issues.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20’ roadway buffer - 49 th Street East	20’	Y		Shown with 6-foot wall or opaque fence
15’ perimeter buffer	15’	Y		Shown
SIDEWALKS				
5’ internal sidewalks	North and west sides of all streets	Y		Shown
5’ sidewalk – 49 th Street East	5’	Y		Shown
ROADS & RIGHTS-OF-WAY				
50’ internal rights-of-way	50’	Y		Streets to be publicly owned and maintained
24’ paved roadways	24’ (12’lanes)	Y		Shown – Note #1

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

Physical Characteristics: The site is currently vacant. The property has residential development to the north (Cypress Ponds), to the south is 49th Street East and Sugar Mill Lakes, to the east is large lot residential zoned A-1, and to the west is Coach Mobile Home Park.

Public Utilities, Facilities and Services: Public facilities are available to the site either through connection or extension.

The site is **not** located within a two (2) mile walking radius of an existing school. The project will be served by James Tillman Elementary School, Buffalo Creek Middle School, and Palmetto High School.

Emergency Services will be provided by the North River Fire District, Manatee County EMS, and the Sheriff's Office.

Major Transportation Facilities: The site is located on the north side of 49th Street East (Experimental Farm Road) between 24th Avenue East and 36th Avenue East. 49th Street East will provide access to the project.

Compatibility: The site is bordered on three sides by residential development. The project is compatible with the existing residential developments by proposing compatible lot sizes and density and the required greenbelt buffers.

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

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

Design Quality: The project proposes 54 single family detached lots fronting on internal roadways that will meet minimum County standards. Open space/recreational areas will be provided within the development.

Relationship to Adjacent Property: The properties to the east are zoned A-1; however, it is developed with single family homes. The west and north boundaries are development with mobile homes and single family detached units. The proposed development of single family detached residential is consistent with the existing uses and the GDP provides the required 15-foot greenbelt buffer.

Access, Streets, Drives, Parking and Service Areas: Access to the subdivision will be from 49th Street East and the internal roadways will be constructed to minimum Manatee County standards and will be maintained by Manatee County. Residential parking will be provided on individual lots.

Pedestrian Systems: Internal five-foot sidewalks will be provided on the north and west sides of the internal streets and a five-foot sidewalk is shown adjacent to 49th Street East.

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

The site contains a total of 0.22± acres of wetlands. The project is anticipated to impact these wetlands for the construction of a stormwater pond.

Density/Intensity: The gross density is 2.93 du/ac and the net density is 2.97 du/ac. Both are below the allowable density for the RES-6 future land use designation and are compatible with existing densities in the area.

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

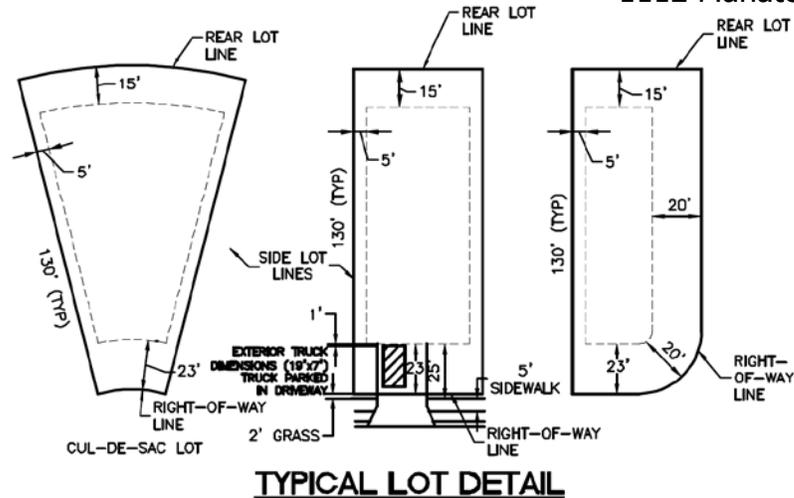
Fences and Screening: A 20-foot roadway buffer is shown adjacent to 49th Street East. Additionally, the GDP shows a 6-foot high wall or opaque fence with the landscaping on the outside of the fence/wall.

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

Use/Type	Front	Side	Rear
Single-family detached	23'/20' ¹	6'/10' ²	15'
Wetland buffer	30'		
Wetland buffer setback	15'		
Waterfront	30'		

¹A 25-foot separation between the garage and edge of sidewalk shall be provided. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street

²Ten feet required if side yard has a ten foot wide drainage easement.



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

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

Landscaping: Detailed landscaping plans will be provided with the Final Site Plan. All landscaping will meet or exceed the standards in Section 715. The design and maintenance of the roadway and greenbelt buffers will be based on a unified landscape plan.

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

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

Rights-of-Way: The internal streets provide a minimum of 50-feet of right-of-way, 24-feet of pavement, and cul-de-sacs shall not exceed 800-feet in length. The internal roadways will be public and will be maintained by Manatee County.

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

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

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

Open Space:

The open space provided is approximately 5.5+/- acres (30%).

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing.

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

Policy 2.2.1.12.1 Intent (RES-6).

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

Policy 2.2.1.12.2 Range of Potential Uses (RES-6).

Suburban or urban residential uses are in the range of potential uses.

Policy 2.6.1.1 Compatibility.

The General Development Plan design is compatible with surrounding development because the uses proposed, lot sizes, and setbacks are comparable with surrounding development.

Policy 2.6.5.4 Preserve/Protect Open Space.

The site plan shows 30% open space (5.5± acres).

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to 49th Street East, which is designated as a two lane collector in the Comprehensive Plan's Future Traffic Circulation Map. 49th Street East has a required right of way of 84 feet; the need for right of way reservation/dedication will be determined at Preliminary Site Plan (PSP)/Final Site Plan (FSP) when a Traffic Impact Analysis (TIA) will be submitted for review.

Transportation Concurrency

As the applicant is seeking rezone and General Development Plan approval at this time, Concurrency must be deferred until the Preliminary Site Plan (PSP)/Final Site Plan (FSP) stage of the project. At that time, the applicant will be required to submit a TIA to determine if any off-site concurrency-related improvements are required by the project. However, the applicant did provide a Traffic Impact Statement (TIS) for the rezone. The TIS indicated that 49th Street East will have sufficient capacity to accommodate the proposed project traffic.

Access

The site will take access onto 49th Street East. At the time of the traffic impact analysis, all access points will be evaluated to determine if site-related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

Transportation Concurrency

CLOS APPLIED FOR: Concurrency must be deferred with a GDP.

TRAFFIC STUDY REQ'D: A TIS was reviewed and approved.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
49 th Street East	4060	D	C

OTHER CONCURRENCY COMPONENTS

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Staff Requested:

1. 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.

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. – 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 less trees will prevent future removal to prevent conflicts with infrastructure.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

None Required

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Zoning Disclosure Affidavit**
3. **Newspaper Advertisement**

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: <ul style="list-style-type: none"> - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.12	RES-6: Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:
Policy:	2.2.1.12.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.
Policy:	2.2.1.12.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy:	2.2.1.12.3	Range of Potential Density/Intensity: Maximum Gross Residential Density:

		6 dwelling units per acre Maximum Net Residential Density: 12 dwelling units per acre
Policy:	2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to: <ul style="list-style-type: none"> - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3]
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. <p style="margin-top: 10px;">Implementation Mechanism(s):</p> <ol style="list-style-type: none"> a) Density or intensity increments in future land use categories reserved for planned unit developments only, through the special approval process. b) Limitations on scale of development unless planned unit development is utilized through the special approval process. c) Land development regulations developed pursuant to §163.3202, F.S., providing for a planned unit development review process that minimizes the duration of reviews, and the number of discretionary approvals. d) Available clustering options for planned unit

Objective: 2.9.1	<p>development projects.</p> <p>e) Require planned development zoning to grant special approval for all projects within the MU category, excluding single family homes and related accessory uses on lots of record.</p>
	<p>Strong Communities: Create and maintain communities which are characterized by their:</p> <ul style="list-style-type: none"> - connection, integration, and compatibility with surrounding land uses, - community spaces and focal points, - protection of the natural environment, - connection and integration of pedestrian, bicycle, and vehicular systems, - usable open spaces, and public access to water features, - unifying design elements and features, - variety of housing stock, - pedestrian oriented structures, and pedestrian friendly design, - connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.
Policy: 2.9.1.2	<p>Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)</p>
Policy: 2.9.1.5	<p>Promote the development of pedestrian friendly designs.</p>
Objective: 2.9.4	<p>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.</p>
Policy: 3.2.3.2	<p>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]</p>

Objective:	3.3.1	<p>Wetlands Protection: Preserve and protect existing, viable wetland systems to:</p> <ul style="list-style-type: none"> - 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	<p>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.</p>
Policy:	3.3.1.3	<p>When development related impacts are unavoidable (see policy 3.3.1.1), require that all development-related impacts to wetlands be mitigated.</p> <ol style="list-style-type: none"> (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: 5.2.1.5 Implement, through this Comprehensive Plan and land use regulations, standards which shall limit or prohibit development of structures, parking areas, or drainage facilities within the location of further transportation corridors

and rights-of-way as generally configured and indicated on the Future Traffic Circulation: Right of Way Needs Map, (Map 5C) and specified on Table 5.1. Other thoroughfare uses may be allowed within designated Future Transportation Corridors, including temporary uses.

Future transportation corridors and rights-of-way to be protected shall be established during the review of each individual proposed project in proximity to the future transportation corridors generally located on the Future Traffic Circulation Map Series. These transportation corridors shall be designed so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross-section as required for facility types specified on the Major Thoroughfare Map Series. Protected future transportation corridors rights-of-way shall be identified during project review for development order approval. Dedication, where required, shall occur on or before issuance of a Certificate of Level of Service Compliance unless a development order specifies a later dedication date.

Mitigation measure shall be utilized to preclude the taking of private property without compensation. These measures shall address properties which are located in a manner, or exhibit characteristics, which preclude the reasonable use of such property if the protected right-of-way is dedicated or maintained free of structures, drainage facilities, or parking areas during development of the property. These measures also shall consider the transportation impacts of the specific development being proposed on the roadway. Mitigation measures may include, but not be limited to:

- granting of impact fee credits in accordance with land development regulations;
- repositioning the roadway through the land to maximize development potential
- transferring of development rights which may be considered pursuant to the Future Land Use Map from the area within the protected right-of-way to an area outside the protected right-of-way on the project site;
- granting alternative and more valuable land uses;
- offering development opportunities for clustering the increasing densities at key nodes and parcels within the project site off the protected transportation

corridors;

- altering or changing the road pattern; and
- reduce the building setbacks, required buffers, and other requirements otherwise contained in this Comprehensive Plan or contained in other local land development regulations, if such requirement is considered on a case-by-case basis.

Objective: 5.3.2

Natural Resource Considerations: Ensure that all transportation improvements are conducted in a manner which minimizes adverse impact on important natural resources.

ZONING DISCLOSURE AFFIDAVIT

B4

File Number _____

File Name Amber Glen

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

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

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

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

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

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

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

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner () or contract purchaser (X)	
<u>K. Hovnanian Windward Homes, LLC</u>	<u>100 %</u>
<u>5439 Beaumont Center Blvd., Suite 1010, Tampa, FL 33634</u>	
<u>Paul Corace, Vice President</u>	

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

Signature: Paul Corace

STATE OF FLORIDA
COUNTY OF Hillsborough

(Applicant): Paul Corace, Vice President, K. Hovnanian Homes, Tampa Division

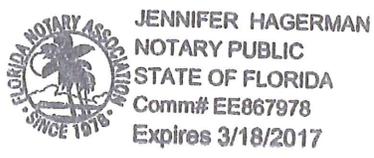
The foregoing instrument was sworn to (or affirmed) and subscribed before me this 17 day of January 2014 by Paul Corace, who is personally known to me or who has produced _____ as identification.
(type of identification)

Signature: Jennifer Hagerman

My Commission Expires: 3/18/17

Commission No: EE867978

Notary
Jennifer Hagerman
Print or type name of Notary
Purchasing Agent
Title or Rank



Bradenton Herald

Sarasota Herald - Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 12, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-13-41(P) - HBT OF EAGLE POINTE, LLC/EAGLE POINTE (DTS #20130400; BUZZSAW # 800000242)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; approving a Preliminary Site Plan for 1,600 residential units

consisting of 740 single family detached units, 260 single family attached units, and 600 multi-family units on approximately 674 acres on the east side of Carter Road, north of Moccasin Wallow Road, and south of Buckeye Road in Palmetto in the PDR (Planned Development Residential) zoning district; including provisions allowing unit types to move among Phases III, VI and VII; with the total number of units not exceeding the following: Phase III 260 units, Phase VI 300 units, Phase VII 300 units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-02(Z)(G) - VELMA JEAN STEELE, REV. TRUST/AMBER GLEN (DTS #20140026)

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 18.40 acres at 3208 49th Street East, Palmetto, Florida from RSMH-4.5 (Residential Single Family Manufactured Home) to PDR (Planned Development Residential) zoning district; approving a General Development Plan for a maximum of 54 Single Family detached units; 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 05/28/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 12, 2014 at 8:00 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:

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Manufactured Home) to PDR (Planned Development Residential) zoning district; approving a General Development Plan for a maximum of 54 Single Family detached units; 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

June 12, 2014 - Planning Commission Meeting
Agenda Item #5

Subject

PDR-13-41(P) - HBT of Eagle Pointe, LLC / Eagle Pointe - DTS20130400 - B00000242 - 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-13-41(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 – A.7, B.1 – B.3, C.1 – C.5, and D.1 – D.9; the MAKING of a Specific Finding that the multi-family buildings in Phases VI and VII exceeding 35-feet in height are consistent with Section 603.7.4.9 of the Land Development Code in that the development, as approved and stipulated, is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development or the entranceway; GRANTING Special Approval for a project: 1) in the UF-3 FLUC with a gross residential density exceeding one (1) dwelling unit per acre and a net residential density exceeding three (3) dwelling units per acre, 2) adjacent to a perennial lake or stream, 3) located within the Entranceway; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Land Development Code Sections 604.10.3.3(f) (Design Standards for North Central Overlay District Landscaping Buffers) and 714.8.7 (Replacement Tree Standards), as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

1. Ms. Diane Chadwick, AICP, of Stantec Consulting Services, Inc., agent for the owner, is requesting approval of a Preliminary Site Plan for 1,600 residential units consisting of 740 single family detached units, 260 single family attached units, and 600 multi-family units. The site is approximately 680 acres and is located on the east side of Carter Road, north of Moccasin Wallow Road, and south of Buckeye Road.
2. The site is located in the UF-3 (Urban Fringe, 3 dwelling units per acre). The project's gross density is 2.4 du/ac.
3. The project requires Special Approval for: projects located in UF-3 exceeding 1 du/ac (gross) and 3 du/ac (net); project adjacent to a perennial lake or stream; and project located within the Entranceway. Staff recommends support of the Special Approval Request.
4. Staff is requesting and supporting Specific Approvals to reduce replacement tree sizes. The Applicant is requesting Specific Approval to the Buffer in North Central Overlay (NCO). Staff supports this request because the purpose of the berm and wall is to mitigate noise impacts along I-75 and recommends that the wall and at least 75% of the berm be setback a minimum of 50-feet from Carter Road so that the required landscaping can meet NCO standards.
5. This site was previously approved for 1,072 homes. The Applicant is requesting the increase to provide a wider variety of housing types within the development: single family detached, attached, and semi-detached as well as multi-family.
6. The project provides 310.5 acres of open space, exceeding the requirements for a project located in the Entranceway.
7. Project access is from Moccasin Wallow Road and Carter Road.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

William Clague reviewed and responded via email on 06/02/2014.

Reviewing Attorney

Clague

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

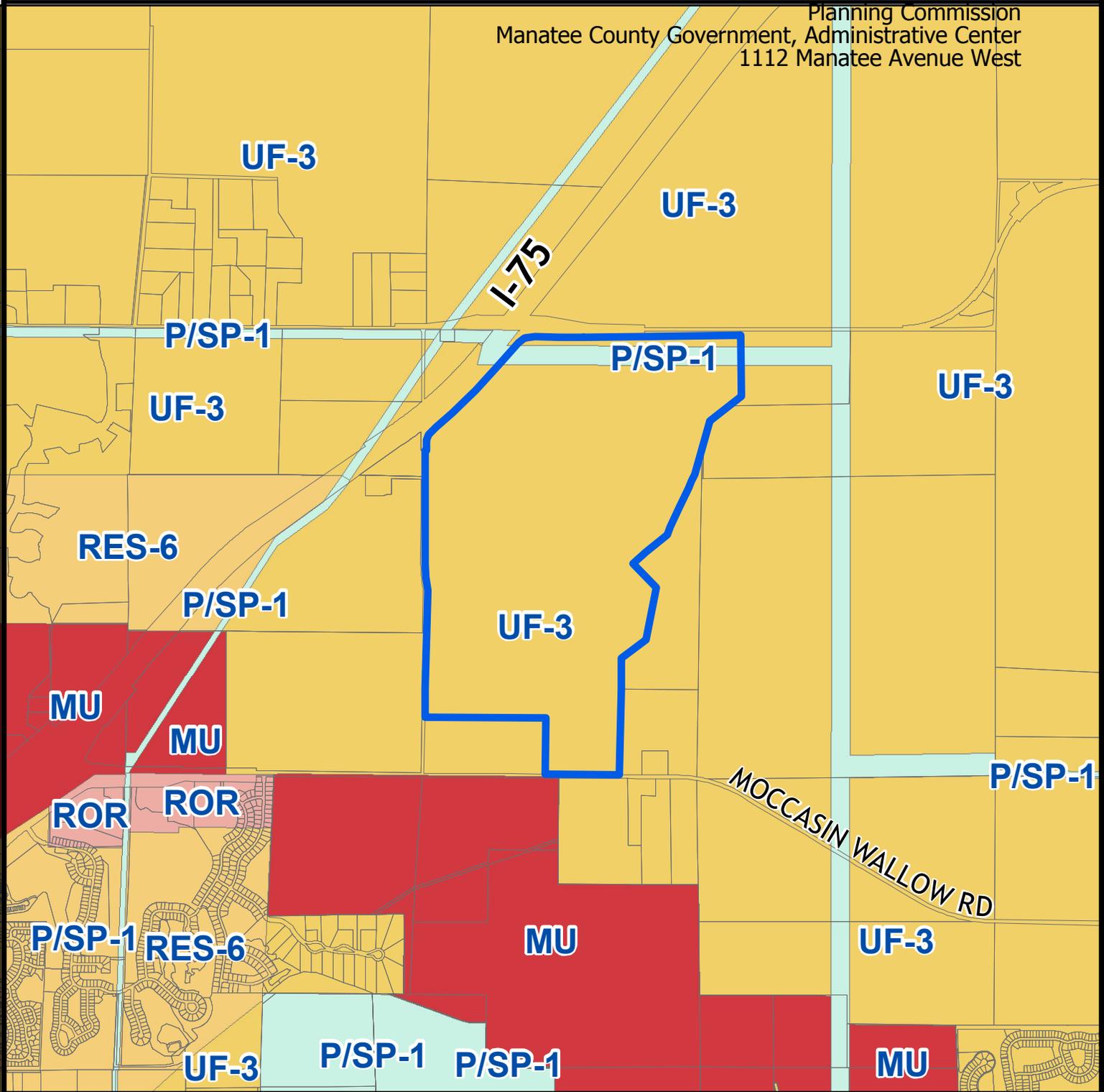
Amount and Frequency of Recurring Costs

N/A

- Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
- Attachment: Height Analysis and Renderings - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
- Attachment: Special Approval - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
- Attachment: Specific Approval - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
- Attachment: FDEP Site Rehabilitation Completion Order - PDR-13-41(P) - Eagle Pointe - 06-12-2014 PC.pdf
- Attachment: Copy of Newspaper Advertising - Eagle Pointe - PDR-13-41(P).pdf
- Attachment: Site Plan - PDR-13-41(P) - EaglePointe - 06-12-2014 PC.pdf
- Attachment: Staff Report - Eagle Pointe - PDR-13-41(P) - 140612 PC.pdf

FUTURE LAND USE

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



Parcel ID #(s) 606201009

Project Name: Eagle Pointe Subdivision
 Project #: PDR-13-41 (P)
 DTS#: 20130400
 Proposed Use: Residential

S/T/R: Sec 10,15,14,12,11 Twn 33 Rng 18
 Acreage: ± 674.0
 Existing Zoning: PD-R, A
 Existing FLU: UF-3, P/SP-1
 Overlays: NCO
 Special Areas: Greenway

Page 94 of 165

CH#: NONE
 Watershed: NONE
 Drainage Basin: FROG CREEK, LITTLE MANATEE R
 Commissioner: Larry Bustle



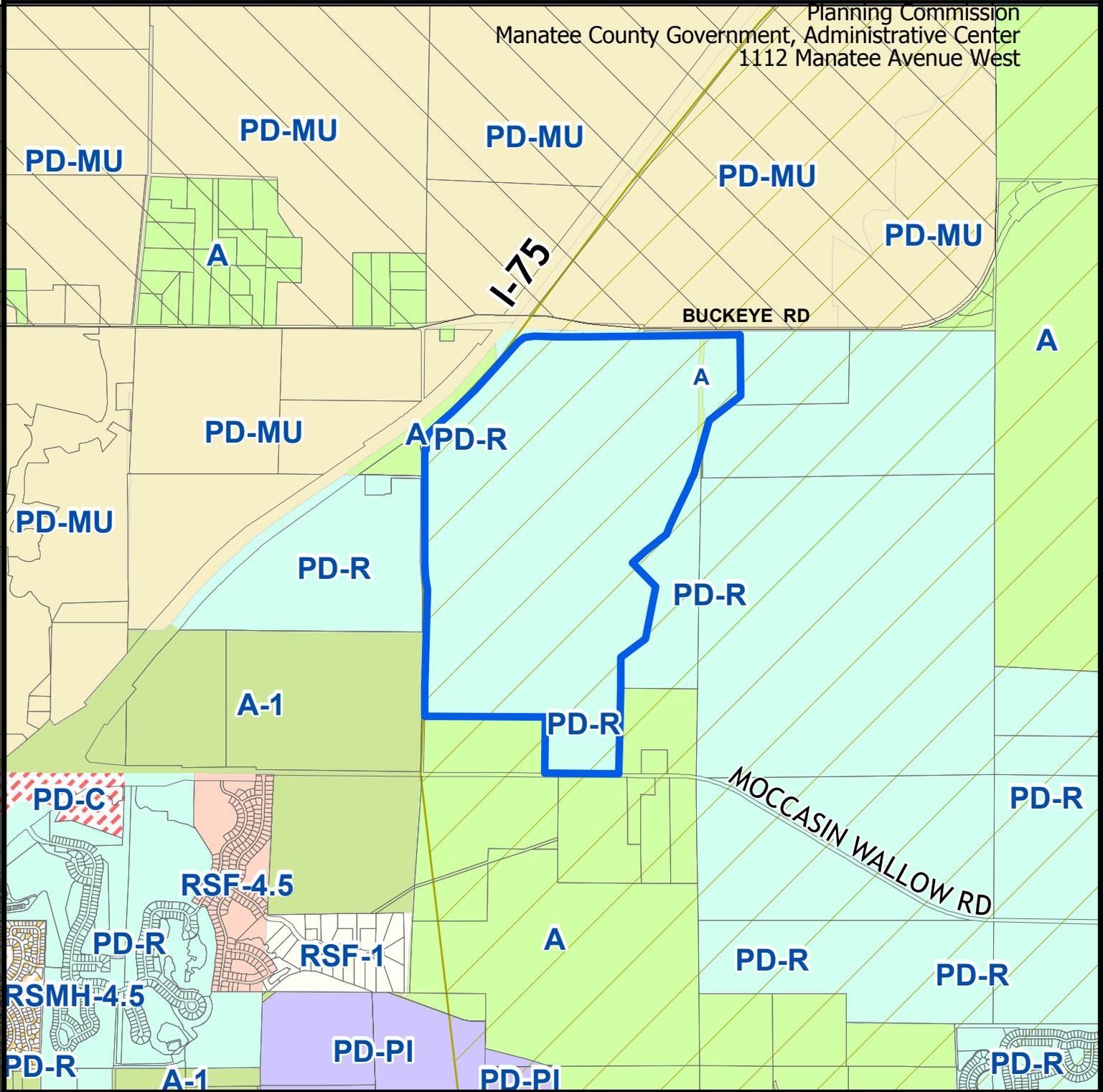
Manatee County
 Staff Report Map

Map Prepared 5 / 2014

1 inch = 2,460 feet

ZONING

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



Parcel ID #(s) 606201009

Project Name: Eagle Pointe Subdivision
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 DTS#: 20130400
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Page 95 of 165

CH#: NONE
 Watershed: NONE
 Drainage Basin: FROG CREEK, LITTLE MANATEE R
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map

Map Prepared 5 / 2014

1 inch = 2,460 feet

Overlays

-  North County Gateway
-  North Central Overlay

AERIAL

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



Parcel ID #(s) 606201009

Project Name: Eagle Pointe Subdivision
Project #: PDR-13-41 (P)
DTS#: 20130400
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Overlays: NCO
Special Areas: Greenway

Page 96 of 165

CH#: NONE
Watershed: NONE
Drainage Basin: FROG CREEK,LITTLE MANATEE R
Commissioner: Larry Bustle



Manatee County
Staff Report Map

Map Prepared 5/ 2014

1 inch = 2,460 feet



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

February 19, 2014

Via: E-Submittal

File: 215611548 202

Attention: Ms. Margaret Tusing, Principal Planner, Manatee County Building & Development Services Department

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

Reference: Eagle Pointe - Height Analysis

DTS No.: 20130400(1) PDR-13-41(P) B00000242

Dear Ms. Tusing,

Homes By Towne respectfully requests to have the option to construct multi-family buildings at a height of 40-feet in Phases VI and VII of the Eagle Pointe master planned residential community. Please accept the analysis below and the attached renderings as supporting documentation to demonstrate the appropriateness of additional height within this planned residential community.

Analysis of Building Height Criteria:

603.7.4.9. *Building Height.* The maximum height in the PDR District is thirty-five (35) feet. However, requests to increase height above thirty-five (35) feet may be approved by the Board of County Commissioners after review of the nature of surrounding uses, and the criteria listed in 603.7.4.9 below, upon the making of a specific finding that the proposed development is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceways.

1. *Compatibility.*
 - a) Whether the height of the proposed development creates any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceway areas.

Phases VI and VII are located in the northwestern portion of the project area, adjacent to Carter Road, a future collector roadway, and I-75, an interstate/principal arterial.

The site is located in the North Central Overlay District. Design standards of this Overlay District require buildings to be set back from the existing edge of pavement, in order to minimize the visual impact of residential structures on major thoroughfare roads. The intent of this requirement is to preserve the green, open, and natural look and feel of the area. Buildings are proposed to be set back a



Reference: Height Analysis

minimum of 65' from Carter Road, plus 3' for every 1' of building height over 28' 4", consistent with NCO requirements (604.10.3.3(I)).

In most instances, the site design provides for significant separation between the structures and the roadways through the location of stormwater facilities. Additionally, the NCO requires enhanced buffers and plantings along the perimeter of the project and in roadway buffers. The applicant proposes a 12' high wall or wall and berm to mitigate projected noise impacts associated with the build out of I-75 as a ten (10) lane facility. This wall or wall and berm combination is proposed within the 50' roadway buffer adjacent to Carter Road, near Lake #15 and Building B-9, as shown on the PSP. Given the strict height requirements of the NCO, buffer requirements and the proposed noise mitigation measures in this area of the project, the proposed building height will not create external impacts that would adversely affect surrounding development, or entranceway areas, as the buildings are required to be set back from the existing edge of pavement, in order to be obscured from view along major thoroughfare roadways. Enhanced landscaping and noise attenuating features will also soften any potential views of the proposed buildings that may exceed 35' in height.

2. *Relationship to Adjacent Properties.*

- a) Whether the proposed building(s) has varied setbacks giving the appearance of less bulk to the street frontage and adjacent buildings. Whether the minimum setback is equal to the proposed height of the building, with variations a minimum of five (5) feet in depth.

The proposed site design angles the buildings, in order to minimize the instances where any buildings are parallel to Carter Road and/or I-75. The setbacks and perspectives from the roadways are varied. The nearest building to a property line is 65 feet. Since this is a master planned residential community, the multi-family buildings are separated from other phases of development by roads, wetlands and lakes.

- b) Whether the heights of buildings step down or otherwise provide an appropriate transition to adjacent properties.

Building heights are required to provide appropriate transitions to adjacent properties in the NCO. Since this is a master planned residential community, the multi-family buildings are separated from other phases of development by roads, wetlands and lakes.

- c) Whether the site is designed to provide a desirable transition from the street, pedestrian areas, and parking areas to the buildings.

The site will be designed to provide desirable transitions. Access to the multi-family units will be provided from Carter Road. Where Carter Road is adjacent to this project, a 50' roadway buffer will be provided. The buildings are proposed to have a



Reference: Height Analysis

40' height to the midpoint of the roof. The site plan shows that the multi-family portions of this development are designed to provide appropriate transitions from the thoroughfare network to the local street network of the community, and the parking areas. Since this is a master planned community, appropriate separation from other phases of the development was included as the site was designed.

3. *Roofline Design.*

- a) Whether the proposed building(s) has/have an articulated roofline, including elements such as windows, balconies and other architectural features. (See Figure 1.)

The renderings that are included with this request include architectural elements such as dormers, balconies and ornamentation of the central entry as a means of articulating the roofline.

4. *Facade Design.*

- a) Whether the proposed building(s) have facade modulations and varied rooflines. (See Figure 2.)

The renderings that are included with this request include façade modulations and varied rooflines through the use of windows, balconies, pedestrian scale entry features that project out, as well as variation in paint schemes and exterior finishes (i.e. brick or stone accents).

- b) Whether buildings greater than thirty-five (35) feet in height provide a graduated step back on higher stories. (See Figure 3.)

No additional step down is proposed. The buildings are proposed to be a maximum of 40' in height. The building locations have been designed so the front of each building does not face adjacent external roadways, providing varying views from the roadways.

5. *Building Materials.*

- a) Whether building materials are compatible and/or complementary with the adjacent existing construction.

The renderings show a range of options for building materials and designs that will be complimentary to future development in the area.

- b) Whether materials have superior architectural character, selected for consistency and compatibility with adjoining buildings.

The architectural renderings that are included with this request provide superior architectural character for this master planned community.



February 19, 2014
Eagle Pointe - Height Analysis
DTS No.: 20130400(1) PDR-13-41(P) B00000242
Page 4 of 4

Reference: Height Analysis

- c) Whether materials selected are suitable with the type of buildings proposed and the design in which they are to be used.

The building materials are suitable to the type of building that is proposed.

6. *Open Space.* Whether the provided open space exceeds the required minimums.

The Preliminary Site Plan provides for 45.7% open space, while 25% is the minimum requirement.

7. *Comprehensive Plan.* Whether the project as proposed is designed to implement the policies of the Comprehensive Plan.

The site plan and architectural renderings that accompany this request provides a high quality, efficient site design consistent with Objective 2.6.5. It also complies with Objective 2.9.1, which encourages the creation of communities that have connection, integration and compatibility with surrounding land uses, community spaces, protection of the natural environment, connection and integration of pedestrian, bicycle, and vehicular systems, unifying design elements and features, a variety of housing stock, and connection to recreational facilities, schools, employment opportunities and commercial uses. This proposal also complies with Policy 2.9.1.4 which encourages development of a variety of housing options and architectural styles within a community.

603.7.4.9.1. *Architectural Plans Required.* An applicant requesting an increase in building height over thirty-five (35) feet, shall provide, at the time of public hearing, conceptual architectural drawings, elevations and plan views, showing the buildings and their relationship on the property.

Please see attached architectural renderings.

Regards,

STANTEC CONSULTING SERVICES INC.

Katie LaBarr, AICP
Project Planner, Community Development
Tel: (941) 907-6900
Fax: (941) 907-6910
E-Mail: Katie.LaBarr@stantec.com

Attachment: Architectural renderings

- c. Ken Ward, HBT of Eagle Pointe, LLC









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

October 2, 2013

File: 215611548 201

Attention: Ms. Lisa Barrett
Building and Development Services Department
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: Eagle Pointe – Special Approval Request

Dear Ms. Barrett,

On behalf of our Client, HBT of Eagle Pointe, LLC, we respectfully request special approval for the following Land Development Code waivers:

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

The USGS QUAD map indicates the presence of perennial streams on the subject property. This project is also adjacent to the headwaters of Curiosity Creek. Water quality for the perennial streams will be maintained with the proposed wet detention lakes.

2. Policy 2.2.1.11.4 which requires all projects for which gross residential density exceed one dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.

The project was previously granted a Special Approval for this requirement. However, a new site plan is now proposed with an increase of 528 residential units (from 1,072 to 1,600). A density of 2.36 dwelling units per acre is below the maximum allowable density for the UF-3 future Land Use Category.

3. LDC Section 737 – Entranceways, requires projects adjacent to interstate connectors to obtain Special Approval.

The project was previously granted a Special Approval for this requirement. However, a new site plan is now proposed. Multi-family dwelling units are proposed within the designated entranceway.

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

Regards,

STANTEC CONSULTING SERVICES INC.


Diane Chadwick
Principal, Planning
Diane.Chadwick@stantec.com

c. Ken Ward, HBT of Eagle Pointe, LLC

Design with community in mind



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

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

October 2, 2013

File: 215611548 201

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

Reference: Eagle Pointe – Specific Approval Request

Dear Ms. Barrett,

On behalf of our Client, HBT of Eagle Pointe, LLC, we respectfully request specific approval for the following Land Development Code waivers:

- 1. LDC Section 714.8.7 which requires when trees are removed they are replaced with appropriately sized replacement trees.**

The LDC requires replacement trees be sized 3”/ 5”/ 7”. However, County staff requests the applicant replace trees at smaller sizes of 3”/ 4”/ 4”. The applicant concurs with staff’s recommendation due to the fact that planting smaller trees will allow better performance for the new trees and will increase their survival rate.

- 2. LDC Section 6504.10.3.3 – Design Standards for North Central Overlay District Landscaped Buffers.**

This project was previously granted Specific Approval for this requirement. However, a new site plan is proposed. In order to provide appropriate noise attenuation within the 50 foot roadway buffer in the northwest portion of the project adjacent to Carter Road, and in close proximity to I-75, an alternative to certain design elements of the North Central Overlay District will be required. LDC Section 604.10.3.3(f) limits berms to a maximum height of 3 feet and a maximum slope of 20 percent, with a maximum length of 35 feet. A Noise Mitigation analysis was prepared by Southern Environmental Sciences, Inc. in January, 2006. The study called for a twelve (12) foot high wall or wall and berm combination to mitigate projected noise impacts associated with the build out of I-75 as a ten (10) lane facility. In order to achieve this requirement, the height, slope and length of the berm area will exceed the established maximum criteria. An exception to strict compliance with the requirements is necessary to provide appropriate noise mitigation measures within the 50 foot roadway buffer.

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

Regards,

STANTEC CONSULTING SERVICES INC.


Diane Chadwick
Principal, Planning
Diane.Chadwick@stantec.com

c. Ken Ward, HBT of Eagle Pointe, LLC.



Florida Department of Planning Commission
Manatee County Government, Administrative Center
Environmental Protection Manatee Avenue West
Southwest District
13051 North Telecom Parkway
Temple Terrace, Florida 33637-0926

Charlie Crist
Governor
Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

CERTIFIED MAIL 7004 1350 0002 5570 2821
RETURN RECEIPT REQUESTED

January 24, 2007

Mr. Richard Ellis
Towne Realty, Inc.
8430 Enterprise Circle, Suite 130
Parrish, FL 34202

Subject: Site Rehabilitation Completion Order
Eagle Point (McClure Farms)
Moccasin Wallow Road and Carter Road
Parrish, Manatee County, Florida
Facility ID #419808433
Discharge Date: May 15, 2006

Dear Mr. Ellis:

John Vargo of the Bureau of Petroleum Storage Systems, Petroleum Cleanup Section 5, has reviewed the Site Assessment Report Addendum (SARA) and No Further Action Proposal (NFAP), dated November 20, 2006 (received November 21, 2006), prepared and submitted by Ardaman & Associates, Inc., for this site. Documentation submitted with the SARA/NFAP confirms that criteria set forth in subsection 62-770.680(1), Florida Administrative Code (F.A.C.), have been met. Please refer to the attached map of the source property and analytical summary table. The SARA/NFAP is hereby incorporated by reference in this Site Rehabilitation Completion Order (Order). Therefore, you are released from any further obligation to conduct site rehabilitation at the site for petroleum product contamination associated with the discharge referenced above, except as set forth below.

- (1) In the event concentrations of petroleum products' contaminants of concern increase above the levels approved in this Order, or if a subsequent discharge of petroleum or petroleum product occurs at the site, the Florida Department of Environmental Protection (Department) may require site rehabilitation to reduce concentrations of petroleum products' contaminants of concern to the levels approved in the SARA/NFAP or otherwise allowed by Chapter 62-770, F.A.C.
- (2) Additionally, you are required to properly abandon all monitoring wells within 60 days of receipt of this Order. The monitoring wells must be plugged and abandoned in accordance with the requirements of subsection 62-532.500(4), F.A.C.

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative hearing is filed under sections 120.569 and 120.57, Florida Statutes (F.S.), within 21 days of receipt of this Order. The procedures for petitioning for an administrative hearing are set forth below.

Persons affected by this Order have the following options:

- (1) If you choose to accept the Department's decision regarding the SARA/NFAP you do not have to do anything. This Order is final and effective as of the date on the top of the first page of this Order.
- (2) If you choose to challenge the decision, you may do the following:
 - a. File a request for an extension of time to file a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order; such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for an administrative hearing; or
 - b. File a petition for an administrative hearing with the Department's Agency Clerk in the Office of General Counsel within 21 days of receipt of this Order.

Please be advised that mediation of this decision pursuant to section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for an Administrative Hearing

For good cause shown, pursuant to subsection 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for an administrative hearing. Such a request must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Towne Realty, Inc., shall mail a copy of the request to Towne Realty, Inc., at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for an administrative hearing must be made.

How to File a Petition for an Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under sections

120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) by the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within 21 days of receipt of this Order. Petitioner, if different from Towne Realty, Inc., shall mail a copy of the petition to Towne Realty, Inc., at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under sections 120.569 and 120.57, F.S.

Pursuant to subsection 120.569(2), F.S. and rule 28-106.201, F.A.C., a petition for an administrative hearing shall contain the following information:

- (1) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the facility owner's name and address, if different from the petitioner; the FDEP facility number, and the name and address of the facility;
- (2) A statement of when and how each petitioner received notice of the Department's action or proposed action;
- (3) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
- (4) A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
- (5) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
- (6) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
- (7) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective as of the date on the top of the first page of this Order. Timely filing a petition for an administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an Order Responding to Supplemental Information provided to the Department pursuant to meetings with the Department.

Judicial Review

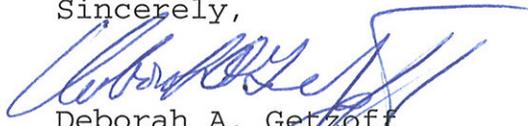
Any party to this Order has the right to seek judicial review of it under section 120.68, F.S., by filing a notice of appeal under rule 9.110 of the Florida Rules of Appellate Procedure with the Department's Agency Clerk in the Office of General Counsel at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days after this Order is filed with the Department's clerk (see below).

Questions

Any questions regarding the Department's review of your SARA/NFAP should be directed to Leslie Pedigo at (813) 632-7600, extension 427 or John Vargo at (850) 222-6446, ext. 248. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for an administrative hearing or a request for an extension of time to file a petition for an administrative hearing.

The FDEP Facility Number for this site is 419808433. Please use this identification on all future correspondence with the Department.

Sincerely,



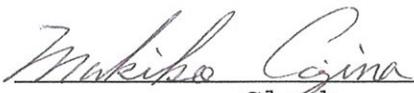
Deborah A. Getzoff
District Director
Southwest District

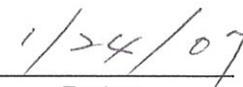
DAG/lelp
Attachments

cc: Ashby Hoover, Ardaman & Associates, Inc.
Paul Panik, Manatee County Environmental Management Department
Ken Weber, Southwest Florida Water Management District
John Vargo, FDEP-BPSS, Petroleum Cleanup Section 5
File

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to §120.52 Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.


Clerk


Date

Bradenton Herald

Sarasota Herald – Tribune

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 12, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-13-41(P) – HBT OF EAGLE POINTE, LLC/EAGLE POINTE (DTS #20130400; BUZZSAW # B00000242)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; approving a Preliminary Site Plan for 1,600 residential units

consisting of 740 single family detached units, 260 single family attached units, and 600 multi-family units on approximately 674 acres on the east side of Carter Road, north of Moccasin Wallow Road, and south of Buckeye Road in Palmetto in the PDR (Planned Development Residential) zoning district; including provisions allowing unit types to move among Phases III, VI and VII; with the total number of units not exceeding the following: Phase III 260 units, Phase VI 300 units, Phase VII 300 units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-02(Z)(G) - VELMA JEAN STEELE, REV. TRUST/AMBER GLEN (DTS #20140026)

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 18.40 acres at 3208 49th Street East, Palmetto, Florida from RSMH-4.5 (Residential Single Family Manufactured Home) to PDR (Planned Development Residential) zoning district; approving a General Development Plan for a maximum of 54 Single Family detached units; 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 05/28/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, June 12, 2014 at 8:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-13-41(P) – HBT OF EAGLE POINTE, LLC/EAGLE POINTE (DTS #20130400; BUZZSAW # B00000242)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; approving a Preliminary Site Plan for 1,600 residential units consisting of 740 single family detached units, 260 single family attached units, and 600 multi-family units on approximately 674 acres on the east side of Carter Road, north of Moccasin Wallow Road, and south of Buckeye Road in Palmetto in the PDR (Planned Development Residential) zoning district; including provisions allowing unit types to move among Phases III, VI and VII; with the total number of units not exceeding the following: Phase III 260 units, Phase VI 300 units, Phase VII 300 units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-02(Z)(G) - VELMA JEAN STEELE, REV. TRUST/AMBER GLEN (DTS #20140026)

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 18.40 acres at 3208 49th Street East, Palmetto, Florida from RSMH-4.5 (Residential Single Family

Manufactured Home) to PDR (Planned Development Residential) zoning district; approving a General Development Plan for a maximum of 54 Single Family detached units; 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

Date of pub: May 28, 2014

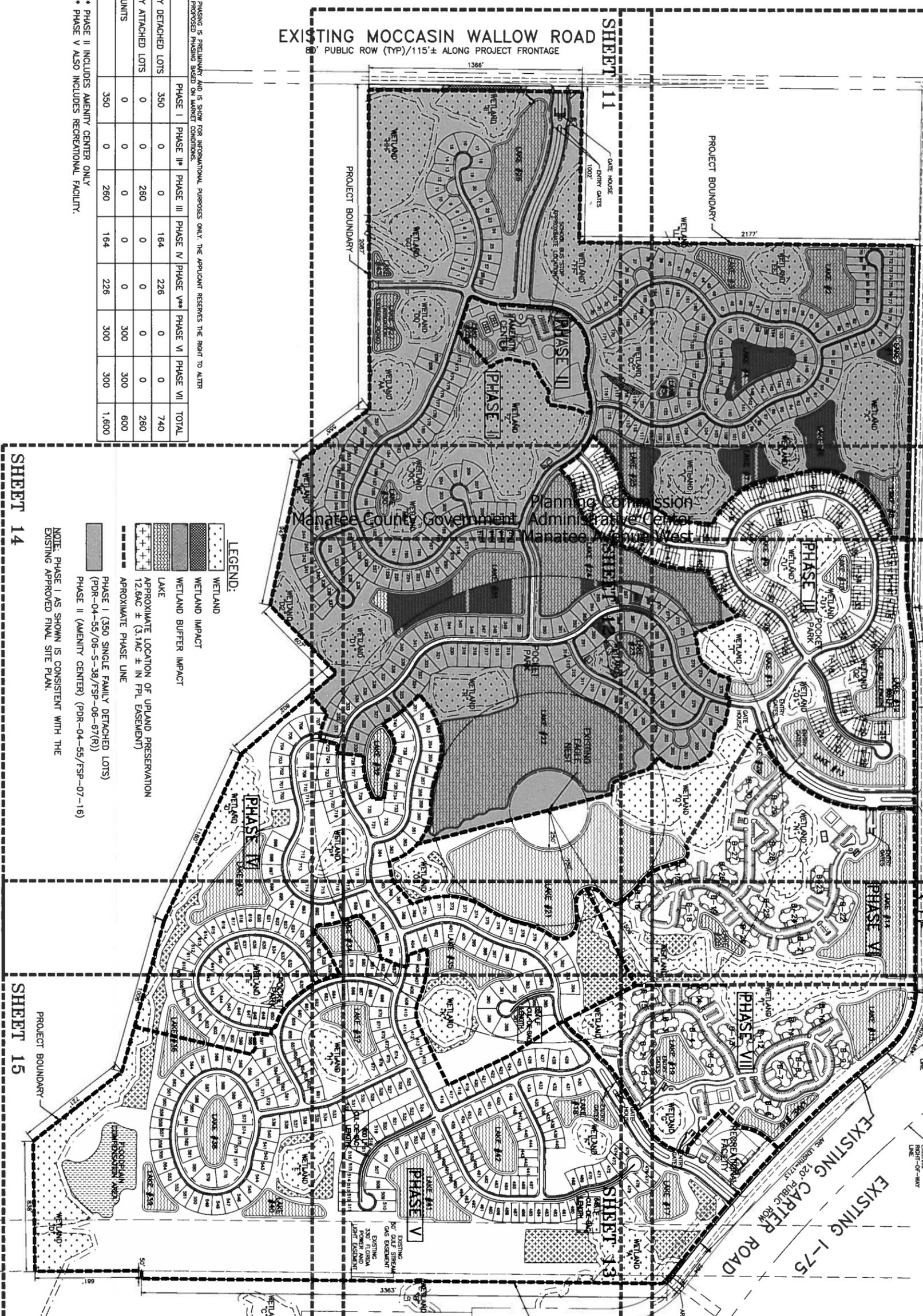
SHEET 8

EXISTING CARTER ROAD
PUBLICLY MAINTAINED ROW (WIDTH VARIES)

SHEET 9

SHEET 10

EXISTING MOCCASIN WALLOW ROAD
8' PUBLIC ROW (TYP)/115'± ALONG PROJECT FRONTAGE



PHASING IS PRELIMINARY AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ALTER PROPOSED PHASING BASED ON MARKET CONDITIONS.

USE	PHASE I	PHASE II*	PHASE III	PHASE IV	PHASE V**	PHASE VI	PHASE VII	TOTAL
SINGLE FAMILY DETACHED LOTS	350	0	0	164	226	0	0	740
SINGLE FAMILY ATTACHED LOTS	0	0	260	0	0	0	0	260
MULTIFAMILY UNITS	0	0	0	0	0	300	300	600
TOTAL UNITS	350	0	260	164	226	300	300	1,600

* PHASE II INCLUDES AMENITY CENTER ONLY
 ** PHASE V ALSO INCLUDES RECREATIONAL FACILITY.

SHEET 14

SHEET 15

LEGEND:

- WETLAND
- WETLAND IMPACT
- WETLAND BUFFER IMPACT
- LAKE
- APPROXIMATE LOCATION OF UPLAND PRESERVATION 12.8AC ± (3.1AC ± IN PPL EASEMENT)
- APPROXIMATE PHASE LINE
- PHASE I (350 SINGLE FAMILY DETACHED LOTS) (PDR-04-55/06-S-38/FSP-06-67(R))
- PHASE II (AMENITY CENTER) (PDR-04-55/FSP-07-16)

NOTE: PHASE I AS SHOWN IS CONSISTENT WITH THE EXISTING APPROVED FINAL SITE PLAN.

DATE: 01/13/14	DATE: 08/13	DATE: 08/13	DATE: 08/13
DESIGNED BY: ATD/95520	CHECKED BY:	DATE: 01/13/14	DATE: 08/13
PROJECT: HBT OF EAGLE POINTE LLC	TITLE: MASTER SITE PLAN, PHASING, AND KEY SHEET	CLIENT: HBT OF EAGLE POINTE LLC	PROJECT: EAGLE POINTE
SCALE: 1" = 300'	SCALE: 1" = 300'	SCALE: 1" = 300'	SCALE: 1" = 300'

Stantec
 800 Transwestern Parkway, Suite 2000, St. Louis, MO 63102
 314.433.0033
 www.stantec.com

EXISTING MOCCASIN WALLOW ROAD
80' PUBLIC ROW (TYP)/115'± ALONG PROJECT FRONTAGE

EXISTING CARTER ROAD
PUBLICLY MAINTAINED ROW (WIDTH VARIES)

PROJECT BOUNDARY

EXISTING CARTER ROAD
120' PUBLIC ROW

EXISTING I-75

EXISTING BUCKEYE ROAD
PUBLIC ROW (WIDTH VARIES)

EXISTING 9"± BOX CULVERTS

PROJECT BOUNDARY

EXISTING 48"± RCP

- LEGEND:**
- WETLAND
 - LAKE
 - DRAINAGE FLOW DIRECTION
 - FLOW DIRECTION
 - JUNCTION BOX
 - THROAT INLET AND GRATE INLET
 - ENDWALL
 - HEADWALL
 - CONTROL STRUCTURE
 - WEIR

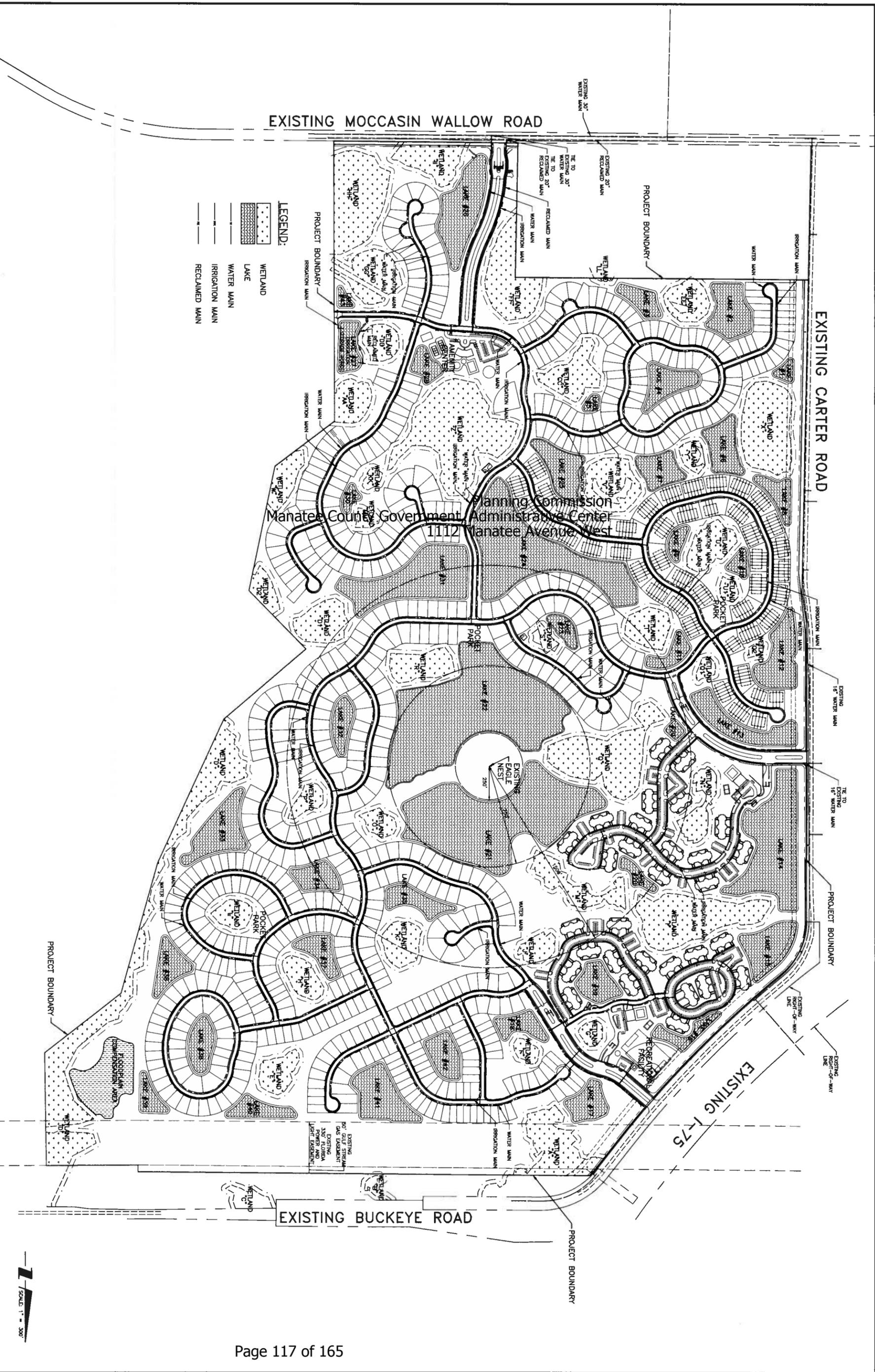


DESIGNED BY:	ATD/29920	DATE:	08/13
CHECKED BY:			
CONTRACT ADMIN. BY:			
DATE:			
PROJECT:	HBT OF EAGLE POINTE LLC		
TITLE:	MASTER DRAINAGE PLAN		
PROJECT NUMBER:	215611548 201		
DATE:	04/13-003-DEP PZPSP		
SCALE:	5 OF 15		



8000 International Parkway, Suite 2000, St. Louis, MO 63114
 Phone: 314.477.0000 • Fax: 314.477.0000
 Certificate of Accreditation: 07010 • www.stantec.com

DATE	REVISION	ACTIVITY	DESIGNED BY:	DATE
			ATD/289520	08/13
		CHECKED BY:		
		CONTRACT ADMIN. BY:		
		WMA APPROVED BY:		
		DATE		
		ISSUED BY / DATE		
		CHECKED BY / DATE		
		WMA APPROVED BY / DATE		
		WMA/DPW NO.		
		DATE		
		CLIENT:	HBT OF EAGLE POINTE LLC	
		PROJECT:	EAGLE POINTE	
		TITLE:	MASTER WATER AND IRRIGATION PLAN	
		DATE	SEPT. 2013	
		PROJECT NUMBER:	215611548 201	
		SHEET NUMBER:	6	OF 15
		DATE	SEP. 2013	



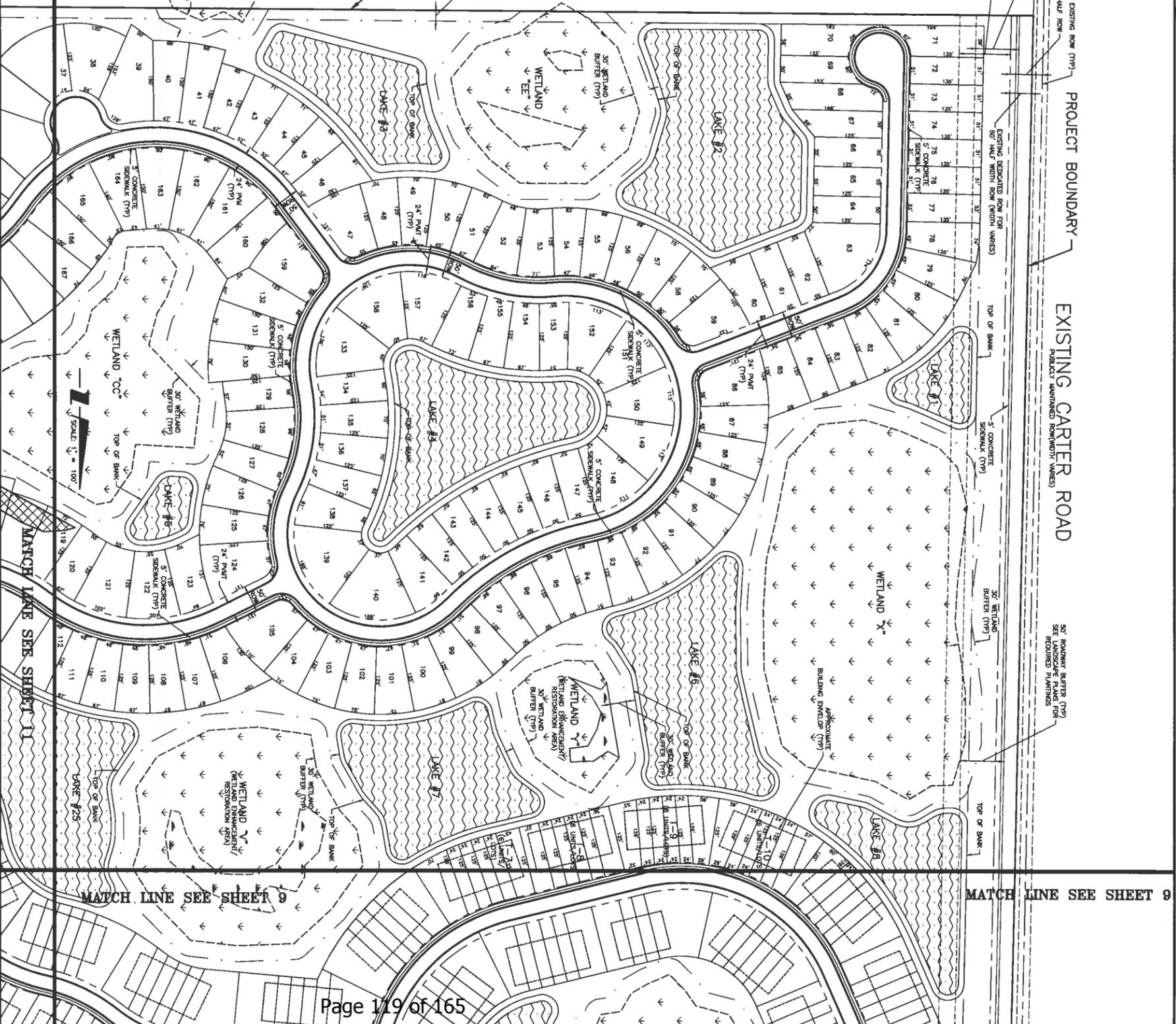
DATE	01/13/14	DATE	09/13
DESIGNED BY:	ANT/BS/20	CHECKED BY:	ANT/BS/20
DRAWN BY:	ANT/BS/20	CONTRACT ADMIN. BY:	
DATE	01/13/14	DATE	09/13
DESIGNED BY:	ANT/BS/20	CHECKED BY:	ANT/BS/20
DRAWN BY:	ANT/BS/20	CONTRACT ADMIN. BY:	
DATE	01/13/14	DATE	09/13
DESIGNED BY:	ANT/BS/20	CHECKED BY:	ANT/BS/20
DRAWN BY:	ANT/BS/20	CONTRACT ADMIN. BY:	

MATCH LINE SEE SHEET 11

EXISTING MOCCASIN WALLOW ROAD

Manatee County Government
 Planning Commission
 Administrative Center
 1110 Manatee Avenue West

- LEGEND:**
- WETLAND
 - WETLAND IMPACT
 - WETLAND BUFFER IMPACT
 - LAKE
 - WETLAND MITIGATION/ENHANCEMENT RESTORATION AREA
 - APPROXIMATE LOCATION OF PRESERVATION
 - APPROXIMATE MULCH TRAIL LOCATION



MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 9



CLIENT: HBT OF EAGLE POINTE LLC

TITLE: PRELIMINARY SITE PLAN

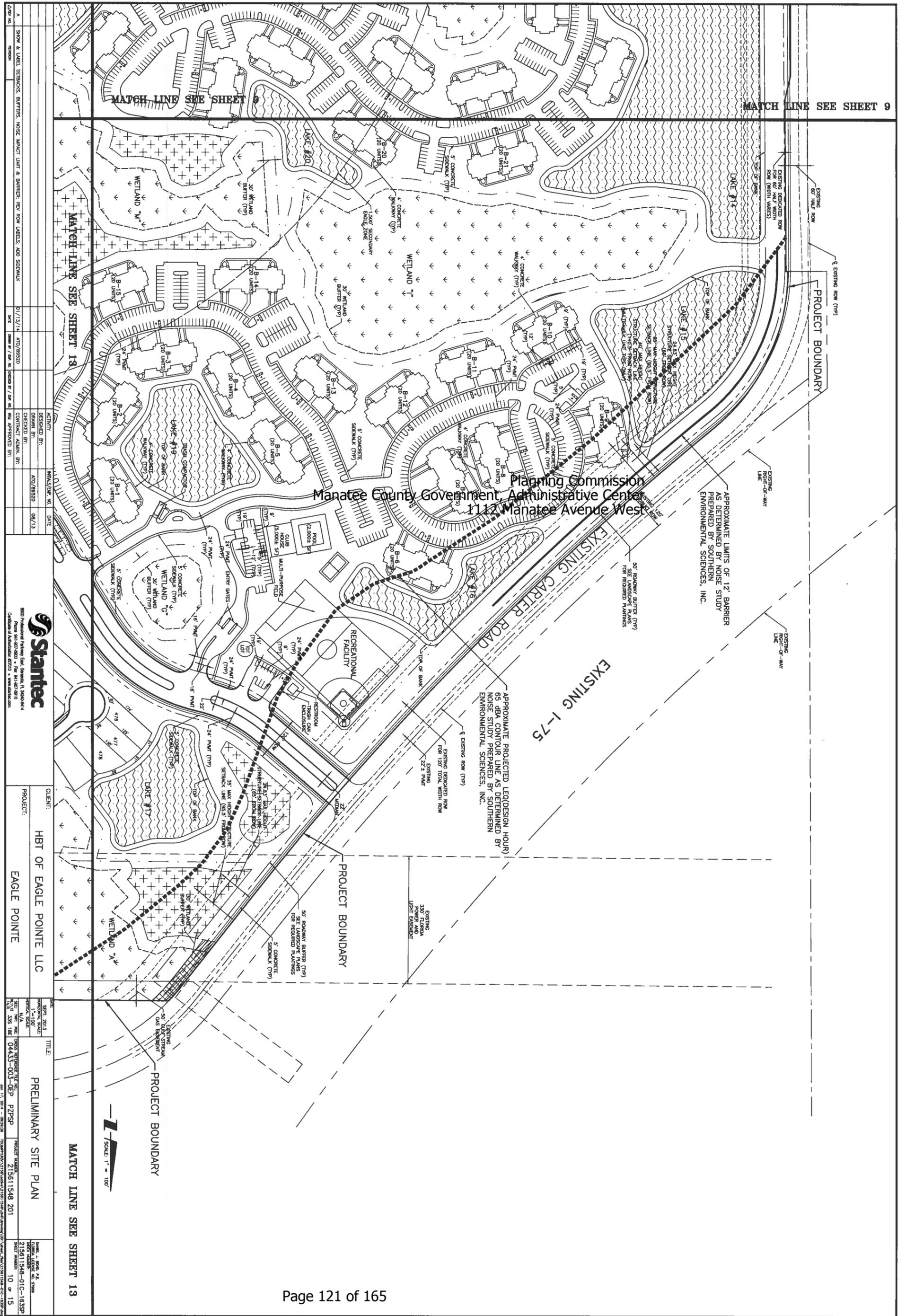
PROJECT: EAGLE POINTE

DATE: 01/13/14

SCALE: 1" = 100'

PROJECT NUMBER: 215611548-01C-181SP

SHEET NUMBER: 8 OF 15



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

APPROXIMATE LIMITS OF 12' BARRIER
 AS DETERMINED BY NOISE STUDY
 PREPARED BY SOUTHERN
 ENVIRONMENTAL SCIENCES, INC.

APPROXIMATE PROJECTED LEQ (DESIGN HOUR)
 65 DBA CONTOUR LINE AS DETERMINED BY
 NOISE STUDY PREPARED BY SOUTHERN
 ENVIRONMENTAL SCIENCES, INC.

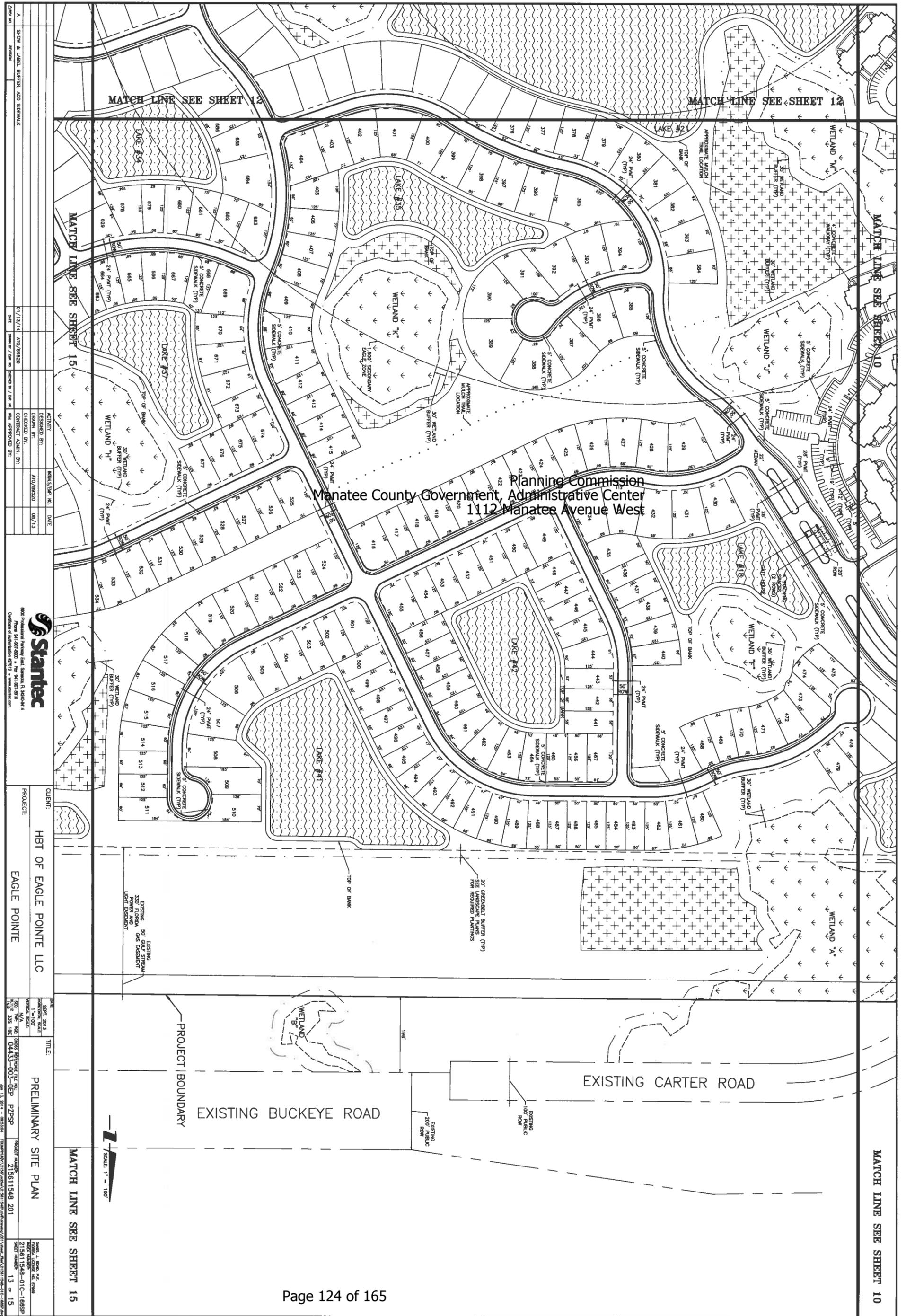


DATE	DESCRIPTION	BY	CHKD BY
01/13/14	REVISED	AW/99320	AW/99320
08/13	REVISED	AW/99320	AW/99320
09/13	REVISED	AW/99320	AW/99320

PROJECT	HBT OF EAGLE POINTE LLC
PROJECT	EAGLE POINTE

DATE	DESCRIPTION
SEPT. 2013	PRELIMINARY SITE PLAN

PROJECT NUMBER	215611548 201
SHEET NUMBER	10 OF 15



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

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 15



PROJECT BOUNDARY

EXISTING BUCKEYE ROAD

EXISTING CARTER ROAD

EXISTING 200' PUBLIC ROW

EXISTING 100' PUBLIC ROW

TOP OF BANK

20' OVERSIGHT BUFFER (TYP)
 SEE LANDSCAPE PLAN FOR REQUIRED PLANTINGS

EXISTING 30' OVERSIGHT BUFFER AND 130' ELEVATION GAS ESCAPEMENT LIMIT ESCAPEMENT

DATE	DESCRIPTION	BY
01/13/14	REVISED	...
08/7/13	DESIGNED	...
08/7/13	DRAWN	...
08/7/13	CHECKED	...
08/7/13	CONTRACT ADMIN.	...
08/7/13	APPROVED	...



6000 Presidential Parkway, Suite 1000, Tampa, FL 33604
 Phone: 813-277-8800 Fax: 813-277-8810
 Website: www.stantec.com

CLIENT: HBT OF EAGLE POINTE LLC

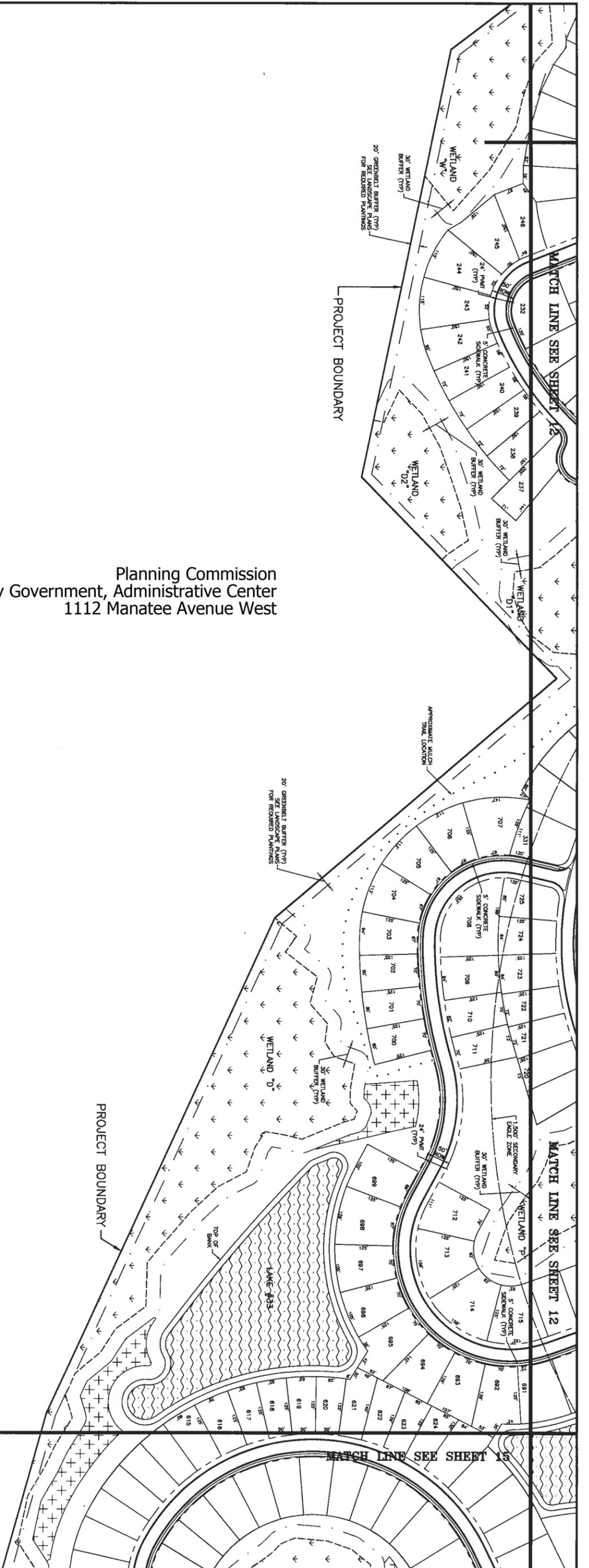
PROJECT: EAGLE POINTE

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215611548 201

DATE: 08/7/13
 SHEET NUMBER: 13 OF 15

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



MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 15

DATE	01/13/14	DATE	08/13
DESIGNED BY:	ANT/89320	CHECKED BY:	
DRAWN BY:		CONTRACT ADMIN. BY:	
DATE	01/13/14	DATE	08/13
DESIGNED BY:	ANT/89320	CHECKED BY:	
DRAWN BY:		CONTRACT ADMIN. BY:	
DATE	01/13/14	DATE	08/13
DESIGNED BY:	ANT/89320	CHECKED BY:	
DRAWN BY:		CONTRACT ADMIN. BY:	

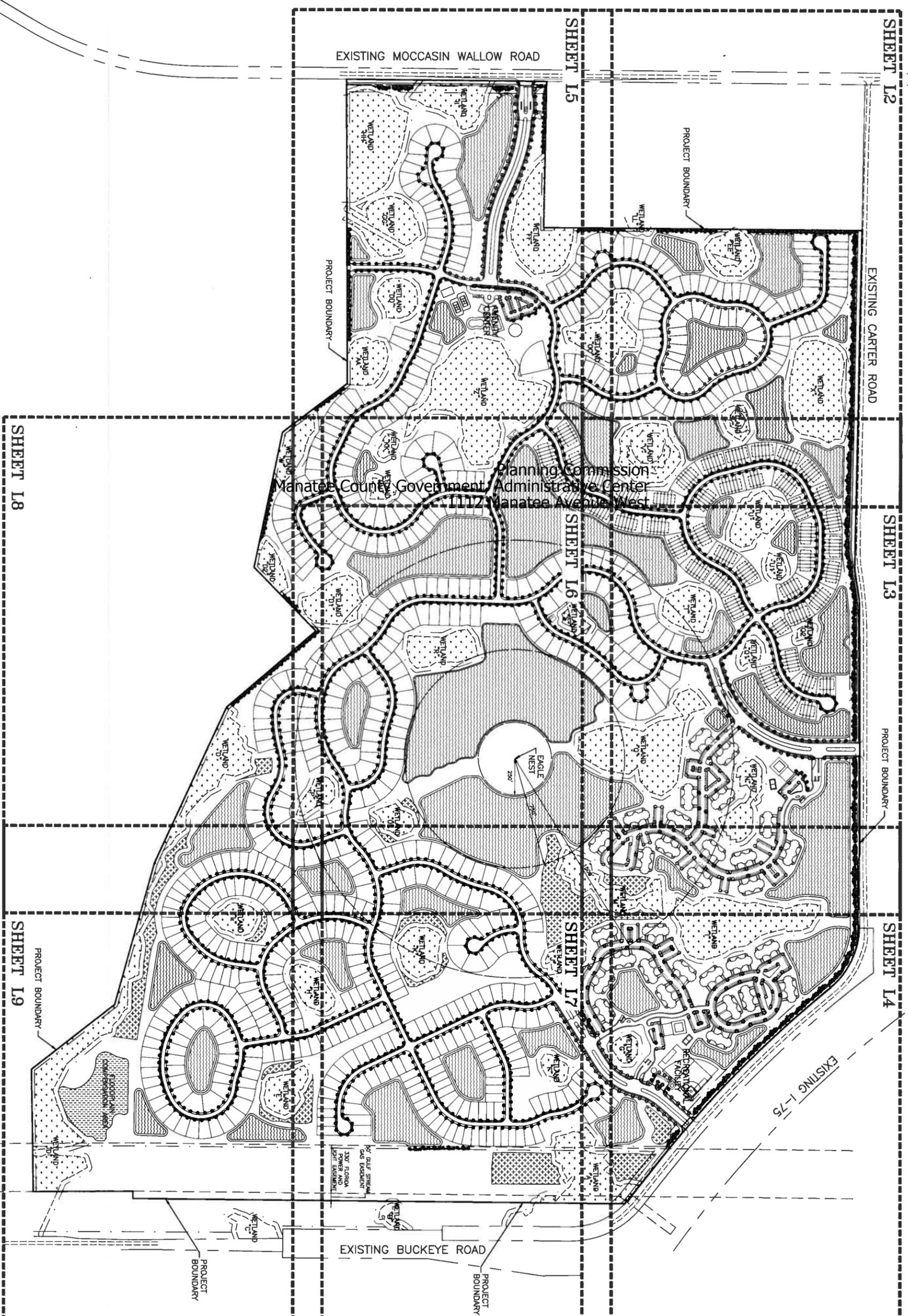
CLIENT:	HBT OF EAGLE POINTE LLC
PROJECT:	EAGLE POINTE
TITLE:	PRELIMINARY SITE PLAN

SCALE:	1" = 100'
DATE:	08/13
PROJECT NO.:	215611548-01C-187SP
DATE:	08/13
PROJECT NO.:	215611548-01C-187SP

DATE:	08/13
PROJECT NO.:	215611548-01C-187SP
DATE:	08/13
PROJECT NO.:	215611548-01C-187SP



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 Phone: 817.477.2800 • Fax: 817.477.2810
 Website: www.stantec.com



DATE	REVISION	ACTIVITY	DESIGNED BY:	DATE
			ATD/289220	08/13
			CHECKED BY:	
			CONTRACT ADMIN. BY:	
			FINAL APPROVED BY:	

CLIENT:	HBT OF EAGLE POINTE LLC
PROJECT:	EAGLE POINTE
TITLE:	MASTER LANDSCAPE PLAN AND KEY SHEET
DATE:	08/13/2013
SCALE:	1" = 300'
PROJECT NUMBER:	215811548 201
PROJECT NAME:	PZPSP
DATE:	04-13-003-003-0EP
SCALE:	1" = 300'
PROJECT NUMBER:	215811548 01L-101NP
PROJECT NAME:	L1 OF L9



8000 Professional Parkway, Fort Worth, TX 76120
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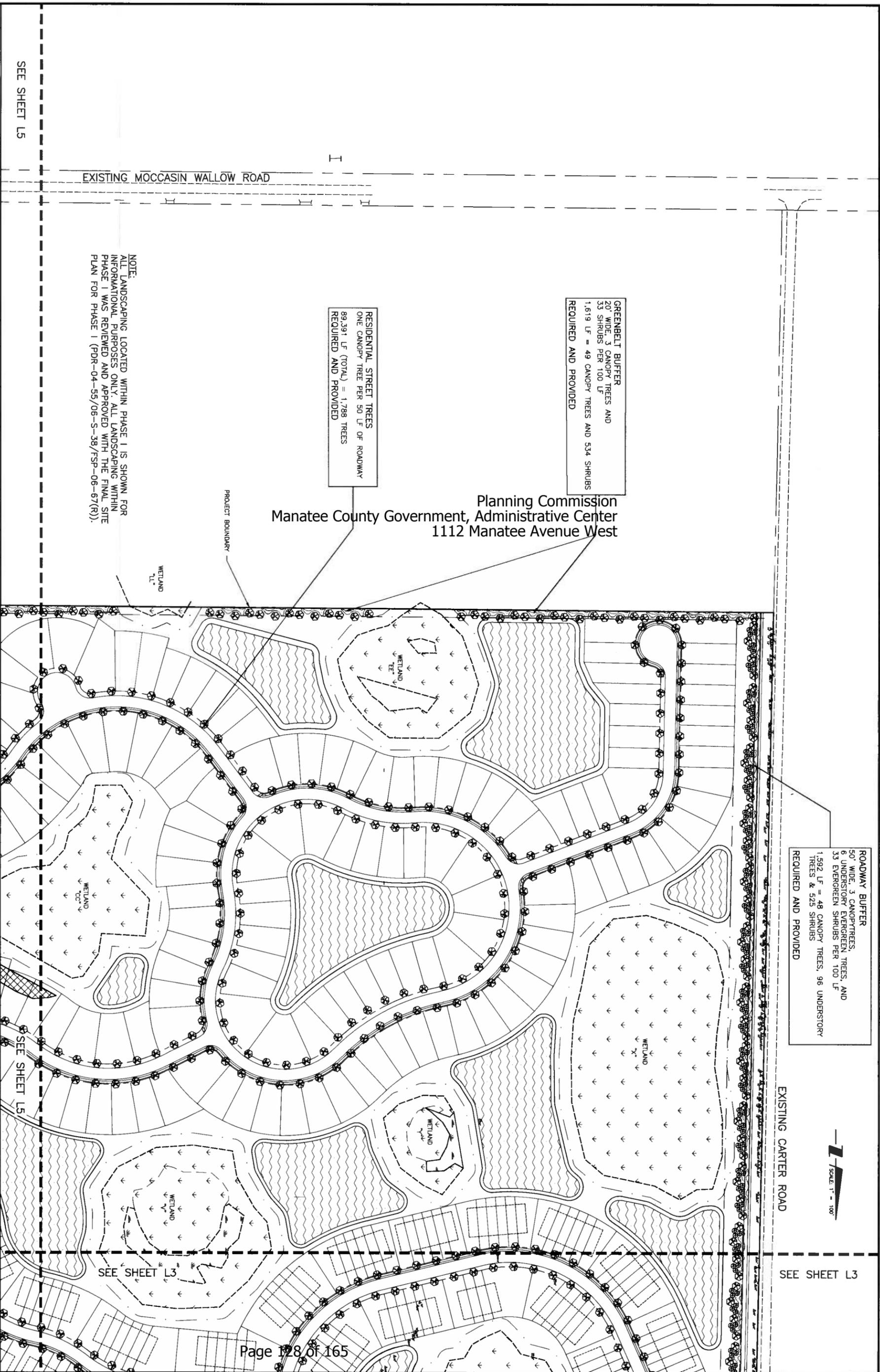
ROADWAY BUFFER
 50' WIDE, 3 CANOPY TREES,
 6 UNDERSTORY EVERGREEN TREES, AND
 33 EVERGREEN SHRUBS PER 100 LF
 1,592 LF = 48 CANOPY TREES, 96 UNDERSTORY
 TREES & 525 SHRUBS
 REQUIRED AND PROVIDED

GREENBELT BUFFER
 20' WIDE, 3 CANOPY TREES AND
 33 SHRUBS PER 100 LF
 1,619 LF = 49 CANOPY TREES AND 534 SHRUBS
 REQUIRED AND PROVIDED

RESIDENTIAL STREET TREES
 ONE CANOPY TREE PER 50 LF OF ROADWAY
 89,391 LF (TOTAL) = 1,788 TREES
 REQUIRED AND PROVIDED

NOTE:
 ALL LANDSCAPING LOCATED WITHIN PHASE I IS SHOWN FOR
 INFORMATIONAL PURPOSES ONLY. ALL LANDSCAPING WITHIN
 PHASE I WAS REVIEWED AND APPROVED WITH THE FINAL SITE
 PLAN FOR PHASE I (PDR-04-55/06-S-38/FSP-06-67(R)).

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



SEE SHEET L5

SEE SHEET L5

SEE SHEET L3

SEE SHEET L3

DATE	01/13/14	DATE	08/13
DESIGNED BY	ATD/BSZ	CHECKED BY	ATD/BSZ
DRAWN BY		CONTRACT ADMIN. BY	
DATE	01/13/14	DATE	08/13
DESIGNED BY	ATD/BSZ	CHECKED BY	ATD/BSZ
DRAWN BY		CONTRACT ADMIN. BY	
DATE	01/13/14	DATE	08/13
DESIGNED BY	ATD/BSZ	CHECKED BY	ATD/BSZ
DRAWN BY		CONTRACT ADMIN. BY	



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 Phone 813-277-0800 • Fax 813-277-0810
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CLIENT: HBT OF EAGLE POINTE LLC
 PROJECT: EAGLE POINTE

TITLE: LANDSCAPE PLAN
 SHEET NO: 215611548-01-1111P
 PROJECT NO: 04433-003-DEP
 PROJECT ADDRESS: 215611548 201

SEE SHEET L2

GREENBELT BUFFER
20' WIDE, 3 CANOPY TREES AND
33 SHRUBS PER 100 LF
456 LF = 14 CANOPY TREES AND 150 SHRUBS
REQUIRED AND PROVIDED

GREENBELT BUFFER
20' WIDE, 3 CANOPY TREES AND
33 SHRUBS PER 100 LF
130 LF = 4 CANOPY TREES AND 43 SHRUBS
REQUIRED AND PROVIDED

EXISTING MOCCASIN WALLOW ROAD

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

ROADWAY BUFFER
50' WIDE, 3 CANOPY TREES,
6 EVERGREEN UNDERSTORY TREES, AND
33 EVERGREEN SHRUBS PER 100 LF
695 LF = 21 CANOPY TREES, 41 UNDERSTORY
TREES AND 226 SHRUBS
REQUIRED AND PROVIDED

GREENBELT BUFFER
20' WIDE, 3 CANOPY TREES AND
33 SHRUBS PER 100 LF
975 LF = 29 CANOPY TREES AND 322 SHRUBS
REQUIRED AND PROVIDED

VEHICLE USE PERIMETER BUFFER
1 CANOPY TREE PER 40 LF WITH
CONTINUOUS HEDGE
1,428 LF = 36 TREES WITH CONTINUOUS HEDGE
REQUIRED AND PROVIDED

VEHICLE USE AREA
4 CANOPY TREES & 20 SHRUBS PER
20 PARKING SPACES
1,499 PARKING SPACES (TOTAL) = 300 TREES & 1,499 SHRUBS
REQUIRED AND PROVIDED

BUILDING FOUNDATION
20 SF PER 1,000 SF BUILDING
3,000 SF BLDG = 60 SF
REQUIRED AND PROVIDED

NOTE:
ALL LANDSCAPING LOCATED WITHIN PHASE I IS SHOWN FOR
INFORMATIONAL PURPOSES ONLY. ALL LANDSCAPING WITHIN
PHASE I WAS REVIEWED AND APPROVED WITH THE FINAL SITE
PLAN FOR PHASE I (PDR-04-55/06-S-38/FSP-06-67(R)).



SEE SHEET L2

SEE SHEET L6

SEE SHEET L6

DATE	ACTIVITY	INITIALS/DRP NO.	DATE
01/13/14	DESIGNED BY:		08/13
	DRAWN BY:		
	CHECKED BY:		
	CONTRACT ADMIN. BY:		
	FINAL APPROVED BY:		

CLIENT:	HBT OF EAGLE POINTE LLC
PROJECT:	EAGLE POINTE
TITLE:	LANDSCAPE PLAN
DATE	08/13/2013
SCALE	1"=100'
PROJECT NUMBER	215611548-01-114LP
SHEET NUMBER	15 of 19

STANTEC	800 Professional Parkway East, Suite 10, Sarasota, FL 34234
STANTEC	Central of Administration 60113 - www.stantec.com

EXISTING MOCCASIN WALLOW ROAD

EXISTING CARTER ROAD

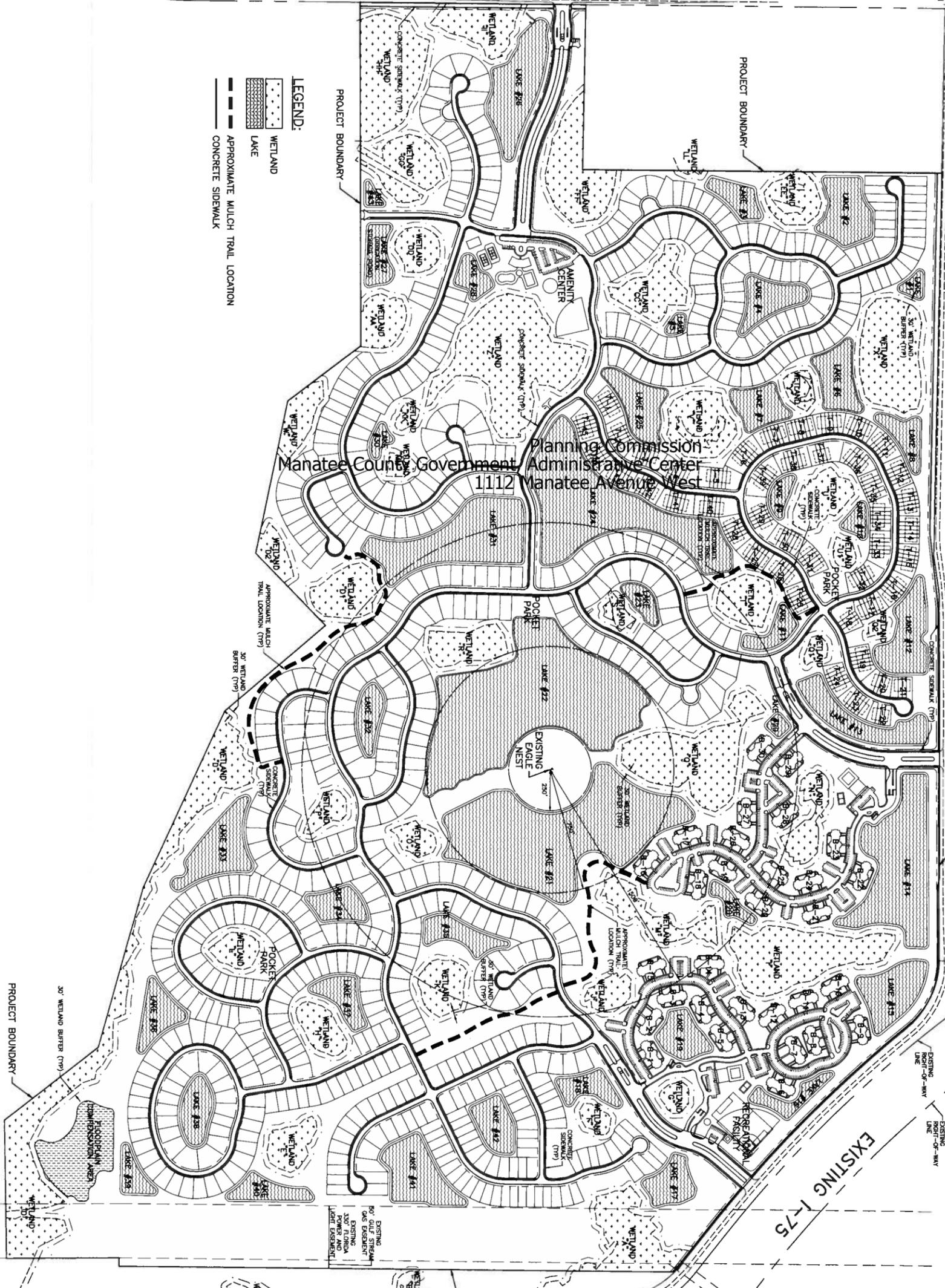
PROJECT BOUNDARY

EXISTING I-75

EXISTING BUCKEYE ROAD

PROJECT BOUNDARY

Planning Commission
Manatee County Government Administrative Center
1112 Manatee Avenue West



- LEGEND:**
- WETLAND
 - LAKE
 - APPROXIMATE MULCH TRAIL LOCATION
 - CONCRETE SIDEWALK

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
CONTRACT ADMIN. BY:	DATE:
FINAL APPROVED BY:	DATE:

ACTIVITY:	DATE:
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
CONTRACT ADMIN. BY:	DATE:
FINAL APPROVED BY:	DATE:

CLIENT:	HBT OF EAGLE POINTE LLC
PROJECT:	EAGLE POINTE

TITLE:	ON-SITE PEDESTRIAN CIRCULATION PLAN
DATE:	04/13/2011
SCALE:	1" = 300'
PROJECT NUMBER:	215611548 201

DATE:	04/13/2011
PROJECT NUMBER:	215611548-01C-801EX
SCALE:	EX-1 @ 1/8" = 1'

Stantec
800 Professional Parkway, East Syracuse, NY 13057
Phone 315.437.2800 • Fax 315.437.4810
Central of Administration, EDDIS • www.stantec.com

P.C. 06/12/2014

PDR-13-41(P) – HBT OF EAGLE POINTE, LLC/EAGLE POINTE
(DTS #20130400; BUZZSAW # B00000242)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; approving a Preliminary Site Plan for 1,600 residential units consisting of 740 single family detached units, 260 single family attached units, and 600 multi-family units on approximately 674 acres on the east side of Carter Road, north of Moccasin Wallow Road, and south of Buckeye Road in Palmetto in the PDR (Planned Development Residential) zoning district; including provisions allowing unit types to move among Phases III, VI and VII; the total number of units shall not exceed the following: Phase III 260 units, Phase VI 300 units, Phase VII 300 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.: 06/12/2014

B.O.C.C.: 08/07/2014

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-13-41(P); **APPROVAL** of the Preliminary Site Plan with Stipulations A.1 – A.7, B.1 – B.3, C.1 – C.5, and D.1 – D.9; the **MAKING** of a Specific Finding that the multi-family buildings in Phases VI and VII exceeding 35-feet in height are consistent with Section 603.7.4.9 of the Land Development Code in that the development, as approved and stipulated, is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development or the entranceway; **GRANTING** Special Approval for a project: 1) in the UF-3 FLUC with a gross residential density exceeding one (1) dwelling unit per acre and a net residential density exceeding three (3) dwelling units per acre, 2) adjacent to a perennial lake or stream, 3) located within the Entranceway; **ADOPTION** of the Findings for Specific Approval; and **GRANTING** Specific Approval of alternatives to Land Development Code Sections 604.10.3.3(f) (Design Standards for North Central Overlay District Landscaping Buffers) and 714.8.7 (Replacement Tree Standards), as recommended by staff.

PROJECT SUMMARY	
CASE#	PDR-13-41(P) DTS #20130400 Buzzsaw # B00000242
PROJECT NAME	Eagle Pointe
APPLICANT(S):	HBT of Eagle Pointe LLC
APPLICANT(S) REPRESENTATIVE:	Diane Chadwick, AICP, Stantec Consulting Services, Inc.
EXISTING ZONING:	PD-R (Planned Development Residential)
PROPOSED USE(S):	Single Family Detached, Single Family Attached and Multi-Family Residential Units with amenities
CASE MANAGER:	Margaret Tusing
STAFF RECOMMENDATION:	APPROVAL with Stipulations

DETAILED DISCUSSION

History

The site was rezoned to Planned Development Residential (PDR) in 2006 (PDR-04-55[Z][P]) with the approval of a Preliminary Site Plan (PSP) for 1,072 single family detached units. The PSP was amended in 2010 (PDR-04-55[Z][PR]) to revise stipulations and to modify the side yard setback. This revised PSP expires June 1, 2015. A Land Development Agreement (LDA-06-06) was approved on November 1, 2007 and provided for the dedication of right-of-way for Carter Road and Moccasin Wallow Road and granted the project an extended CLOS. A revision to the LDA was approved in February 2010 to dedicate the right-of-way for Carter Road and Moccasin Wallow Road, waiving impact fee credits; removing interim deadlines for the submittals of FSPs and approval of final plats; extending the PSP and FSP approvals; extending the CLOS to June 30, 2018; and extending the expiration date of the LDA to February 9, 2019. A Final Site Plan (FSP) for Phase 1 (350 single family detached lots) was approved in May 2007 with a revision approved in June 2011 and remains valid pursuant to the amended LDA. A FSP for an amenity center (Phase II) was approved in December 2007 and remains valid pursuant to the amended LDA.

Request

The current proposal is for 1,600 residential units consisting of 740 single family detached units (SFD), 260 single family attached units (SFA), and 600 multi-family units (MF). The project consists of seven (7) phases. Phase I (350 SFD units) and Phase II (amenity center) have FSP approval and no changes are proposed. Phase III is 260 SFA units with the option to develop SFD or single-family semi-detached (SFSD) units not to exceed 260 units, Phase IV is 164 SFD units, Phase V is 226 SFD units and an amenity center, Phase VI and Phase VII consist of 300 MF units each (total of 600 MF units) with the option to develop SFD,

SFSD, or SFA units not exceeding 600 units.

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 2.4 dwelling units per acre and the proposed net density of 3.03 exceed the Special Approval threshold 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 agricultural areas.

The project has one (1) access point on Moccasin Wallow Road and two (2) access points on Carter Road. The internal roadways are proposed as private streets meeting the minimum requirements of the LDC and Public Works Standards (24-feet of pavement; minimum 50-feet of ROW).

There are two areas of active recreational space proposed within the project, including a central amenity center (Phase II) on the southern end of the site which may include two swimming pools (a lap pool and a resort style pool), a fenced tot lot with open play area, a community center, tennis courts, a multi-purpose court and a softball field. On the northern end of the site a proposed multi-use playfield with restroom facilities is proposed (part of Phase VII). Three pocket parks are located throughout the development to provide additional open space and places for passive recreation.

There are 93.3 acres of wetlands on the project site with a proposed impact acreage of 0.76-acres.

Staff recommends Approval with Stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS:	No assigned address
GENERAL LOCATION:	East side of Carter Road, north of Moccasin Wallow Road, and south of Buckeye Road
ACREAGE:	674 acres
EXISTING USE(S):	Pasture/Vacant
FUTURE LAND USE CATEGORY(S):	<ul style="list-style-type: none"> • UF-3 • P/SP-1 (FPL Easement)
DENSITY:	2.4± du/ac (gross) 3.03± du/ac (net)
SPECIAL APPROVAL(S):	<ul style="list-style-type: none"> • Projects in UF-3 exceeding 1 du/ac (gross) and 3 du/ac (net) • Project adjacent to a perennial lake or stream

	<ul style="list-style-type: none"> Projects located within the Entranceway 			
OVERLAY DISTRICT(S):	<ul style="list-style-type: none"> North Central Overlay 			
SPECIFIC APPROVAL(S):	<ul style="list-style-type: none"> Buffer in North Central Overlay (LDC 604.10.3.3[f]) Reduced replacement tree sizes (LDC 714.8.7) 			
SURROUNDING USES & ZONING				
NORTH	Agricultural Property			
SOUTH	Hooper/Craft-Stewart and Agricultural Property			
EAST	Agricultural Property zoned PDR			
WEST	Wellington Lake Manor/Robinson Farm, Inc./Robinson Gateway DRI/Agricultural Property/I-75			
SITE DESIGN DETAILS				
LOT SIZE(S)/SETBACKS:	<u>SF Detached</u>	<u>SF Semi-Detached</u>	<u>SF Attached</u>	<u>Multi-Family</u>
	Min. Lot Width: 50' Front: 20' to structure or side loaded garage/25' to front loaded garage Side: 5' Rear: 15' Waterfront: 30' Greenbelt Buffer: 15'	Min. Lot Width: 36' Front: 20' to structure or side loaded garage/25' to front loaded garage Side: 6' Rear: 15' Waterfront: 30' Greenbelt Buffer: 15'	Min. Lot Width: 24' Front: 20' to structure or side loaded garage/25' to front loaded garage Side: 7.5' Rear: 15' Waterfront: 30' Greenbelt Buffer: 15'	Min. Setback to Carter Rd: 65' Building Separation: 25' Min. Setback from Private ROW/Property Lines: 25' Max. Building Height: 40' Waterfront: 30' Wetland Buffer: 15'
OPEN SPACE:	310.5 Acres – 46% (30% is required for a Planned Development in Entranceway)			
RECREATIONAL AMENITIES:	<ul style="list-style-type: none"> Central Amenity Center that may include two swimming pools (a lap pool and a resort style pool), a fenced tot lot with open play area, a community center, tennis courts, a multi-purpose court and a softball field. Multi-use playfield with restroom facilities Three pocket parks for passive recreation 			
RECREATIONAL ACREAGE:	10.6 acres active recreation (less recreational parking area)			

ACCESS:	The project has one (1) access point on Moccasin Wallow Road and two (2) access points on Carter Road.
FLOOD ZONE(S)	D-FIRM Panels 12081C0176E and 12081C0177E, effective 3/17/14 show Zones X, A with no base flood elevation determined and AE with BFEs between 24.8' - 26.1' NAVD 1988. Developer agrees to provide required base flood elevation.
AREA OF KNOWN FLOODING	Yes, rainfall
UTILITY CONNECTIONS	Potable water and sanitary sewer are available.

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage:	93.3 acres
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Proposed Impact Acreage:	0.76 acres
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Wetland I.D.	Acres Impacted	Type	Reason for Impact	EPD Objection
II	0.37	Herbaceous	Sidewalk construction within right-of-way	No
CC	0.19	Herbaceous	Lot creation	No
S	0.08	Herbaceous	Reconfiguring wetland and mitigation	No
A	0.12	Forested	Sidewalk construction within right-of-way	No

0.49 acres of wetland impacts are for sidewalks within county right-of-way to be dedicated for Moccasin Wallow and Carter Roads. The remaining 0.27 acres of wetland impacts are for lot creation and reconfiguring the wetland and mitigation. Total wetland impacts are now 0.76 acres, a reduction of 0.25 acres from the originally approved acreage.

The applicant has proposed a combination of wetland restoration, creation, enhancement and upland preservation as mitigation for the proposed wetland impacts. The amount of mitigation required for the proposed wetland impacts will be determined by SWFWMD utilizing the Uniform Mitigation Assessment Method (UMAM).

Uplands

The applicant has proposed a total of 12.6 acres of Upland Preservation areas located outside of required wetlands, wetland buffers and perimeter landscape buffers. Approximately 3.1 acres of the total 12.6 acres of Upland Preservation is located within the existing FPL easement. These preserve areas are classified as Hardwood/Conifer Mixed Forest, Upland Scrub (Pine and Hardwoods), Pine-Mesic Oak Hammock, and Upland Coniferous Forest.

These preservation areas are located adjacent and contiguous to preserved wetlands and wetland buffers.

Endangered Species

There is an existing Bald Eagle nest located within the project boundaries. The project has been designed in accordance with the current “Bald Eagle Management Plan” adopted by the Florida Fish and Wildlife Conservation Commission.

Trees

206± trees are required to be replaced. 540 palms will be relocated, assuming they are healthy.

Landscaping/Buffers

Proposed Roadway and Greenbelt buffers are consistent with the North County Overlay requirements except for the specific approval request for berms required for noise mitigation which exceed the established maximum criteria.

NEARBY DEVELOPMENT

RESIDENTIAL				
Project	Lots/Units	Density	FLUC	Year Approved
Wellington Lake Manor	169 lots	1.08	UF-3/RES-6/PSP1	2005
Buckhead Trails	367 lots	2.23	UF-3	2008

POSITIVE ASPECTS

- Land on both sides of I-75 is transitioning from agricultural uses to projects with residential and commercial uses.
- Active and passive recreational opportunities are provided throughout the project site.
- Of the 93.3 acres of wetlands only 0.76 acres will be impacted, and 0.49 acres of the impacts are for ROW/sidewalk improvements adjacent to Moccasin Wallow and Carter Roads with the remaining 0.27 acres for lot creation and reconfiguring the wetland and mitigation.

NEGATIVE ASPECTS

- Noise impacts from I-75

MITIGATING MEASURES

- The noise study performed in January 2006 indicates that only a few lots would be impacted by the 65 dBA noise contour without barriers. Phase VII multi-family buildings B-6 and B-9 are included within the 65 dBA noise contour. A twelve (12) foot high wall or wall and berm combination will be constructed (refer to Graphic Exhibit 1) to mitigate the projected noise impacts associated with I-75.

3. The following height restrictions and minimum setback requirements shall apply to Phase VII, Building B-9:

Setback from Carter Road ROW	Maximum Height
65-feet	25-feet
95.5-feet	35-feet
110.5-feet	40-feet

4. Phase VI and Phase VII shall have a maximum structure height of 40-feet.
5. Prior to the issuance of the first Certificate of Occupancy for any Phase VII structure, the required 12-foot high wall and berm noise barrier shall be constructed in the location shown on Sheet 10 of 15 of the Preliminary Site Plan. The noise barrier shall be setback a minimum of 50-feet from Carter Road. The wall shall be painted a muted earth tone color and the landscaping shall be placed on the Carter Road side of the wall portion of the noise barrier.
6. The required 20-foot Greenbelt Buffer landscaping material that is located within the existing 330-foot Florida Power and Light (FPL) Easement shall be relocated outside of the FPL easement if at any time during the life of the project, it is determined by FPL that the buffer vegetation cannot be located within the easement.
7. At the time of Final Site Plan, the applicant shall select from the development options provided on the Preliminary Site Plan for Phases III, VI, and VII and shall submit a tracking chart showing the total number of units approved with each Final Site Plan to ensure that the total number of units approved with each Final Site Plan does not exceed 260 units for Phase III, 300 units for Phase VI, and 300 units for Phase VII. Any changes which are consistent with the development options presented within this Preliminary Site Plan shall be reviewed and approved administratively with the Final Site Plan and shall not require further approval from the Board of County Commissioners.

B. INFRASTRUCTURE STIPULATIONS

1. Approved construction plans, calculations, and FDOT and FDEP water and wastewater 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 transmission lines, including connection to adjacent property shall be in accordance with the current version of the applicable master plan or as established in the Wastewater Participation Agreement (O.R. 02221, PG 3744-3843).

C. STORMWATER STIPULATIONS

1. This project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Buffalo Canal. 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, stormwater reservation for adjacent thoroughfares, 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. For any portion of the project without a valid Final Site Plan/Construction Plan approval, 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:
 - a. the available storage volume above the 25-Year Design High Water Level of any proposed compensation requirement; **or**
 - b. Provide a stormwater routing model that utilizes reverse flow into the on-site lakes during a 100-year, 24-hour storm event. The volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume.
3. For any portion of the project without a valid Final Site Plan/Construction Plan approval, 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:
 - a. The available storage volume above the 25-Year Design High Water Level of any proposed compensation requirement; **or**
 - b. Provide a stormwater routing model that utilizes 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.
4. Flowage Easements shall be dedicated to Manatee County and shall be shown on the Final Site Plan and Final Plats along all drainage conveyance systems within the project boundaries. In addition, a twenty (20) foot Drainage-Maintenance Access Easements shall be provided along at least one side of these systems. Drainage Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The Homeowner's Association(s) or Community Development District(s) (CDD) shall be responsible for routine

maintenance. A maintenance schedule and an engineer's cost estimate for maintenance shall be included in the homeowner's documents.

5. Future Final Site Plan phases shall be based on D-FIRM Panels 12081C0176E and 12081C0177E, effective 03/17/2014, which shows Zones X, A with no base flood elevation determined and AE with BFE's between 24.8' – 26.1' NAVD 1988. Developer agrees to provide required base flood elevation.

D. ENVIRONMENTAL STIPULATIONS

1. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material. A permit is required from the Florida Department of Health unless work is approved by Manatee County Public Works. Abandonment permit information can be obtained by call 941-748-0747, x1340.
2. Public swimming pools and spas shall meet the standards in Chapter 64E-9, Florida Administrative Code, and require an annual operating permit from the Florida Department of Health. Prior to opening, contact 941-748-0747, x1340 for plan submittal and application information.
3. Final Site Plans shall be designed in accordance with Bald Eagle Management Plan, as amended, or an Eagle Disturbance permit approved by the Florida Fish and Wildlife Conservation Commission.
4. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following 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.
5. Tree barricades for trees to be preserved shall be located at the drip line unless otherwise approved by the Environmental Planning Division. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees:
 - Machinery and vehicle travel or parking;
 - Underground utilities;
 - Filling or excavation;
 - Storage of construction materials.

The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height unless otherwise approved by the Environmental Planning Division.

<p>Trees that cannot be adequately protected should be accounted for in the tree removal/replacement matrix.</p> <p>6. Prior to or in conjunction with Final Plat approval(s), a Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers and upland preservation areas shall be dedicated to the County.</p> <p>7. Based on the environmental assessment provided by the Applicant, this property appears to contain levels of contamination (petroleum) above the residential soil cleanup levels (SCTL's) contained within Chapter 62-777 F.A.C. Prior to Final Site Plan(s) approval, the entire site shall be re-evaluated to determine the level of contamination and appropriate remediation/mitigative measures as approved by the County. Copies of a remediation/mitigation plans along with the approvals by appropriate State or Federal agencies shall be provided to the County. All remediation/mitigation activities shall be completed prior to commencement of construction. (Completed; refer to January 24, 2007 FDEP Site Rehabilitation Completion Order.)</p> <p>8. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.</p> <p>9. An evaluation for the presence of listed species prior to each Final Site Plan approval in accordance with Comprehensive Plan Policy 3.3.2.1(1). Evaluation of the proposed development site shall contain:</p> <ul style="list-style-type: none"> • Dates of field review • Name and qualifications of individual(s) conducting the review • A brief statement of the methodology used to conduct the investigation • A map indicating where listed species were observed on the site • Measures proposed by the applicant to ensure non-disturbance, relocation, or other acceptable mitigative measures.
REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED
None

COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
50' roadway buffer - Moccasin Wallow Road and Carter Road (NCO 604.10.3.5)	50'	Y		Meets NCO standards
20' Greenbelt Buffer (NCO 604.10.3.6)	20'	Y		Meets NCO standards

35' perimeter buffer next to active agriculture (north and west)	35'	Y		Shown
Buffer landscaping	Shown	Y		Shown
SIDEWALKS				
5' internal sidewalks	5-ft. on one side of internal streets, both sides of boulevard access from Moccasin Wallow and Carter Roads	Y		Shown
5' sidewalk – Moccasin Wallow Road	5'	Y		Shown
5' sidewalk – Carter Road	5'	Y		Shown
ROADS & RIGHTS-OF-WAY				
50-foot internal rights-of-way	50'	Y		Boulevard access is proposed on Carter and Moccasin Wallow Roads. Internal roadways to be private.
24-foot paved internal roadways	24'	Y		A CDD or a homeowner's association will maintain internal roadways
Interneighborhood Ties	On north-eastern project boundary	Y		Site has street frontage on 3 sides so only opportunity for interneighborhood tie is to the east
COMPLIANCE WITH THE LAND DEVELOPMENT CODE				
Factors for Reviewing Proposed Site Plans (Section 508.6)				
<p>Physical Characteristics: The site has frontage on Moccasin Wallow Road and Carter Roads and is separated from Buckeye Road by a 330-foot wide FPL easement including a 50-foot Gulf Stream Gas Easement and a 250-foot wide out-parcel. An eagle's nest in the middle of the project has a 750-foot wide primary zone where no lots are planned. This buffer consists of wetlands and proposed lakes. Lake excavation will need to occur during the non-nesting season.</p> <p>Public Utilities, Facilities and Services: The site will be served by County water, sewer, and reclaimed water.</p> <p>The site is located within the Virgil Mills Elementary School approximately 4 miles from the site, Buffalo Creek Middle School approximately 4 miles from the site, and Palmetto High School approximately 12 miles from the site. Mills Elementary is expected to be overcapacity for the 2013-2014 school year. School Service Area 2 is contiguous to School Service Area 1 and has available elementary capacity.</p>				

The nearest county park is Buffalo Creek Park at 7550 69th Street East, approximately six miles from the site.

Emergency Services are provided by the North River Fire District, Manatee County EMS, and the Sheriff's Office.

Major Transportation Facilities: Moccasin Wallow Road and Carter Road are adjacent to the project. Access to I-75 is available from Moccasin Wallow Road.

Compatibility: The site is in an area with primarily agricultural/vacant property; however, the area is transitioning away from agricultural use. Two large mixed use projects are proposed in the vicinity of this development: Robinson Gateway DRI is located to the west of the project and Parrish Lakes DRI is located to the south of the project. Both of these project are proposed to include commercial and residential uses. Several other projects have been approved for residential development including The Woods of Moccasin Wallow and Artisan Lakes both projects are located on the west side of I-75.

Transitions: The proposed site plan includes single family detached, single family semi-detached, single family attached, and multi-family residential uses which will enhance the mix of residential uses within this area of the County. The project is located in the North Central Overlay District (NCO) and the site plan reflects the enhanced roadway and greenbelt buffers required by the NCO. These enhanced buffers will provide appropriate transition between uses.

Design Quality: The proposed project provides access from Moccasin Wallow Road and two access points to Carter Road. The single family detached lots range in size from 50-feet to 70-feet. The multi-family component (Phases VI and VII) is located in the northwestern portion of the property, providing a density transition from I-75 to single family detached uses to the east and south. Both passive and active recreational opportunities exist throughout the project site that will meet the needs of the residents. The project meets the design standards of the LDC and Public Works Standards. Internal streets will be private and will be maintained by a CDD or homeowner's association. The project design proposes 0.49 acres of wetland impacts for the construction of sidewalk improvements adjacent to Moccasin Wallow Road and Carter Road.

Relationship to Adjacent Property: The project is surrounded by agricultural uses to the north, south, east, and west. The applicant is proposing to meet the agricultural separation of 35-feet adjacent to those active agricultural uses.

Access, Streets, Drives, Parking and Service Areas: The internal streets and driveways will be private and will be maintained by a Homeowner's Association or CDD.

Residential parking will be provided on individual lots for single family detached, semi-detached, and attached units. The multi-family residential use is providing parking at 2.1 spaces/unit and the parking for the clubhouse (1 space/250 SF) and pool (1 space/200 SF).

Parking for the amenity center and recreational facility will be provided as shown on the cover sheet.

Pedestrian Systems: Internal five-foot sidewalks are proposed on the north and west sides of the internal roadways.

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 2.4 du/acre and a net density of 3.03 du/acre are proposed.

Height: For Phases VI and VII, the following is an analysis and specific finding for structures exceeding 35-feet in height. The analysis is based on a review of the factors to be considered under LDC Section 603.7.4.9.

Compatibility. Phase VI and VII are located in the northwestern portion of the project site adjacent to Carter Road, a future collector, and I-75, an interstate/principal arterial. Additionally, the project is located within the NCO which requires buildings to be set back from the existing edge of pavement in order to minimize the visual impact of structures on major thoroughfare roadways. The buildings within these Phases will meet the minimum NCO setback requirement from Carter Road of 110.5-feet.

Relationship to Adjacent Properties. Phases VI and VII are not adjacent to other properties; rather they are adjacent to other property within the Eagle Pointe development and Carter Road.

Roofline Design. The proposed design includes architectural elements including dormers, balconies, and ornamentation.

Façade Design. The façade provides modulation and varied rooflines through the use of windows, balconies, pedestrian scale entry features that project out from the main structure, and varied paint and exterior finishes.

Building Materials. A variety of building materials are proposed: stucco, brick, and siding.

Open Space. The LDC requires 30% minimum open space; the project proposes approximately 46% open space.

Comprehensive Plan. The proposed development includes a variety of housing types: single family detached, single family attached, single family semi-detached, and multi-family units which are consistent Policy 2.9.1.4. The site is designated UF-3 (Urban Fringe, 3 dwelling units per acre).

Stipulation A.3 limits project height based on the setback from Carter Road as required by the NCO standards. Stipulation A.4 restricts the maximum height permitted in Phases VI and VII to 40-feet.

SPECIFIC FINDING FOR STRUCTURES EXCEEDING 35-FEET IN HEIGHT

Based on a review of the factors to be considered under LDC Section 603.7.4.9, the Board of County Commissioners finds that the development, as approved and stipulated, is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development or the entranceway because the required building setbacks provide adequate separation from Carter Road and I-75, the roofline design is sufficiently articulated, and the project provides adequate open space.

The remaining portions of the site will have a maximum height of 35-feet or as restricted by the NCO standards.

Fences and Screening: The project proposes 50-foot roadway buffers along Moccasin Wallow Road and Carter Road and 20-foot greenbelt buffers. The proposed buffers will provide appropriate separation and screening between the PDR zoned property to the east and west, Buckeye Road to the north and Moccasin Wallow Road and agriculturally zoned properties to the south. The site design incorporates the existing natural upland and wetland habitats into the buffers where they are adjacent to the perimeter of the project.

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

Use/Type	Front	Side	Rear
Single-family detached	25'/20' ¹	5'/10' ²	15' ³
Single-family semi-detached	25'/20' ¹	6'/10' ²	15' ³
Single-family attached	25'/20' ¹	7.5' or a 15' bldg separation	15' ³
Multi-family	25' between buildings & private ROW property lines	25' bldg separation	15' greenbelt buffer
Wetland buffer	15'		
Waterfront	30'		

¹20-feet to structure or side loaded garage/25-feet to front loaded garage. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.

²Ten feet separation between accessory equipment and adjacent structures.

³Roadway and Greenbelt Buffers require a minimum of 15-feet for buildings, swimming pools, pools cages, or other structures that might interfere with buffer.

Trash and Utility Plant Screens: Single family detached units will be served by individual can pick up. Centralized waste collection areas will be utilized for the multi-family and single family attached development areas. Common trash containers will be screened from sight.

Signs: All signs within the project will meet the requirements of LDC Sections 724 (Signs) and 737 (Entranceway).

Landscaping: Detailed landscaping plans will be provided with the Final Site Plans for each construction phase. All landscaping will meet or exceed the standards in LDC Section 604.10 (North Central Overlay District), LDC Section 715 (Landscape and Screening Standards), and LDC Section 737.5.1 (Entranceway Landscaping). The design and maintenance of the roadway and greenbelt buffers will be based on a unified landscape plan.

Water Conservation: Site design will incorporate the water conservation methods listed in Section 715 of the LDC as applicable. Specific designs and methods will be submitted with the Final Site Plans for specific construction phases. The lowest quality water available will be used for irrigation. Reclaimed water is adjacent to the project site.

Rights-of-Way: The internal streets provide a minimum of 50-feet of right-of-way and will be privately owned and maintained by an HOA or CDD.

Utility Standards: All public utilities construction will comply with the requirements of the Manatee County and will be owned and maintained by Manatee County. Sewer and potable water service will be provided through connections to public sewer and water systems.

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

Open Space: The open space provided is 310.50 acres (46%) of the site. This percentage exceeds the standard for a Planned Development partially located within the Entranceway.

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 is characterized by agricultural uses, but is changing to residential. Based on approved projects, this area is in transition from agricultural and low-density residential to a suburban development pattern. Potable water, reclaimed water, and sanitary sewer are adjacent to the project site.

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. These designations allow residential uses.

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. Appropriate buffers are provided for compatibility and transition between this site and surrounding uses.

Policy 2.6.5.4 Preserve/Protect Open Space.

The site plan shows 310.50 acres (46% open space). 30% open space is required.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Moccasin Wallow Road and Carter Road. Moccasin Wallow Road is designated as a six lane arterial and Carter Road is designated as a four lane collector in the Comprehensive Plan's Future Traffic Circulation Map. Right-of-way for Carter Road and Moccasin Wallow Road has been dedicated in accordance with the approved LDA-06-06(R), Exhibits C and D.

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 Moccasin Wallow Road and Carter 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 prior to the build out year. Some of 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 caused by background traffic. However, the TIA indicated 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 onto Moccasin Wallow Road and Carter Road. The TIA evaluated all access points and determined site-related improvements are required for this project. The following site-related improvements are required:

1. Prior to the first certificate of occupancy (CO) for multi-family or prior to first final plat approval for single-family, construct an eastbound left-turn lane at the project access on Moccasin Wallow Road. The eastbound left-turn lane shall be 480 feet total length (75 feet storage length plus 405 feet deceleration length) and constructed in accordance with FDOT Design Standards (Index 301).
2. Prior to the final site plan approval for multi-family or the final plat approval for single family that allows for the construction of the 818th unit, construct a westbound right-

turn lane at the project access on Moccasin Wallow Road. The westbound right-turn lane shall be 405 feet total length (0 feet storage length plus 405 feet deceleration length) and constructed in accordance with FDOT Design Standards (Index 301).

3. Construct a northbound right-turn lane at the north project access on Carter Road concurrent with the north project entrance. The northbound right-turn lane shall be 185 feet total length (0 feet storage length plus 185 feet deceleration length) and constructed in accordance with FDOT Design Standards (Index 301).
4. Construct a northbound right-turn lane at the south project access on Carter Road concurrent with the south project entrance. The northbound right-turn lane shall be 185 feet total length (0 feet storage length plus 185 feet deceleration length) constructed in accordance with FDOT Design Standards (Index 301).

CERTIFICATION OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
Moccasin Wallow Road	2750	D	D
Carter Road	N/A	N/A	N/A

The traffic study identified three (3) off-site concurrency-related improvements which are directly attributed to project impacts, as concurred by the Transportation Planning Division. The off-site concurrency-related transportation improvements include:

1. Prior to the final site plan approval for multi-family or the final plat approval for single-family that allows for the construction of the 976th unit, construct one eastbound-left turn lane of 555 feet (150 feet storage length plus 405 feet deceleration/taper length) at the Moccasin Wallow Road/Carter Road intersection.
2. Prior to the final site plan approval for multi-family or the final plat approval for single-family that allows for the construction of the 976th unit, construct one southbound-right turn lane of 360 feet (175 feet storage length plus 185 feet deceleration/taper length) at the Moccasin Wallow Road/Carter Road intersection.
3. Prior to the final site plan approval for multi-family or the final plat approval for single family that allows for the construction of the 976th unit, 1,300th unit, and 1,600th unit, a signal warrant analysis shall be conducted for the Moccasin Wallow Rd/Carter Rd intersection. If, based on the findings of the warrant analysis, Manatee County determines a traffic signal is required, the traffic signal shall be constructed or appropriate alternate mitigation provided prior to or concurrent with approval of the portion of the development under consideration. At such time that signal warrants are met or the project is built-out, no further warrant analyses shall be required the Moccasin Wallow Rd/Carter Rd intersection.

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 wastewater will be reviewed at Final Site Plan/Construction Drawings.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

- 1. Alternative to LDC Section 604.10.3.3(f) providing a 12-foot high berm and wall combination in the buffer adjacent to Carter Road where the project lies within the 65 dBA noise contours. This noise wall and berm may exceed the maximum contour height of 3-feet, the maximum slope of 20%, and the maximum length of 35-feet.**

Staff Analysis and Recommendation

The purpose of the berm and wall is to mitigate noise impacts along I-75. Berm and wall combinations are commonly used along the interstate and other major collector roads to mitigate noise impacts to residential neighborhoods.

Staff recommends in Stipulation A.5 that the wall and at least 75% of the berm shall be setback a minimum of 50-feet from Carter Road so that the required landscaping can be provided in accordance with the Overlay standards. The wall shall be painted a muted earth tone color and the landscaping shall be placed on the Carter Road side of the wall and berm.

Findings for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of the LDC Section 604.10.3.3(f), the Board finds that the public purpose and intent of the LDC regulation is satisfied to an equivalent degree by the project design. The proposed wall and berm combination will meet the requirements of the LDC by mitigating noise impacts and the landscaping will meet the intent of the Overlay standards by having the majority of the landscaping in front of the wall and berm.

- 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

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

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

- 1. Comprehensive Plan Policy 2.2.1.11.4(b) – requires 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 to obtain Special Approval.**

Staff Analysis and Recommendation

The Comprehensive Plan requires any project in the UF-3 land use category exceeding 1 dwelling unit per gross acre or 3 dwelling units per net acre to rezone to the Planned Development Residential (PDR) zoning district. This application complies with this requirement.

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. The nature, extent, location of development, and the availability of services have been reviewed to ensure the transitioning of these lands is 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.**

Staff Analysis and Recommendation

This project is adjacent to Buffalo Canal and Curiosity Creek. 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 Buffalo Canal. In addition, a Public Flowage Easement and Drainage-Maintenance-Access Easement shall be dedicated along all drainage conveyance systems discharging to Curiosity Creek and Buffalo Canal. 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%) to the Buffalo Canal, to dedicate a Public Flowage Easement and Drainage-Maintenance Access Easement, and to provide jurisdictional delineation of wetland and buffers along the drainage conveyance systems discharging to Curiosity Creek and Buffalo Canal.

3. Project Located within the Entranceway to obtain Special Approval

The Comprehensive Plan requires projects located within the Entranceway to obtain Special Approval. LDC Section 605 requires projects within the Entranceway to meet the requirements of LDC Section 737.

Staff Analysis and Recommendation

This project meets or exceeds the requirements established in LDC Section 737 with respect to Landscaping, Open Space and will be required to meet the Sign Regulations, if applicable.

Finding for Special Approval

The Board finds that this Application meets the requirements of Comprehensive Plan for Entranceways by meeting the requirements of LDC Section 737.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Height Analysis Request and Renderings
3. Request for Specific Approval
4. Request for Special Approval
6. FDEP Site Rehabilitation Completion Order
5. Copy of Newspaper Advertisement

APPLICABLE COMPREHENSIVE PLAN POLICIES		
Policy:	2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy:	2.1.2.4	Limit urban sprawl through the consideration of new development, 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	<p>Review all proposed development for compatibility and appropriate timing. This analysis shall include:</p> <ul style="list-style-type: none"> - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.111	UF-3: Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:
Policy:	2.2.1.11.1	<p>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long-term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban,</p>

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		<p>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.</p>
Policy:	2.2.1.11.2	<p>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, medium retail and office commercial uses, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhances uses (see also Objectives 4.2.1 and 2.10.4).</p>
Policy:	2.2.1.11.3	<p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 3 dwelling units per acre</p> <p>Maximum Net Residential Density: 9 dwelling units per acre</p> <p>Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only)</p>
Policy:	2.2.1.11.4	<p>Other information:</p> <p>(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.</p> <p>(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.</p> <p>(c) Any nonresidential project exceeding 30,000 square feet shall require special approval.</p>
Objective	2.6.1	<p>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.</p>
Policy:	2.6.1.1	<p>Require all adjacent development that differs in use, intensity,</p>

		<p>height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:</p> <ul style="list-style-type: none"> - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3]
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	<p>Strong Communities: Create and maintain communities which are characterized by their:</p> <ul style="list-style-type: none"> - 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

		<ul style="list-style-type: none"> - 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

Objective: 3.3.1	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]
	Wetlands Protection: Preserve and protect existing, viable wetland systems to: <ul style="list-style-type: none">- 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. <ol style="list-style-type: none">(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)

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through (d) below. The type of wetland mitigation or combination thereof as described in subparagraphs (a) through (d) below shall be determined by the County based on site conditions. The order of preference considered by the County shall be as follows:

- (a) **Wetland Enhancement/Restoration:** Five acres of enhanced or restored on site wetlands shall be provided for every one acre of wetland to be impacted.
 - (b) **Upland Preservation:** In the event there is inability to create viable wetland enhancement/restoration on the site, five acres of native upland habitat shall be preserved for every one acre of wetland to be impacted. Preserved uplands utilized for wetland mitigation shall be on site of the proposed development and shall be in excess of the requirement of Policy 3.3.2.2
 - (c) **Payment in Lieu of Mitigation:** In lieu of the mitigation requirements in subparagraphs (a) and (b) above, the County may collect a mitigation fee. The fee charged shall be based on the acreage of impact and shall be an amount sufficient to achieve full and complete compensation for the impact.
 - (d) **Wetland Creation:** Two acres of herbaceous wetlands shall be or created for every acre of herbaceous wetlands altered. Four acres of forested or mangrove wetlands shall be created for every acre of such wetlands altered, unless other requirements are enforced pursuant to (3) below.
- 3) Wetland mitigation provided in accordance with Section (2) above shall also be subject to the following:
- (a) All approved mitigation shall be required to demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% coverage of desirable wetland species for a period of at least two years for herbaceous wetland communities, and an 85% planting survival rate for at least five years for forested and mangrove communities.
 - (b) All areas which are created, in accordance with this policy shall be protected.

Objective: 3.3.2	<p>Wildlife and Upland Habitat Protection: Protect and preserve native wildlife, endangered, threatened and species of special concern, and native upland habitat through appropriate acquisition, restoration, and development controls to provide:</p> <ul style="list-style-type: none"> - areas for passive recreation and enhanced quality of life; - large pervious areas for improved water quality and groundwater recharge; - species biodiversity; and - natural area greenways.
Policy: 3.3.3.1	<p>Participate in the development and preservation of natural area greenways which should include wildlife corridors, recreation areas, environmentally sensitive lands, and other cultural and historic resources which may serve the passive recreational needs of residents and visitors.</p>
Policy: 5.2.1.5	<p>Implement, through this Comprehensive Plan and land use regulations, standards which shall limit or prohibit development of structures, parking areas, or drainage facilities within the location of future transportation corridors and rights-of-way as generally configured and indicated on the Future Traffic Circulation: Right of Way Needs Map, (Map 5C) and specified on Table 5.1. Other thoroughfare uses may be allowed within designated Future Transportation Corridors, including temporary uses.</p> <p>Future transportation corridors and rights-of-way to be protected shall be established during the review of each individual proposed project in proximity to the future transportation corridors generally located on the Future Traffic Circulation Map Series. These transportation corridors shall be designed so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross-section as required for facility types specified on the Major Thoroughfare Map Series. Protected future transportation corridors rights-of-way shall be identified during project review for development order approval. Dedication, where required, shall occur on or before issuance of a Certificate of Level of Service Compliance unless a development order specifies a later dedication date.</p> <p>Mitigation measure shall be utilized to preclude the taking of private property without compensation. These measures</p>

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shall address properties which are located in a manner, or exhibit characteristics, which preclude the reasonable use of such property if the protected right-of-way is dedicated or maintained free of structures, drainage facilities, or parking areas during development of the property. These measures also shall consider the transportation impacts of the specific development being proposed on the roadway. Mitigation measures may include, but not be limited to:

- granting of impact fee credits in accordance with land development regulations;
- repositioning the roadway through the land to maximize development potential
- transferring of development rights which may be considered pursuant to the Future Land Use Map from the area within the protected right-of-way to an area outside the protected right-of-way on the project site;
- granting alternative and more valuable land uses;
- offering development opportunities for clustering the increasing densities at key nodes and parcels within the project site off the protected transportation corridors;
- altering or changing the road pattern; and
- reduce the building setbacks, required buffers, and other requirements otherwise contained in this Comprehensive Plan or contained in other local land development regulations, if such requirement is considered on a case-by-case basis.

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.

Policy: 6.1.3.4. Encourage the development of a variety of dwelling units of varying cost or rent within a single development.