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Planning Commission
Manatee County Government Administration Center
1112 Manatee Avenue West
1st Floor, Commission Chambers 9:00 A.M.

July 10, 2014 - Planning Commission Meeting

MEETING CALLED TO ORDER (Richard Bedford)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. June 12, 2014 Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. Z-14-01 – RANDOLPH SNELL / SNELL (DTS # 20140145)- QUASI - JUDICIAL - ROSSINA LEIDER * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - Z-14-01 - Snell - 20140054 - 20140710 PC.pdf

Attachment: Staff Report - Snell - Z-14-01 - 07-10-2014 PC.pdf

Attachment: Zoning Disclosure Affidavit - Snell - Z-14-01 - 07-10-14 PC.pdf

Attachment: Copy of Newspaper Advertising 07-10-14 PC.pdf

3. PDMU-14-15(P) – CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS (DTS#20130506) - QUASI - JUDICIAL - STEPHANIE MORELAND * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-14-15 - BuckheadTrails - 20130506 - 2014-07-10 PC.pdf

Attachment: Copy of Newspaper Advertising 07-10-14 PC.pdf

Attachment: Site Plan - Cargo Partner VI - Buckhead Trails - PDMU-14-15 (p) - 07-10-14 PC.pdf

Attachment: Specific Approval Request - Cargo Partner VI - Buckhead Trails - PDMU-14-15(P) - 07-10-14 PC.pdf

Planning Commission
Manatee County Government Administration Center
1112 Manatee Avenue West

Attachment: Staff Report - Cargo Partner VI - Buckhead Trails - PDMU-14-
15(P) - 07-10-14 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 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.

July 10, 2014 - Planning Commission Meeting
Agenda Item #1

Subject

June 12, 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 June 12, 2014.

Enabling/Regulating Authority

n/a

Background Discussion

n/a

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

July 10, 2014 - Planning Commission Meeting
Agenda Item #2

Subject

Z-14-01 – RANDOLPH SNELL / SNELL (DTS # 20140145)- QUASI - JUDICIAL - ROSSINA LEIDER

Briefings

None

Contact and/or Presenter Information

Rossina Leider

Planner

941-748-4501, ext. 6859

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-14-01, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- This is a straight rezone request for 3.00 ± acres (130,680) from A-1 (Suburban Agriculture) to HC (Heavy Commercial).
- The property is located east of US 41 N, approximately 380 feet north of the intersection of US 41 and 105th Street East, east of US 41 N, approximately 380 feet north of the intersection of US 41 and 105th Street East, Palmetto, and currently developed with a single-family residential unit.
- The site is within the R/O/R (Retail/Office/Residential) FLUC.
- The proposed HC zoning district is intended to provide areas for intense commercial and service uses which have greater external effects (i.e. noise, traffic, vibration, etc.) than those permitted in less intensive districts. The range of uses permitted includes retail sales, eating establishment, banking, hotels, office, motor vehicle

repair, and industrial services, with a maximum Floor Area Ratio (FAR) of 0.25 (0.35 with Special Approval), and a maximum building size of 50,000 square feet.

- The R/O/R FLUC list retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving in the range of potential uses, and exempts commercial project from commercial locational criteria requirements. The maximum FAR allows for project within the R/O/R FLUC is 0.35 and 1.0 for hotels only (Special Approval is required for projects exceeding 0.25 FAR).
- The site is located near Port Manatee; ± 1,500 feet east of the southern portion of the port zoned PDPM (Planned Development Port Manatee). The surrounding area along the US 41 has been developing with commercial and industrial uses, and most recently with port related uses, as part of the PDEZ (Planned Development – Port Encouragement Zone) zoning district that supports and encourages the Port Manatee's development.
- The site has frontage along US 41 N classified as an Arterial roadway. Future location of access point along the US 41 N will be determined by FDOT.
- All requirements of HC zoning district and LDC provisions regarding buffering, access, parking, tree preservation, floodplain and stormwater management, etc. will be assessed with future site plan.
- Staff recommends approval.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded via email on June 3, 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

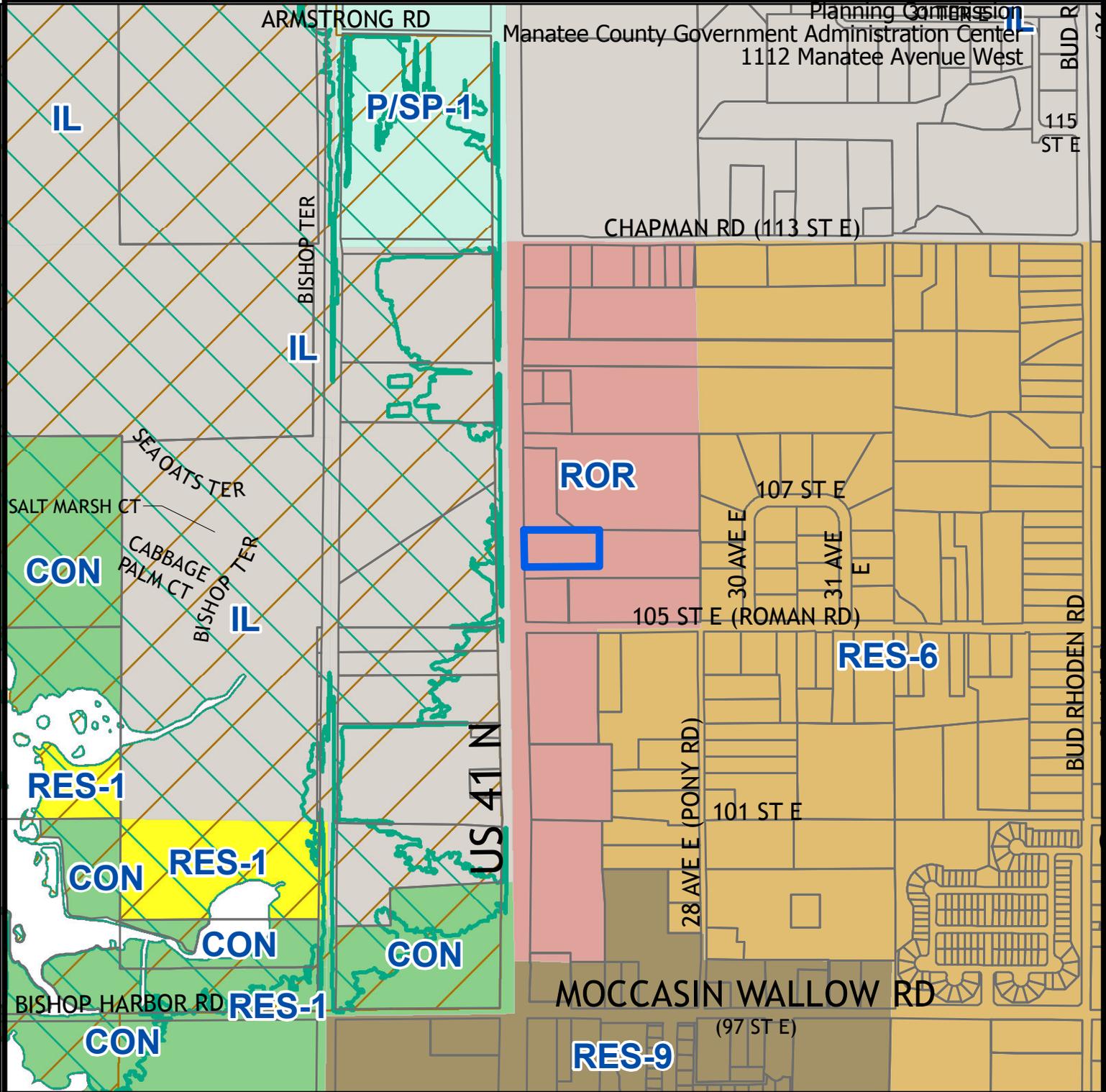
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FUTURE LAND USE



Planning Commission
 Manatee County Government Administration Center
 1112 Manatee Avenue West

Parcel ID #(s) 621600159

Project Name: Snell
 Project #: Z-14-01
 DTS#: 20140145
 Proposed Use: Rezone

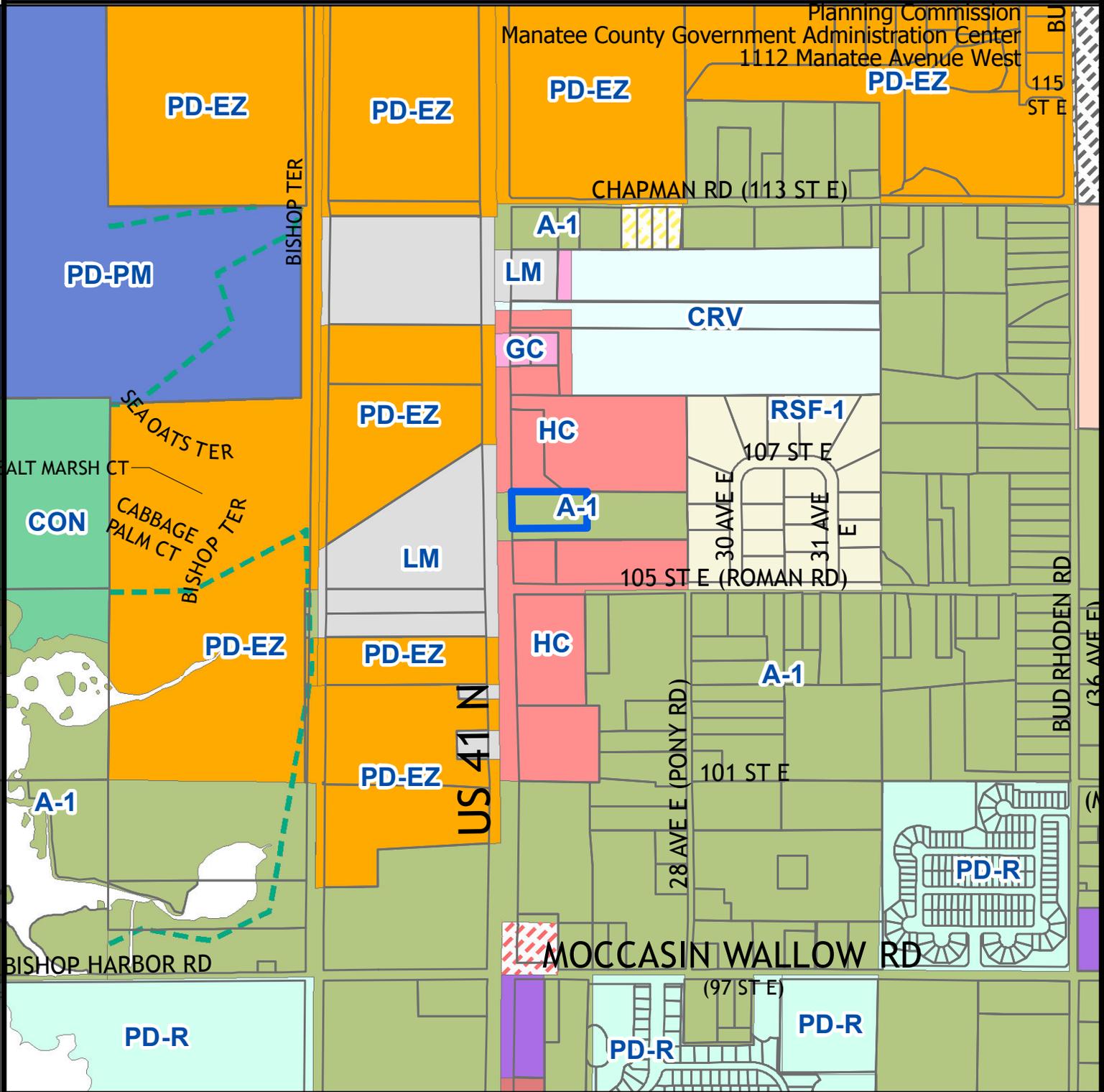
S/T/R: Sec 18 Twn 33 Rng 18
 Acreage: 3.0
 Existing Zoning: A-1
 Existing FLU: ROR
 Overlays: NONE
 Special Areas: NONE

CHH: N
 Watershed: NONE
 Drainage Basin: Terra Ceia Bay
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map
 Map Prepared 4 / 2014
 1 inch = 948 feet

ZONING



Parcel ID #(s) 621600159

Project Name: Snell
 Project #: Z-14-01
 DTS#: 20140145
 Proposed Use: Rezone

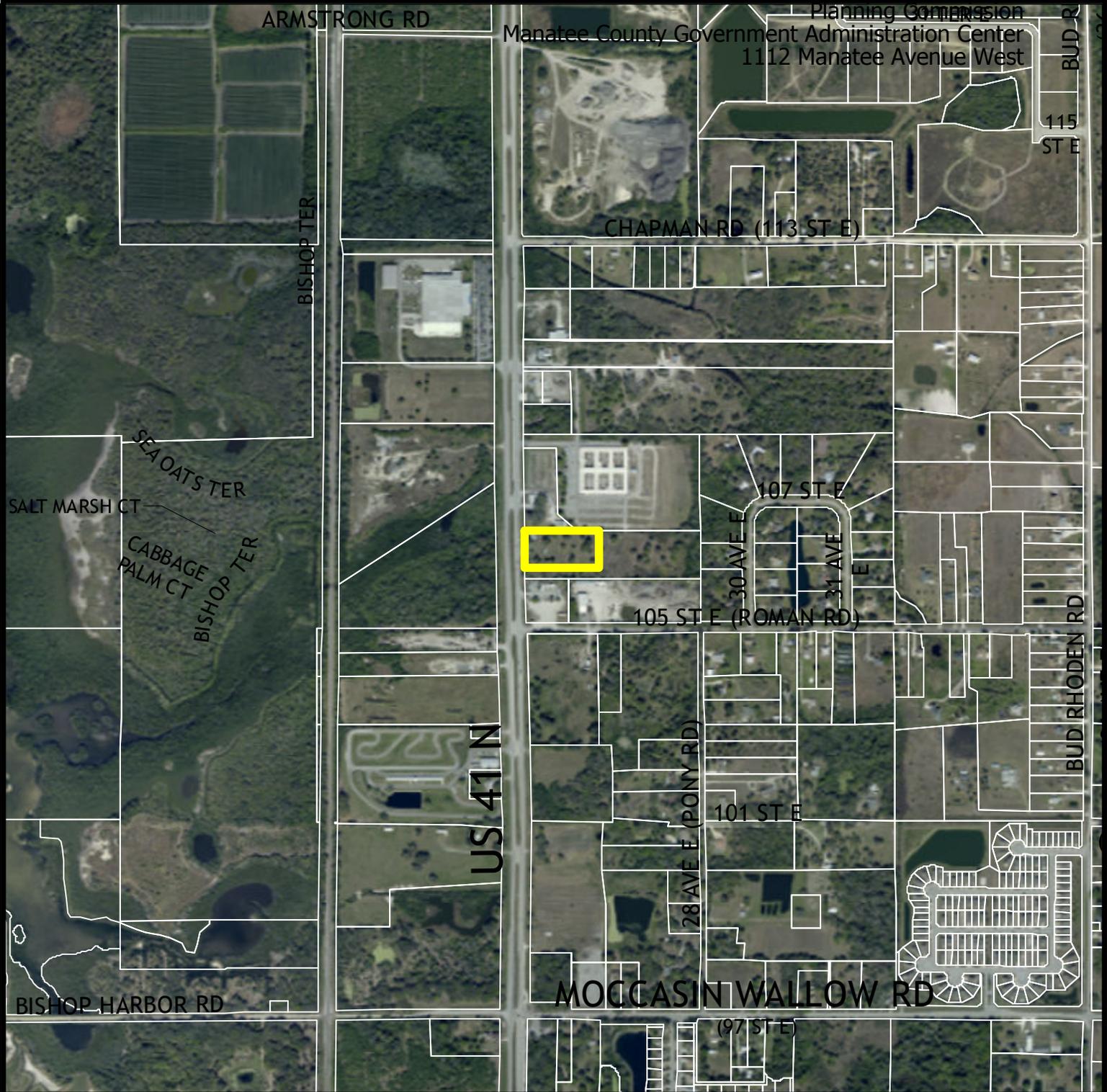
S/T/R: Sec 18 Twn 33 Rng 18
 Acreage: 3.0
 Existing Zoning: A-1
 Existing FLU: ROR
 Overlays: NONE
 Special Areas: NONE

CHH: N
 Watershed: NONE
 Drainage Basin: Terra Ceia Bay
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map
 Map Prepared 4 / 2014
 1 inch = 948 feet

AERIAL



Planning Commission
 Manatee County Government Administration Center
 1112 Manatee Avenue West

Parcel ID #(s) 621600159

Project Name: Snell
 Project #: Z-14-01
 DTS#: 20140145
 Proposed Use: Rezone

S/T/R: Sec 18 Twn 33 Rng 18
 Acreage: 3.0
 Existing Zoning: A-1
 Existing FLU: ROR
 Overlays: NONE
 Special Areas: NONE

Page 9 of 92
 CHH: N
 Watershed: NONE
 Drainage Basin: Terra Ceia Bay
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map
 Map Prepared 4 / 2014
 1 inch = 948 feet

Z-14-01 – Randolph Snell / Snell (DTS # 20140145)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 3.00 acres east of US 41 N, and approximately 380 feet north of 105th Street East (Roman Road), at 10608 US 41 North, Palmetto from the A-1 (Suburban Agriculture) to the HC (Heavy Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 07/10/2014

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, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-14-01, as recommended by staff.

PROJECT SUMMARY

CASE#	Z-14-01 (DTS # 20140145)
PROJECT NAME	Randolph Snell / Snell
APPLICANT(S):	Randolph Snell
PROPOSED ZONING:	HC (Heavy Commercial)
EXISTING ZONING:	A-1 (Suburban Agriculture)
CASE MANAGER:	Rossina Leider
STAFF RECOMMENDATION:	APPROVAL

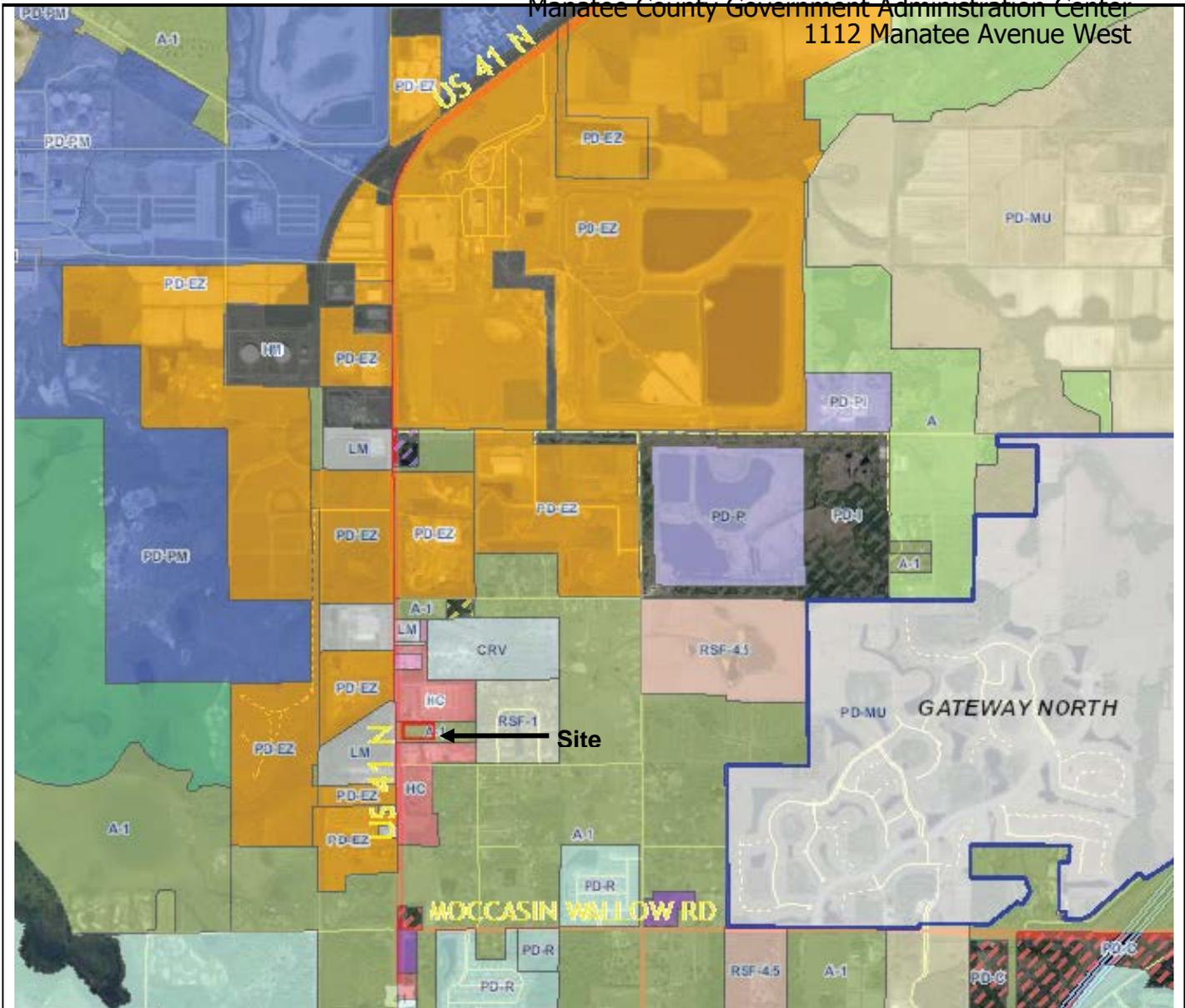
DETAILED DISCUSSION

The request is for a rezone of approximately 3.0 acres (130,680 square feet) from A-1 (Suburban Agriculture) to HC (Heavy Commercial). The site is located east of US 41 N, approximately 380 feet north of the intersection of US 41 and 105th Street East, currently developed with a single-family residential dwelling unit, and within the R/O/R FLUC.

The existing A-1 zoning district provides for limited transition areas and allows agricultural and related uses on short-term agricultural lands. The proposed HC zoning district is intended to provide areas for intense commercial and service uses which have greater external effects (i.e. noise, traffic, vibration, etc.) than those permitted in less intensive districts.

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

The site is located near Port Manatee; ± 1,500 feet east of the southern portion of the port zoned PDPM (Planned Development Port Manatee). The surrounding area along the US 41 has been developing with commercial and industrial uses, and most recently with port related uses, as part of the PDEZ (Planned Development – Port Encouragement Zone) zoning district that supports and encourages the Port Manatee’s development.



The site is not adjacent to and does not contain within its boundaries any perennial lake or stream. Per the FEMA FIRM, the site is located in the 100-year floodplain generated from tidal and storm surge effect (not freshwater), and outside of the Manatee County 25 year floodplain. Depending on the size of the proposed impervious areas, at Final Site Plan submittal the applicant will be required to provide attenuation, floodplain compensation, and water quality treatment in accordance of LDC Sections 717 (Stormwater Management) and 718 (Floodplain Management).

The site will have direct access to US 41 N classified as an Arterial roadway.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS:	10608 US 41 N
GENERAL LOCATION:	East of US 41 N, ± 380 feet north of 105 Street East (Roman Road) and 2,000 feet south of Chapman Road
ACREAGE:	3.00 ± acres (approximately 130,680 sq. ft.)
EXISTING USE(S):	Single-family residential
FUTURE LAND USE CATEGORY(S):	R/O/R (Retail/Office/Residential)
DENSITY / INTENSITY:	Max F.A.R. permitted: <ul style="list-style-type: none"> - .25 (.35 with Special Approval in HC Zoning and R/O/R FLUC) - 1.0 for hotel in R/O/R FLUC with Special Approval
OVERLAY DISTRICT(S):	None

SURROUNDING USES & ZONING

NORTH	Residential support use (Church / Iglesia Nueva Esperanza) and commercial (Midway Flea Market) zoned HC (Heavy Commercial)
SOUTH	Vacant property zoned A-1 (Suburban Agriculture). Further south, eating establishment, Popi’s Place Restaurant) and construction services establishment zoned HC (Heavy Commercial)
EAST	Vacant property zoned A-1 (Suburban Agriculture).
WEST	Across US 41 N, vacant industrial and commercial (Grade Services, Inc.) zoned LM (Light Manufacturing). Further northwest and southwest, vacant properties zoned PDEZ (Planned Development – Port Manatee Encouragement Zone)

SITE DESIGN DETAILS

LOT SIZE(S):	± 130,680 sq. ft. (± 3.0 acres) and 252 feet width. Exceeds minimum lot size (7,500 sq. ft.) and lot width (75 feet) required for HC zoning.							
SETBACKS: (min. required in HC zoning)	Page 13 of 97	<table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Front</td> <td>25’</td> </tr> <tr> <td>Side</td> <td>10’/20’ (adjacent to residential)</td> </tr> <tr> <td>Rear</td> <td>15’/20’ (adjacent to residential)</td> </tr> </table>	Front	25’	Side	10’/20’ (adjacent to residential)	Rear	15’/20’ (adjacent to residential)
Front	25’							
Side	10’/20’ (adjacent to residential)							
Rear	15’/20’ (adjacent to residential)							

OPEN SPACE:	15% required in HC zoning district. No site plan submitted at this time.
ACCESS: (*) Future location of access point along US 41 N will be determined by FDOT	One access point along US 41 N (*)
FLOOD ZONE(S): (*) Future submittals will be reviewed for compliance with floodplain management regulations.	Zone AE with a Base Flood Elevation of 8' NAVD 1988 per FIRM Panel 12081C 0156E, effective 3/17/2014 (*)
AREA OF KNOWN FLOODING:	Yes, storm surge (*) Watershed/Basin: Bishop Harbor
UTILITY CONNECTIONS: (*) Future development of the site will required the installation of a pump station at the owner expenses	Water and sewer available (*)
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	No plans submitted; unable to determine at this time
Proposed Impact Acreage:	No plans submitted; unable to determine at this time

NEARBY DEVELOPMENT

NON-RESIDENTIAL				
PROJECT	SQ. FT.	FAR	FLUC	YEAR APPROVED
Sarasota Land Services Hwy 41 Storage (office & enclosed storage)	5,700	0.0116	IL	2008
Bishop Harbor Business Park (mini warehouse)	103,800	0.35	IL	2007
Trilectron	144,200	0.18	IL	2012
FB Energy Manatee Facility (Electricity Generating Facility)	28,400	0.01	P/SP(1)	2010
Vecenergy (Fuel tanks, equipment warehouse)	233,986	0.11	IH & IL	2009
HRK Holdings (Dry Bulk Storage)	90,615	0.03	IH	2010

POSITIVE ASPECTS

- The site will access to an arterial roadway (US 41 N).
- Logical expansion of the adjacent HC zoning district.
- The site is mostly surrounded by commercial and industrial uses and zoning.

NEGATIVE ASPECTS

- Future development activities may be restricted by some constraints (right-of-way reservation/dedication), tree preservation, stormwater management, sewer connection, etc.)

MITIGATING MEASURES

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

STAFF RECOMMENDED STIPULATIONS

Not applicable. This is a “straight rezone” from A-1 to HC. All requirements of the R/O/R FLUC and HC zoning district will be reviewed with all future site plan approvals. These requirements include the range of permitted uses and size of project (FAR), setbacks, buffers, parking, adverse impact standards, etc.

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

None

**COMPLIANCE WITH THE LAND DEVELOPMENT CODE
SECTION 504.5 - REZONE CRITERIA**

1. Compatibility with Neighbors. Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

To the north, and west the site is surrounded by commercial and industrial uses and zoning within the HC (Heavy Commercial), LM (Light Manufacturing), and PDEZ (Planned Development – Port Encouragement Zone). Also, to the north, there is a residential support use (church) zoning HC. To the south, there is a vacant property zoned A-1; further south, there are commercial and industrial service uses zoned HC.

The proposed zoning (HC) is compatible with the existing development pattern and zoning of nearby properties along this portion of the US 41 corridor and a logical expansion of adjacent commercial zoning district to the north. No impacts to residential areas will occur with this proposal since there are no residential uses or zoning adjacent to the property.

2. Changes from Original Conditions. Has there been a change in the conditions upon which the original zoning designation was based? Have major land uses or conditions changed since the zoning was established?

Between 105th Street East and Chapman Road, the majority of properties along the east side of the US 41 N have commercial and industrial zoning designations (GC-General Commercial, HC-Heavy Commercial, and LM-Light Manufacturing), except for three properties including this site that have been zoned A-1 since 1981. Properties along the west side of the US 41 N have been rezoned from A-1 to LM and PDEZ (Planned Development – Port Encouragement Zone).

Development pattern in this segment of US 41 is characterized by commercial, and industrial, uses. The proposed amendment to HC zoning is consistent with the development trend in the area.

3. Comprehensive Plan. Does the current zoning or the proposed zoning better conform to the current Comprehensive Plan?

A-1 and HC zoning districts are appropriate for the R/O/R FLUC. However, the proposed zoning better conforms with the Comprehensive Plan since adjacent properties to the north are zoned HC, and the majority of the established uses along this segment of the US 41 N are commercial or industrial in nature.

The HC zoning district provides areas for intense commercial and service uses which have greater external effects (i.e. noise, traffic, vibration, etc.) than those permitted in less intensive districts. The R/O/R FLUC is intended for a broad range of commercial, residential and, in certain cases, light industrial uses, and permits retail, wholesale, or office commercial uses that function in the marketplace as neighborhood, community, or region-serving.

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

No, it does not appear that this rezone will conflict with existing or planned public improvements. The applicant has been advised that additional right-of-way may be required for future roadway improvements, and this will be determined with future site plan submittals.

5. Sufficient Public Facilities. Whether the proposed change will be supported by sufficient public facilities, based upon a consideration of the following factors:

(i) Will the proposed change adversely affect traffic patterns or congestion?

Based on the Traffic Impact Statement dated May 12, 2014 and the subsequent analysis for the Snell Property, the Manatee County Public Works Department, Transportation Planning Division recommends approval of the Traffic Impact Statement. The applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings.

Transportation concurrency vesting has not been granted as a result of this review. At the time of Final Site Plan a complete Traffic Analysis for this project will be required.

(ii) Will the proposed change adversely impact population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected?

HC zoning is intended to provide areas for intense commercial and services uses in appropriate locations within the county. This is a commercial development and non-population impacts exist. Any CLOS requirements will be reviewed with future submittals when a specific use is proposed.

(iii) Are sufficient public facilities planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law?

There is a 5/8" water meter located in the southwest corner of the site, and a 24" DIP water main (across US 41). A 12" sewer force main is in front of the property; however, at time of future development a pump station shall be installed at the owner's expenses.

No insufficient public facilities issues have been raised by staff during review process; however, a public facility analysis will be performed by staff when the applicant submits a Final Site Plan specifying the intensity of the proposed use.

<p>6. <u>Neighborhood Changes.</u> Will the proposed change adversely affect the health, safety or welfare of the neighborhood? The proposed zoning amendment should have no adverse impacts on the health, safety or welfare on the neighborhood in this location.</p>
<p>7. <u>Compliance with LDC.</u> Is the proposed amendment in conformance with all applicable requirements of this Code? The HC zoning district allows a minimum lot size of 7,500 square feet, a minimum lot width of 75 feet, and a maximum building size of 50,000 square feet. The range of uses permitted in the HC zoning district include retail sales, eating establishment, banking, hotels, offices, motor vehicle repair, and industrial services. Compliance with the standards of the HC zoning district and all other requirements of the LDC will be reviewed and verified with future site plan approval for this site.</p>
<p>8. <u>Orderly Development.</u> Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request. The proposed amendment is consistent with the development patterns in the area and appropriate for orderly development of the community. The surrounding area has commercial and industrial zoning designation compatible with the HC zoning category and the R/O/R FLUC.</p>
<p>9. <u>Expanding Districts.</u> Is the proposed amendment the logical expansion of adjacent zoning districts? The proposed amendment is the logical expansion of the adjacent commercial zoning district to the north.</p>
<p>10. <u>Trends.</u> Is the timing of the request appropriate given the development trends in the area? The timing is appropriate given the trends in the area. The surrounding area along the US 41 has been developing with commercial, and light industrial use, and most recently with port related uses as part of the PDEZ (Planned Development – Port Encouragement Zone) zoning district that supports and encourages the Port Manatee’s development.</p>
<p>11. <u>Historic Resources.</u> Will the proposed change adversely impact historic resources? No, there does not appear to be any known or recorded historic resources on the site. If any historic resources are found at the time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.</p>
<p>12. <u>Environmental Impacts.</u> Will the proposed change have an adverse environmental impact on the vicinity? Any environmental impacts will be addressed with the future site plan submittals.</p>
<p>13. <u>Lighting.</u> Will the proposed change allow uses that require so much outdoor lighting that even the light from shielded fixtures may reflect off-site with potentially adverse effects on residential areas? No adverse outdoor lighting is proposed with this zoning change. However, during the future site plan submittal any proposed outdoor lighting will be required to meet LDC Section 709.</p>
<p>14. <u>County Wide Changes.</u> Will the proposed change adversely affect the health, safety and welfare of the County as a whole? The rezone should have no negative impact to the health, safety and welfare of the County in this location. Any potential negative impact will be addressed with the future site plan submittal when a particular use will be proposed.</p>

15. Mobile Homes. For any rezoning that would result in the removal or relocation of mobile home owners residing in a mobile home park, has the applicant demonstrated that adequate mobile home parks or other suitable facilities exist for the relocation of the mobile home owners, within the meaning of, and pursuant to, Section 723.083, Florida Statutes.

Not applicable.

16. Other Matters. Any other matters which may be appropriate for consideration pursuant to this Code, the Comprehensive Plan or applicable law.

Future development will require site plan review.

COMPLIANCE WITH LDC

(Note: Compliance with the standards of the HC zoning district and all other requirements of the LDC will be reviewed and verified with future site plan approvals for this site.)

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing.

The timing of this rezone is appropriate given development trends in the area. The surrounding area along US 41 is characterized by a mix of commercial and light industrial uses zoned HC, LM, and PDEZ.

Policy 2.2.1.17.2 Range of Potential Uses.

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

Policy 2.6.1.1 Compatibility.

The range of land uses permitted in HC zoning will be compatible with surrounding land uses and zoning as previously detailed in this staff report. The HC zoning district also establishes lot sizes, setbacks, open space requirements, and Floor Area Ratio that will be comparable with surrounding development and zoning districts, thereby assuring compatibility.

TRANSPORTATION

Transportation Concurrency

The Applicant is only seeking “Rezoning” approval at this time, and, thus, cannot obtain transportation concurrency until the Preliminary Site Plan (PSP)/Final Site Plan (FSP) review stage(s) of this project. At that time, the Applicant will be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project (see Certificate of Level of Service Compliance table below). However, the applicant did provide a Traffic Impact Statement (TIS) for the rezone. The TIS indicated that U.S. 41 will have sufficient capacity to accommodate the proposed project traffic.

Access

The site will take access onto U.S. 41. At the time of the TIA, all access points will be evaluated to determine if any site-related improvements will be required for the site.

TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: No
TRAFFIC STUDY REQ'D: Not at this time. A TIA will be required with application for concurrency.

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
U.S. 41	3371	D	B

OTHER CONCURRENCY COMPONENTS

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

ATTACHMENTS

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

APPLICABLE COMP PLAN POLICIES

Policy:	2.1.2.4	Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.
Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: <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:	2.2.1.17	R/O/R: Establish the Retail/Office/Residential future land use category as follows:
Policy:	2.2.1.17.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node, with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.
Policy:	2.2.1.17.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, professional or office commercial uses which function in the market place as neighborhood, community, or region-serving.

Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/ water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.

Policy: 2.2.1.17.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 16 dwelling units per acre

For new development -

9 dwelling units per acre

Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Net Residential Density:

For development existing at time of plan adoption or treated as a special exception under this Comprehensive Plan - 20 dwelling units per acre

For new development -

16 dwelling units per acre

24 dwelling units per acre inside the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".

Maximum Floor Area Ratio: 0.35

1.0 inside the CRA's and UIRA

Maximum Floor Area Ratio for Hotels: 1.0

Maximum Square Footage for Neighborhood,

Community, or Region-Serving Uses: Large 300,000sf

Policy: 2.2.1.17.4

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.
- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-workshops
- d) Non-residential projects exceeding 150,000 square feet

Manatee County Government Administration Center
gross building area may be considered only if consistent
with the requirements for large commercial uses, as
described in this element.
1112 Manatee Avenue West

- e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
- f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.
- g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:
 - I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.
 - II. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/ Residential designation except as provided below:
 - III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining

Manatee County Government Administration Center
properties and all special approval criteria are met.
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- iv. If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

Policy: 2.10.4.2

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

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

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use category meeting adverse impact standards as
established within the Manatee County Land
Development Code. All such uses must receive Special
Approval.

- appropriate water-dependent, water -related, and water-enhanced commercial uses, as described under Objective 4.2.1.
- commercial uses located within Port Manatee.
- Professional office uses not exceeding 3,000 square feet in gross floor area within the Res-6, Res-9, RES-12, and Res-16 future land use categories may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions provided such office is located on a roadway classified as a minor or principal arterial on the roadway functional classification map, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.2.1.12.4, 2.2.1.13.4, 2.2.1.15.4).
- commercial uses located within the rural community of Myakka City which is designated as those lands on Sheet 29 f the Future Land Use Map shown as Res-3 or Res-1 on May 11, 1989, provided that they are located along State Road 70 within 1,500 feet from its intersection with Wauchula Road, and located within 1,000 feet along Wauchula Road from its intersection with State Road 70. Further, properties developed commercially, or having commercial zoning in place at the time of adoption of this Comprehensive Plan if they have frontage on State Road 70 and are within three-quarters mile of the State Road 70 and Wauchula Road intersection are also exceptions. Furthermore, all commercial uses allowable under this provision will be exempt from the one-half mile spacing requirement denoted in Policy 2.10.4.3(4).
- Small commercial (professional) office uses which operate as an accessory use to a residential religious development. Such accessory office uses which do not serve the general public but which serve the residential religious development may locate in residential future land use categories (RES-1, RES-3, UF-3, RES-6, RES-9, RES-12 and RES-16)
- and may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions (see also 2.2.1.9, 2.2.1.11, 2.2.1.12.4, 2.2.1.13.4, 2.2.1.14.4 and 2.2.1.15.2).

- Neotraditional developments that have commercial and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.
- DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics (see Neo-Traditional Development definition for development characteristics), have commercial uses located internal to neighborhoods and whose main neighborhood access is located on a road designated as a collector or higher.
- commercial uses located within the Parrish area for properties fronting US 301, from Moccasin Wallow Road to the realigned Ft. Hamer Road. These commercial uses are limited to a building footprint of 5,000 square feet except at nodes.

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

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

Policy: 2.10.4.3

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

- 1) any proposed commercial site must be sized and configured to provide for adequate setbacks, and buffers from any adjacent existing or future residential uses.
- 2) any proposed commercial site must be configured and sized to allow for orientation of structures, site access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use.
- 3) no proposed commercial site shall represent an intrusion into any residential area. As used in this standard, "intrusion" means located between two residential uses or sites which are not separated by the right-of-way of

Manatee County Government Administration Center
any roadway functionally classified as collector or higher,
1112 Manatee Avenue West

unless the proposed commercial use meets the definition of "infill commercial development," demonstrated through evaluation of existing land use patterns in this vicinity of the proposed use, and pursuant to guidelines contained in commercial locational criteria found in the operative provisions of this Element. Permitted exceptions listed in Policy 2.10.4.2 shall not be required to meet this development standard. No such intrusion shall be found in neotraditional developments approved as such by the County, as a mixture of uses is encouraged within those projects. No such intrusion shall be found in DRI and Large Project developments where commercial uses are internal to neighborhoods, approved as such by the County, as a mixture of uses are encouraged within those neighborhoods.

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

**MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT**

Project name: Snell

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 ()	
<u>Randolph Snell</u>	<u>100%</u>
<u>175 1st St. South, Apt. 3303</u>	
<u>St. Petersburg, FL 33701</u>	

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

Signature: *Randolph Snell* *for J. Michelle Baserva*

(Applicant): Randolph Snell by Randolph N. Snell attorney in fact under POA dated 12/12/12

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 23rd day of April 2014
by Randolph Snell, who is personally known to me or who has produced FL DL
S540-736-55-402-0 as identification.
(type of identification)

Michelle Jimenez-Baserva
Notary Signature

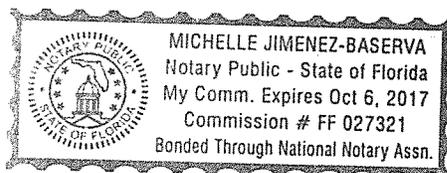
My Commission Expires: 10/6/17

Michelle Jimenez-Baserva
Print or type name of Notary

Commission No: FF 027321

Title or Rank

Revised 2/8/10
B-4



Page 27 of 92
for J. Michelle Baserva
POA 12/12/12

Exhibit "A"

DESCRIPTION:

THAT PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LYING EAST OF THE RIGHT-OF-WAY LINE OF U.S. NO. 41 DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N 00°15'31" W, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 662.97 FEET TO THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N 89°47'26" E, ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTH 1/2, A DISTANCE OF 119.70 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 45), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N 89°47'26" E, ALONG SAID NORTH LINE, A DISTANCE OF 519.96 FEET; THENCE S 00°09'14" E, 252.23 FEET; THENCE S 89°50'46" W, 517.07 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, SAID POINT BEING ON A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 11,327.16 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°53'40", A DISTANCE OF 176.82 FEET (CHORD = 176.82 FEET; CHORD BEARING = N 00°56'37" W) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 00°29'47" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 74.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES, MORE OR LESS.

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, July 10, 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:

PDMU-14-15(P) - CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS (DTS#20130506)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to:

- Add 165 lots to increase the total number of lots from 387 to 532 lots for single-family detached residences;
 - Increase density from 1.81 to 2.62 dwelling units per acre;
 - Revise minimum lot size; and
 - Change a cul-de-sac to a through street within the subdivision;
- the 203.27± acre site is in the PDMU/NCG (Planned Development Mixed Use/North County Gateway Overlay) zoning district. The site is on the north side of Buckeye Road, approximately 1/2 mile east of I-75, North County; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

Z-14-01 - RANDOLPH SNELL / SNELL (DTS # 20140145)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 3.00 acres east of US 41 N, and approximately 380 feet north of 105th Street East (Roman Road), at 10808 US 41 North, Palmetto from the A-1 (Suburban Agriculture) to the HC (Heavy Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or

hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION

Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: June 27, 2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to:

- Add 165 lots to increase the total number of lots from 387 to 532 lots for single-family detached residences;
 - Increase density from 1.81 to 2.62 dwelling units per acre;
 - Revise minimum lot size; and
 - Change a cul-de-sac to a through street within the subdivision;
- the 203.27± acre site is in the PDMU/NCG (Planned Development Mixed Use/North County Gateway Overlay) zoning district. The site is on the north side of Buckeye Road, approximately 1/2 mile east of I-75, North County; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

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An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 3.00 acres east of US 41 N, and approximately 380 feet north of 105th Street East (Roman Road), at 10808 US 41 North, Palmetto from the A-1 (Suburban Agriculture) to the HC (Heavy Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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CLASSIFIED

LEGAL NOTICE

Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: planning.agenda@mymanatee.org

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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
06/26/2014

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July 10, 2014 - Planning Commission Meeting
Agenda Item #3

Subject

PDMU-14-15(P) – CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS (DTS#20130506) - QUASI
- JUDICIAL - STEPHANIE MORELAND

Briefings

None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941-748-4501, ext 3880

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend APPROVAL of Preliminary Site Plan PDMU-14-15(P) with Stipulations A.1 - A.9, B.1 - B.10, C.1 - C.3, D.1 - D.2, and E.1 - E.5; GRANTING Special Approval for a project: 1) adjacent to perennial stream; 2) a gross density of one dwelling unit per acre in the UF-3 Future Land Use Category, and 3) exceeding a net density of three dwelling units per acre in the UF-3 Future Land Use Category, ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for alternatives to Sections 603.7.4.5 (greenbelt), 714.8.7 (replacement trees), and 715.3.4 (one canopy tree per lot), of the Land Development Code, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- The 203.27± acre site is in the PDMU/NCGO (Planned Development Mixed Use/North County Gateway Overlay) zoning district. The site is on the north side of Buckeye Road, approximately 1/2 mile east of I-75,

North County;

- On 06/17/08 the Board of County Commissioners rezoned the site to PDR and approved a Preliminary Site Plan for 367 lots for single-family detached residences. Following the Preliminary Site Plan approval, a Final Site Plan (PDR-05-53/FSP-07-28) was approved administratively. The Final Site Plan expires on 03/16/2015.
- In 2010, the site was rezoned to PDMU [PDMU-10-13(Z)(G)], when the Board of County Commissioners approved the Sawgrass/North County Gateway Overlay District, currently known as Florida International Gateway (FIG). The site did not retain the North Central Overlay District.
- Mr. John Cavoli, Agent for Cargor Partners, requests approval of a Preliminary Site Plan to add 165 lots for a total of 532 single-family detached residences, a gross density increase from 1.81 to 2.62 dwelling units per acre.
- The site is in the UF-3 (Urban Fringe-three dwelling units per acre) Future Land Use Category (FLUC). A gross density of 2.62 dwelling units per acre and net density of 3.23 dwelling units per acre require Special Approval in the UF-3 FLUC because the proposal exceeds one and three dwelling units per acre, respectively.
- There are two drainage features which traverse the site from east to west. The northernmost drainage feature is a perennial stream. Special Approval is required for a project adjacent to a perennial stream. Planned development is the process necessary to achieve Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts on the surrounding residential and agricultural neighborhood.
- The applicant proposes to reduce some of the previously approved lot sizes to increase the number of lots. Proposed minimum lot sizes range from 5,400 to 7,440 square feet. Approximately half of the lots will be a minimum of 6,250 square feet. All lots remain within the property boundaries of the previously approved plan.
- LDC Section 712.2.8, requires a second means of access for residential developments or parts of phases containing more than one hundred residential dwelling units. The four-phased 532 lot residential development is designed to have private streets with two gated entrances connecting Buckeye Road. Both roadways connect other interior roads to provide adequate traffic circulation through the project. To improve traffic circulation, a cul-de-sac (just north and west of the round-about) is changed to a through street within the subdivision.
- Additionally, the design shows provisions for future inter-neighborhood ties along the north, east and west boundaries. The proposal to provide inter-neighborhood ties furthers the intent of the Manatee County Comprehensive Plan, Policy 2.9.1 (Strong Communities) because it encourages connectivity and vehicular access between neighborhoods.
- The design meets the intent of LDC Section 907.9.1.3, which requires local streets to be extended to the property limits of the subdivision to allow for the logical future extension of the streets into adjacent undeveloped land and to new and existing adjacent developments to complete the inter-neighborhood road system ties.
- The site is adjacent to Buckeye Road (a planned 4-lane thoroughfare) and in the general vicinity of two future roadways; The Port Connector Road and Sawgrass Road Extension. Staff has a concern relative to noise impacts that future residents may experience. Staff recommends the installation of either an eight foot tall decorative wall or fence, or a berm and wall on top of the berm, with landscaping on the exterior side of

the wall or fence along Buckeye Road.

- Staff supports the applicant's requests for Specific Approval to allow an off-site agricultural buffer easement, one canopy tree per lot and smaller replacement tree sizes.
- There are 6.78± acres of wetlands and 4.61± acres of wetland buffers. There are no impacts to the wetlands. Some of the wetland buffers will be impacted by trails.
- Staff recommends approval subject to the recommended stipulations.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded via email on June 6, 2014.

Reviewing Attorney

Schenk

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-14-15 - BuckheadTrails - 20130506 - 2014-07-10 PC.pdf

Attachment: Copy of Newspaper Advertising 07-10-14 PC.pdf

Attachment: Site Plan - Cargo Partner VI - Buckhead Trails - PDMU-14-15(p) - 07-10-14 PC.pdf

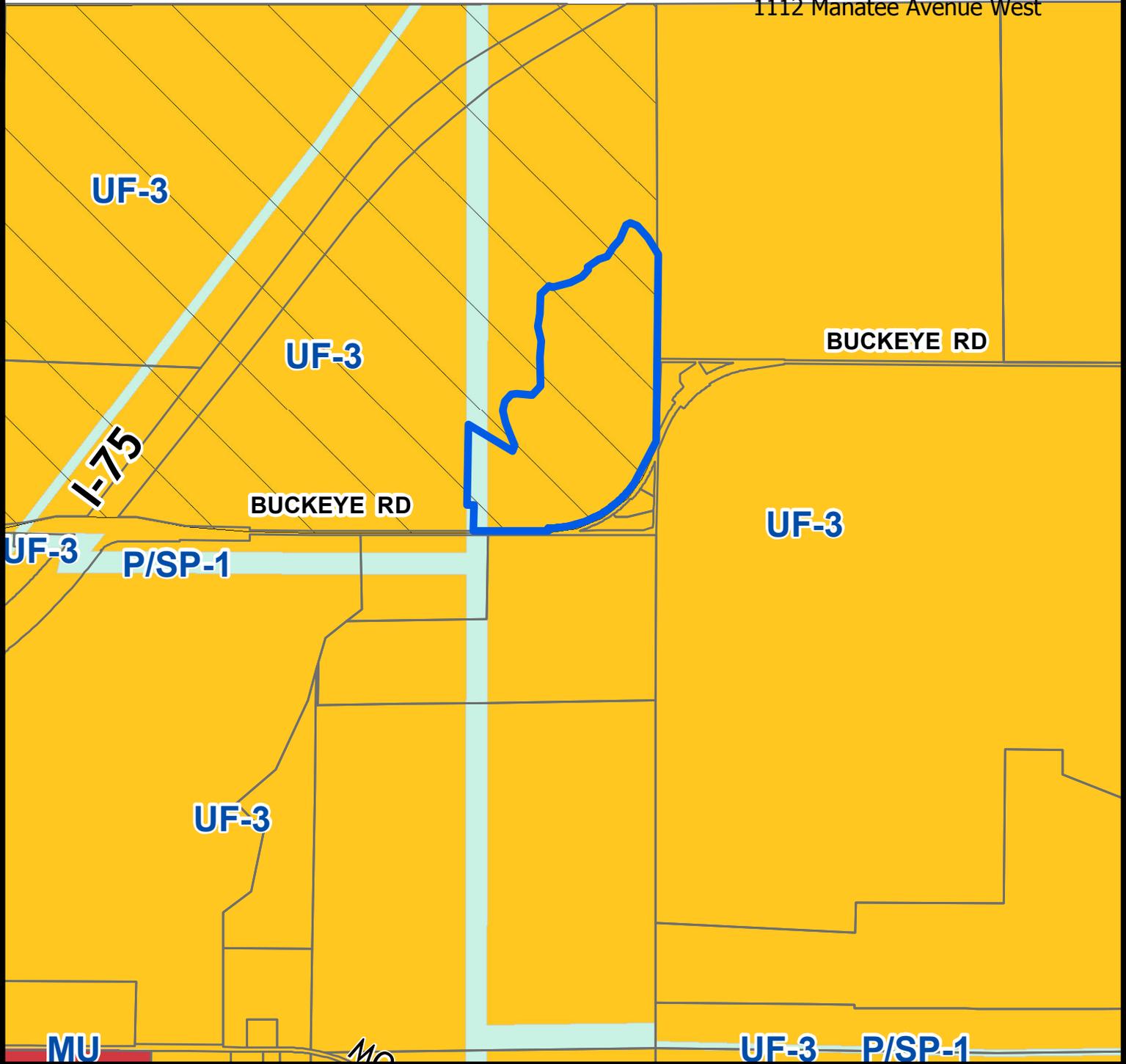
Attachment: Specific Approval Request - Cargo Partner VI - Buckhead Trails - PDMU-14-15(P) - 07-10-14 PC.pdf

Attachment: Staff Report - Cargo Partner VI - Buckhead Trails - PDMU-14-15(P) - 07-10-14 PC.pdf

FUTURE LAND USE

HILLSBOROUGH COUNTY

Planning Commission
Manatee County Government Administration Center
1112 Manatee Avenue West

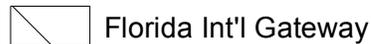


Parcel ID #(s) 589100109 (part of)

Project Name: Buckhead Trails
 Project #: PDMU-14-15 (P)
 DTS#: 20130506
 Proposed Use: Residential

S/T/R: Sec 2,7,12,6 Twn 33,0 Rng 18,19,0
 Acreage: 203.2
 Existing Zoning: PD-R
 Existing FLU: P/SP-1, UF-3
 Overlays: NCO
 Special Areas: Greenway

CHH: NONE
 Watershed: NONE
 Drainage Basin: UNNAMED DRAINAGE DITCH
 Commissioner: LarryBustle



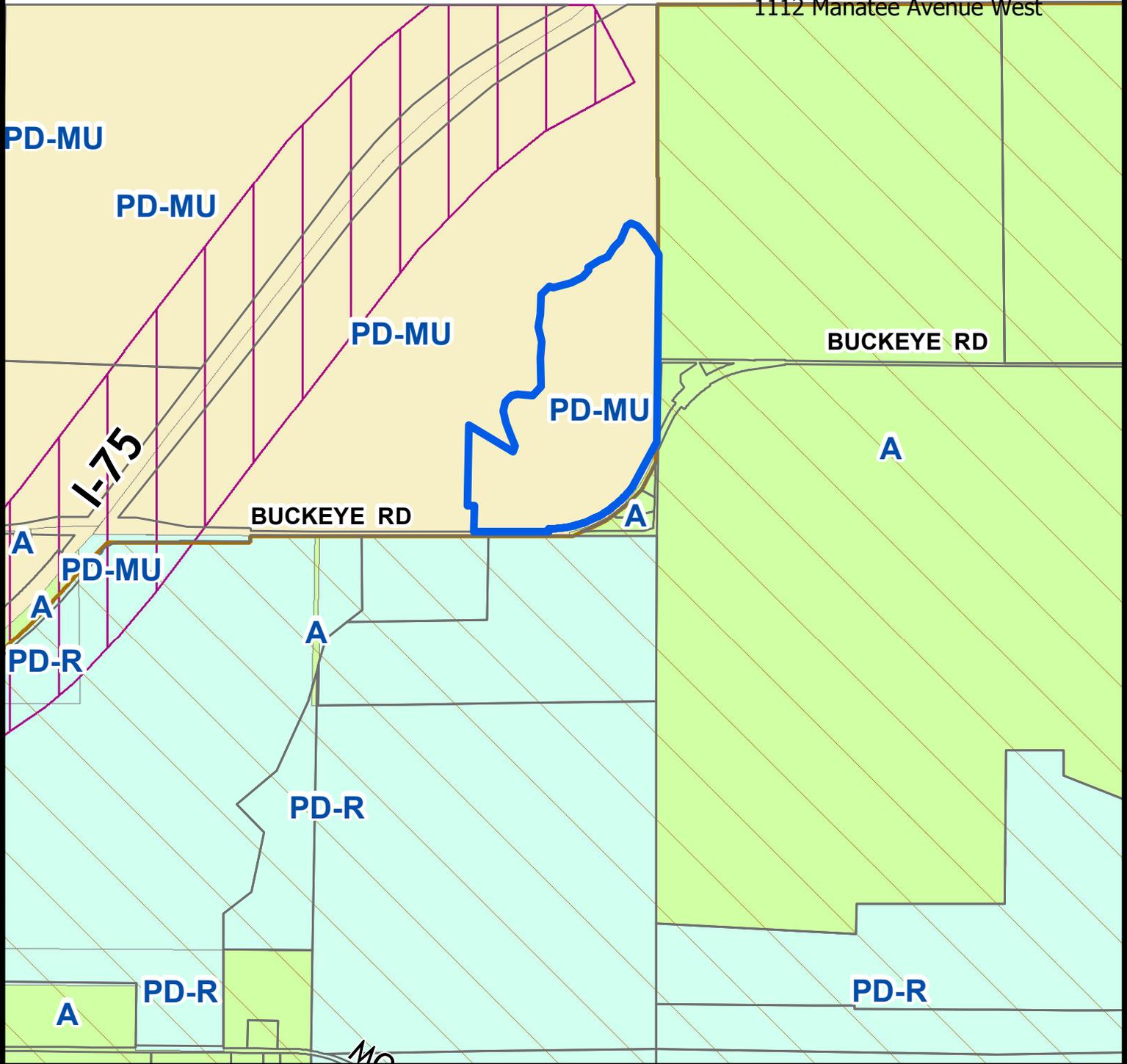
Manatee County
Staff Report Map

Map Prepared 2/25/2014
1 inch = 2,173 feet

ZONING

HILLSBOROUGH COUNTY

Manatee County Government Administration Center
 Planning Commission
 1112 Manatee Avenue West



Parcel ID #(s) 589100109 (part of)

Project Name: Buckhead Trails
 Project #: PDMU-14-15 (P)
 DTS#: 20130506
 Proposed Use: Residential

S/T/R: Sec 2,7,12,6 Twn 33,0 Rng 18,19,0
 Acreage: 203.2
 Existing Zoning: PD-R
 Existing FLU: P/SP-1, UF-3
 Overlays: NCO
 Special Areas: Greenway

 Entranceways
 North_Central_Overlay

CHH: NONE
 Watershed: NONE
 Drainage Basin: UNNAMED DRAINAGE DITCH
 Commissioner: LarryBustle



Manatee County
 Staff Report Map

Map Prepared 2/25/2014
 1 inch = 2,173 feet

AERIAL



Parcel ID #(s) 589100109 (part of)

Project Name: Buckhead Trails
Project #: PDMU-14-15 (P)
DTS#: 20130506
Proposed Use: Residential

S/T/R: Sec 2,7,12,6 Twn 33,0 Rng 18,19,0
Acreage: 203.2
Existing Zoning: PD-R
Existing FLU: P/SP-1, UF-3
Overlays: NCO
Special Areas: Greenway

Page 35 of 92

CHH: NONE
Watershed: NONE
Drainage Basin: UNNAMED DRAINAGE DITCH
Commissioner: LarryBustle



Manatee County
Staff Report Map

Map Prepared 2/25/2014
1 inch = 2,173 feet

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, July 10, 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:

PDMU-14-15(P) - CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS (DTS#20130506)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to:

- Add 165 lots to increase the total number of lots from 367 to 532 lots for single-family detached residences;
 - Increase density from 1.81 to 2.62 dwelling units per acre;
 - Revise minimum lot size; and
 - Change a cul-de-sac to a through street within the subdivision;
- the 203.27± acre site is in the PDMU/NCG (Planned Development Mixed Use/North County Gateway Overlay) zoning district. The site is on the north side of Buckeye Road, approximately 1/2 mile east of I-75, North County; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

Z-14-01 - RANDOLPH SNELL / SNELL (DTS # 20140145)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 3.00 acres east of US 41 N, and approximately 380 feet north of 105th Street East (Roman Road), at 10808 US 41 North, Palmetto from the A-1 (Suburban Agriculture) to the HC (Heavy Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or

hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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

THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION

Manatee County Building and Development Services Department
Manatee County, Florida

Date of pub: June 27, 2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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CLASSIFIED

LEGAL NOTICE

Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501x6878; e-mail to: planning.agenda@mymanatee.org

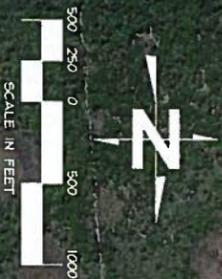
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THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS. MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida
06/26/2014

Page 36 of 37



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

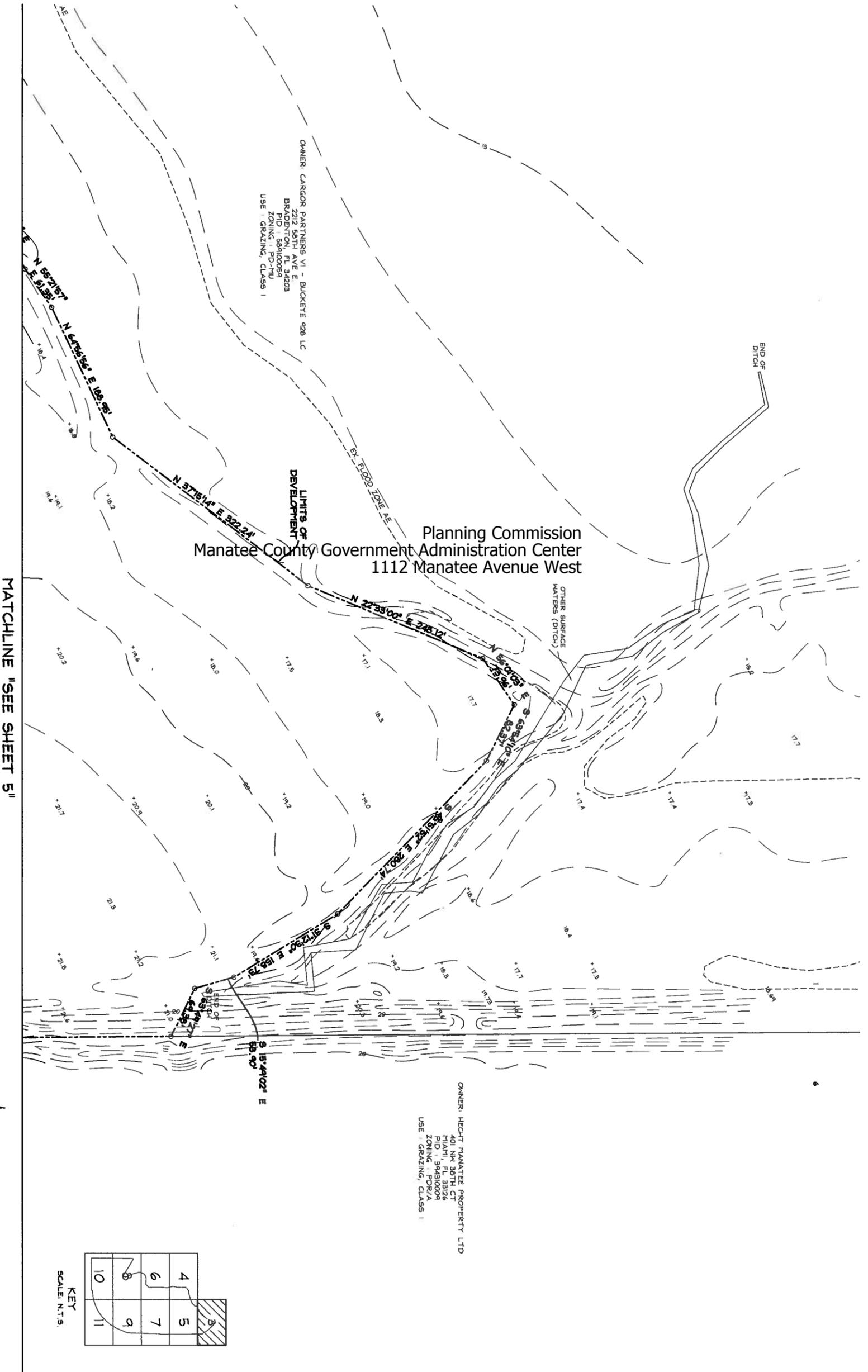
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CHECKED	JFC
DATE	12/20/06
SCALE	1" = 500'
JOB NO.	BRU17
SHEET	2

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

NO.	REVISIONS	DATE	BY
4	per County Comments	10/2/07	NRW
3	per County Comments	9/4/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	AERIAL W/ SITE PLAN

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 P. Cert. of Auth. No. 9875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: cavolengineer@aol.com
 (941) 927-3447
 Fax: (941) 927-3446



Planning Commission
Manatee County Government Administration Center
1112 Manatee Avenue West

OWNER: CARGOR PARTNERS VI - BUCKEYE 928 LC
2212 58TH AVE E
BRADENTON, FL 34203
PID: 589100054
ZONING: PD-MU
USE: GRAZING, CLASS 1

OWNER: HECHT MANATEE PROPERTY LTD
401 NN 28TH ST
BRADENTON, FL 34203
PID: 584310004
ZONING: PDR/A
USE: GRAZING, CLASS 1

MATCHLINE "SEE SHEET 5"



KEY
SCALE: N.T.S.

1	2	3
4	5	6
7	8	9
10	11	

CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

DRAWN	JFC
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	BRU17
SHEET	3

John F. Cavoli
12-14
JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

NO.	REVISION	DATE	BY
5	per County Comments	4/15/14	JAM
4	per County Comments	10/2/07	NRW
3	per County Comments	9/4/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

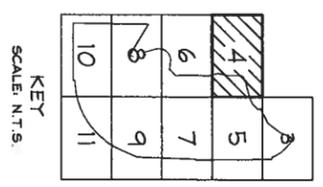
CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	EXISTING CONDITIONS / DEMOLITION PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers
Fl. Cert. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: cavoliengineer@aol.com
(941) 927-3647
Fax: (941) 927-3646

Planning Commission
 Manatee County Government Administration Center
 1112 Manatee Avenue West

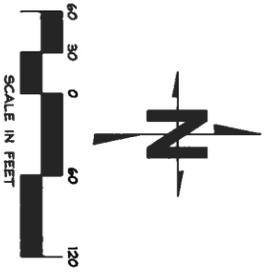
OVERHEAD UTILITY LINES
 UTILITY POLE W/
 GUT ANCHOR

OWNER: CARGOR PARTNERS VI - BUCKEYE 928 LC
 ADDRESS: 2215 S.W. 11th Ave. E.
 BRADENTON, FL 34203
 P.D. 58400084
 ZONING: PD-TU
 USE: GRAZING, CLASS I



MATCHLINE "SEE SHEET 6"

MATCHLINE "SEE SHEET 5"



CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION

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CHECKED	JFC
DATE	12/20/06
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JOB NO.	BRJ177
SHEET	4

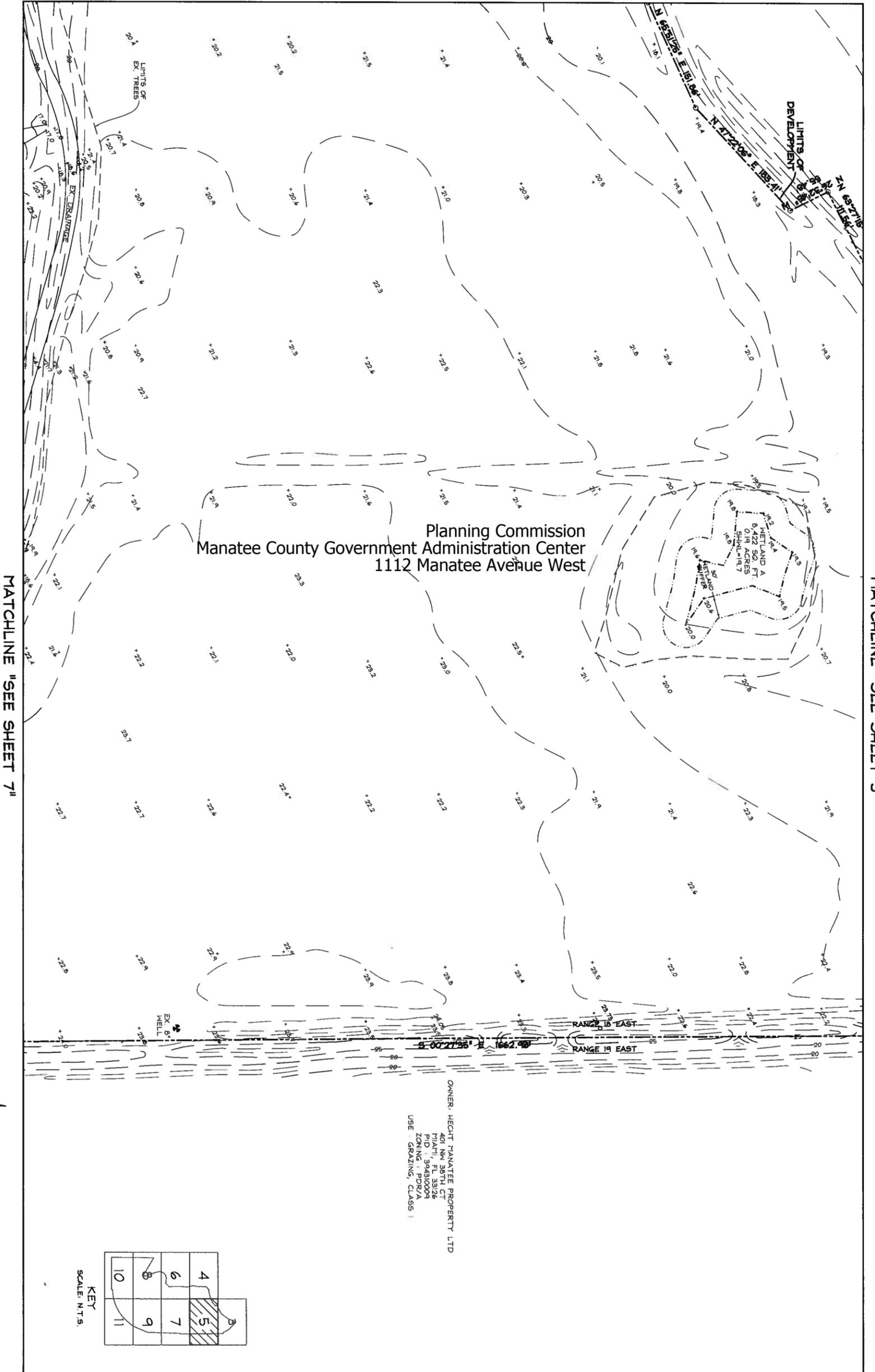
John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

NO.	REVISIONS	DATE	BY
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4	per County Comments	10/2/07	NRW
3	per County Comments	9/4/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	EXISTING CONDITIONS / DEMOLITION PLAN

AVOLI Engineering, Inc.
 Consulting Civil Engineers
 F. Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 (941) 927-3647
 Fax: (941) 927-3646
 email: cavoliengineer@aol.com

MATCHLINE "SEE SHEET 4"



MATCHLINE "SEE SHEET 3"

MATCHLINE "SEE SHEET 7"

Planning Commission
Manatee County Government Administration Center
1112 Manatee Avenue West

WETLAND A
8,422 SQ. FT.
0.19 ACRES
SHALL-19.7

OWNER: HECHT MANATEE PROPERTY LTD
401 NW 28TH CT
MIAMI, FL 33126
PID: 34431009
ZONING: PDR/A
USE: GRAZING, CLASS I

RANGE 18 EAST
RANGE 19 EAST



KEY
SCALE: N.T.S.

10	9	8	7	6	5	4
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CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

DRAWN	JFT
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	BRU177
SHEET	5

John F. Cavoli
JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

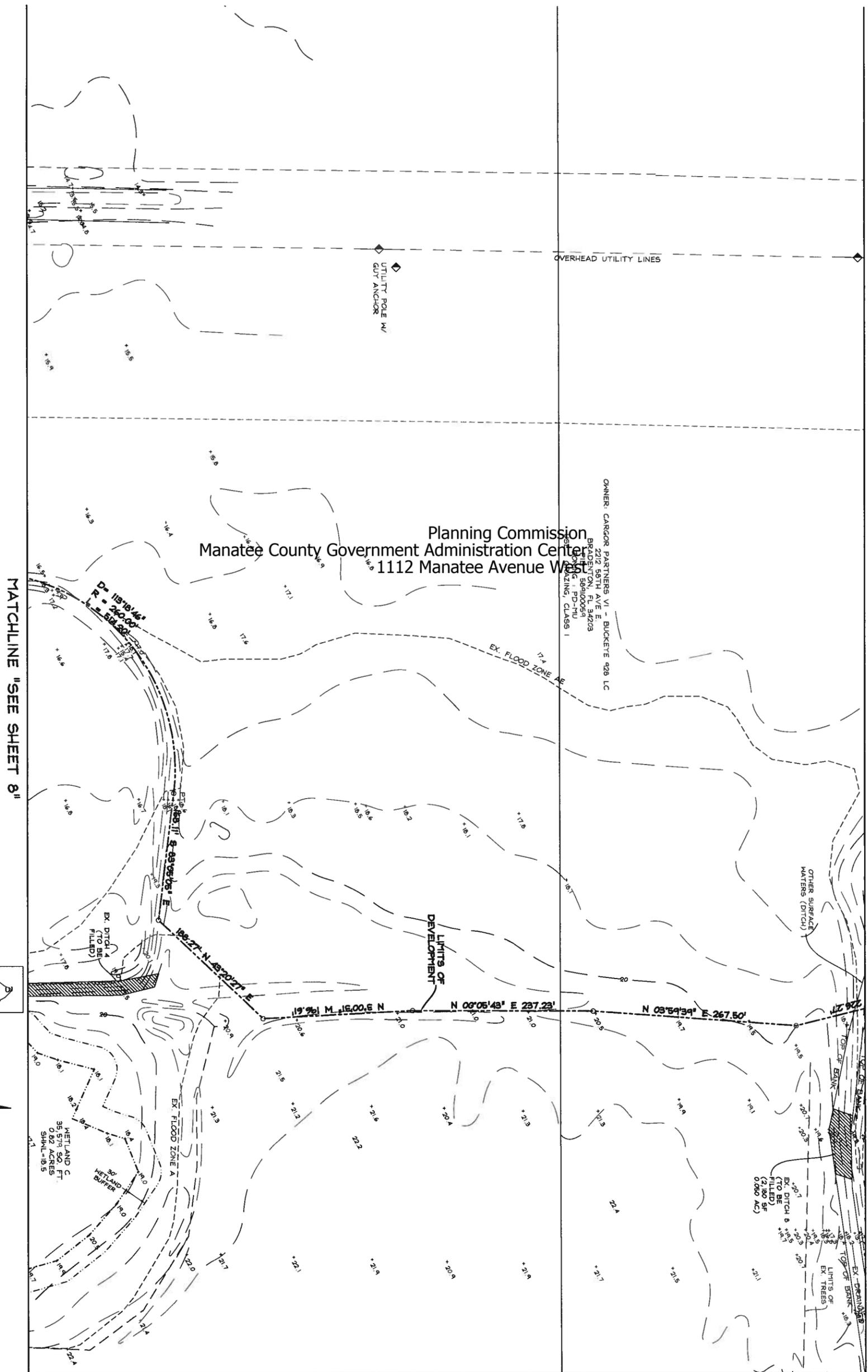
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4	per County Comments	10/2/07	NRW
3	per County Comments	9/4/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT:	CARGO PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	EXISTING CONDITIONS / DEMOLITION PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
email: cavolengineer@aol.com

(941) 927-3647
Fax: (941) 927-3646

MATCHLINE "SEE SHEET 4"



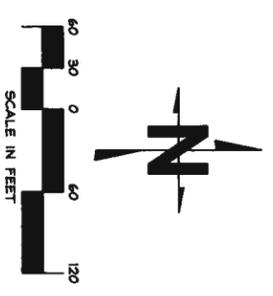
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MATCHLINE "SEE SHEET 7"

KEY

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6	7
8	9
10	11

SCALE: N.T.S.



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

6	SHEET
JOB NO.	BRUP17
DATE	12/20/06
CHECKED	JFC
DRAWN	JMT

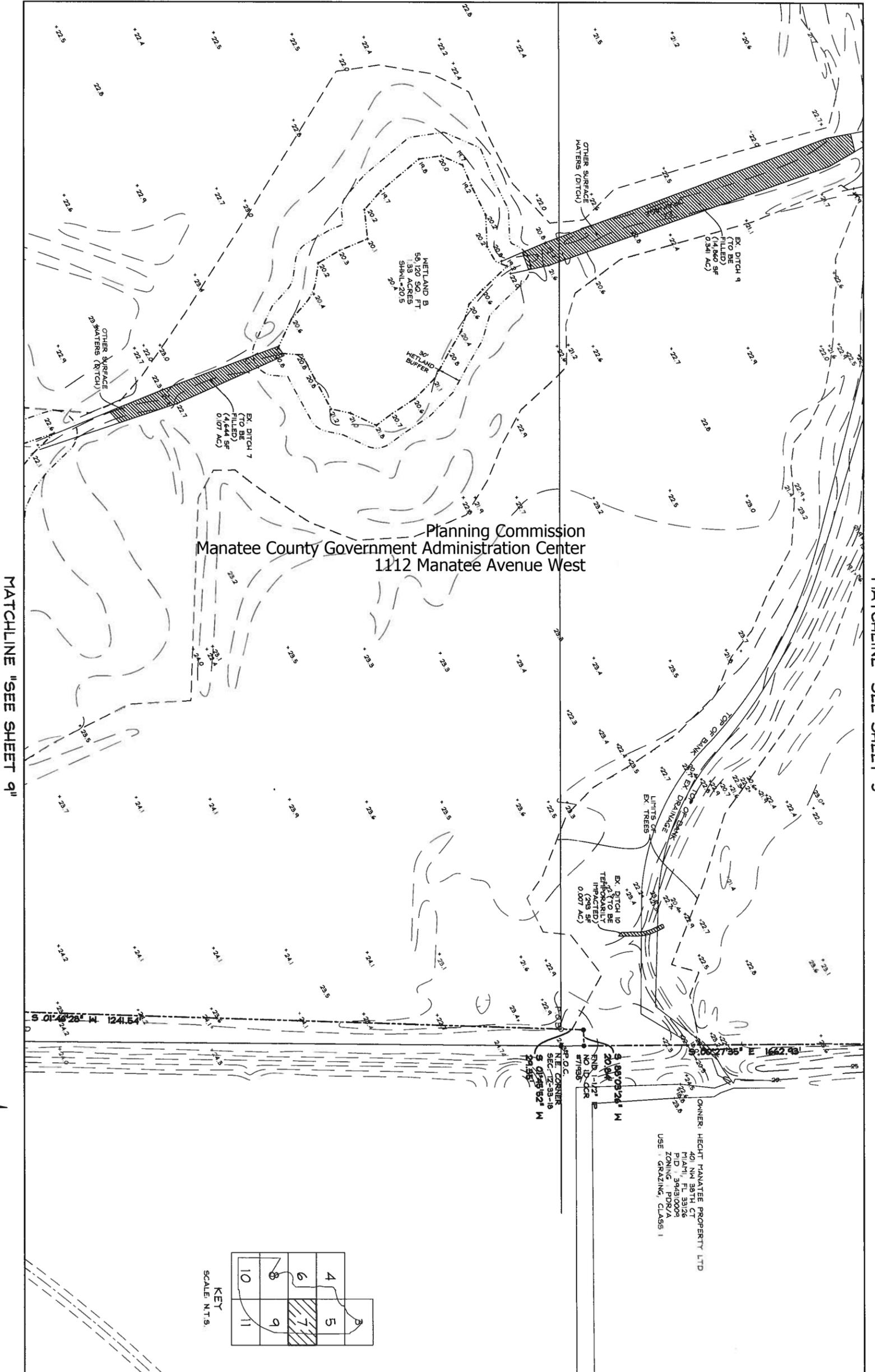
John Cavoli
12-1-14
JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

5	per County Comments	4/15/14	JMT
4	per County Comments	10/2/07	NRW
3	per County Comments	9/4/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW
NO.	REVISIONS	DATE	BY

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	EXISTING CONDITIONS / DEMOLITION PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: cavoliengineer@aol.com
(941) 927-3647
Fax: (941) 927-3646

MATCHLINE "SEE SHEET 6"



Planning Commission
Manatee County Government Administration Center
1112 Manatee Avenue West

MATCHLINE "SEE SHEET 9"

MATCHLINE "SEE SHEET 5"



KEY
SCALE: N.T.S.

4	6	8	10
5	7	9	11

CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

DRAWN	JFC
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	BRU17
SHEET	7

John F. Cavoli
JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

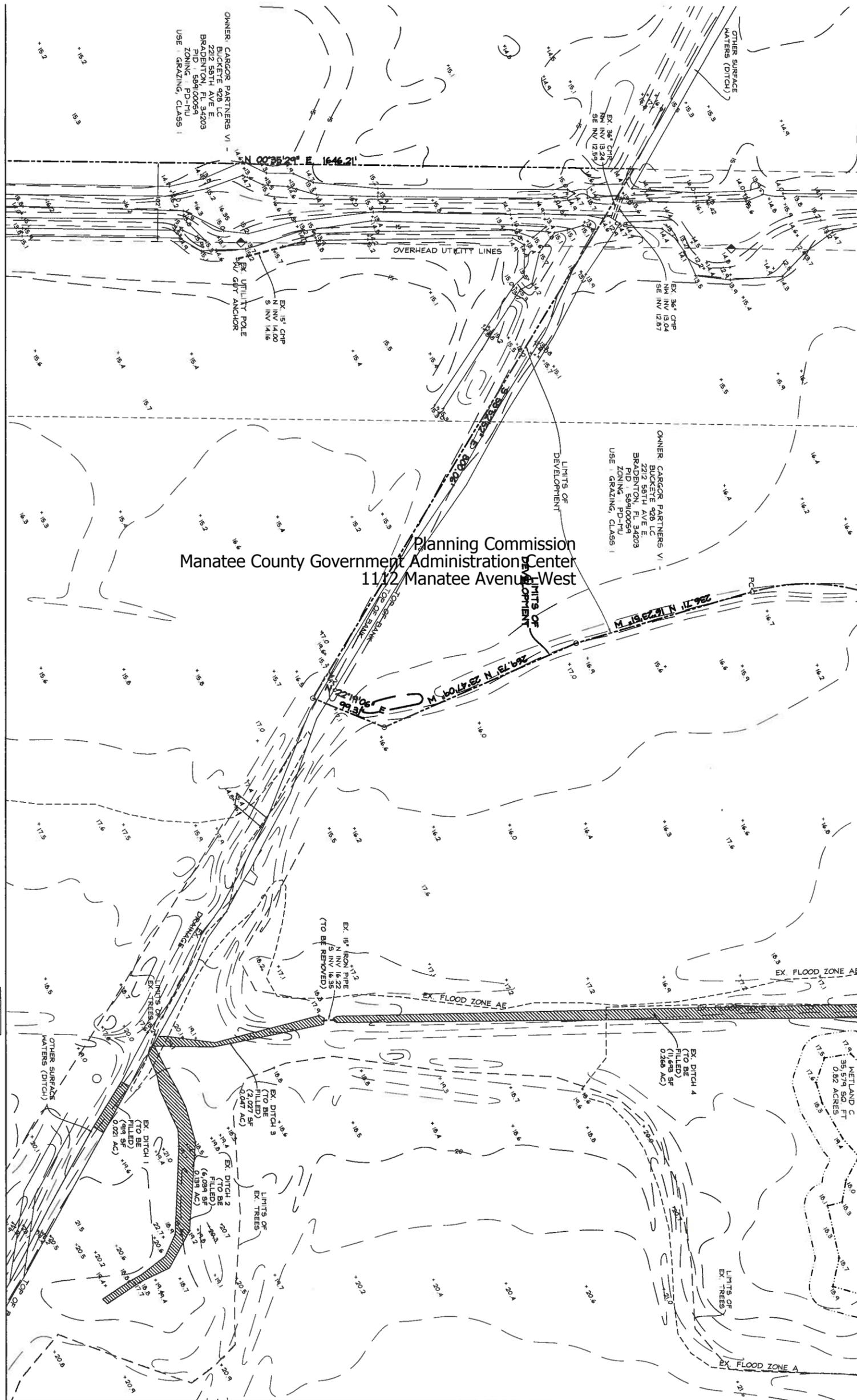
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3	per County Comments	9/4/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW
NO.	REVISION	DATE	BY

CLIENT:	CARGO PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	EXISTING CONDITIONS / DEMOLITION PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 1885
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
email: cavoliengineer@aol.com

(941) 927-3647
Fax: (941) 927-3646

MATCHLINE "SEE SHEET 6"

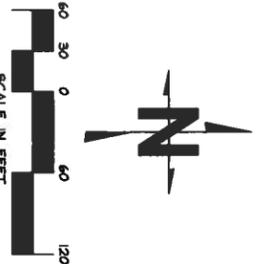


MATCHLINE "SEE SHEET 10"

MATCHLINE "SEE SHEET 9"

4	5
6	7
8	9
10	11

KEY
SCALE: N.T.S.



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

8	SHEET
BRUF17	JOB NO.
1" = 60'	SCALE
12/20/06	DATE
JFC	CHECKED
JFC	DRAWN

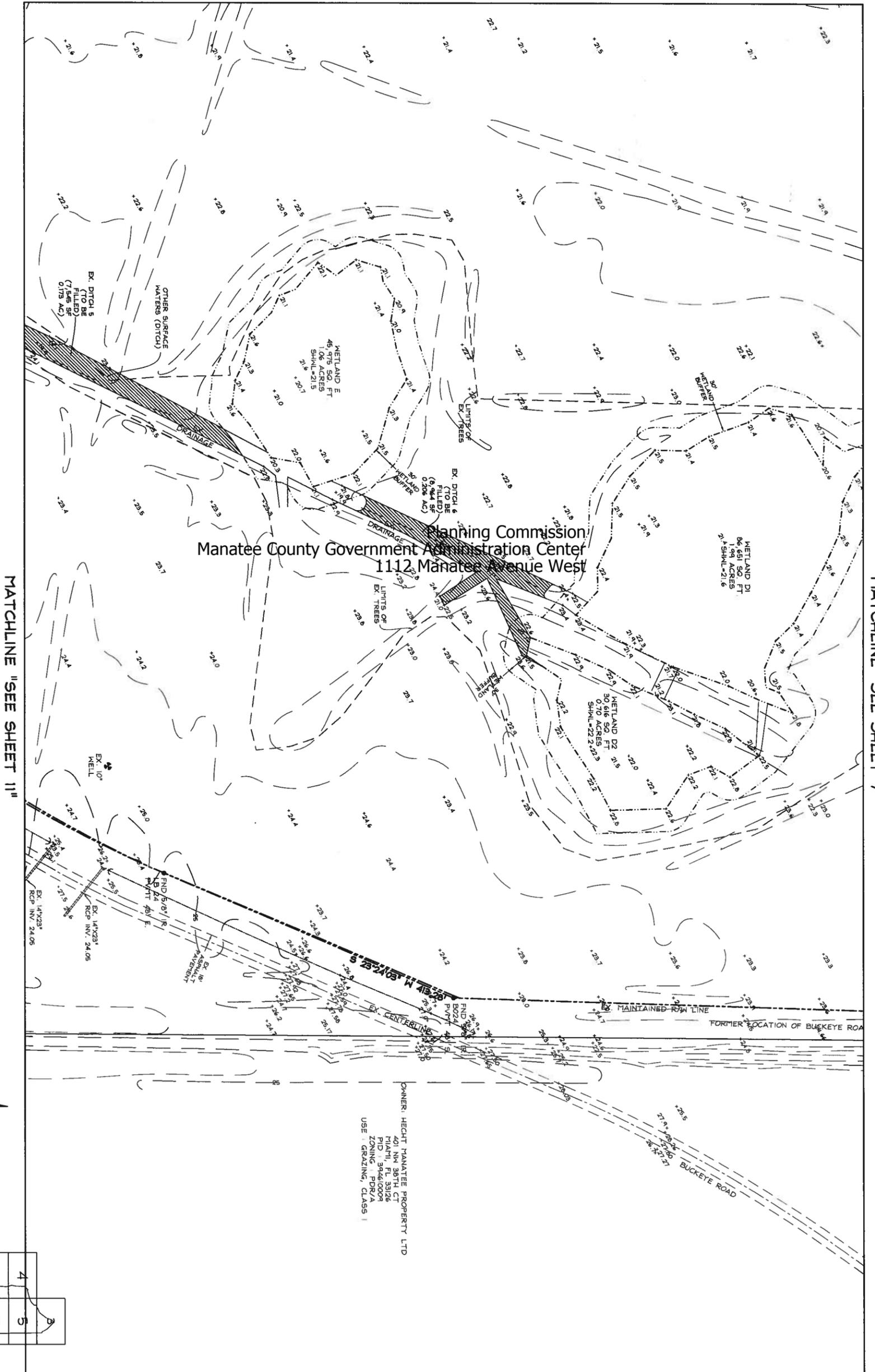
John F. Cavoli
JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

5	per County Comments	4/15/14	JAF
4	per County Comments	10/2/07	NRW
3	per County Comments	9/4/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW
NO.	REVISIONS	DATE	BY

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	EXISTING CONDITIONS / DEMOLITION PLAN

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 R. Cert. of Auth. No. 8876
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 email: cavolengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646

MATCHLINE "SEE SHEET 8"



MATCHLINE "SEE SHEET 7"

MATCHLINE "SEE SHEET 11"

OWNER: HEQUIT MANATEE PROPERTY LTD
 401 NW 38TH CT
 MIAMI, FL 33126
 PID: 3646/0004
 ZONING: PDRA
 USE: GRAZING, CLASS I



KEY

4	5
6	7
8	9
10	11

SCALE: N.T.S.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

9	JOB NO. BRU1717
	SHEET

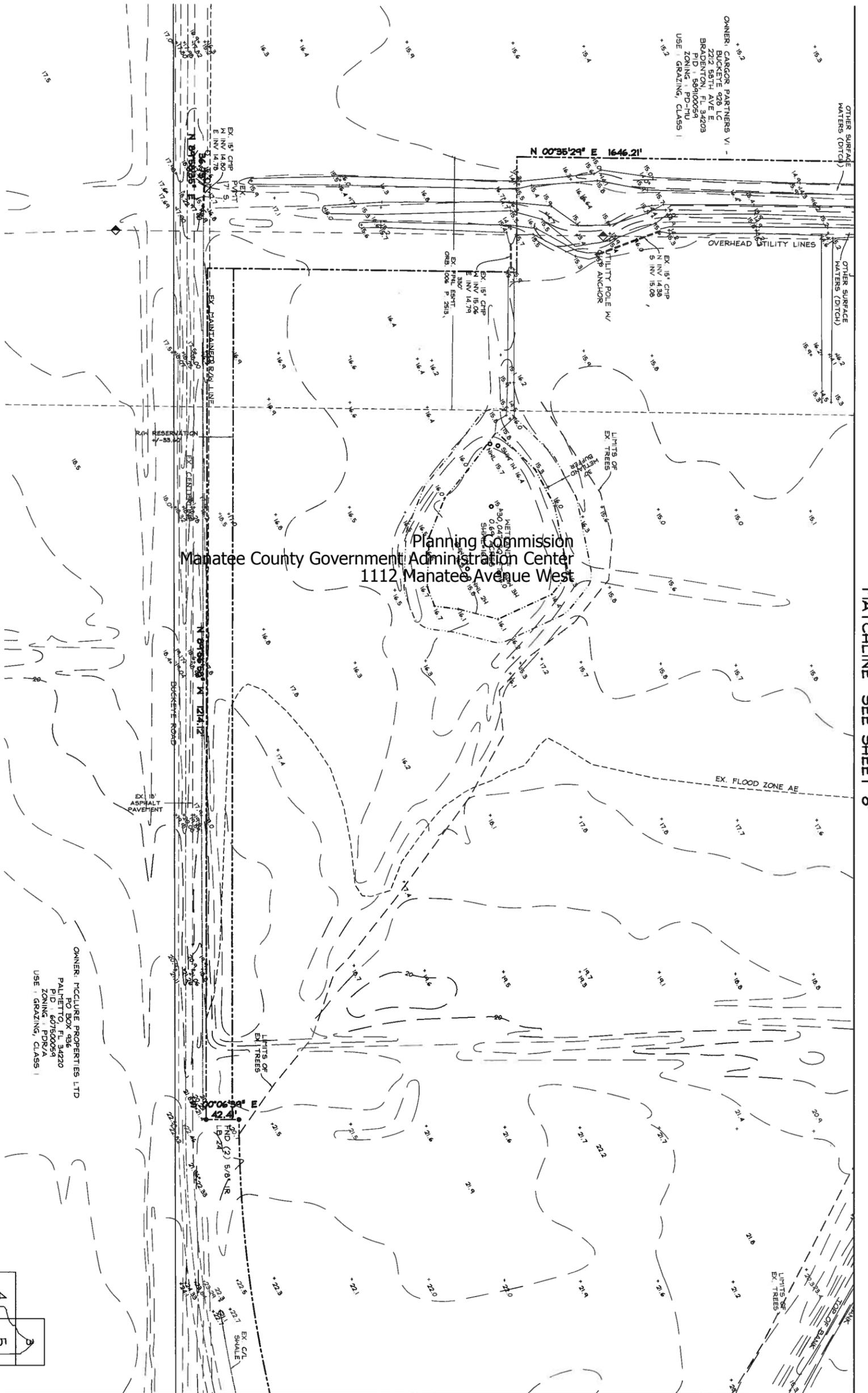
John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

NO.	REVISIONS	DATE	BY
4	per County Comments	4/15/14	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	9/4/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT:	CARGO PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	EXISTING CONDITONS / DEMOLITION PLAN

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 Consulting Civil Engineers
 FL Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 email: cavoliengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646

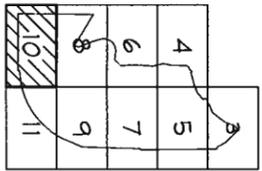
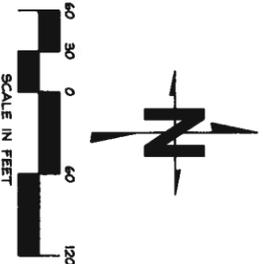
MATCHLINE "SEE SHEET 8"



MATCHLINE "SEE SHEET 11"

OWNER: CARGOR PARTNERS VI - BUCKEYE 928 LC
 2212 58TH AVE E
 BRADENTON, FL 34209
 PID: 589100054
 ZONING: PD-RU
 USE: GRAZING, CLASS I

OWNER: MCCLURE PROPERTIES LTD
 PO BOX 496
 PALMETTO, FL 34220
 PID: 607500054
 ZONING: TDA
 USE: GRAZING, CLASS I



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

10	SHEET
----	-------

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

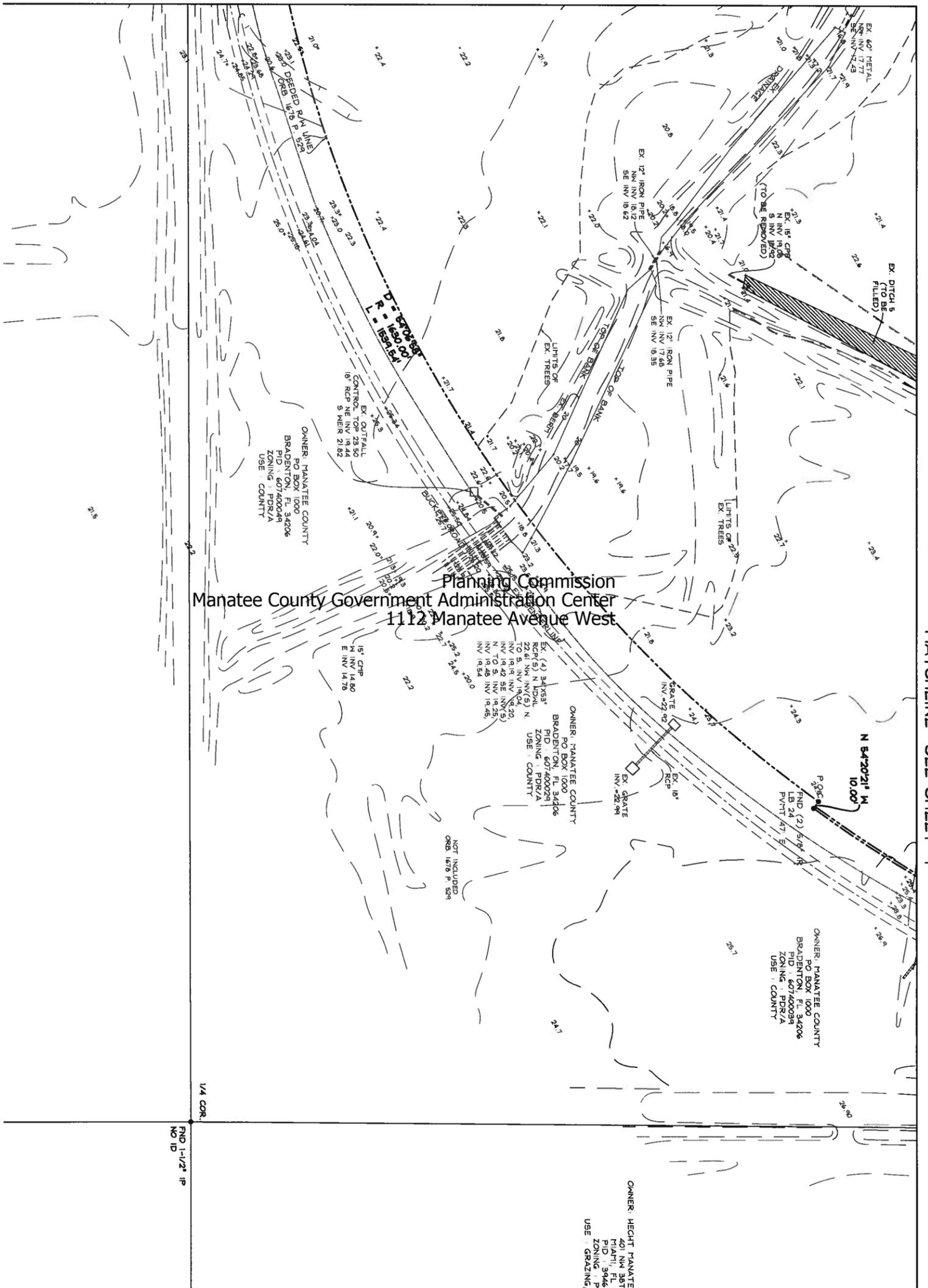
NO.	REVISIONS	DATE	BY
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4	per County Comments	10/2/07	NRW
3	per County Comments	9/4/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	EXISTING CONDITIONS / DEMOLITION PLAN

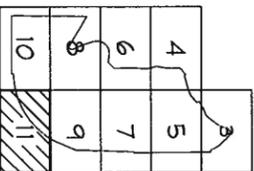
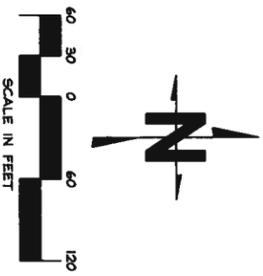
CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 FL Cert. of Auth. No. 9875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 email: cavolenginer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646

MATCHLINE "SEE SHEET 10"

MATCHLINE "SEE SHEET 9"



Planning Commission
 Manatee County Government Administration Center
 1112 Manatee Avenue West



CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION

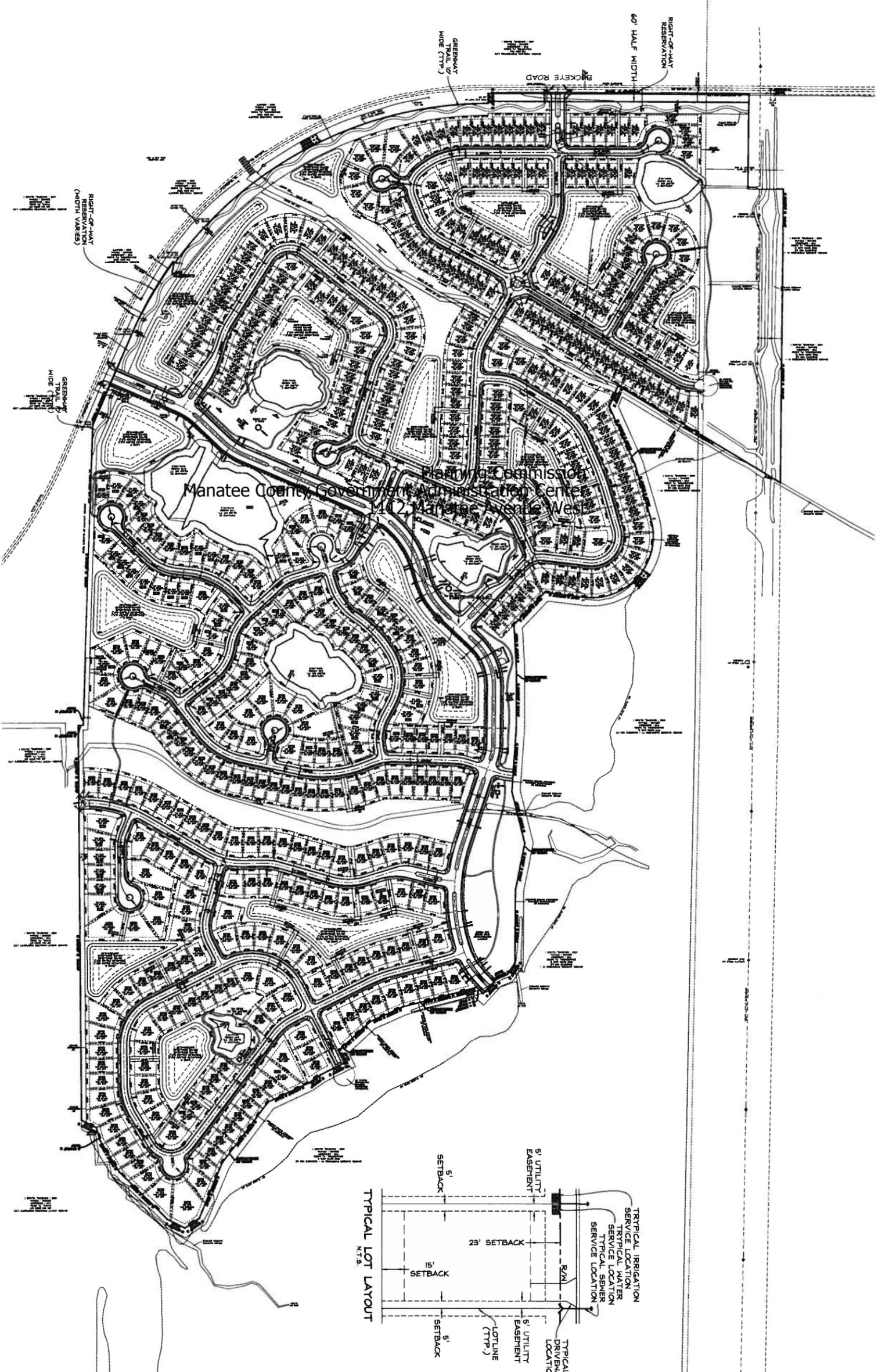
DRAWN	11
CHECKED	
JFC	
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	
BRUITY	
SHEET	11

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

NO.	REVISIONS	DATE	BY
5	per County Comments	4/15/14	JAM
4	per County Comments	10/2/07	NRW
3	per County Comments	9/4/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT:	CARGO PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	EXISTING CONDITONS / DEMOLITION PLAN

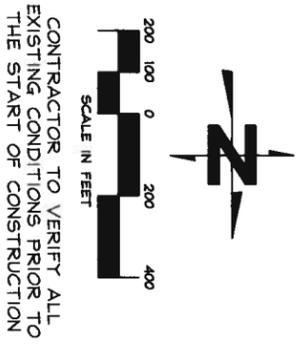
CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 R. Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 email: cavolengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646



PHASE	TRAIL (INCLUDING BRUSH)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE A	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE B	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE C	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE D	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE E	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE F	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE G	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE H	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE I	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE J	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE K	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE L	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE M	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE N	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE O	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE P	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE Q	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE R	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE S	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE T	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE U	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE V	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE W	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE X	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE Y	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT
PHASE Z	TRAIL (0.18 AC.)	TRAIL (0.18 AC.)	PLANTING EQUIPMENT

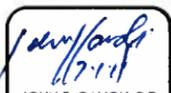
 ADDITIONAL TREE AREA TO BE UNDISTURBED: 104,732 S.F. (2.52 AC)
 TREE AREA TO BE UNDISTURBED: 463,594 S.F. (10.64 AC)

* WETLAND AREA 100% UNDISTURBED (EXCLUDING WETLAND BUFFERS): 6.78 AC
 WETLAND BUFFER: 30' (TYP.): 4.61 AC



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

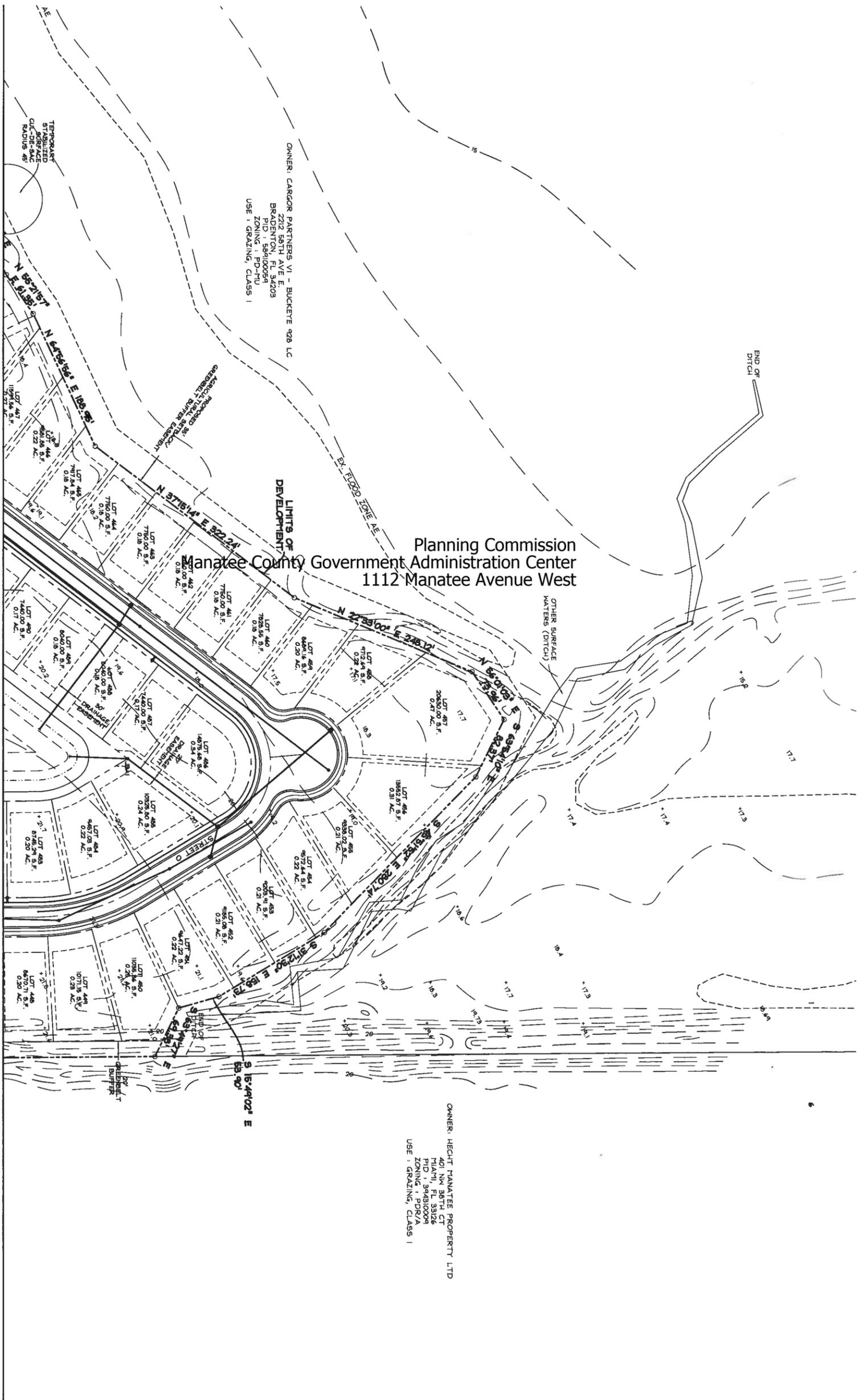
11A	DRAWN	JMT
	CHECKED	JFC
	DATE	10/15/13
	SCALE	1" = 200'
	JOB NO.	
	BRUITT	
	SHEET	


 JOHN F. CAVOU, P.E.
 FL LICENSE NO.: 48692

NO.	REVISIONS	DATE	BY
1	per County Comments	4/15/14	JAM

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	OVERALL PRELIMINARY SITE PLAN


AVOLI Engineering, Inc.
 Consulting Civil Engineers
 FL Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: cavolengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3644



MATCHLINE "SEE SHEET 23"

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

21	22	23
24	25	26
27	28	29

NO.	REVISIONS	DATE	BY
6	per County Comments	4/15/14	JAM
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

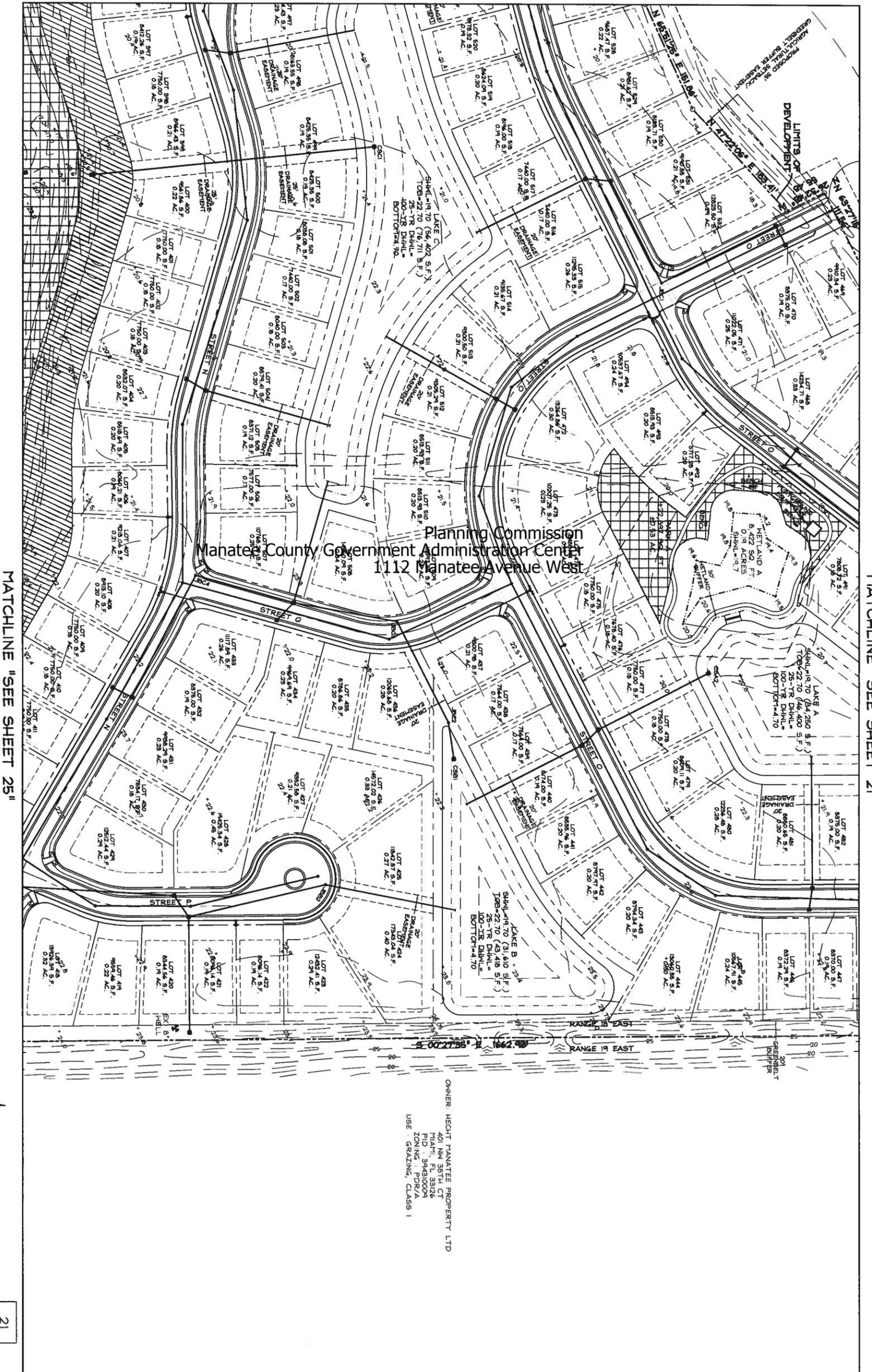
CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	PRELIMINARY SITE PLAN

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 FL Cert. of Asst. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: cavolengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

DRAWN	Lot 1
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	BRU/17
SHEET	21

MATCHLINE "SEE SHEET 22"



MATCHLINE "SEE SHEET 21"

MATCHLINE "SEE SHEET 25"

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



OWNER: HECHT MANATEE PROPERTY LTD
 401 NW 38TH CT
 MIAMI, FL 33126
 PID: 39430004
 ZONING: PDR/A
 USE: GRAZING, CLASS I

21	23	22
29	27	26
28	25	24

NO.	REVISIONS	DATE	BY
6	per County Comments	4/15/14	JAM
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/2/07	NRW

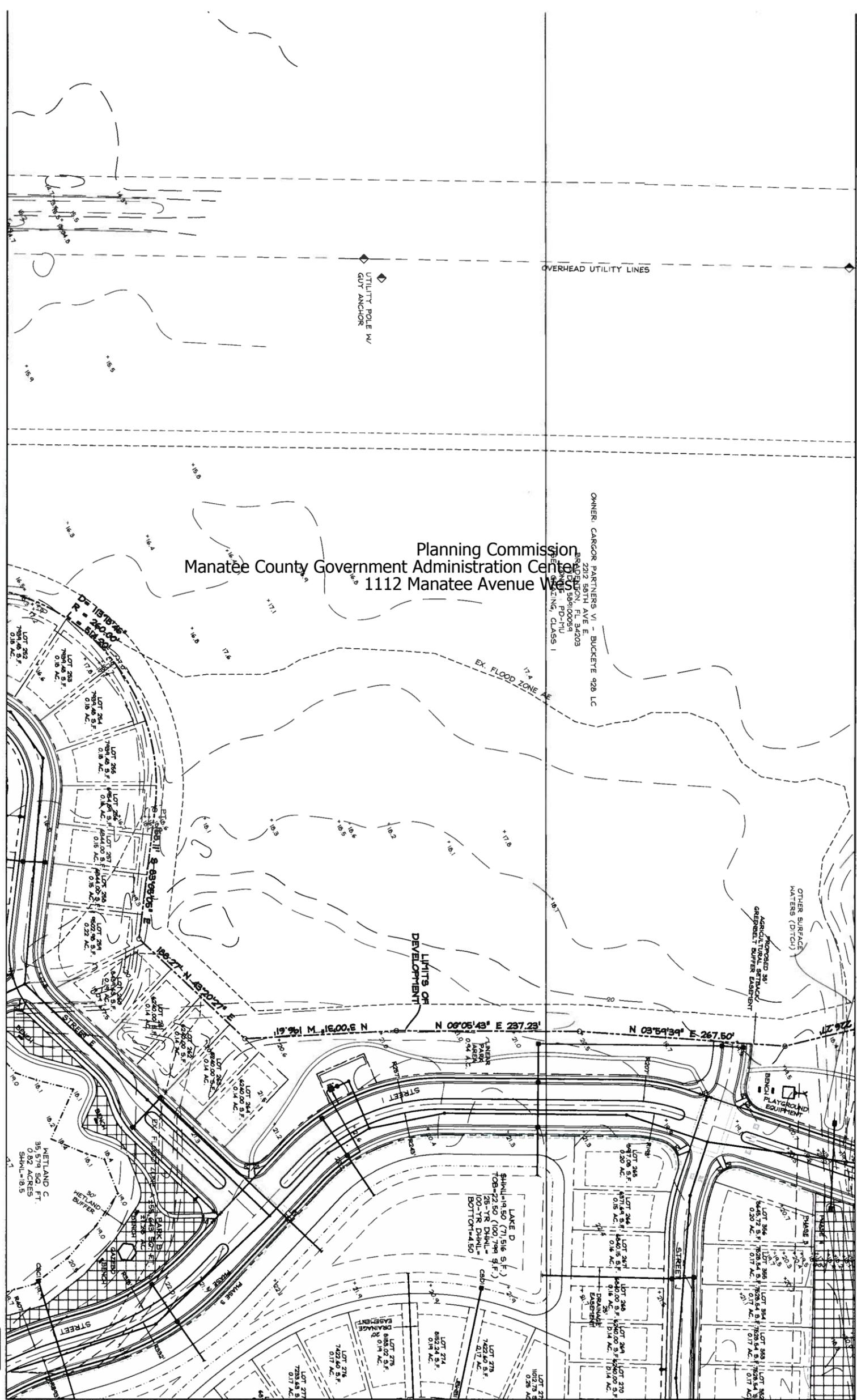
CLIENT: CARGO PARTNERS VI - BUCKEYE 928, LC
 PROJECT: CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
 SHEET: PRELIMINARY SITE PLAN

AVOLI Engineering, Inc.
 Consulting Civil Engineers
 P. Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: cavoliengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646

23
 SHEET
 DRAWN: JFC
 CHECKED: JFC
 DATE: 12/20/06
 SCALE: 1" = 60'
 JOB NO.: BRU17

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

MATCHLINE "SEE SHEET 22"

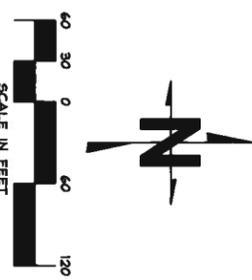


MATCHLINE "SEE SHEET 26"

MATCHLINE "SEE SHEET 25"

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



21
22
23
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29

NO.	REVISIONS	DATE	BY
6	per County Comments	4/15/14	JAM
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	PRELIMINARY SITE PLAN

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 FL Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: cavoliengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646

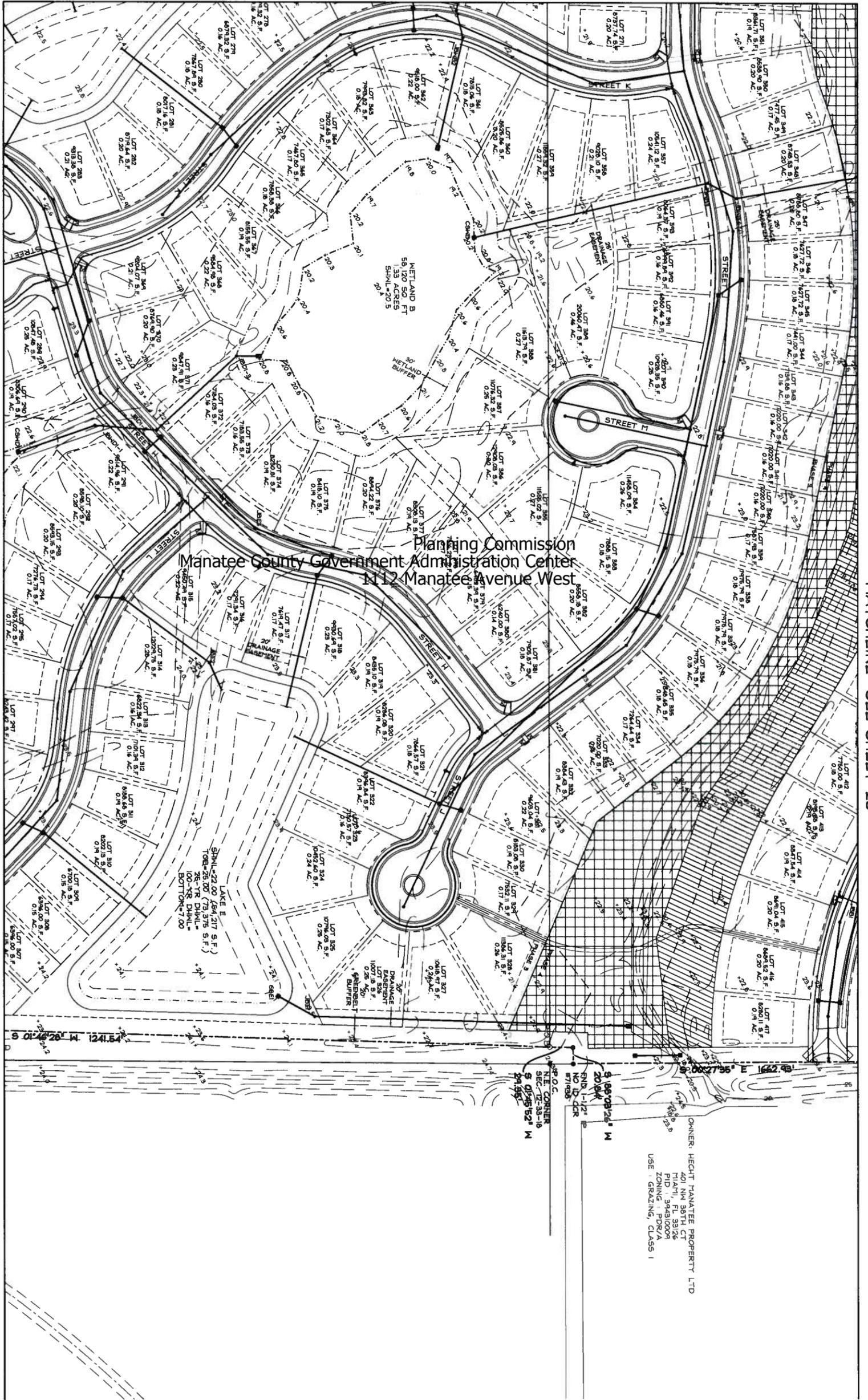
24
 SHEET
 JOB NO. BRU/17
 SCALE 1" = 60'
 DATE 12/20/06
 CHECKED JFC
 DRAWN JMT

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

MATCHLINE "SEE SHEET 24"

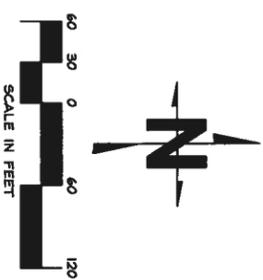
MATCHLINE "SEE SHEET 23"

MATCHLINE "SEE SHEET 27"



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



22	23	21
24	25	
26	27	
28	29	

DRAWN	JLH1
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	BRU17
SHEET	25

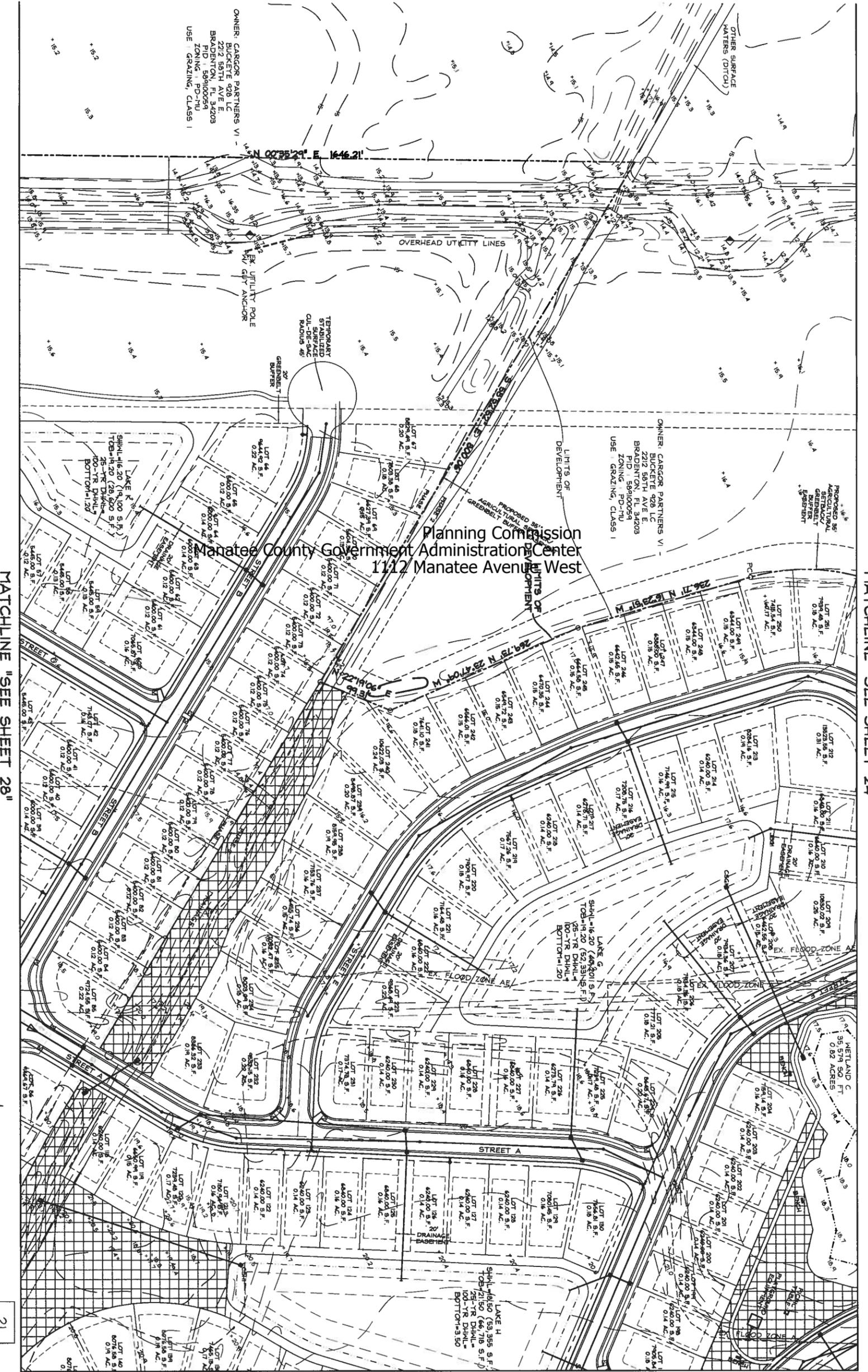
John F. Cavoli
JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

NO.	REVISIONS	DATE	BY
6	per County Comments	4/15/14	JAM
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT: CARGO PARTNERS VI - BUCKEYE 928, LC
PROJECT: CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET: PRELIMINARY SITE PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
email: cavolengineer@aol.com
(941) 927-3647
Fax: (941) 927-3646

MATCHLINE "SEE SHEET 24"



MATCHLINE "SEE SHEET 28"

MATCHLINE "SEE SHEET 27"

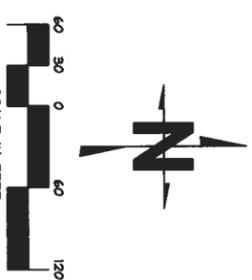
Planning Commission
 Manatee County Government Administration Center
 1112 Manatee Avenue West

OWNER: CARGOR PARTNERS VI -
 BUCKEYE 928 LC
 2212 58TH AVE E
 BRADENTON, FL 34203
 PID: 589100054
 ZONING: PD-TU
 USE: GRAZING, CLASS I

OWNER: CARGOR PARTNERS VI -
 BUCKEYE 928 LC
 2212 58TH AVE E
 BRADENTON, FL 34203
 PID: 589100054
 ZONING: PD-TU
 USE: GRAZING, CLASS I

CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION



21	22	23
24	25	26
27	28	29

26	27	28	29
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John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

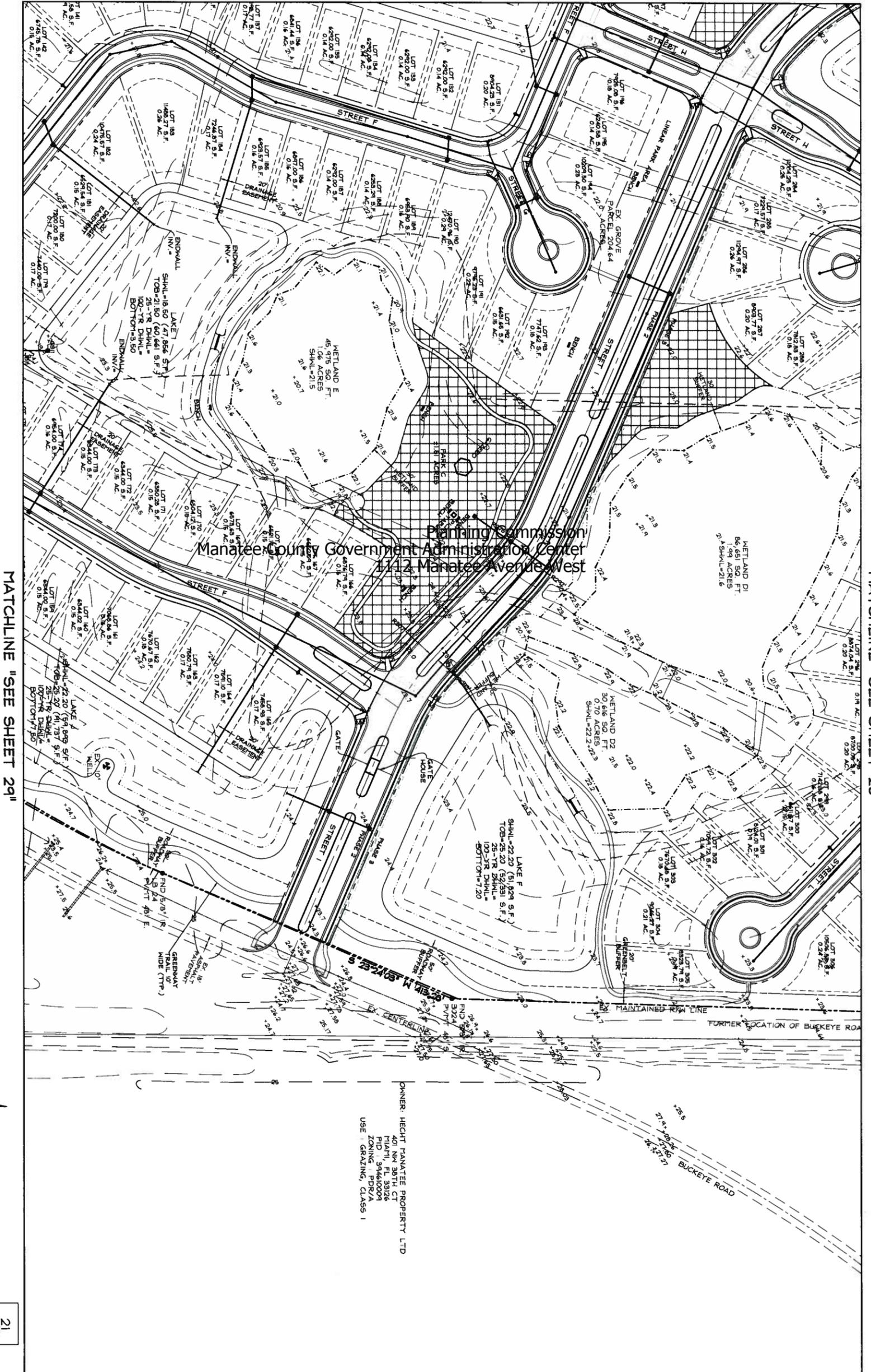
NO.	REVISIONS	DATE	BY
6	per County Comments	4/15/14	JAM
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT: CARGOR PARTNERS VI - BUCKEYE 928, LC
 PROJECT: CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
 SHEET: PRELIMINARY SITE PLAN

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 FL Cert. of Auth. No. 8873
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 email: cavolengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646

MATCHLINE "SEE SHEET 26"

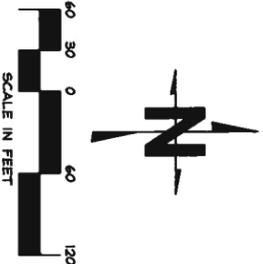
MATCHLINE "SEE SHEET 25"



MATCHLINE "SEE SHEET 29"

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



22	23	21
24	25	
26	27	
28	29	

OWNER: HECHT MANATEE PROPERTY LTD
 MIAMI BEACH FL
 PID 30440004
 ZONING: PDRA
 USE: GRAZING, CLASS 1

NO.	REVISIONS	DATE	BY
6	per County Comments	4/15/14	JAM
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT: CARGO PARTNERS VI - BUCKEY 928, LC
 PROJECT: CARGO PARTNERS VI-BUCKEY 928, LC/BUCKHEAD TRAILS
 SHEET: PRELIMINARY SITE PLAN

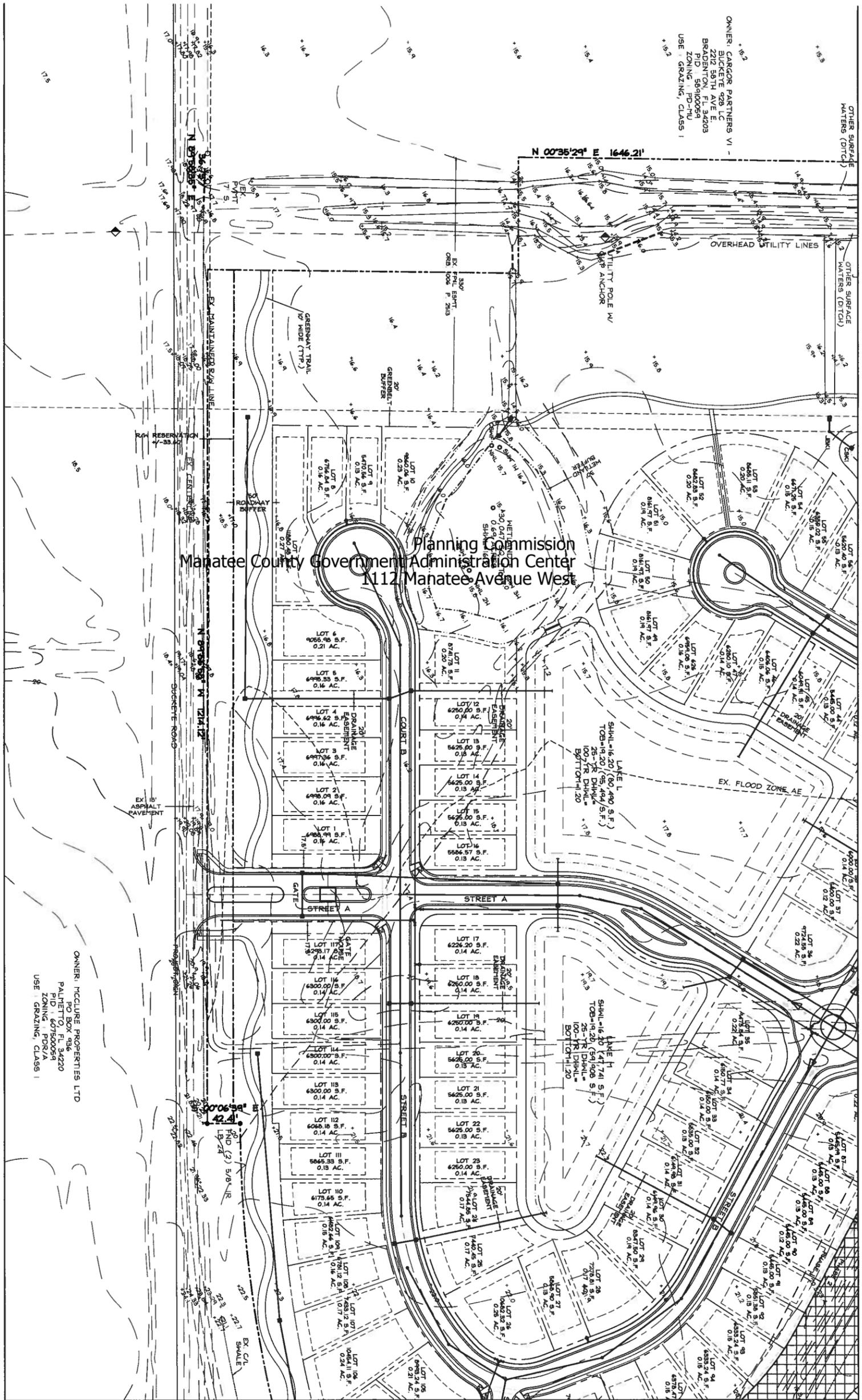
CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 FL Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 email: cavolengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3644

27

DRAWN	JFT
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	
BRUITY	

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

MATCHLINE "SEE SHEET 26"



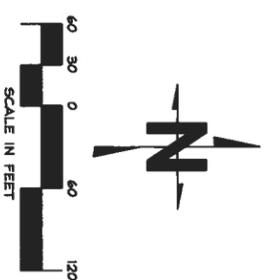
MATCHLINE "SEE SHEET 29"

OWNER: CARGOR PARTNERS VI - BUCKEYE 928 LC
 2212 58TH AVE E
 BRADENTON, FL 34203
 PID: 589100054
 ZONING: PD-RU
 USE: GRAZING, CLASS I

OWNER: MCCLURE PROPERTIES LTD
 PO BOX 496
 PALMETTO, FL 34220
 PID: 589100054
 ZONING: PD-RU
 USE: GRAZING, CLASS I

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



21	22	23
24	25	26
27	28	29

NO.	REVISIONS	DATE	BY
6	per County Comments	4/15/14	JAM
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT: CARGOR PARTNERS VI - BUCKEYE 928, LC
 PROJECT: CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
 SHEET: PRELIMINARY SITE PLAN

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 P. Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 email: cavolengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646

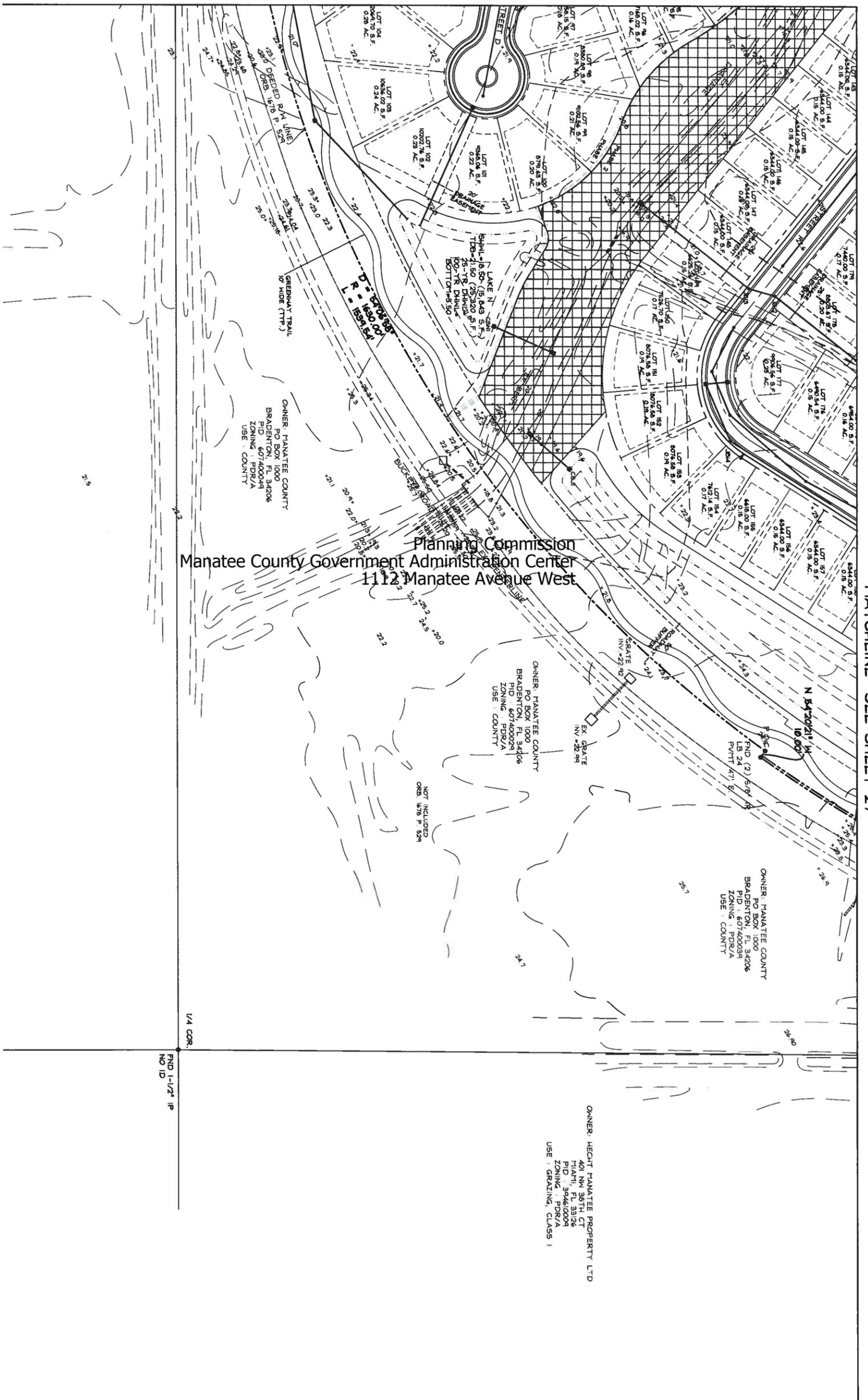
28

DRAWN	JAM
CHECKED	JAM
JFC	
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	BRUP17
SHEET	

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

MATCHLINE "SEE SHEET 28"

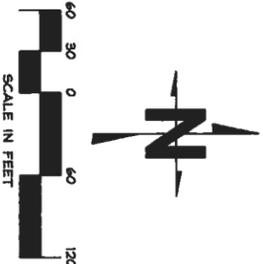
MATCHLINE "SEE SHEET 27"



Planning Commission
 Manatee County Government Administration Center
 1112 Manatee Avenue West

CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL
 EXISTING CONDITIONS PRIOR TO
 THE START OF CONSTRUCTION



21	
22	23
24	25
26	27
28	29

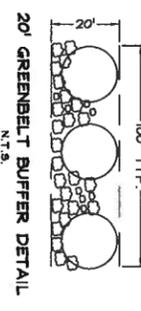
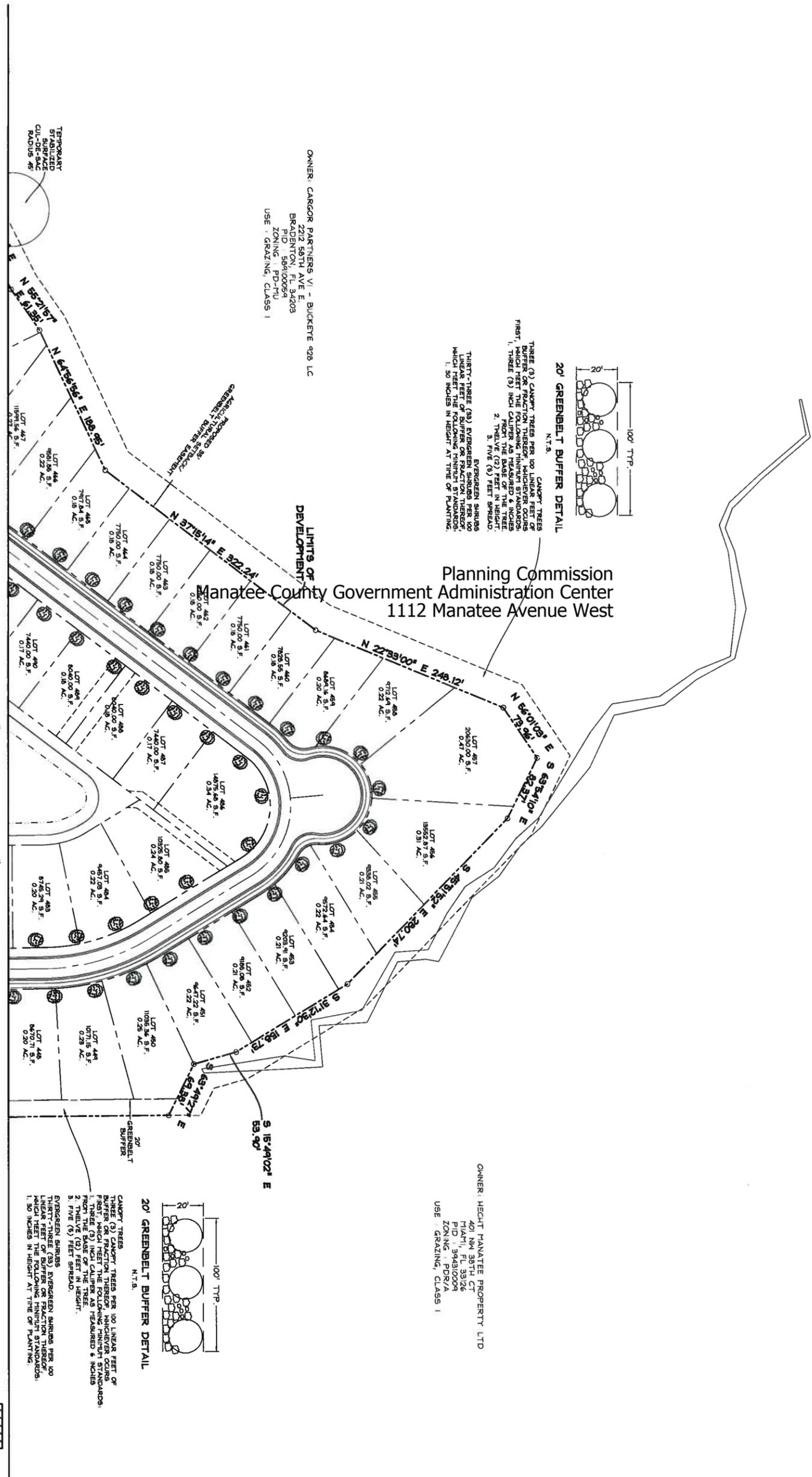
NO.	REVISIONS	DATE	BY
6	per County Comments	4/15/14	JAM
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

29	SHEET
DRAWN	JAM
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	
BRUPITY	

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

CLIENT: CARGO PARTNERS VI - BUCKEYE 928, LC
 PROJECT: CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
 SHEET: PRELIMINARY SITE PLAN

AVOLI Engineering, Inc.
 Consulting Civil Engineers
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 (941) 927-3647
 Fax: (941) 927-3646
 email: cavolengineer@aol.com



THREE (3) CANOPY TREES PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
 1. THREE (3) INCH CALIPER AS MEASURED 6 INCHES FROM THE TRUNK AT THE POINT OF MEASUREMENT.
 2. TWELVE (12) FEET IN HEIGHT.
 3. FIVE (5) FEET SPREAD.

THIRTY-THREE (33) EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
 1. 30 INCHES IN HEIGHT AT TIME OF PLANTING.

OWNER: CARGOR PARTNERS VI - BUCKEYE 928 LC
 222 58TH AVE E
 BRADENTON, FL 34203
 PUD 10/000004
 ZONING PD-TU
 USE: GRAZING, CLASS I

OWNER: HECHT MANATEE PROPERTY LTD
 401 NW 38TH CT
 MIAMI, FL 33126
 PUD 10/000004
 ZONING PD-TU/A
 USE: GRAZING, CLASS I

Planning Commission
 Manatee County Government Administration Center
 1112 Manatee Avenue West

MATCHLINE "SEE SHEET 32"

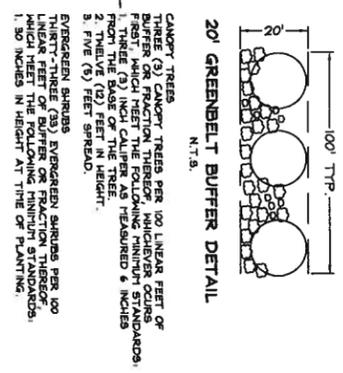


CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

31	32
33	34
35	36
37	38



CANOPY TREES
 THREE (3) CANOPY TREES PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
 1. THREE (3) INCH CALIPER AS MEASURED 6 INCHES FROM THE TRUNK AT THE POINT OF MEASUREMENT.
 2. TWELVE (12) FEET IN HEIGHT.
 3. FIVE (5) FEET SPREAD.

EVERGREEN SHRUBS
 THIRTY-THREE (33) EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
 1. 30 INCHES IN HEIGHT AT TIME OF PLANTING.

NO.	REVISIONS	DATE	BY
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	PRELIMINARY LANDSCAPE PLAN

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 P. Cert. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 email: cavolengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3646

30
 SHEET

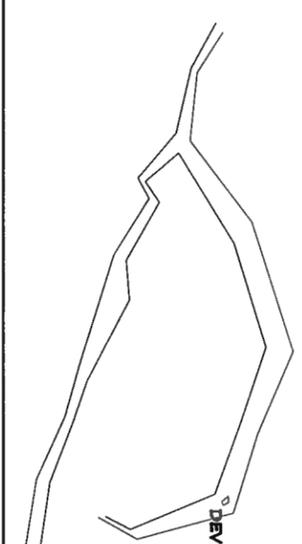
DRAWN	JFT
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	BRU17

John F. Cavoli
 JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692

Planning Commission
Manatee County Government Administration Center
1112 Manatee Avenue West

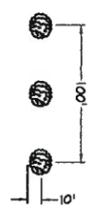
OWNER: CARGOR PARTNERS VI - BUCKEYE 928 LC
ADDRESS: 2212 59TH AVE E
BRADENTON, FL 34203
ZONING: SP-100/10
USE: GRAZING, CLASS 1

THREE (3) CANOPY TREES PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH EVER OCCURS FIRST, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. THREE (3) INCH DIAMETER AT 4.5 FEET FROM THE BASE OF THE TREE.
2. TWELVE (12) FEET IN HEIGHT.
3. FIVE (5) FEET SPREAD.
EVERGREEN SHRUBS THIRTY-THREE (33) EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. 30 INCHES IN HEIGHT AT TIME OF PLANTING.



MATCHLINE "SEE SHEET 27"

MATCHLINE "SEE SHEET 26"



STREET TREE DETAIL
WITHIN 10' OF RIGHT-OF-WAY
*STREET TREES TO BE LOCATED 10' OUTSIDE OF R/W LINE

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



31	32	30
33	34	
35	36	
37	38	

31	DRAWN	JEPT
	CHECKED	JFC
	DATE	12/20/06
	SCALE	1" = 60'
	JOB NO.	BRU17
	SHEET	

blueprints
12-118
JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

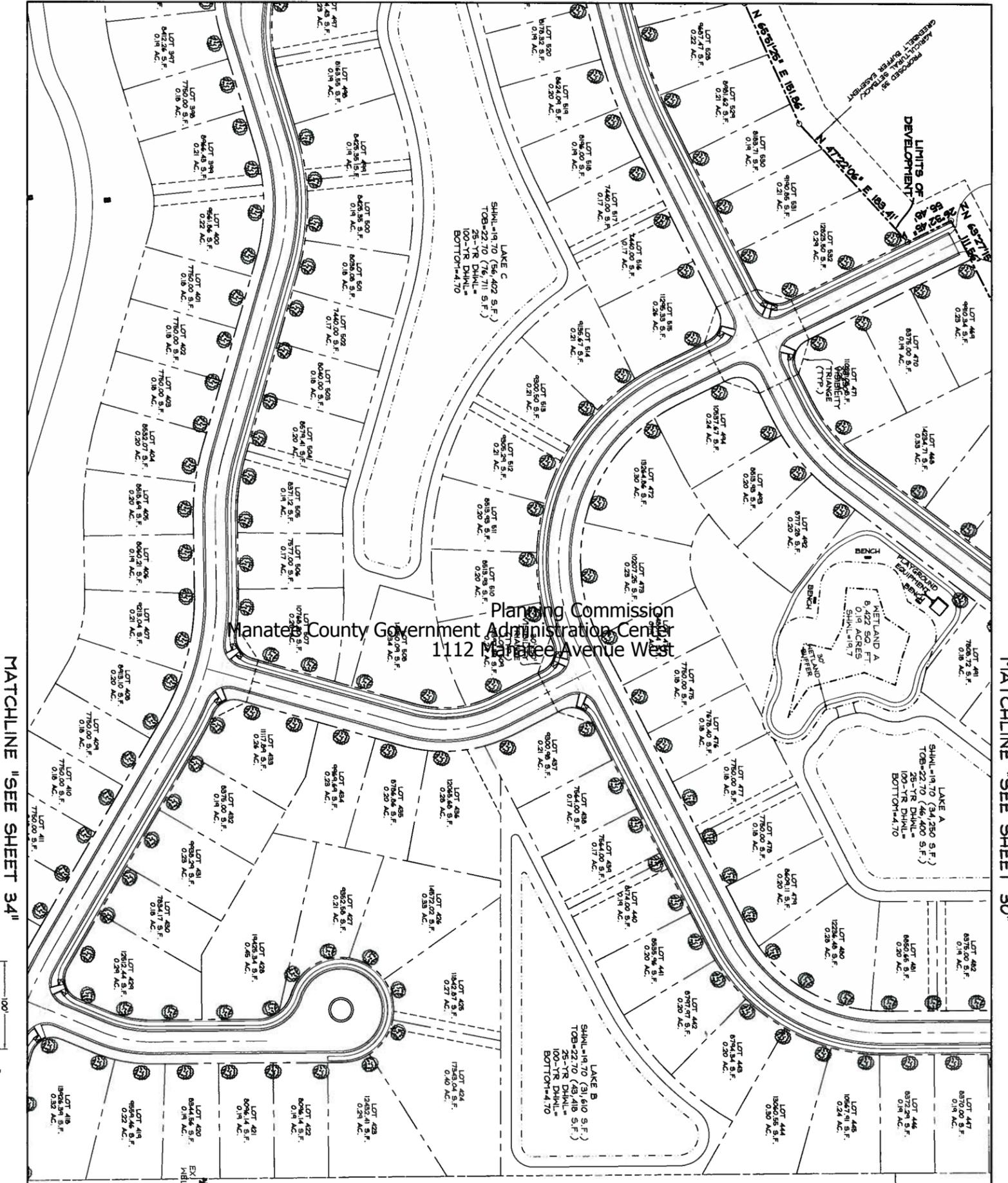
5	PER COUNTY COMMENTS	3/6/14	JAN
4	PER CLIENT COMMENTS	10/31/13	JAN
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW
NO.	REVISIONS	DATE	BY

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	PRELIMINARY LANDSCAPE PLAN

AVOLI Engineering, Inc.
Consulting Civil Engineers
P. Eng. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: cavolengineer@aol.com
[941] 927-3647
Fax: [941] 927-3646

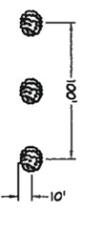
MATCHLINE "SEE SHEET 31"

MATCHLINE "SEE SHEET 30"

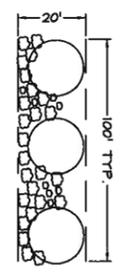


Planning Commission
Manatee County Government Administration Center
1112 Manatee Avenue West

MATCHLINE "SEE SHEET 34"



STREET TREE DETAIL
3 OAK TREES
WITHIN 10' OF RIGHT-OF-WAY
*STREET TREES TO BE LOCATED
10' OUTSIDE OF R/W LINE

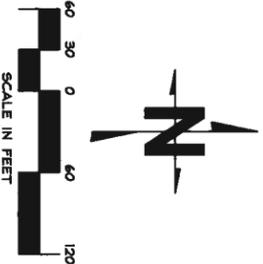


20' GREENBELT BUFFER DETAIL
N.T.S.
CANOPY TREES
THREE (3) CANOPY TREES PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, HIGHER NUMBER COUNTS PERMITTED.
1. THREE (3) INCH CALIBER AS MEASURED 6 INCHES FROM THE BASE OF THE TREE.
2. TWELVE (12) FEET IN HEIGHT.
3. FIVE (5) FEET SPREAD.
EVERGREEN SHRUBS
EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, HIGHER NUMBER COUNTS PERMITTED.
1. WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. 30 INCHES IN HEIGHT AT TIME OF PLANTING.

OWNER: HECHT MANATEE PROPERTY LTD
401 NW 38TH CT
MIAMI, FL 33126
PID: 344810094
ZONING: PDS/A
USE: GRAZING, CLASS I

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



31	32	30
33	34	
35	36	
37	38	

DRAWN	JFT
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	
BRUITY	
SHEET	32

John F. Cavoli
JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

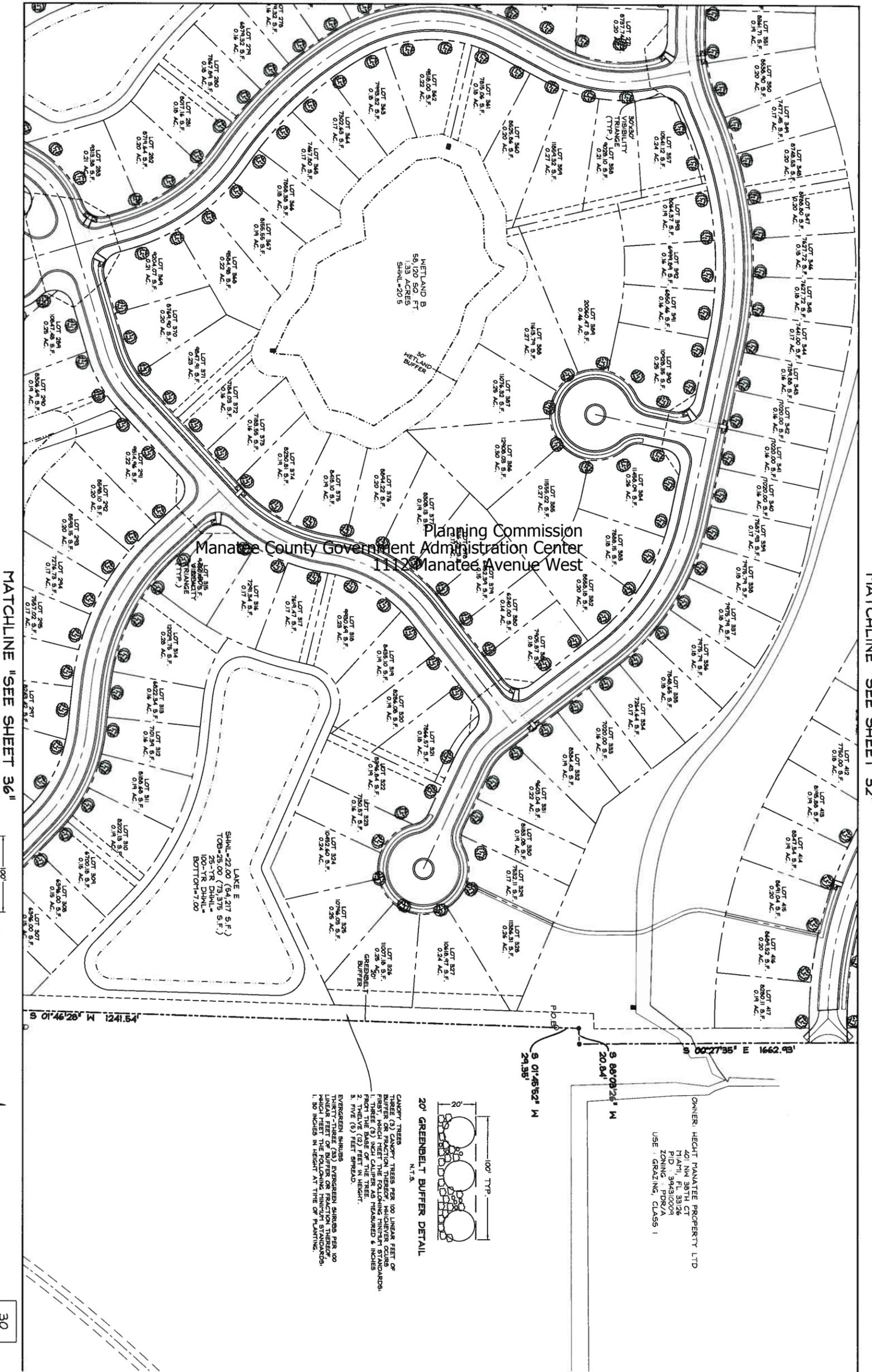
NO.	REVISIONS	DATE	BY
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT:	CARGO PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	PRELIMINARY LANDSCAPE PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers
R. Carl of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
email: cavolengineer@aol.com
Fax: (941) 927-3647
941) 927-3647

MATCHLINE "SEE SHEET 33"

MATCHLINE "SEE SHEET 32"



Planning Commission
Manatee County Government Administration Center
11120 Manatee Avenue West

MATCHLINE "SEE SHEET 36"



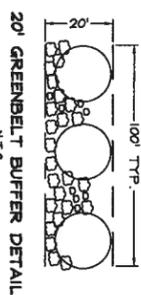
STREET TREE DETAIL
3 OAK TREES
WITHIN 10' OF RIGHT-OF-WAY
*STREET TREES TO BE LOCATED
10' OUTSIDE OF R/W LINE

CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION



CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS PRIOR TO
THE START OF CONSTRUCTION

31	32	30
33	34	
35	36	
37	38	



20' GREENBELT BUFFER DETAIL
N.T.S.
CANOPY TREES: TREES PER 100 LINEAR FEET OF BUFFER OR PROPORTION THEREOF, WHICHEVER OCCURS FIRST, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. THREE (3) INCH CALIBER AND MEASURED 6 INCHES
2. TWELVE (12) FEET IN HEIGHT
3. FIVE (5) FEET SPREAD
EVERGREEN SHRUBS: EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR PROPORTION THEREOF, WHICHEVER OCCURS FIRST, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. 30 INCHES IN HEIGHT AT TIME OF PLANTING.

OWNER: HECHT MANATEE PROPERTY LTD
401 N. E. 13TH ST
P.O. BOX 1000
ZONING: PDRA
USE: GRAZING, CLASS 1

DRAWN	JFT
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	BRU17
SHEET	34

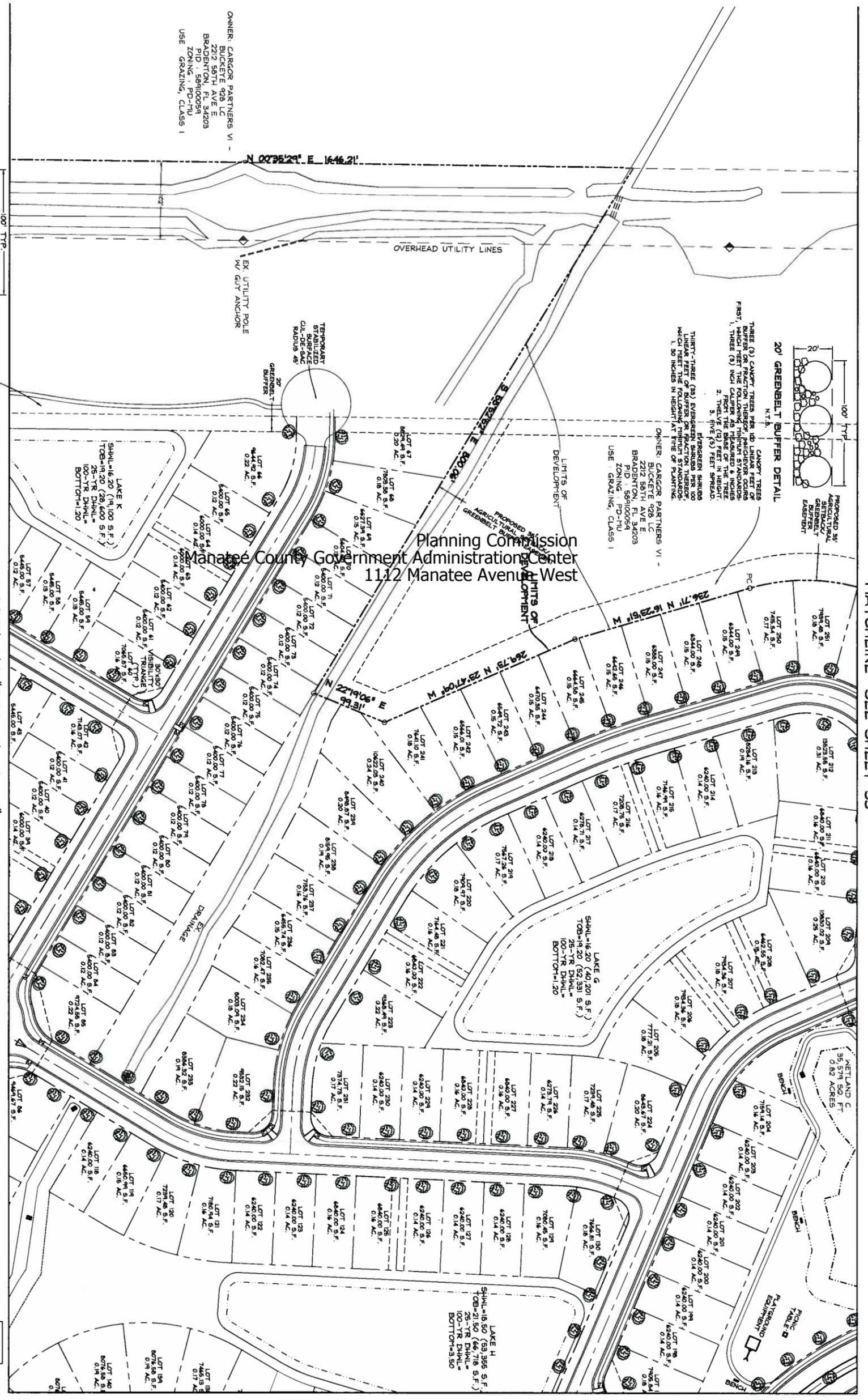
John F. Cavoli
7-1-14
JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

5	PER COUNTY COMMENTS	3/6/14	JAN
4	PER CLIENT COMMENTS	10/31/13	JAN
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW
NO.	REVISIONS	DATE	BY

CLIENT:	CARGO PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	PRELIMINARY LANDSCAPE PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 9875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065 email: cavolengineer@aol.com
(941) 927-3647
Fax: (941) 927-3646

MATCHLINE "SEE SHEET 33"



THREE (3) CANOPY TREES PER 100 LINEAR FEET OF BUFFER OR TRACTION THROUGHOUT BUFFER COULD BE PLANTED WITHIN BUFFER. PLANTING COULD BE FIRST, THREE (3) INCH CALIPER AS MEASURED 4 INCHES FROM THE BASE OF THE TREE.

1. TWELVE (12) FEET HEIGHT.
2. TWELVE (12) FEET SPREAD.
3. FIVE (5) FEET SPREAD.

THIRTY-THREE (33) EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR TRACTION THROUGHOUT BUFFER COULD BE PLANTED WITHIN BUFFER. PLANTING COULD BE FIRST, THREE (3) INCH CALIPER AS MEASURED 4 INCHES FROM THE BASE OF THE TREE.

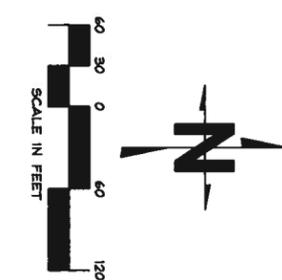
1. TWELVE (12) FEET HEIGHT.
2. TWELVE (12) FEET SPREAD.
3. FIVE (5) FEET SPREAD.

THIRTY-THREE (33) EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR TRACTION THROUGHOUT BUFFER COULD BE PLANTED WITHIN BUFFER. PLANTING COULD BE FIRST, THREE (3) INCH CALIPER AS MEASURED 4 INCHES FROM THE BASE OF THE TREE.

1. TWELVE (12) FEET HEIGHT.
2. TWELVE (12) FEET SPREAD.
3. FIVE (5) FEET SPREAD.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



31	32	30
33	34	
35	36	
37	38	

35

DRAWN: [Signature]

CHECKED: JFC

DATE: 12/20/06

SCALE: 1" = 60'

JOB NO. BRV171

SHEET

John F. Cavoli
12-17-11

JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

NO.	REVISIONS	DATE	BY
5	PER COUNTY COMMENTS	3/6/14	JAF
4	PER COUNTY COMMENTS	10/31/13	JAF
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

Page 63 of 92

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	PRELIMINARY LANDSCAPE PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers

FL Cert. of Reg. No. 8875

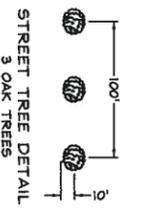
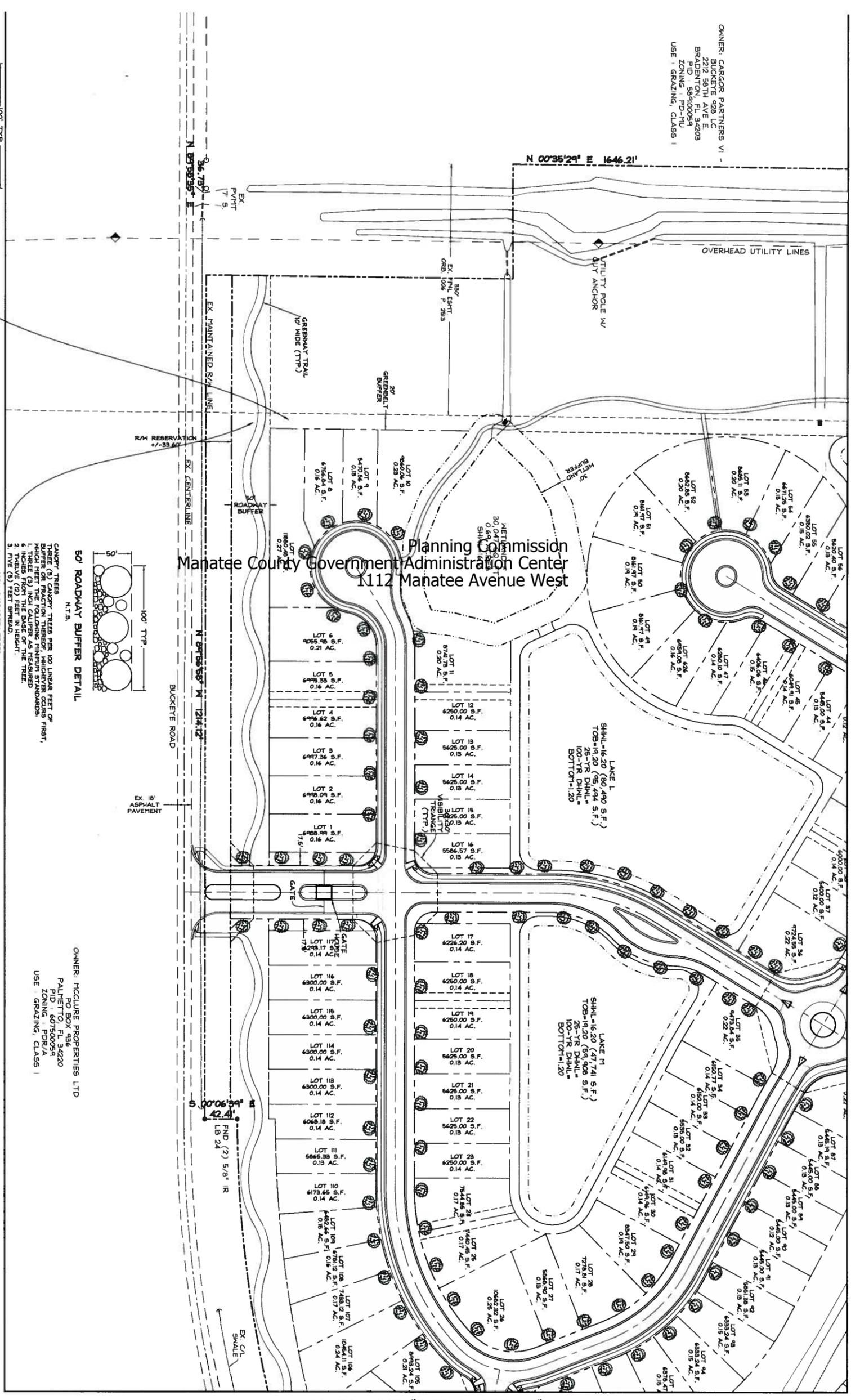
5824 Bee Ridge Road, #325 Sarasota, FL 34233-5065 email: cavoliengineer@aol.com

(941) 927-3647
Fax: (941) 927-3646

MATCHLINE "SEE SHEET 35"

OWNER: CARGOR PARTNERS VI -
 BUCKEYE 928 LC
 2212 58TH AVE E
 BRADENTON, FL 34203
 PID: 58100054
 ZONING: PD-TU
 USE: GROWING, CLASS I

Planning Commission
 Manatee County Government Administration Center
 1112 Manatee Avenue West



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



30	31	32
33	34	35
36	37	38

THIRTY-THREE (33) EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
 1. THREE (3) INCH CALIBER AS MEASURED 4 INCHES FROM THE EDGE OF THE TREE.
 2. TWELVE (12) FEET IN HEIGHT.
 3. FIVE (5) FEET SPREAD.

THIRTY-THREE (33) EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
 1. THREE (3) INCH CALIBER AS MEASURED 4 INCHES FROM THE EDGE OF THE TREE.
 2. TWELVE (12) FEET IN HEIGHT.
 3. FIVE (5) FEET SPREAD.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NO.	REVISIONS	DATE	BY
5	PER COUNTY COMMENTS	3/6/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

OWNER: MCCLURE PROPERTIES LTD
 PO BOX 496
 PALMETTO, FL 34220
 PHONE: 813-987-1111
 ZONING: PD-TU
 USE: GRAZING, CLASS I

CLIENT:	CARGOR PARTNERS VI - BUCKEYE 928, LC
PROJECT:	CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET:	PRELIMINARY LANDSCAPE PLAN

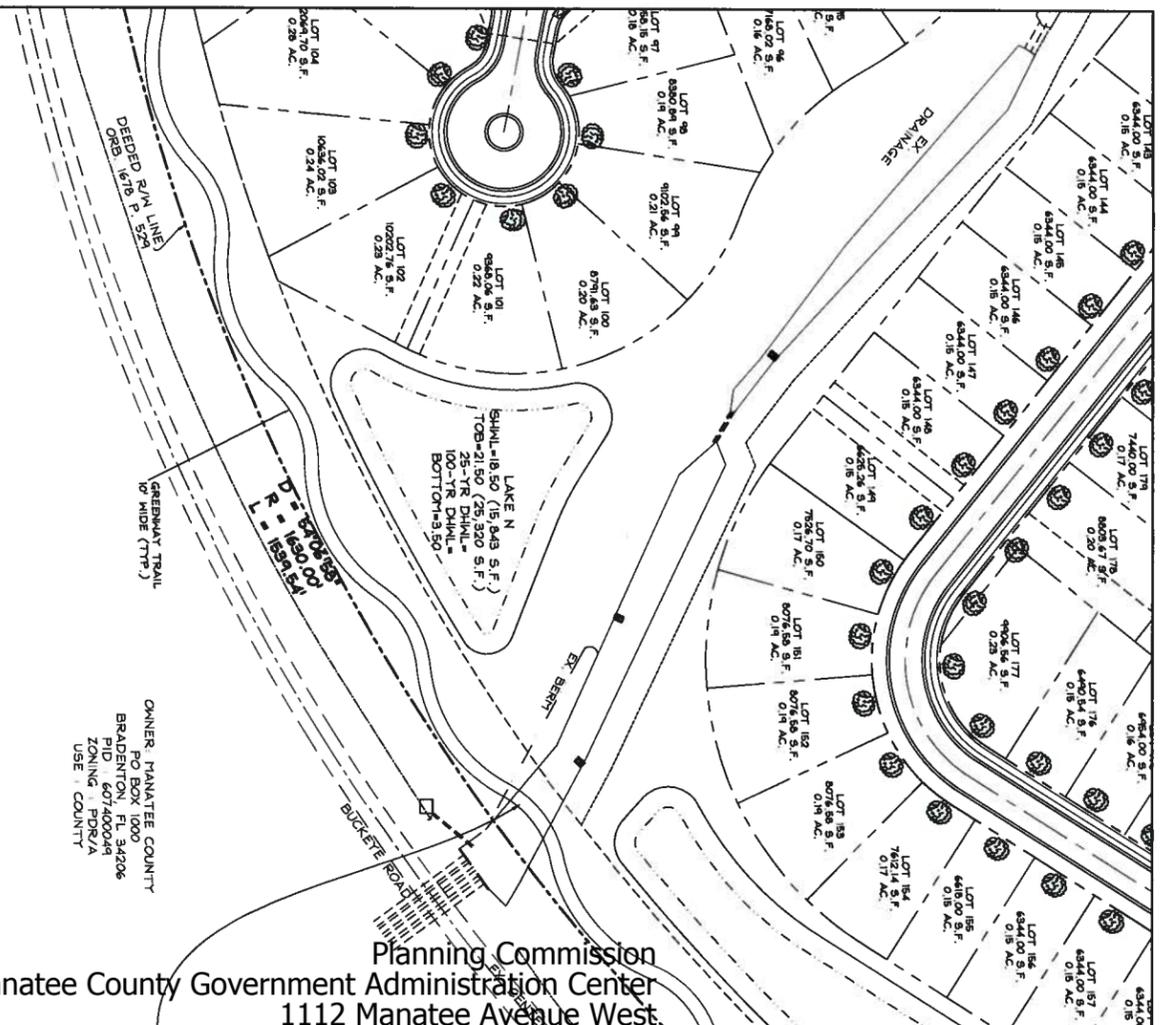
DRAWN	LEFT
CHECKED	JFC
DATE	12/20/06
SCALE	1" = 60'
JOB NO.	37
SHEET	37

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 R. Cavoli, P.E., License No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
 email: cavolengineer@aol.com
 (941) 927-3647
 Fax: (941) 927-3644

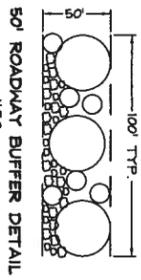
MATCHLINE "SEE SHEET 37"

MATCHLINE "SEE SHEET 36"

Planning Commission
Manatee County Government Administration Center
1112 Manatee Avenue West



OWNER: MANATEE COUNTY
PO BOX 1000
BRADENTON, FL 34206
PID: 607400094
ZONING: PDR/A
USE: COUNTY



NOT INCLUDED
ORD. 1678 P. 529

OWNER: MANATEE COUNTY
PO BOX 1000
BRADENTON, FL 34206
PID: 607400029
ZONING: PDR/A
USE: COUNTY

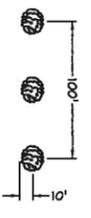
OWNER: MANATEE COUNTY
PO BOX 1000
BRADENTON, FL 34206
PID: 607400094
ZONING: PDR/A
USE: COUNTY

OWNER: HECHT MANATEE PROPERTY LTD
401 NW 36TH ST
P.O. BOX 1000
BRADENTON, FL 34206
PID: 344600094
ZONING: PDR/A
USE: GRAZING, CLASS 1

CANOPY TREES
THIRTY (30) CANOPY TREES PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICHEVER COMES FIRST, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. THIRTY (30) IN THE DIAMETER AS MEASURED AT THE TREE.
2. TWELVE (12) FEET IN HEIGHT.
3. FIVE (5) FEET SPREAD.

UNDERSTORY EVERGREEN TREES
SIX (6) UNDERSTORY EVERGREEN TREES PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. TWO INCH CALIPER AS MEASURED 6 INCHES.
2. SIX (6) FEET IN HEIGHT.
3. THREE (3) FEET SPREAD.

EVERGREEN SHRUBS
THIRTY (30) EVERGREEN SHRUBS PER 100 LINEAR FEET OF BUFFER OR FRACTION THEREOF, WHICH MEET THE FOLLOWING MINIMUM STANDARDS:
1. 30 INCHES IN HEIGHT AT TIME OF PLANTING.



STREET TREE DETAIL
3 OAK TREES
WITHIN 10' OF RIGHT-OF-WAY
*STREET TREES TO BE LOCATED 10' OUTSIDE OF R/W LINE



30	31	32
33	34	35
36	37	38

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

38

DATE	12/20/06
SCALE	1" = 60'
JOB NO.	BRU17
SHEET	

John F. Cavoli
7114
JOHN F. CAVOLI, P.E.
FL LICENSE NO.: 48692

NO.	REVISIONS	DATE	BY
5	PER COUNTY COMMENTS	3/16/14	JAM
4	PER CLIENT COMMENTS	10/31/13	JAM
3	per County Comments	10/2/07	NRW
2	per County Comments	6/12/07	NRW
1	per County Comments	4/3/07	NRW

CLIENT: CARGO PARTNERS VI - BUCKEYE 928, LC
PROJECT: CARGO PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
SHEET: PRELIMINARY LANDSCAPE PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers
R. Carl of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
email: cavolengineer@aol.com
(941) 927-3647
Fax: (941) 927-3646



5824 Bee Ridge Road, #325
Sarasota, FL 34233-5065
(941) 927-3647
Fax: (941) 927-3646
email: cavoliengineer@aol.com

8 May 2014

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

Subject: BUCKHEAD TRAILS
DTS #201305006
Project Number: PDMU-14-15(P)
SPECIFIC APPROVAL REQUEST

Dear Ms. Moreland:

The following is provided as a SPECIFIC APPROVAL REQUEST regarding the subject project:

Request #1:

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

Staff is in support of the request for Specific Approval for an alternative to Section 714.8.7 of the LDC to allow replacement tree sizes at 3"1/4"1/4" instead of 3"1/5"1/7". Staff believes that smaller size trees typically establish and grow faster. Therefore, they provide more tree canopy sooner. The LDC is slated to reflect the smaller replacement tree sizes with the upcoming amendment to Section 714 – Tree Protection.

Request #2:

LDC Section 715.3.4 – Street Trees. The request is to allow one tree per lot per frontage. Staff is in support to allow one tree per lot per frontage

Request #3:

LDC Section 603.7.4.5 – Landscape Buffer. Request for specific approval of a 35' agricultural setback outside the boundaries of this project is requested rather than within the project boundaries on the North and West Sides of the project due to the fact that the adjacent property is under the control of the owner for this petition. We propose that this offsite buffer be recorded as a buffer easement prior to the first final plat approval. The buffer easement shall remain in place until the abutting property is developed for non-agricultural use. No agricultural operations or activities shall be allowed within this easement. To prevent operations and activity

Page 68 of 92

within the buffer, the applicant shall install fencing along the outer limits of this buffer prior to Final Plat approval. The fencing may be removed upon termination of the easement.

We trust this meets your needs at this time. Please contact our office if you have any questions or require any additional information.

Very truly yours,

CAVOLI Engineering, Inc.


John F. Cavoli, P.E.

P.C.: 07/10/2014

**PDMU-14-15(P) – CARGOR PARTNERS VI-BUCKEYE 928, LC/BUCKHEAD TRAILS
(DTS#20130506)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan to:

- Add 165 lots to increase the total number of lots from 367 to 532 lots for single-family detached residences;
- Increase density from 1.81 to 2.62 dwelling units per acre;
- Revise minimum lot size; and
- Change a cul-de-sac to a through street within the subdivision;

The 203.27± acre site is in the PDMU/NCGO (Planned Development Mixed Use/North County Gateway Overlay) zoning district. The site is on the north side of Buckeye Road, approximately 1/2 mile east of I-75, North County; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 7/10/2014

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 **APPROVAL** of Preliminary Site Plan PDMU-14-15(P) with Stipulations A.1 - A.9, B.1 - B.10, C.1 - C.3, D.1 - D.2, and E.1 - E.5; **GRANTING** Special Approval for a project: 1) adjacent to perennial stream; 2) a gross density of one dwelling unit per acre in the UF-3 Future Land Use Category, and 3) exceeding a net density of three dwelling units per acre in the UF-3 Future Land Use Category, **ADOPTION** of the Findings for Specific Approval; and **GRANTING** Specific Approval for alternatives to Sections 603.7.4.5 (greenbelt), 714.8.7 (replacement trees), and 715.3.4 (one canopy tree per lot), of the Land Development Code, as recommended by staff.

PROJECT SUMMARY	
CASE#	PDMU-14-15(P) dts#20130506
PROJECT NAME	Buckhead Trails
APPLICANT(S):	Cargor Partners VI - Buckeye 928, LC
GENERAL LOCATION:	North side of Buckeye Road, approximately 1/2 mile east of I-75, North County
ACREAGE:	203.27± acres
EXISTING ZONING:	PDMU(Planned Development Mixed Use)
FUTURE LAND USE CATEGORY:	UF-3 (Urban Fringe – three dwelling units per acre)
OVERLAY DISTRICT:	North County Gateway
PROPOSED USE(S):	Residential
CASE MANAGER:	Stephanie Moreland
STAFF RECOMMENDATION:	APPROVAL

The following is a comparison between the proposed Preliminary Site Plan and the previously approved Preliminary Site Plan:

SFD- single-family detached

Project Design- (Residential)	Proposed Preliminary Site Plan [PDMU-14-15(P)]	Previous Preliminary Site Plans [PDR-06-84(Z)(P)], approved on 06/17/2008.
Number of Units/lots	532 lots - single-family detached residences.	367 lots - single-family detached residences.
Site acreage	203.27± acres	204.64± acres
Lot Size(s)	45'x120' = 5,400 sq. ft. 52'x120' = 6,240 sq. ft. 62'x120' = 7,440 sq. ft.	65'x120' = 7,800 sq. ft. 75'x120' = 9,000 sq. ft. 80'x120' = 9,500 sq. ft.
Gross Density	2.62 dwelling units per acre	1.81 dwelling units per acre

Net Density	3.23 dwelling units per acre	2.23 dwelling units per acre																																
Setbacks	<table border="1"> <thead> <tr> <th>Use/Type</th> <th>Front</th> <th>Side</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>SFD</td> <td>23'/20'*</td> <td>5'</td> <td>15'</td> </tr> <tr> <td>Wetland buffer</td> <td colspan="3">15'</td> </tr> <tr> <td>Waterfront</td> <td colspan="3">30'</td> </tr> </tbody> </table>	Use/Type	Front	Side	Rear	SFD	23'/20'*	5'	15'	Wetland buffer	15'			Waterfront	30'			<table border="1"> <thead> <tr> <th>Use/Type</th> <th>Front</th> <th>Side</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>SFD</td> <td>25'/20'*</td> <td>7.5'</td> <td>10'</td> </tr> <tr> <td>Waterfront</td> <td colspan="3">30'</td> </tr> <tr> <td>Wetland buffer</td> <td colspan="3">15'</td> </tr> </tbody> </table>	Use/Type	Front	Side	Rear	SFD	25'/20'*	7.5'	10'	Waterfront	30'			Wetland buffer	15'		
	Use/Type	Front	Side	Rear																														
	SFD	23'/20'*	5'	15'																														
	Wetland buffer	15'																																
Waterfront	30'																																	
Use/Type	Front	Side	Rear																															
SFD	25'/20'*	7.5'	10'																															
Waterfront	30'																																	
Wetland buffer	15'																																	
*side loaded garage - A 25-foot separation is required between the garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.		*side loaded garage																																
Height	35 feet	35 feet																																
Open Space	36% or 73.37± acres	39% or 78.59± acres																																
Recreation Acreage	8.07± acres	15.38± acres																																
Recreation Amenities	<ul style="list-style-type: none"> • 3 Parks (A, B, & C) to include; trails, playground equipment, benches shade trees, picnic tables & gazebo. • One Linear Park – trails, & open field • Amenity Center 	13,884 linear feet of trails (2.63 miles) 5 parks One acre recreational space per 24 units 3 playground structures Benches, gazebos, picnic tables One acre of active play fields																																
Buffers	<ul style="list-style-type: none"> • 50' roadway buffer, • 20' greenbelt buffer • 35' agricultural buffer easement • 30' wetland buffers 	<ul style="list-style-type: none"> • 50' roadway buffer, • 20' greenbelt buffer • 35' agricultural buffer easement • 30' wetland buffers 																																
Access	<ul style="list-style-type: none"> • Two private gated entrances off Buckeye Road • Inter-neighborhood ties 	<ul style="list-style-type: none"> • Two private gated entrances off Buckeye Road • Inter-neighborhood ties 																																
Special Approval	<ol style="list-style-type: none"> 1. Adjacent to a perennial stream. 2. Gross density exceeding one dwelling unit per acre in UF-3 FLUC. 3. Net density exceeding three dwelling units per acre in UF-3 FLUC. 	<ol style="list-style-type: none"> 1. Adjacent to a perennial stream. 2. Gross density exceeding one dwelling unit in UF-3 FLUC. 																																
Specific Approvals	<ul style="list-style-type: none"> • LDC Section 603.7.4.5 - no greenbelt buffer • LDC Section 714.8.7 – smaller replacement tree sizes • LDC section 715.3.4 – one canopy tree per lot 	<ul style="list-style-type: none"> • LDC Section 907.9.4.2 – road exceeding 800 feet in length. • LDC Section 702.6.7 – agricultural setback • LDC Section 604.10.3.6 - no greenbelt buffer along northern and part of the western property boundaries. 																																

Flood Zone (s)	Zone X and AE with Base Flood Elevation at 16' and 16.5' NAVD 1988. Panel 12081C 0039 E and 12081C 0177E, effective 3/17/14. Delineation based on approved LOMR.	Zone AE and C per FEMA approved LOMR Case no:06-04-C664P
Wetland & buffer	6.78± acres (wetland), 4.61± acres (buffer)	6.78± acres
Wetland Impact	Trails in wetland buffers	None

DETAILED DISCUSSION

History

On 06/17/08 the Board of County Commissioners rezoned the site to PDR and approved a Preliminary Site Plan for 367 lots for single-family detached residences. Following the Preliminary Site Plan approval, a Final Site Plan (PDR-05-53/FSP-07-28) was approved administratively. The Final Site Plan expires on 03/16/2015.

In 2010, the site was rezoned to PDMU [PDMU-10-13(Z)(G)], when the Board of County Commissioners approved the Sawgrass/North County Gateway Overlay District, currently known as Florida International Gateway (FIG). The site did not retain the North Central Overlay District.

Summary

The current request to add 165 more lots for a total of 532 lots for single-family detached residences increases the gross density from 1.81 to 2.62 dwelling units per acre.

The site is in the UF-3 (Urban Fringe-three dwelling units per acre) Future Land Use Category (FLUC). A gross density of 2.62 dwelling units per acre and net density of 3.23 dwelling units per acre require Special Approval in the UF-3 FLUC because the proposal exceeds one and three dwelling units per acre, respectively.

There are two drainage features which traverse the site from east to west. The northernmost drainage feature is a perennial stream. Special Approval is required for a project adjacent to a perennial stream. Planned development is the process necessary to achieve Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts on the surrounding residential and agricultural neighborhood.

The applicant proposes to reduce some of the previously approved lot sizes to increase the number of lots. Proposed minimum lot sizes range from 5,400 to 7,440 square feet. Approximately half of the lots will be a minimum of 6,250 square feet. All lots remain within the property boundaries of the previously approved plan.

LDC Section 712.2.8 requires a second means of access for residential developments or parts of phases containing more than one hundred residential dwelling units. The four-phased development includes 532 lots for single-family detached residences. The project is designed to have private streets with two gated entrances connecting Buckeye Road. Both roadways connect other interior roads to provide adequate traffic circulation through the project. To improve traffic circulation, a cul-de-sac (just north and west of the round-about) is changed to a through street within the subdivision.

Additionally, the design shows provisions for future inter-neighborhood ties along the north, east and west boundaries. The proposal to provide inter-neighborhood ties furthers the intent of the Manatee County Comprehensive Plan, Policy 2.9.1 (Strong Communities) because it encourages connectivity and vehicular access between neighborhoods.

The design meets the intent of LDC Section 907.9.1.3, which requires local streets to be extended to the property limits of the subdivision to allow for the logical future extension of the streets into adjacent undeveloped land and to new and existing adjacent developments to complete the inter-neighborhood road system ties.

The site is adjacent to Buckeye Road (a planned 4-lane thoroughfare) and in the general vicinity of two future roadways; The Port Connector Road and Sawgrass Road Extension. Staff has a concern relative to noise impacts that future residents may experience. Staff recommends the installation of either an eight foot tall decorative wall or fence, or a berm and wall on top of the berm, with landscaping on the exterior side of the wall or fence along Buckeye Road.

Staff supports the applicant’s requests for Specific Approval to allow an off-site agricultural buffer easement, one canopy tree per lot and smaller replacement tree sizes.

There are 6.78± acres of wetlands and 4.61± acres of wetland buffers. There are no impacts to the wetlands. Some of the wetland buffers will be impacted by trails.

Staff recommends approval subject to the recommended stipulations.

SURROUNDING USES & ZONING	
NORTH	Agricultural (grazing zoned PDMU/NCGO) and Hillsborough County.
SOUTH	Across Buckeye Road is agriculture zoned PDR/NCO.
EAST	Vacant land zoned A/NCO
WEST	Agricultural (grazing) zoned PDMU//NCGO. Interstate I-75.

ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	6.78± wetland acreage 4.61± wetland buffer acreage
Proposed Impact Acreage:	No impact to wetlands Trails in wetland buffers
<p><u>Wetlands:</u></p> <p>According to the environmental narrative provided by Steinbaum & Associates dated April 4, 2014, there is a total of 6.78 acres of wetlands on-site (7 wetlands total). There are 6.09 acres of Wet Prairies (FLUCCS Code 643) wetlands and 0.69 acres of Mixed Wetland Hardwoods (FLUCCS Code 617). The applicant is proposing no impacts to these wetlands and they are all depicted on the site plan with the required 30' wetland buffers being provided. There is a nature trail shown to be inside the wetland buffers of many of the wetlands. There is an existing stipulation that staff has recommended be retained for the new request that requires the material to construct these trail segments be pervious, to be approved with the Final Site Plan.</p> <p><u>Uplands:</u></p> <p>Upland habitat preservation will be in the form of the required 30' wetland buffers and areas that were previously shown to be preserved, that will serve as wildlife corridors. These areas were previously identified and quantified at 15.39 acres. However, there was a reduction with the new plan to 12.23 acres. These areas will be required to be placed in a conservation easement at time of Final Plat approval.</p> <p><u>Endangered Species:</u></p> <p>According to the narrative, the consultant found no evidence of species considered a Species of Special Concern, Threatened or Endangered.</p> <p><u>Trees</u></p> <p>The site plan indicates total trees on-site of 4,393 and palms 1,355, with trees to be removed on lots of 1,017 and palms 339, trees to be removed outside of lots of 396 and palms 122. Total replacements have been calculated at 356 trees at 3" caliper, 78 trees at 5" caliper and 3 trees at 7" caliper, as well as 122 palms. Staff is recommending Specific Approval for tree replacement sizes to be at 3"/4"/4" in lieu of the LDC required 3"/5"/7".</p>	

NEARBY DEVELOPMENT				
PROJECT	LOTS/UNITS	DENSITY	FLUC	APPROVED
Arbor Park	783 units 150,000 commercial, office and retail	2.56	UF-3	2008
COPPERSTONE (f.k.a. Valencia Groves)	624	2.22	UF-3	2005
Eagle Pointe New PSP	1,072 1,600	1.53 2.4	UF-3	2006 (original approval) Pending approval
f.k.a. Saltsman Property	1,960 units	1.63	UF-3	2008 (original approval)
Stonedam Preserve	791	1.91	UF-3	2005
Stonewood Estates	61 units	0.92	UF-3	2009
Sweetwater Preserve	1719 units, 150,000 sq. ft. commercial	2.08	UF-3	2010
Wellington Lake Manor	169	0.89	UF-3	2005
POSITIVE ASPECTS				
<ul style="list-style-type: none"> • Adequate open space (36%) proposed. • The surrounding area is transitioning from agricultural uses to single-family residential developments. • Extensive Trail system proposed, including part of Greenway Trail as identified in the adopted Greenways Master Plan. 				
NEGATIVE ASPECTS				
<ul style="list-style-type: none"> • The project is adjacent to the A zoning district which permits agricultural uses that may be incompatible with single-family development. • Proposed lots are smaller than previously approved and in the adjacent agricultural properties. 				
MITIGATING MEASURES				
<ul style="list-style-type: none"> • Staff recommends the Notice to Buyers include language informing prospective buyers of the presence of adjacent agricultural operations. • Development trends have moved towards smaller lot sizes. 				

PLANNING COMMISSION AND STAFF RECOMMENDED STIPULATIONS

A. Design

1. The 20-foot buffer adjacent to the west side of Lot 67 shall be planted with trees meeting Florida Power & Light standards for planting.
2. Prior to Final Plat approval for lots adjacent to Buckeye Road, an eight-foot high decorative opaque wall or fence, or a five-foot high berm with a minimum three-foot high decorative wall or fence on top of the berm, shall be installed along the interior edge of the roadway buffer along Buckeye Road. Landscaping shall be installed on the exterior side of the wall.
3. Walls or fences within the roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.
4. The 35-foot agricultural setback, shown outside the boundaries of this project, shall be recorded as a buffer easement prior to the Final Plat approval. The buffer easement shall remain until the abutting property is developed. No agricultural operations or activities shall be allowed within this easement. To prevent operations and activity within the buffer, the applicant shall install fencing along the outer limits of this buffer prior to Final Plat approval. The fencing may be removed upon termination of the easement.
5. Pedestrian walkways between Lots 328 and 329 and between 416 and 417 shall be within a common open space at least 10 feet wide. The walkway shall have a five-foot wide paved surface.
6. Any gates or emergency access points within the project shall be accessible to emergency providers in accordance with the requirements of County and Fire Department ordinances and resolutions.
7. Prior to Final Plat approval the applicant shall post a sign at each inter-neighborhood tie to inform prospective purchasers and residents of the future inter-neighborhood ties. The size, placement, and materials for the sign shall be determined with the Final Site Plan.
8. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the Sales Contract, and in the Final Site Plan, and shall include language informing prospective homeowners of:

- a. The location of the inter-neighborhood ties and the potential for future traffic through the subdivision if roads become public;
 - b. The potential uses associated with surrounding agriculture zoning which may have a negative impact on residences (e.g., noise and odor);
 - c. Buckeye Road is planned as a 4-lane thoroughfare roadway and residents may experience noise impacts from this roadway;
 - d. The Port Connector Road and Sawgrass Road Extension are planned as thoroughfare roads in the general vicinity of the project and residents may experience noise impacts from these roadways when they are constructed.
9. A 25-foot separation shall be required between the garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.

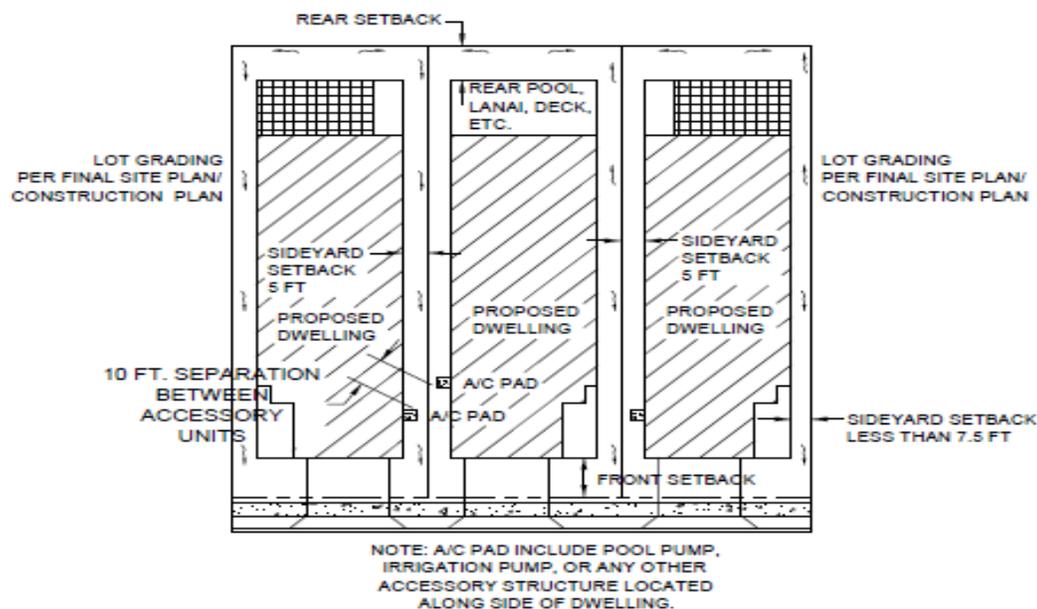
B. Environmental Planning:

1. Plant material quantities and species are not being approved at this time. Staff will review and approve this information with the Final Site Plan.
2. A management plan for the upland preservation areas identifying any maintenance activities, including removal of vines, dead limbs, and undesirable weedy vegetation, shall be submitted for approval at time of Final Site Plan.
3. Prior to Final Site Plan submittal, proposed trails shall be either shifted outside of wetland buffers or, if trails are located within the buffer, they shall be constructed of natural porous surfaces (i.e. mulch) at existing grade and installed in a manner to avoid impacting all existing native vegetation. Details and locations are subject to County review and approval.
4. Tree barricades for trees to be preserved shall be located at the drip line, unless 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 County.
5. Wetland Buffer Enhancement shall be provided prior to Final Plat approval (planted or bonded) in accordance with the Wetland Buffer Enhancement Plan in file provided by Steinbaum & Associates dated April 4, 2014.

6. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.
7. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
8. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 519 of the LDC.
9. 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.
10. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. Stormwater:

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



2. Any fill within the 100-year floodplains of the Little Manatee River shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
3. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plans and Final Plats along the natural systems within the project boundaries. In addition, a twenty (20) foot wide Drainage-Maintenance Access Easement shall be provided along the natural 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.

D. Growth Management:

1. Private internal residential streets shall be constructed according to Manatee County Transportation Standard Detail 401.8. Five-foot (5') wide sidewalk to be located on one side of the internal street and along full property line.
2. The applicant is required to contact the North River Fire Marshal, Emergency Medical Services and Safety for any safety improvements to the roadways or if an additional emergency entrance is required and what type of gate opener for emergency vehicles is required before Final Site Plan approval.

E. Transportation:

1. The developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the findings of the traffic study and as determined by Transportation Department in accordance with LDC Section 722.1.3.4.
2. Prior to issuance of Final Plat approval for the 100th unit, a second means of access shall be constructed to Manatee County Transportation Department Standards and approved by the Planning Department.
3. A 25-foot wide greenway easement shall be dedicated to Manatee County along Buckeye Road. A 10' wide multi-purpose trail, as identified in the Greenways Master Plan, shall be installed within this easement prior to Final Plat approval.
4. All water and sanitary sewer mains and facilities to be dedicated to Manatee County for maintenance must lie within dedicated utility easements or rights-of-way as described in County Resolution R-99-115.
5. The R.O.W. for the street that dead ends into the FP&L easement (next to Lot 65) shall be extended to the western boundary of the project (on the west side of the FP&L

easement). The alignment of the R.O.W for the street has not been determined and may vary depending on the development layout of the adjacent property. A temporary dead end street with a temporary cul-de-sac shall be allowed.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' wide roadway buffers	50'	Y		
35' wide perimeter buffers adjacent to active agriculture	20'		N	Specific approval requested for off-site buffer easement.
SIDEWALKS				
5' wide internal sidewalks,	Shown	Y		
ROADS & RIGHTS-OF-WAY				
50' internal right-of-way	50'	Y		private streets
24' paved roadways	24'	Y		

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

Physical Characteristics:

The site is approximately one mile east of I-75 and has approximately 1,214 feet of frontage adjacent to Buckeye Road in North County. Currently, the site is vacant pasture land with existing ditches. There are 6.78± acres of wetlands, 4.61± acres of wetland buffers onsite. There is a 330-foot wide Florida Power and Light Easement extending northward to the west of the site. There are overhead utility lines and utility poles within the easement.

The site is in the X and AE Flood Zone Category with a Base Flood Elevation at 16' and 16.5' NAVD 1988. Delineation is based on an approved LOMR. Panel 12081C 0039E and 12081C 0177E, effective 3/17/14.

Relation to Public Utilities, Facilities and Services:

The site will be served by County water and sewer. There is an existing 16" potable water and 16" force main approximately 8,000 feet to the southwest along Carter Road. There is also a 16" potable water main along Buckeye Road approximately 7,600 feet to the west.

The site is in School Service Area One. Schools servicing the site are Virgil Mills Elementary, Buffalo Creek Middle, and Palmetto High Schools.

Compatibility:

The site borders large properties having five acres or more to the north, east and west. The site received planned development zoning in 2006. In 2010, the North County Gateway Master Plan (includes the subject property) was approved for a mixed of uses. Planned Development allows the Board to attach stipulations to ensure the project is compatible with the surrounding zoning and land uses.

Transitions:

The site is in an area where growth is anticipated based on approved and proposed projects. The site and surrounding area is transitioning from agricultural uses to low and moderate density residential uses and some mixed uses. Eagle Pointe, New Port Isles, Curiosity Creek, are some of the approved developments in the area.

Design Quality:

The lots are arranged so that they have frontage from internal roadways. 8.07± acres are proposed for recreational acreage to include three recreational parks and a linear park. The Preliminary Site Plan indicates recreational amenities will include trails, benches, picnic tables, a gazebo, shade trees and an amenity center.

The Preliminary Site Plan shows smaller lot sizes than was previously approved. The following chart indicates minimum proposed setbacks for the project:

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

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

Access, Streets, Drives, Parking and Service Areas:

The site has access via two entrance roads connecting Buckeye Road. Inter-neighborhood ties are proposed along the east and west sides of the project.

Pedestrian Systems:

The design shows sidewalks on both sides of the main spine road. Five-foot wide sidewalks are shown on one side of internal streets within the project. A 10-foot wide greenway trail is

shown within the proposed 50-foot wide roadway buffer along Buckeye Road. The greenway trail connects to a proposed trail system within the project. In the areas where trails appear to be within lot boundaries, staff recommends those trails be constructed in areas designated as common open space.

Natural and Historic Features, Conservation and Preservation Areas:

There will be no impact to the 6.78± acres of wetlands. The design shows trails within some of the wetland buffers. Staff recommends the material to construct the trail segments be pervious. The design of the trails will be reviewed with the future Final Site Plan.

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

Density:

A gross density of 2.62 dwelling units per acre is below the allowable density for the UF-3 FLUC. Special approval is required for a project exceeding a gross density of one dwelling unit per acre and net density (3.23) of three dwelling units per acre. Special approval may be acquired through the planned development process.

Height:

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

Fences and Screening:

No perimeter fencing is proposed at this stage. Staff recommends the installation of an eight-foot high decorative opaque wall or fence, or a five-foot high berm with a minimum three-foot high wall or fence on top of the berm along the interior edge of the roadway buffer along Buckeye Road. Landscaping shall be on the exterior side of the wall or fence. The noise mitigation feature is to be installed prior to Final Plat approval for lots adjacent to Buckeye Road.

Trash and Utility Plant Screens:

Single-family lots will be served by individual can pick-up. Screening will be provided with all common trash containers and will be reviewed with the Final Site Plan.

Signs:

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

Landscaping:

The Preliminary Site Plan indicates a 50-foot wide roadway buffer along Buckeye Road, 20-foot wide perimeter buffers along the east perimeter and a 35-foot wide agricultural buffer easement off-site adjacent to the north and west perimeters. The applicant requests Specific Approval for the off-site agricultural buffer easement.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the UF-3 Future Land Use Category. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The site is in an area which is transitioning from agriculture to residential and mixed use properties. The timing is appropriate given development trends in the area.

Policy 2.2.1.11.1 Intent. The use is consistent with the intent of the UF-3 FLUC which provides for residential uses.

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

Policy 2.6.2.7 Require Clustering to Limit Impacts and Policy 2.6.5.5 Preserve/Protect Open Space. The site plan shows 73.37± acres or 36% open space to be provided. 25% (50.81± acres) open space is required.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Buckeye Road, which is designated as a four lane collector in the Comprehensive Plan’s Future Traffic Circulation Map. Buckeye Road has a required right of way of 120 feet.

Transportation Concurrency

As the applicant has elected to defer concurrency at this time, concurrency must be addressed at the 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.

Access

The site will take access onto Buckeye Road. At the time of the TIA, 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: No, the applicant has elected to defer concurrency
TRAFFIC STUDY REQ'D: Not at this time. A TIA will be required with application for concurrency.

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Buckeye Road	2210	C	C

OTHER CONCURRENCY COMPONENTS

Traffic, solid waste, potable water, waste water, parks, school facilities, and drainage will be reviewed at the time of Final Site Plan/Construction Drawings, as the Applicant has elected to defer concurrency at this state.

SPECIAL APPROVALS - ANALYSES, RECOMMENDATIONS, FINDINGS

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

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

The site meets the intent of the UF-3 FLUC. The site is in an area where development is anticipated.

The site is in an area where there is no nearby availability of services. The Developer will be required to install the required sanitary sewer force main along Buckeye Road and potable water which are approximately 1.5 miles away.

The gross densities of the approved developments range from 0.89 to 2.58 dwelling units per acre. Although, a gross density of 2.62 dwelling units per acre is above the special approval threshold in UF-3 FLUC, the proposed density is consistent with recent approved densities in the area.

Special Approval is also required for a project adjacent to a perennial stream. The stream is in the southernmost part of the site. The design of the project avoids impacts to the stream. There are no adverse impacts from the proposed stormwater ponds which are designed to retain runoff from the development.

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

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

FINDING FOR SPECIAL APPROVAL IN UF-3 FLUC

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

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

The following request #1 was previously granted by the BOCC with previous approval [PDR-06-84(Z)(P)]. Since there are no changes to the western boundary of the project area, the Specific Approval is being carried forward with the current request.

1. Request:

LDC Section 603.7.4.5 requires each distinct neighborhood to be bordered by a continuous 15-foot wide greenbelt buffer. The applicant is proposing no on-site greenbelt buffer along the northern and part of the western boundaries.

Staff Analysis and Recommendation:

The applicant proposes to provide an off-site temporary 35-foot wide agricultural buffer easement adjacent to the west and north boundaries of the site. The applicant owns

the property to the north and west and has indicated his intent to develop the property as a continuation of this project and not a distinctive neighborhood. Staff has included a stipulation which requires the buffer easement to be recorded prior to the first Final Plat approval and prohibits agricultural operations or activities within the easement. The stipulation also requires the buffer easement remain until the abutting property is developed. Additionally, a temporary fence is required to be installed along the outer limits of the buffer prior to Final Plat approval.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.7.4.5, the Board finds that the public purpose of the LDC has been satisfied to an equivalent degree with the recording of the buffer easement on the abutting property also owned by the applicant. In the event that future residential development does not occur on the adjacent property to the west, the LDC requires any future development to protect both properties from any potential adverse impacts.

2. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

3. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, because less trees will prevent future conflicts with infrastructure.

ATTACHMENTS

- 1. Applicable Comprehensive Plan Policies**
- 2. Request for Specific Approval**
- 3. Copy of 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: 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.

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

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

Policy: 2.2.1.11 **UF-3:** Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.11.1

Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)

Policy: 2.2.1.11.2

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

Policy: 2.2.1.11.3

Range of Potential Density/Intensity:
 Maximum Gross Residential Density:
 3 dwelling units per acre
 Maximum Net Residential Density:
 9 dwelling units per acre
 (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

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

Maximum Square Footage for Neighborhood
 Retail Uses: Medium (150,000sf)
 Large (300,000)*
 *With Limitations (See Policy 2.2.1.11.5)

Policy: 2.2.1.11.4

Other Information:

- a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet shall require special approval.

Policy: 2.2.1.11.5

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

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

Policy: 2.6.1.1

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

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks

	<ul style="list-style-type: none"> - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3]
Policy: 2.9.1.4	Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1)
Policy: 2.9.1.5	Promote the development of pedestrian friendly designs.
Policy: 2.9.1.6	Promote the use of unifying design elements and features.
Policy: 2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy: 2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policies: 2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)