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Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

August 14, 2014 Planning Commission

MEETING CALLED TO ORDER (Richard Bedford, Chairman)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. July 10, 2014 Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. Z-14-02 - Manatee County School Board Rezone - MEPS313 - DTS20140244 - Quasi-Judicial - Stephanie Moreland * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - Z-14-02 - Blackrock Comm SR70 - 081414 PC.pdf
Attachment: Staff Report - Blackrock Commercial - Z-14-02 - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - Blackrock Commercial - Z-14-02 - 8-14-2014 PC.pdf
Attachment: Affidavit of AD - Sarasota - MC School Board Rezone - Z-14-02 - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - MC School Board Blackrock Commercial - Z-14-02- 8-14-14 PC.pdf
Attachment: Traffic Impact Statement - Blackrock Commercial - Z-14-02 - 8-14-2014 PC.pdf

3. PDMU-12-04(P) - The Preserve at Walden Lake dba Royal Palm Townhouses - DTS20140115 - Quasi-Judicial - Stephanie Moreland * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-12-04-Walden Lake dba RoyalPalm 081414 PC.pdf
Attachment: Staff Report - The Preserve at Walden Lake - PDMU-12-04(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - The Preserve at Walden Lake - PDMU-12-04(P) - 8-14-14 PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - The Preserve at Walden Lake - PDMU-12-04(P) - 08-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - The Perserve at Walden Lakes - PDMU-12-04(P) - 8-14-14PC.pdf
Attachment: Site Plan - The Preserve at Walden Lake - PDMU-12-04(P) - 8-14-2014 PC.pdf

4. PDR-14-04(Z)(P) - Cone and Graham, Inc. / Willow Walk - DTS20140038 - Quasi-Judicial - Margaret Tusing * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-04 - WillowWalk - 08142014 PC.pdf
Attachment: Staff Report - Willow Walk - PDR-14-04(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit.pdf
Attachment: Traffic Impact Analysis - Willow Walk - PDR-14-04(Z)(P) - 8-14-14 PC.pdf
Attachment: Affidavit of Newspaper Advertising - 20140814 PC - Willow Walk - PDR-14-04(Z)(P).pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Willow Walk - PDR-14-04(Z)(P).pdf
Attachment: Site Plan for Willow Walk - PDR-14-04(Z)(P) - 8-14-14 PC.pdf

5. PDR-14-09(Z)(P) - Meritage Homes of Florida, Inc. (Contract Purchaser)/Schroeder Manatee Ranch, INc. (Owner)/River Sands - DTS20140072 - MEPS288 - Quasi-Judicial - Margaret Tusing * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-09 - RiverSands - 08142014 PC.pdf
Attachment: Staff Report - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - River Sands - PDR-14-09(Z)(P).pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - River Sands - PDR-14-09(Z)(P) - 8-14-14 PC.pdf
Attachment: Site Plan - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf

6. PDR-14-11(P) - Magnolia Ridge at Mote Ranch - DTS20140113 - Quasi-Judicial - Rossina Leider * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-11 - MagnoliaRidge - 081414 PC.pdf
Attachment: Staff Report - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Statement - Magnolia Ridge at Mote Ranch - PDR-14-11(P).pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-14 PC.pdf
Attachment: Site Plan - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf

7. PDO-14-14(Z)(G) - Shriyog Corporation/Dr. Parikh - DTS20140166 - MEPS00000300 - Quasi-Judicial - Rossina Leider * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Staff Report - Shriyog Corporation Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P).pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(G) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(G) - 8-14-14 PC.pdf
Attachment: Site Plan - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-14PC.pdf

8. PDR-14-14(P) - Summer Woods - DTS20140052 - Quasi-Judicial - Shelley Hamilton * Clague

Attachment: Staff Report - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Special Approval Request - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Affidavit of AD - Sarasota Herald Tribune - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Summer Woods - PDR-14-14(P). - 8-14-14 PC.pdf

Attachment: Public Comment - Summer Woods - PDR-14-14(P) - 8-14-14 PC.pdf
Attachment: Site Plan - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Maps - Future Land Use, Zoning and Aerial - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf

9. LDA-09-04(R2) - Amendment to the Amended and Restated Local Development Agreement for Summer Woods - DTS20140240 - MEPS00000286 - Quasi-Judicial - Shelley Hamilton * Clague

Attachment: Maps - Future Land Use, Zoning and Aerial - Summer Woods LDA - LDA-09-04(R2) - 8-14-2014PC.pdf
Attachment: Staff Report - Summer Woods LDA - 8-14-2014 PC.pdf
Attachment: LDA for Summer Woods - LDA-09-04(R2) - 8-14-2014 PC.pdf
Attachment: Affidavit of AD - Sarasota Herald Tribune - Summer Woods - LDA-09-04(R2) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Summer Woods - LDA-09-04(R2) - 8-14-14 PC.pdf

REGULAR

Building and Development Services Department

10. Ordinance 14-37 - Heritage Harbour DRI - Quasi-Judicial - Shelley Hamilton * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014 PC.pdf
Attachment: Staff Report - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014 PC.pdf
Attachment: Ordinance - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014 PC.pdf
Attachment: Map H - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Heritage Harbour DRI Ord. 14-37 - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Heritage Harbour - Ord. 14-37 - 8-14-14 PC.pdf
Attachment: Public Comments - Heritage Harbour - DRI - Ord. 14-37 - 8-14-2014 PC.pdf

11. PDMU-98-08(G)(R6) - Heritage Harbour - GDP - DTS20120375 - Quasi-Judicial - Shelley Hamilton * Schenk

Attachment: Maps - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Staff Report - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Sarasota Herald Tribune - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Heritage

Harbour - PDMU-98-08(G)(R6) - 8-14-14 PC.pdf
Attachment: Zoning Ordinance - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Public Comments - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Site Plan - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf

12. PA-14-03/Ordinance 14-27 - Lakewood Centre North - Legislative - Shelley Hamilton * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PA-14-03 - LakewoodCentre 081414 PC.pdf
Attachment: Affidavit of Ad - Sarasota - Lakewood Centre North PA-14-03 - Ord. 14-27 - 20140814 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton Herald - Lakewood Centre - 8-14-14 PC.pdf
Attachment: Map 2-FLUC Amendment Areas Lakewood Centre North - PA-14-03.pdf
Attachment: Map 3-Proposed FLUC Map Lakewood Centre North - PA-14-03 - 08-14-2014 PC.pdf
Attachment: Map 4-Proposed Sub Area Map - Lakewood Centre North - PA-14-03.pdf
Attachment: Staff Report - Lakewood Centre North - PA-14-03 - 8-14-2014 PC.pdf
Attachment: Traffic Impact Statement - Lakewood Centre North - PA-14-03.pdf

13. PDMU-13-37(Z)(P) - Parrish Holdings, LLC; Southern Land Parrish, LLC; Southern Hemisphere Manatee, LLC; and North Manatee Investment, LLC/The Villages of Amazon South - DTS20130374 - B00000234 - Quasi-Judicial - Margaret Tusing * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-13-37(Z)(P) - VillagesOfAmazon - 08142014 PC.pdf
Attachment: Staff Report - Villages of Amazon - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavits - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Request for Special Approval - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Request for Specific Approval - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - Villages at Amazon South - 8-14-14 PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Villages at Amazon South - 8-14-2014 PC.pdf
Attachment: Site Plan - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf

ADJOURN The Planning Commission of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination polity 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 reuiring 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.

August 14, 2014 Planning Commission
Agenda Item #1

Subject
July 10, 2014 Minutes for Approval

Briefings
None

Contact and/or Presenter Information
Board Records

Action Requested

RECOMMENDED MOTION:

I move to approve the minutes for July 10, 2014.

Enabling/Regulating Authority

Background Discussion

County Attorney Review
Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney
N/A

Instructions to Board Records

Cost and Funds Source Account Number and Name

Amount and Frequency of Recurring Costs

August 14, 2014 Planning Commission
Agenda Item #2

Subject
Z-14-02 - Manatee County School Board Rezone - MEPS313 - DTS20140244 - 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, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-14-02, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• The vacant 10± acres site is on the northeast corner of Caruso Road and S.R. 70 East in Bradenton. The site is a division of a 147± acre parcel.

• The site is in the R/O/R Future land Use Category (FLUC). The intent of the R/O/R FLUC is to provide for a broad range of commercial, office, and residential uses as listed in Comprehensive Plan Policy 2.2.1.17.2.

• The intent of the proposed GC zoning district is to provide for a variety of commercial retail uses and

services. GC zoning is consistent with the R/O/R Future Land Use Category.

• The current A zoning district is intended to preserve agricultural lands and allow for other uses consistent with agricultural operations. The A zoning district limits commercial retail uses to farm equipment and supply establishments, while commercial service uses are limited to veterinary clinics, bed and breakfast, funeral home/chapel and lawn care /landscaping establishments.

• The site is in an area where commercial zoning and uses are already established. Policies 2.10.4.3.(1) and (2) of the Comprehensive Plan require commercial sites be large enough to accommodate the building and provide adequate setbacks, buffers, access points, parking, and loading areas. The site exceeds the minimum lot area (7,500 sq. ft.) required for the GC zoning district.

• At time of development, future structures will be required to comply with LDC Figure 6-2 (Schedule of Area, Height, Bulk and Placement Regulations). Additionally, any structures erected on the site will be required to meet a 25-foot front yard setback along S.R. 70 and Caruso Road.

• The site is within 1,000 feet of two functionally classified roadways designated as Collector or higher. Therefore, the site meets commercial locational criteria and is eligible to be considered for commercial zoning. Furthermore, properties within the R/O/R FLUC are not required to achieve compliance with the commercial locational criteria (Comprehensive Plan Policies 2.10.4.1 and 2.10.4.2).

• Staff recommends approval.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
William Clague reviewed and responded by email on July 15, 2014.

Reviewing Attorney
Clague

Instructions to Board Records
n/a

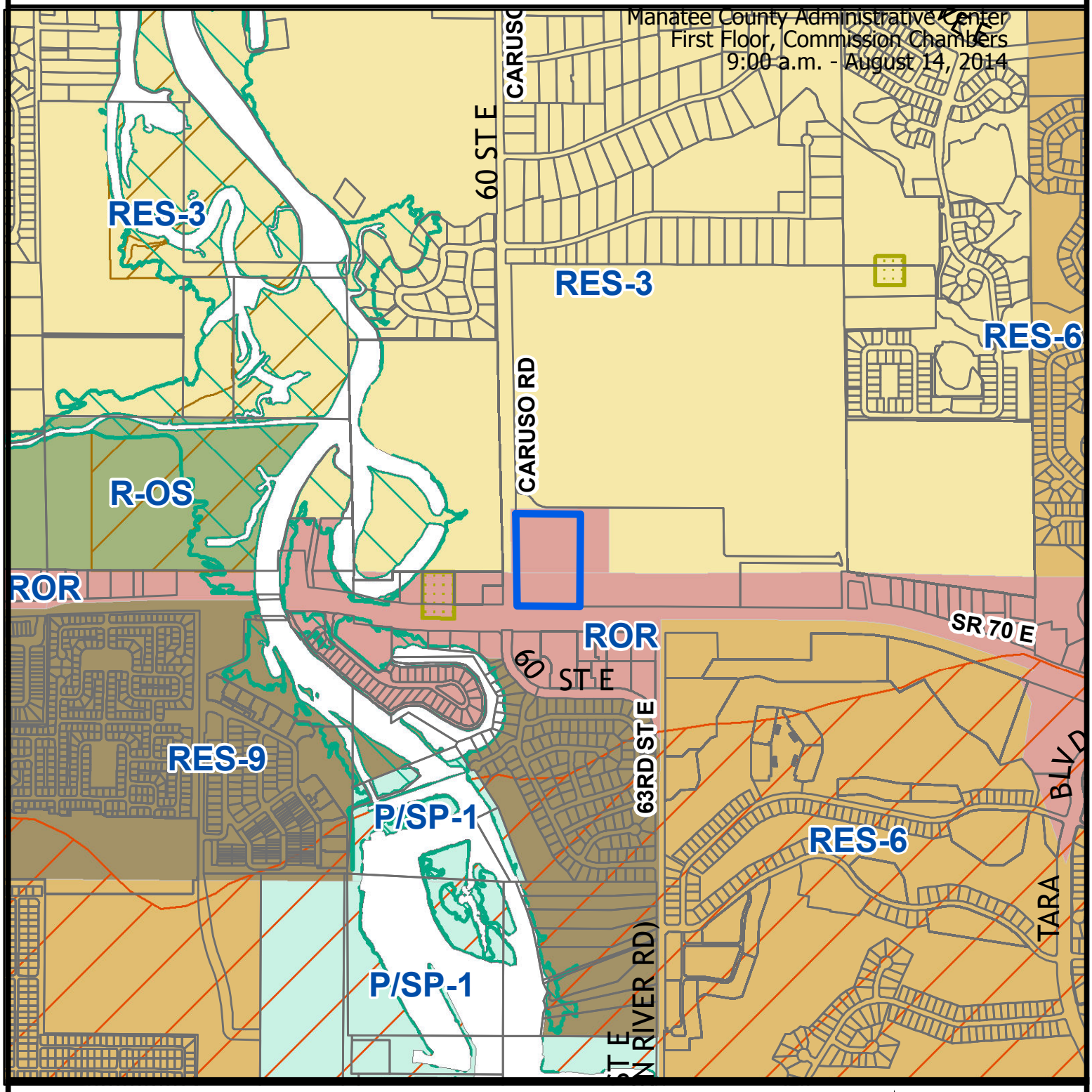
Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - Z-14-02 - Blackrock Comm SR70 - 081414 PC.pdf
Attachment: Staff Report - Blackrock Commercial - Z-14-02 - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - Blackrock Commercial - Z-14-02 - 8-14-2014 PC.pdf
Attachment: Affidavit of AD - Sarasota - MC School Board Rezone - Z-14-02 - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - MC School Board Blackrock Commercial - Z-14-02- 8-14-14 PC.pdf

Attachment: Traffic Impact Statement - Blackrock Commercial - Z-14-02 - 8-14-2014 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 1729200109

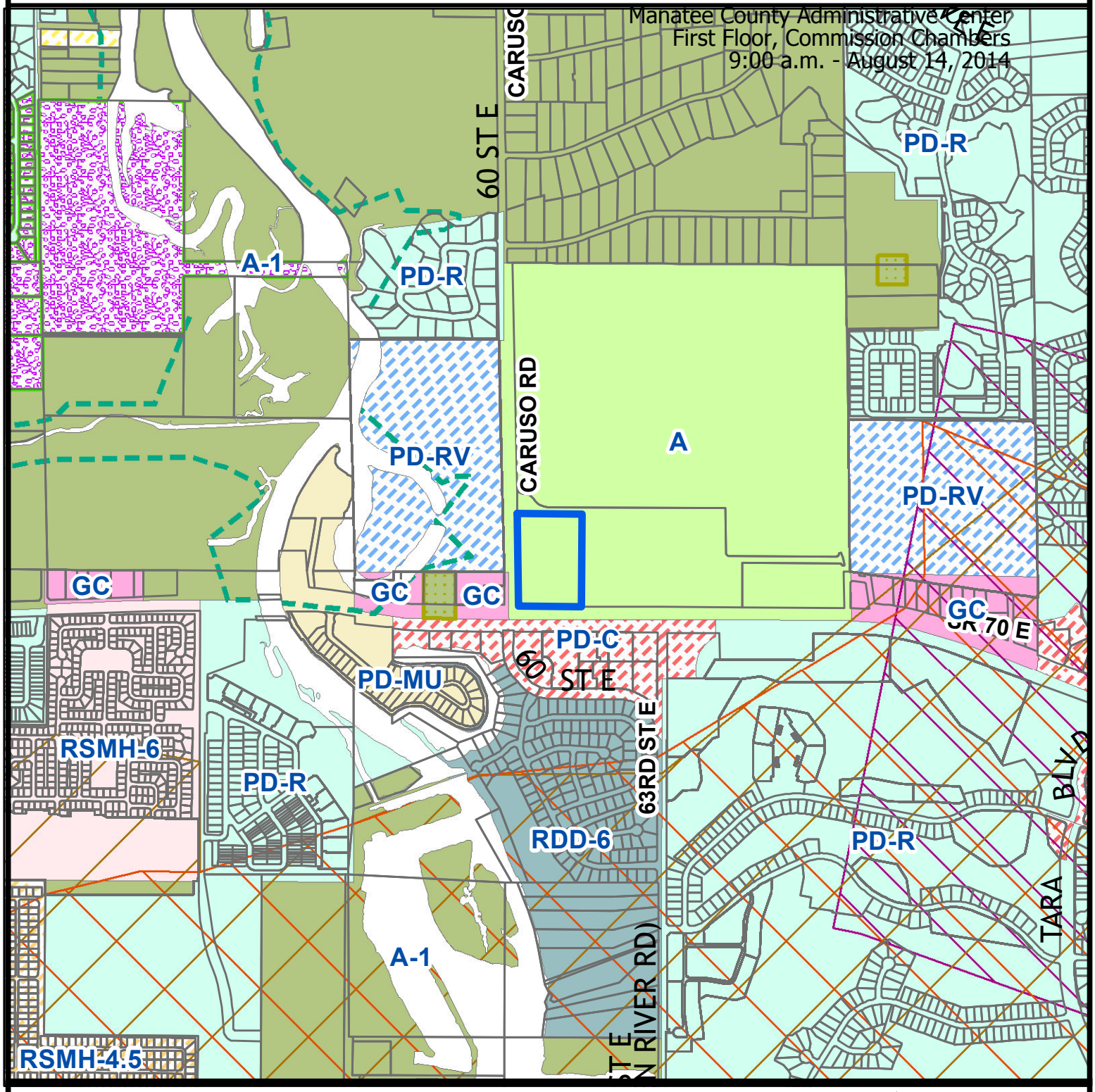
Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 1,158 feet

Project Name:	Blackrock Commercial
Project #:	Z-14-02
DTS#:	20140244
Proposed Use:	Commercial

S/T/R:	Sec 10 Twn 35 Rng 18
Acreage:	10
Existing Zoning:	A
Existing FLU:	ROR
Overlays:	NONE
Special Areas:	NONE

CHH:	N
Watershed:	NONE
Drainage Basin:	Braden River
Commissioner:	Vanessa Baugh

ZONING



Parcel ID #(s) 1729200109

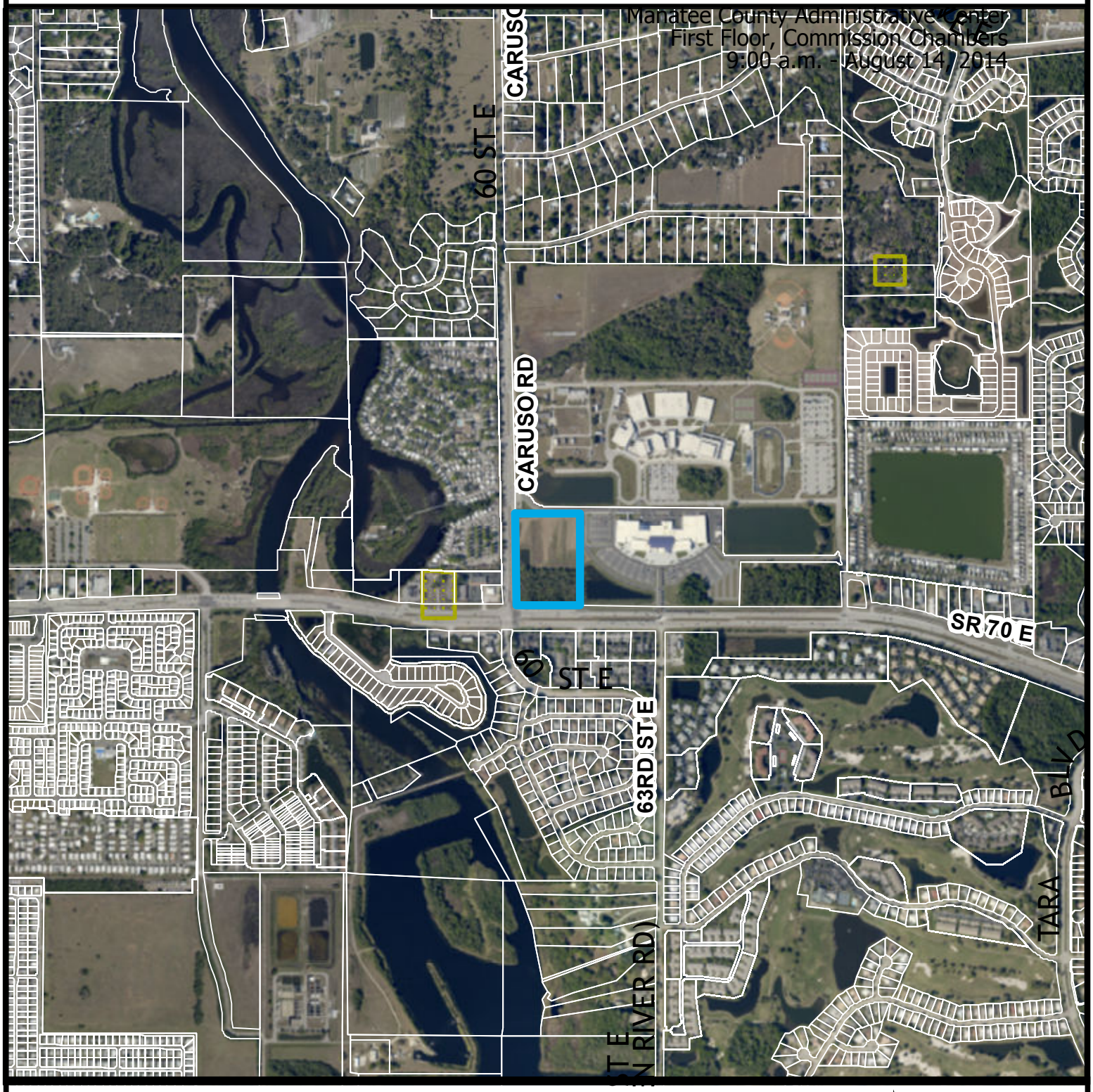
Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 1,158 feet

Project Name: Blackrock Commercial
Project #: Z-14-02
DTS#: 20140244
Proposed Use: Commercial

S/T/R: Sec 10 Twn 35 Rng 18
Acreage: 10
Existing Zoning: A
Existing FLU: ROR
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: Braden River
Commissioner: Vanessa Baugh

AERIAL



Parcel ID #(s) 1729200109

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,158 feet

Project Name:	Blackrock Commercial
Project #:	Z-14-02
DTS#:	20140244
Proposed Use:	Commercial

S/T/R:	Sec 10 Twn 35 Rng 18
Acreage:	10
Existing Zoning:	A
Existing FLU:	ROR
Overlays:	NONE
Special Areas:	NONE

CHH:	N
Watershed:	NONE
Drainage Basin:	Braden River
Commissioner:	Vanessa Baugh

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS #20140244)

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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 08/14/2014 **B.O.C.C.: 09/04/14**

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-14-02, as recommended by staff.

PROJECT SUMMARY	
CASE#	**Z-14-02 (MEPS00000313, DTS #20140244)**
PROJECT NAME	**Blackrock Commercial**
APPLICANT(S):	**School Board of Manatee County**
PROPOSED ZONING:	**GC (General Commercial)**
EXISTING ZONING:	**A (General Agriculture-one dwelling unit per five acres)**
CASE MANAGER:	**Stephanie Moreland**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

The vacant 10± acre site is a division of an overall 147± acre site on the northeast corner of Caruso Road and S.R. 70 East in Bradenton.

The site is in the R/O/R Future Land Use Category (FLUC). The intent of the R/O/R FLUC is to provide for a broad range of commercial, office, and residential uses as listed in Comprehensive Plan Policy 2.2.1.17.2.

The intent of the proposed GC zoning district is to provide for a variety of commercial retail uses and services. GC zoning is consistent with the R/O/R Future Land Use Category.

The current A zoning district is intended to preserve agricultural lands and allow for other uses consistent with agricultural operations. The A zoning district limits commercial retail uses to farm equipment and supply establishments, while commercial service uses are limited to veterinary clinics, bed and breakfast, funeral home/chapel and lawn care /landscaping establishments.

The site is in an area where commercial zoning and uses are already established. Policies 2.10.4.3.(1) and (2) of the Comprehensive Plan require commercial sites be large enough to accommodate the building and provide adequate setbacks, buffers, access points, parking, and loading areas. The site exceeds the minimum lot area (7,500 sq. ft.) required for the GC zoning district.

At time of development, future structures will be required to comply with LDC Figure 6-2 (Schedule of Area, Height, Bulk and Placement Regulations). Additionally, any structures erected on the site will be required to meet a 25-foot front yard setback along S.R. 70 and Caruso Road.

The site is within 1,000 feet of two functionally classified roadways designated as Collector or higher. Therefore, the site meets commercial locational criteria and is eligible to be considered for commercial zoning. Furthermore, properties within the R/O/R FLUC are not required to achieve compliance with the commercial locational criteria (Comprehensive Plan Policies 2.10.4.1 and 2.10.4.2).

Staff recommends approval.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**6545 SR 70 East, Bradenton**
GENERAL LOCATION:	**Northeast corner of Caruso Road and S.R. 70. East.**
ACREAGE:	**10± acres**
EXISTING USE(S):	**Vacant**
FUTURE LAND USE CATEGORY(S):	**R/O/R (Retail/Office/Residential)**
SPECIAL APPROVAL:	**N/A**
OVERLAY DISTRICT(S):	**N/A**
SURROUNDING USES & ZONING	
NORTH and EAST	**Manatee Technical Institute and Braden River High School zoned A (General Agriculture, one dwelling unit per five acres)**
SOUTH	**Across SR 70 is a Retail Sales, Neighborhood Convenience with gas pumps (7-Eleven), Banking Establishment (C-1 Bank), Health Park East zoned PDC (Planned Development Commercial)**
WEST	**Across Caruso Road is a Neighborhood Convenience (Retail Establishment) and a small shopping center (River Plaza) zoned GC, a recreational vehicle park (Horseshoe Cove) zoned PDRV, and River Forest Subdivision zoned PDR.**

SITE DESIGN DETAILS	
LOT SIZE(S):	**10± acres**
FLOOD ZONE(S):	**X per FIRM Panel 12081C 0328E effective 3/17/2014**
UTILITY CONNECTIONS:	**Water and Sewer**
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**None**
Proposed Impact Acreage:	**None**

POSITIVE ASPECTS

- The rezone may be considered a logical expansion of the nearby GC zoning district.
- Sewer and water are available in this area.
- The site has direct access to major arterial and collector roadways.
- The site is in an area where commercial zoning and uses are established.

STAFF RECOMMENDED STIPULATIONS

Not applicable. Stipulations are not attached to a straight rezone. All requirements of GC zoning district will be reviewed with future site plan or building permit approvals. These requirements include the range of permitted uses, lot size, setbacks, building height, buffers, parking, access, etc.

REMAINING ISSUES OF CONCERN

None

COMPLIANCE WITH MANATEE COUNTY COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The site is in an area where commercial zoning and uses are already established to the south and west.

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. August 14, 2014

Policy 2.2.1.17.1 Range of Potential Uses: Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/water-related/water-enhanced uses.

Policy 2.6.1.1 Compatibility. A rezone to GC is consistent with the R/O/R FLUC and compatible with the surrounding zoning and uses of nearby properties.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE
SECTION 504.5 - REZONE CRITERIA

Factors for Review and Adoption of Proposed Amendments.

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

   The 10± acre property is currently zoned A. The proposed GC zoning district is compatible with the development pattern and surrounding zoning of nearby properties. To the north is Braden River High School. To the east is Manatee Technical Institute. To the south, across S.R.70, is a mix of commercial retail and service uses. Across Caruso Road, to the west, is a commercial establishment. Further northwest is a recreational vehicle park, also a commercial use.

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?**

   SR 70 has changed to a six lane divided road and a segment of Caruso Road (adjacent to the site) is now a four lane divided highway. The Manatee County Comprehensive Plan designates this segment of the S.R.70 corridor as R/O/R on the Future Land Use Map (FLUM). Agricultural and residential uses are gradually transitioning to commercial uses.

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

   The R/O/R FLUC is intended for a variety of commercial and service uses, as well as, residential uses. According to LDC Section 602.1.2.1, the intent of the current A zoning district is intended to "preserve agricultural lands and promote general agricultural economic activity, and allow for the co-existence of other uses generally consistent with agricultural activities."

   According to LDC Section 602.1.5.3, the purpose of the GC district is to provide for a variety of retail and service uses.

   Given the site meets the criteria for commercial development (i.e., at the corner of two functionally classified roadways), adjacent to established commercial zoning districts and uses, and in the R/O/R FLUC, staff believes GC zoning district better conforms to the current Comprehensive Plan.

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

The proposed change will not conflict with existing or planned public improvements.

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

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

Traffic patterns will be evaluated further with the Traffic Impact Analysis to be submitted with future site plans, when a use is established for the site. The applicant provided a Traffic Impact Statement to evaluate maximum potential traffic impacts associated with the rezone of the site.

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

GC zoning is intended to provide for various retail uses and services on freestanding parcels or shopping centers serving the general needs of the community. The proposed change will not adversely impact population density or create a demand for schools, streets, or recreational areas and facilities.

(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?

The site is at the southeast corner of Caruso Road and SR 70. Caruso Road is a four lane divided highway from SR 70 north approximately 2,200 feet. This segment of SR 70 is a six lane divided highway.

There is a 12” diameter waterline along the east side of Caruso Road in the existing right-of-way and a 10” diameter waterline is along the south side of the main drive aisle. There is a gravity sewer stub-out/main along the south side of the main drive aisle. There is a 6” force main in the middle of S.R. 70.

There are no identified off-site capacity issues or deficiencies in the area.

6. <u>Changes to Surrounding Area</u>. Will the proposed change adversely affect the public health, safety or welfare of the surrounding area?

The proposed zoning change will not have an adverse affect on the health, safety, or welfare of the neighborhood.

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

7. <u>Compliance with LDC</u>. Is the proposed amendment in conformance with all applicable requirements of this Code?

The proposed amendment is in conformance with all applicable requirements of the Code. The site meets the minimum lot size and width requirements established for the GC zoning district in LDC Figure 6-2.

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. A rezone to GC furthers the intent of the Manatee County Comprehensive Plan which provides for consideration of a variety of retail and service uses in the existing R/O/R FLUC. The development pattern for this segment of S.R.70 East appears to be transitioning to commercial and office development.

9. <u>Expanding Districts</u>. Is the proposed amendment the logical expansion of adjacent zoning districts?

The proposed amendment may be considered a logical expansion of adjacent commercial zoning districts and uses to the south and west.

10. <u>Trends</u>. Is the timing of the request appropriate given the development trends in the area?

The timing is appropriate given development trends in the area. The immediate surrounding area is characterized by commercial, office, residential and residential support uses.

11. <u>Historic Resources</u>. Will the proposed change adversely impact historic resources?

The proposed change will not adversely impact historic resources.

12. <u>Environmental Impacts</u>. Will the proposed change have an adverse environmental impact on the vicinity?

The proposed change will not have an adverse environmental impact on the vicinity.

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?

Lighting is specifically regulated by LDC Section 709 and will be addressed with future site and construction plans.

14. <u>County Wide Changes</u>. Will the proposed change adversely affect the health, safety and welfare of the County as a whole?

The proposed change will not adversely affect the safety, and welfare of the County as a whole. The commercial zoning will allow for a variety of retail and service uses for surrounding residences and visitors to the area.

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

N/A

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

N/A

COMPLIANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE (LDC)

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

TRANSPORTATION

<u>Major Transportation Facilities</u>

The site is located at the northeast corner of SR 70 and Caruso Road. SR 70 is designated as a six (6) lane arterial in the Comprehensive Plan's Future Traffic Circulation Map Series and requires a right of way of 200 feet. Caruso Road is designated as a four (4) lane collector in the Comprehensive Plan's Future Traffic Circulation Map Series and requires a right of way of 120 feet.

<u>Transportation Concurrency</u>

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 below). However, the applicant did provide a

Traffic Impact Statement (TIS) for the rezone to evaluate maximum potential traffic impacts associated with the rezoning of the property.

Access

The site will potentially take access to SR 70 and Caruso Road. At the time of the TIA review, all proposed access points will be evaluated to determine if any site-related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: No (A CLOS application cannot be filed with a straight rezone)

TRAFFIC STUDY REQ'D: Yes (A TIS was submitted and reviewed, however, a detailed study will be required at PSP or FSP)

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS
Caruso Road	2280	D	C
SR 70	3111	D	B

In summary, the results of the TIS identified no off-site improvements at this time. However, a detailed study will be required at the PSP or FSP review stage to determine if any improvements will be required.

OTHER CONCURRENCY COMPONENTS

Potable water, waste water, solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency.

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

APPLICABLE COMPREHENSIVE PLAN POLICIES		
Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)Policy:
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, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/ water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.

Policy: 2.2.1.17.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:

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

For new development -
9 dwelling units per acre

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

Maximum Net Residential Density:

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

For new development -
16 dwelling units per acre

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

Maximum Floor Area Ratio: 0.35
1.0 inside the CRA's and UIRA

Maximum Floor Area Ration for Hotels: 1.0

Maximum Square Footage for Neighborhood,
Community, or Region-Serving Uses: Large 300,000sf

Policy: 2.2.1.17.4 Other Information:

a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.

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

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

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

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

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

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

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

III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and all special approval criteria are met.

IV. If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

Policy: 2.10.4.2 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 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, com-pliance 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 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, 2.2.1.10, 2.2.1.11, 2.2.1.12.4, 2.2.1.13.4, 2.2.1.14.4 and 2.2.1.15.2).

- Neotraditional developments that have commercial and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.

- DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics (see Neo-Traditional Development definition for development characteristics), have commercial uses located internal to neighborhoods and whose main neighborhood access is located on a road designated as a collector or higher.

- commercial uses located within the Parrish area for properties fronting US 301, from Moccasin Wallow Road to the realigned Fort 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 any roadway functionally classified as collector or higher, unless the proposed commercial use meets the definition of "infill commercial development," demonstrated through evaluation of existing land use patterns in this vicinity of the proposed use, and pursuant to guidelines contained in commercial locational criteria found in the operative provisions of this Element. Permitted exceptions listed in Policy 2.10.4.2 shall not be required to meet this development standard. No such intrusion shall be found

in neotraditional developments approved as such by the County, as a mixture of uses are encouraged within those projects. No such intrusion shall be found in DRI and Large Project developments where commercial uses are internal to neighborhoods, approved as such by the County, as a mixture of uses are encouraged within those neighborhoods.

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

MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: Blackrock Commercial

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner ( ) or contract purchaser (x)	
Matt Kezar, Secretary – Blackrock Development Holding, LLC	Greater than 10%
4343 Anchor Plaza Parkway, Suite 1 Tampa, FL 33634	

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

Signature: _____

(Applicant): _____

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 4th day of April, 2014 by MATT KEZAR, who is personally known to me or who has produced FLORIDA DRIVERS LICENSE as identification.
(type of identification)

Shera Mays
Notary Signature

My Commission Expires: July 10, 2017

Shera Mays
Print or type name of Notary

Commission No: FF 035242

Title or Rank

Revised 2/8/10
B-4

SHERA MAYS
Commission # FF 035242
Expires July 10, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 17
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Sherlyn Brealey
Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

Bradenton Herald
July 30, 2014
Miscellaneous Notices

NOTICE OF
ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) - CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) - SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) - PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 - MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one

dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) - THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) - MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR - (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2) Remove the 12.0 acre marina and designate the parcel for residential use;
3) Update the conditions to reflect compliance with requirements contained therein; and
4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñacres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) - SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 - MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

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

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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
07/30/2014

TRAFFIC IMPACT STATEMENT

Blackrock 10 acre Commercial
@ S.R. 70 and Caruso Road
June 9, 2014

Application Number: DTS 20140244 / Project Number: Z-14-02

Narrative

The 10 ac. site is in the northeast corner of S.R. 70 & Caruso Road. The applicant is requesting a rezone to General Commercial. The end users are not decided so it was agreed to use 152,460 SF for the site and used the ITE Shopping Center trip rate, which is very conservative for this size center.

Existing Data

In Table 1 below, the link information outlined for the existing data on the first directionally accessed functionally classified (concurrency regulated) roadway segment has been provided. Please note: a future project may have access from Caruso Road and/or SR 70 depending upon the review and outcome of discussions with the Florida Department of Transportation.

TABLE 1

Link No.	Road Name	From Street	To Street	Cross Section	Peak-Hour two-way LOS Standard Service Volume	5%Peak-Hour two-way LOS Standard Service Volume	LOS Standard	Existing LOS
2280	Caruso Road	44th Ave	Braden River HS north entrance	2U	1390	70	D	C
2280	Caruso Road	Braden River H.S. north entrance	S.R. 70	4D	3096	155	D	C
3111	SR 70	Caruso Road	Tara Blvd	6D	5,360	268	D	B

LOMBARDO, FOLEY & KOLARIK, INC.
Consulting Engineers, Surveyors & Planners

Trip Generation

Table 2 below indicates the estimated trips using ITE Trip Generation 9th Edition (see attachment). For the purposes of this analysis, the applicant used the ITE Land Use Code 820 (Shopping Center) to estimate trip generation. The trips generated by this project are estimated to be 795 p.m. peak hour trips (see Table 2 below).

TABLE 2

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
820	Shopping Center	152.46	382	413	795

The underlying land use for the subject parcel is Retail/Office/Residential (ROR). The maximum Floor Area Ratio (FAR) for this land use is 0.35. As the intended use is not known at this time, a FAR of 0.35 was used to estimate possible square footage of the proposed building. For the 10 acre parcel, the estimated maximum square footage of the building is 152,460 square feet (43,560 x 10 = 436,500 x 0.35 = 152,460 SF).

Criteria 2

Criteria 2 requires the project traffic not to exceed 5% of the P.M. peak-hour, two-way LOS Standard Service Volume for the connecting roadway segment. The proposed site is expected to generate 795 trips. Based upon the information shown in Table 2, this number does exceed 5% peak-hour LOS standard service volume of 155 as shown in Table 1.

Criteria 3

Criteria 3 requires the project to be located on a roadway segment that does not have an "existing" concurrency issue which pertains to current traffic conditions only. Based upon information in Table 1, Caruso Road, from 44th Avenue to S.R. 70 *Link Number 2280, appears to be operating at or above the current adopted LOS standard according to the most recent Manatee County Link Sheet, during the PM peak-hour.* Based upon information in Table 1, SR 70, from Caruso Road to Tara Blvd *Link Number 3111, appears to be operating at or above the current adopted LOS standard according to the most recent Manatee County Link Sheet, during the PM peak-hour. Link Sheet is dated July 2012.*

Conclusions

The proposed project will have an impact on the adjacent segment of Caruso Road and SR 70. This Traffic Impact Statement was submitted for rezoning purposes only. Concurrency will not be granted in conjunction with the review of the rezoning application. The applicant understands that a more detailed Traffic Impact Statement or a Traffic Impact Analysis will be required at the time of Preliminary Site Plan or Final Site Plan submittal.

See attached site plan.

Robert J. Lombardo, P.E.
#20528

LOMBARDO, FOLEY & KOLARIK, INC.
Consulting Engineers, Surveyors & Planners

Shopping Center
(820)

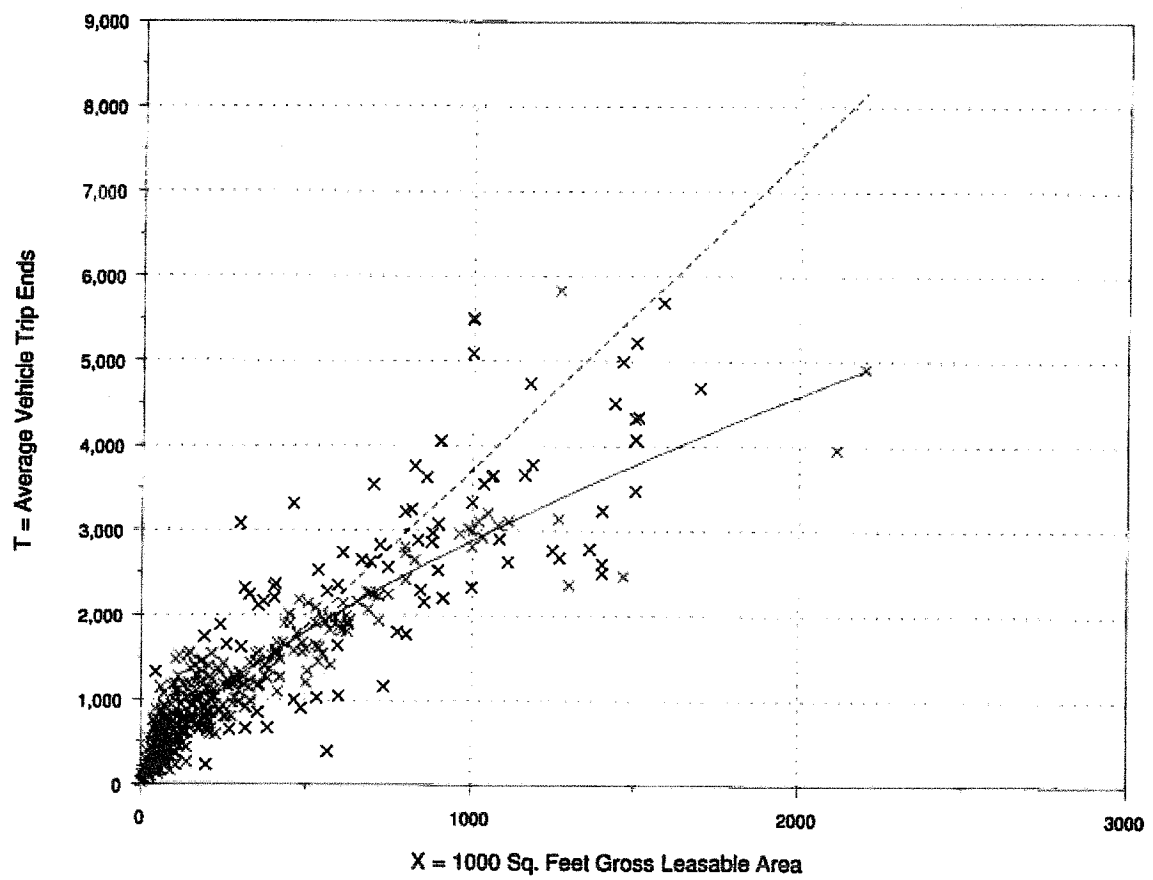
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 426
Average 1000 Sq. Feet GLA: 376
Directional Distribution: 48% entering, 52% exiting

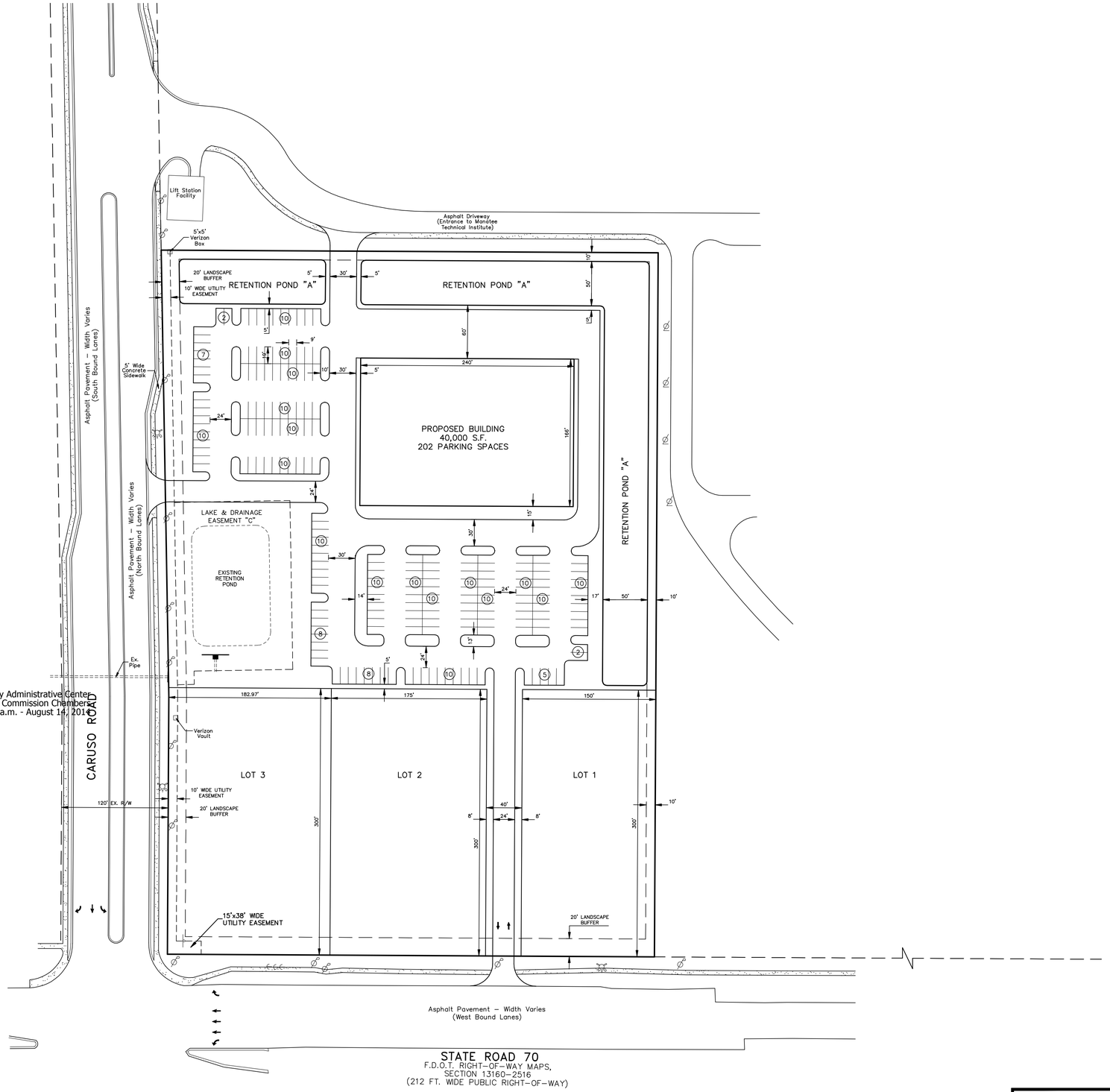
Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.71	0.68 - 29.27	2.74

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.67 Ln(X) + 3.31 $R^2 = 0.81$



NOTE:

1. POND SIZED FOR ENTIRE 10 ACRES.
2. PARKING RATIO IS 1 SPACE PER 200 S.F. OF BUILDING.
3. HANDICAP SPACE DETAIL NOT SHOWN.
4. ACCESS TO S.R. 70 DEPENDENT ON FDOT CRITERIA.
5. ACCESS TO CARUSO ROAD DEPENDENT ON COUNTY CRITERIA.
6. RETENTION POND "A" = 1.05 AC.

LEGEND:

Ø	POWER POLE
	FIRE HYDRANT
— — —	RIGHT OF WAY

NORTH

0 30 60 120
SCALE IN FEET

SITE PLAN
10 ACRE SITE

REVISIONS

LOMBARDO, FOLEY & KOLARIK, INC.
Consulting Engineers, Surveyors and Planners
P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561

PROJECT ENGINEER
ROBERT J. LOMBARDO
20528
P.E. REG. NO.

DESIGN	R.J.L.	DATE	02/26/14
DRAWN	P.G.	SCALE	1"=60'
APPR.	R.J.L.	JOB NO.	7871

SHEET NO. 1 / 1

Z:\Master Drawing\10 ACRE SCHOOL DISTRICT PROPERTY\10ACRE-SDP-MB.dwg, 3/27/2014 10:42:18 AM, jmb, 1:60

From: Jason Utley/MCG
To: Bob Lombardo <BLombardo@lfk-inc.com>
Cc: Stephanie Moreland/MCG@MCG, Steve Kollar/MCG@MCG, Susan Barfield/MCG@MCG, Clarke Davis/MCG@MCG
Date: 06/17/2014 02:16 PM
Subject: Manatee County School Board/Blackrock Commercial Traffic Impact Statement Z-14-02 / DTS 20140244 / MEPS 00000313 Approval Letter

RE: Manatee County School Board/Blackrock Commercial - Traffic Impact Statement
Petition # Z-14-02 DTS 20140244 / MEPS 00000313
Consultant: Lombardo, Foley & Kolarik, Inc.

Dear Mr. Lombardo,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the Traffic Impact Statement (TIS), dated June 9, 2014, to rezone a ten (10) ± acre parcel of land from General Agriculture (A) to General Commercial (GC). The TIS was prepared by Lombardo, Foley & Kolarik, Inc. Based on the data provided in this document, 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.

Please note that prior to preparation of a Traffic Impact Analysis (TIA) for the subject project at the Preliminary Site Plan (PSP) or Final Site Plan (FSP) stage, the Applicant will need to coordinate with Manatee County Transportation Planning staff for an updated methodology.

Please do not hesitate to contact me at 941.708.7478, if you have any questions or require further assistance.

Jason Utley, AICP
Transportation Systems Modeler
Manatee County Government
941.708.7478
jason.utley@mymanatee.org
1022 26th Avenue East
Bradenton, FL 34208

August 14, 2014 Planning Commission
Agenda Item #3

Subject
PDMU-12-04(P) - The Preserve at Walden Lake dba Royal Palm Townhouses - DTS20140115 - 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-12-04(P) with Stipulations A.1-A.6, B.1-B.3 and C.1-C.5; GRANTING Special Approval for a project: 1) adjacent to a perennial stream and 2) exceeding a net density of nine dwelling units per acre in the RES-9 Future Land Use Category (FLUC); ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Section 714.8.7 (tree replacement sizes), as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• The request is for a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk.

• The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of

S.R.70, Bradenton on approximately 38.49 acres.

• The site is in the PDMU (Planned Development Mixed Use) zoning district.

• If approved, this request will supersede all previous Final Site Plan approvals.

• The site is part of a planned development mixed use project that received General Development Plan approval in 1999. That plan included Sam's Wholesale Club and Sabal Cove Apartments. At that time, the subject site was approved for 80 senior housing units and a 126 bed group care home (= 21 units). The 101 dwelling units were not constructed and the General Development Plan expired.

• In 2006, the Board of County Commissioners granted Preliminary Site Plan approval for 74 single-family attached residences on the subject parcel. The approved Final Site Plan expires on December 14, 2014. Staff recommends a stipulation with the current request repealing prior final site plan approvals.

• In 2012, the Board of County Commissioners granted General Development Plan approval for 216 multi-family units. According to LDC Section 508.8.1.1, there is no expiration date for the 2012 General Development Plan approval.

• Staff recommends approval.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on July 8, 2014.

Reviewing Attorney
Schenk

Instructions to Board Records
n/a

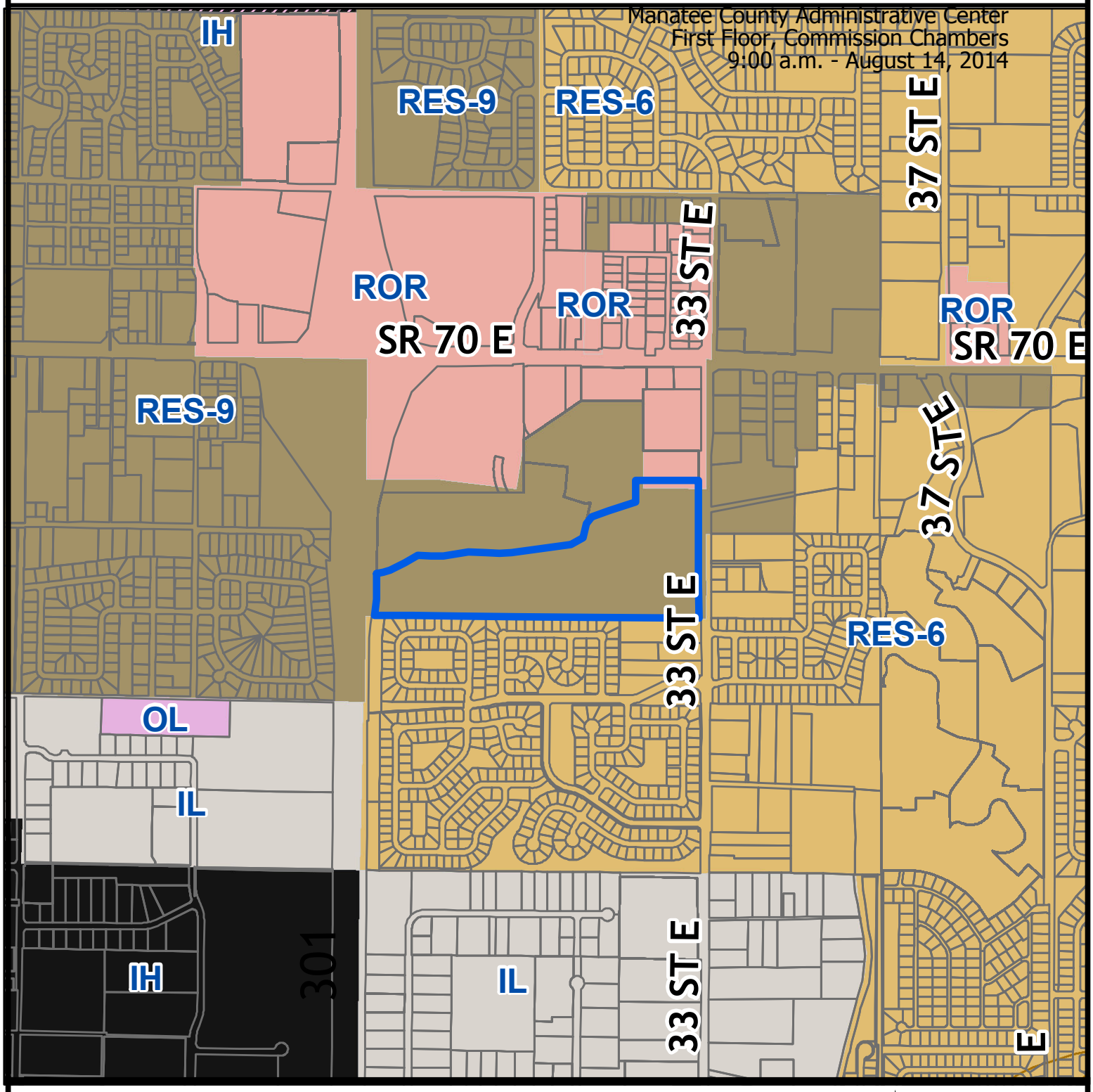
Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-12-04- Walden Lake dba RoyalPalm 081414 PC.pdf
Attachment: Staff Report - The Preserve at Walden Lake - PDMU-12-04(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - The Preserve at Walden Lake - PDMU-12-04(P) - 8-14-14 PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - The Preserve at Walden Lake - PDMU-12-04(P) - 08-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - The Perserve at Walden Lakes - PDMU-12-04(P) - 8-14-14PC.pdf

Attachment: Site Plan - The Preserve at Walden Lake - PDMU-12-04(P) - 8-14-2014 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 1772710159

Manatee County
Staff Report Map

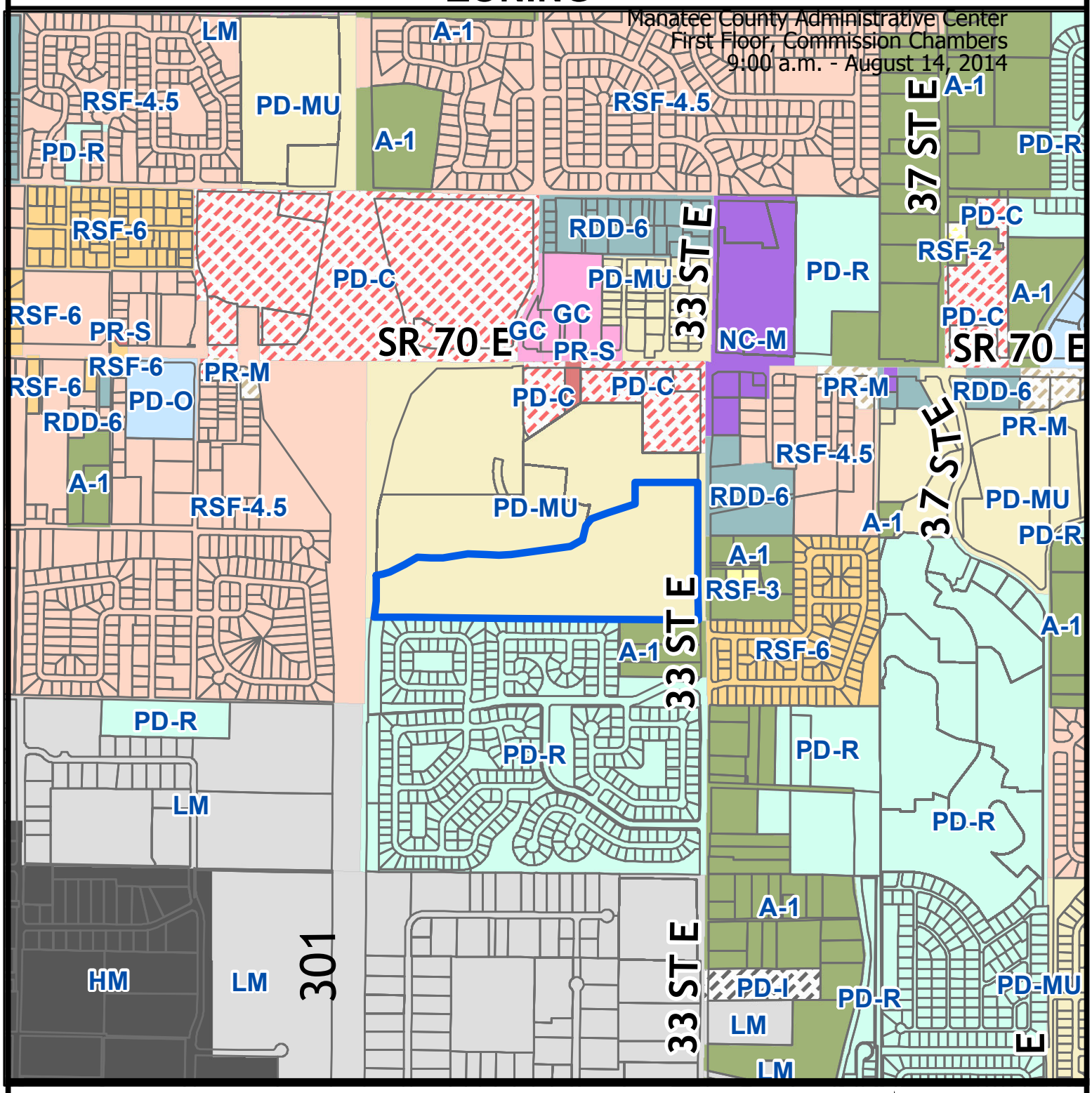
Map Prepared 4/12/2012
1 inch = 1,054 feet

Project Name:	The Preserve at Walden Lake dba Royal Palms Townhouses
Project #:	PDMU-12-04 (P)
DTS#:	20140115
Proposed Use:	Residential

S/T/R:	Sec 17 Twn 35 Rng 18
Acreage:	38.49
Existing Zoning:	PD-MU
Existing FLU:	RES-9
Overlays:	NONE
Special Areas:	NONE

CHH:	NONE
Watershed:	NONE
Drainage Basin:	GAP CREEK
Commissioner:	Robin DiSabatino

ZONING



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Manatee County
Staff Report Map

Map Prepared 4/12/2012
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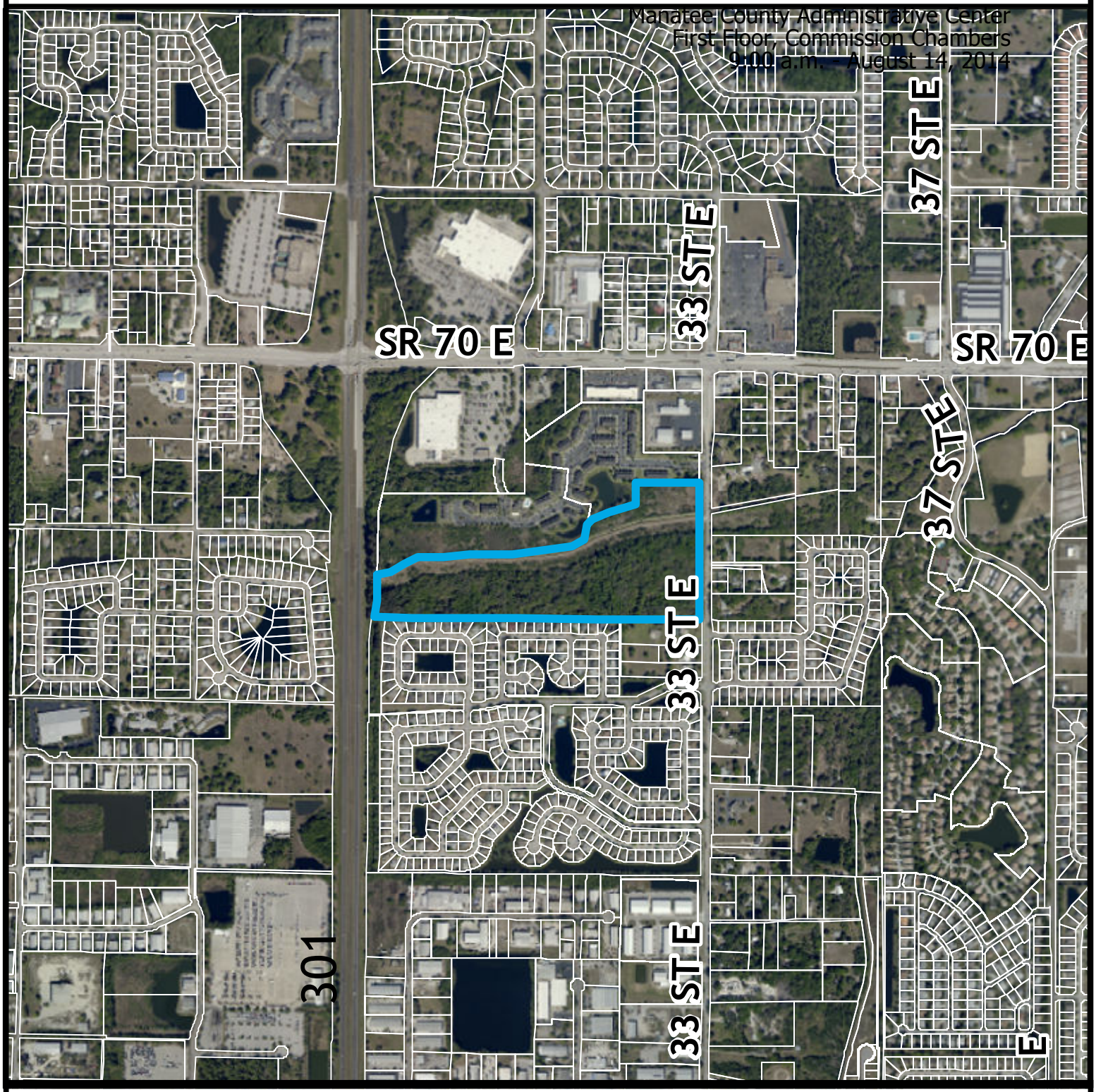
Project #:	PDMU-12-04 (P)
DTS#:	20140115
Proposed Use:	Residential
S/T/R:	Sec 17 Twn 35 Rng 18
Acreage:	38.49
Existing Zoning:	PD-MU
Existing FLU:	RES-9
Overlays:	NONE
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	GAP CREEK
Commissioner:	Robin DiSabatino

AERIAL



Parcel ID #(s) 1772710159

Manatee County
Staff Report Map

Map Prepared 4/12/2012
1 inch = 1,054 feet

Project Name:	The Preserve at Walden Lake dba Royal Palms Townhouses
Project #:	PDMU-12-04 (P)
DTS#:	20140115
Proposed Use:	Residential

S/T/R:	Sec 17 Twn 35 Rng 18
Acreage:	38.49
Existing Zoning:	PD-MU
Existing FLU:	RES-9
Overlays:	NONE
Special Areas:	NONE

CHH:	NONE
Watershed:	NONE
Drainage Basin:	GAP CREEK
Commissioner:	Robin DiSabatino

P.C. 08/14/14

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

P.C.: 08/14/2014 **B.O.C.C.: 09/04/2014**

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend APPROVAL of Preliminary Site Plan PDMU-12-04(P) with Stipulations A.1-A.6, B.1-B.3, and C.1-C.5; GRANTING Special Approval for a project: 1) adjacent to a perennial stream and 2) exceeding a net density of nine dwelling units per acre in the RES-9 Future Land Use Category (FLUC); ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Section 714.8.7 (tree replacement sizes), as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDMU-12-04(P) dts#20140115**
PROJECT NAME	**The Preserve at Walden Lake dba Royal Palm Townhouses**
APPLICANT(S):	**Royal Palm LLC**
ADDRESS:	**Not Yet assigned**
EXISTING ZONING:	**PDMU (Planned Development Mixed Use)**
FUTURE LAND USE CATEGORY:	**RES-9 (Residential, nine dwelling units per acre)**
ACREAGE:	**38.49± acres**
PROPOSED USE(S):	**216 multi-family units**
CASE MANAGER:	**Stephanie Moreland**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

The site is a part of a planned development mixed use project that received General Development Plan [PDMU-99-06(Z)(G)] approval in 1999. The 1999 plan included Sam's Wholesale Club and Sabal Cove Apartments. At that time, the subject site was approved for 80 senior housing units and a 126 bed group care home (= 21 units). The 101 dwelling units were not constructed and the General Development Plan expired.

In 2006, the Board of County Commissioners granted Preliminary Site Plan approval for 74 single-family attached residences on the subject parcel. The approved Final Site Plan expires on 12/14/2014. Staff recommends a stipulation with the current request repealing prior final site plan approvals.

In 2012, the Board of County Commissioners granted General Development Plan [PDMU-12-04(G)] approval for 216 multi-family units. According to LDC Section 508.8.1.1, there is no expiration date for the 2012 General Development Plan approval.

Stipulation A.7 of the General Development Plan requires the Preliminary Site Plan to be approved by the Board of County Commissioners.

The current request is for approval of a Preliminary Site Plan for a 216 unit multi-family project with associated accessory structures on the forested 38.49± acre site which has approximately 1,073± feet of frontage along 33rd Street East.

The site is in the RES-9 (Residential, nine dwelling units per acre) FLUC. This FLUC allows consideration of suburban or urban planned residential development with integrated residential support uses in its range of potential uses. The proposed gross density of 5.61 dwelling units per acre is consistent with the RES-9 FLUC. Special Approval is required for a net density (15.36 dwelling units per acre) exceeding nine dwelling units per acre.

The one-phased project will consist of nine three-story buildings which are divided into four building types shown in the table below:

Building Types	# of Buildings	# of Units	# of Stories	Building square footage
A	2	30 each = 60	3	8,807
B	5	24 each = 120	3	9,805
B.5	1	12	3	4,903
C	1	24	3	12,262
Total	9	216		

	Square footage	# of stories
Clubhouse	1,582	1
Gym	1,582	1
Mail Kiosk	600	1
Maintenance	900	1
Storage	2,000	1
Garage	3 - 2,318	1

The minimum residential unit size is 706 square feet.

The project has one main entrance connecting 33rd Street East. The southern access is a full emergency access, allowing residents and visitors egress only. There are no inter-neighborhood ties proposed. U.S. 301 is a limited access facility so no access is proposed to U.S. 301.

The Transportation Planning Division reviewed the Traffic Impact Analysis (TIA) and found it indicated no level of service deficiencies at studied intersections and roadway segments. No off-site concurrency-related improvements are required.

0.24± acres are proposed for recreational amenities.

The site has 2.06± acres of wetlands. No impacts to the wetlands and wetland buffers are proposed.

Though staff shares some compatibility concerns (relative to building mass and scale) with this project locating adjacent to a single-family residence on agricultural property (south of the site), these concerns are not to the degree that the project can be found to be incompatible with existing development patterns and zoning of nearby properties. This parcel is bordered to the north by a similar multi-family use. Farther north are commercial uses along S.R. 70 and to the south, east, and west are residential uses.

The Preliminary site Plan shows a seven-foot tall opaque wall will be installed along the north side of the 50-foot wide buffer to the south, separating the adjacent residence on agricultural property.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
GENERAL LOCATION:	**East side of US 301 and west side of 33rd Street East, 1,008 feet south of SR 70.**
EXISTING USE(S):	**Vacant**
DENSITY:	**5.61 gross – 15.36 net**
SPECIAL APPROVAL:	**1. Project adjacent to a perennial stream 2. Project exceeding a net density of nine dwelling units per acre in RES-9 FLUC.**
SPECIFIC APPROVAL:	**Reduced tree replacement sizes**
OVERLAY DISTRICT(S):	**None**
SURROUNDING USES & ZONING	
NORTH	**Multi-family residences (Sabal Cove) zoned PDMU**
SOUTH	**Single-family residence zoned A-1 and single-family residences in Briarwood Subdivision zoned PDR**
EAST	**Vacant land and residences zoned RDD-6, A-1, RSF-3 and RSF-6.**
WEST	**U.S. 301**

SITE DESIGN DETAILS	
MINIMUM UNIT SIZE(S):	**706 sq. ft.**
OPEN SPACE:	**70% or 27.02± acres provided; 25% (9.6± acres required).**
MAXIMUM HEIGHT:	**35 feet**
RECREATIONAL AMENITIES:	**Pool, clubhouse, gym, and basketball half court**
RECREATIONAL ACREAGE:	**0.24± acres**
ACCESS:	**One entrance connecting 33rd Street East and emergency entrance.**
FLOOD ZONE(S)	**A and X - Panel 12081C 009E (rev. 3/17/14)**
HURRICANE EVACUATION CATEGORY	**Levels D & E**
AREA OF KNOWN FLOODING	**Yes**
UTILITY CONNECTIONS	**36" water main and 6"sewer force main**
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**2.06± acres**
Proposed Impact Acreage:	**None**

NEARBY DEVELOPMENT

RESIDENTIAL				
PROJECT	**LOTS / UNITS**	**DENSITY/d.u.per acre**	**FLUC**	**YEAR APPROVED**
Briarwood, Phases 1 & 2	**128 lots**	**2.9**	**RES-6**	**1988**
Briarwood Phase 3	**48 lots**	**3.2**	**RES-6**	**1997**
Sabal Cove Apt.	**242 units**	**6.9**	**RES-9**	**2001**
Wal-Mart	**188,212 sq.ft.**	**N/A**	**ROR**	**1998**
Sam's Wholesale Club	**132,000 sq.ft**	**N/A**	**ROR**	**2002**

POSITIVE ASPECTS

- **The surrounding area is a mix of residential, commercial, and industrial uses.**
- **The design shows 70% open space will be provided.**
- **The site may be considered an appropriate infill residential use.**

NEGATIVE ASPECTS

- **There is potential for increased traffic volumes along 33rd Street East.**
- **The Preliminary Site Plan shows only one main access for ingress and egress for more than 100 units.**
- **Mass and scale of the proposed buildings are significantly larger than surrounding residential single-family uses.**

MITIGATING MEASURES

- **There is a full emergency access to the south, which will also allow residents and visitors egress only.**

STAFF RECOMMENDED STIPULATIONS

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

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

2. The entrance to the south shall be utilized as a full emergency access and a means of egress for residents and visitors.

3. The design of the buildings shall be in substantial conformance with the elevations presented at the Planning Commission and Board of County Commission hearings. A design alternative may be approved administratively upon the applicant submitting building elevations to the satisfaction of the Building and Development Services Department Director, demonstrating the intent of the PDMU District is satisfied to an equal or greater degree.

4. There shall be no pedestrian or vehicular access connection to the existing inter-neighborhood tie to Briarwood Subdivision to the south.

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

6. The approval of this Preliminary Site Plan supersedes all other previous final site plan approvals.

B. STORMWATER CONDITIONS:

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

2. Any fill within the 100-year floodplains of the Collins Dairy Drain 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 Plan along Collins Dairy Drain within the project boundaries. In addition, a twenty-five (25) foot wide Drainage-Maintenance Access Easement shall be provided along the south side of the drain. Drainage-Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Landscaping/Greenbelt Buffers shall be located outside of the Drainage-Maintenance and Access Easement. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

C. ENVIRONMENTAL CONDITIONS:

1. The developer shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval.

2. Existing native vegetation located within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no new overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

3. 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. Tree protection methodology shall be approved with the Final Site Plan.

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

5. If wells are located on-site a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Planning Division for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

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

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

All issues raised by staff and the reviewing agencies have been resolved.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' roadway buffer along 33rd Street East & US 301	Shown	Y		
15' perimeter buffers	20' & 50' shown	Y		50' buffer to the south includes the preservation of existing trees.
Buffer landscaping	Shown	Y		
SIDEWALKS				
5' internal sidewalks	Shown	Y		
5' sidewalk, exterior	Shown	Y		
ROADS & RIGHTS-OF-WAY				
24' paved driveways	Shown	Y		
Inter-neighborhood Ties	None	Y		

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

Physical Characteristics:

Collins Dairy Drain, a perennial stream, traverses the northern part of the site from east to west. The site is in Flood Zone A and X per FIRM Panel 12081C 009 E, revised 3/17/14.

A Conditional Letter of Map Revision based on Fill (CLOMR-F) was approved by FEMA January 5, 2006. The letter states that if built as proposed, the 15 buildings would be in Zone X (shaded), the 500-Year Floodplain (0.2% chance flood). The CLOMR-F applies to the buildings only. The Base Flood Elevation was determined to be 16' by approximate methods.

Nine (9) buildings are now proposed. A Letter of Map Revision based on Fill (LOMR-F) shall be applied for and approved by FEMA.

Public Utilities, Facilities and Services:

There is a 6'' water main and an 8'' force main available on the east side of 33rd St. E. There is a 30'' reclaim main at the intersection of 33rd St. E. and 56th Ter. E.

Compatibility:

This segment of S.R.70 has experienced rapid growth in the last decade with a mix of commercial, residential, and industrial uses. This site presents unique challenges as an infill project between commercial uses, an arterial roadway, and a variety of residential densities and unit types. Planned development is appropriate for orderly development of the community because it can be designed to be compatible with the surrounding developments and zoning districts and provide for transition between dissimilar uses.

Adjacent Property:

This parcel is bordered to the north by Sabal Cove Apartments a multi-family use. Further north are commercial uses along S.R. 70. South of the site is Briarwood Subdivision and a single-family residence on agriculturally zoned property. To the south and east are residential uses. The western boundary of the site abuts U.S. 301.

Transitions:

The site is a part of a PDMU project that received General Development Plan (PDMU-99-06(Z)(G) approval in 1999. The 1999 site plan included Sam's Wholesale Club and Sabal Cove Apartments. At that time, the subject site was approved for 80 senior housing units and a 126 bed group care home (= 21 units). The 101 dwelling units were not constructed and the General Development Plan expired.

The adjacent Sabal Cove Apartments was approved at a density of 6.9± dwelling units per acre. The current project proposes a density of 5.61 dwelling units per acre. The existing Briarwood Subdivision to the south averages a density of 3.05± dwelling units per acre. Therefore, staff believes that the proposed planned development project provides transition between the commercial uses to the north and residential uses to the south. To separate the residence on agricultural property, the site plan shows a seven-foot high opaque fence and a 50-foot wide landscaped buffer will be installed along the southern boundary.

Design Quality:

The proposed Preliminary Site Plan requires review of potential uses and their intensity.
The Preliminary Site Plan shows nine, three-story buildings with associated parking facilities. Building types and units are shown in the table below:

Building Types	# of Buildings	# of Units
A	2	30 each = 60
B	5	24 each = 120
B.5	1	12
C	1	24
Total	9	216

A maintenance building, 80 storage units, and three detached garages are shown on the Preliminary Site Plan.

Height:

The Preliminary Site Plan indicates a maximum building height of 35 feet.

Yards and Setbacks:

The proposed minimum setbacks for the project are shown in the chart below:

Yard Type	**Minimum Setback**
33rd St. E.	40 feet
Interior Drive Aisles	15 feet
Southern Boundary	109 feet
Between buildings	30 feet
Water	30 feet
Wetland buffer	15 feet

Streets, Drives, Parking and Service Areas

No new streets are proposed. According to the site plan, 24-foot wide internal driveways are designed to loop around the structures, allowing vehicular access and parking to each building. The driveways will connect two gated entrances which provide access to 33rd Street East. The northern entrance will allow ingress and egress. The access to the south is an

emergency vehicle entrance. Residents and visitors will be allowed to utilize this gated access for egress only. In addition, there is also a 20-foot wide paved access road for maintenance and emergency fire and rescue circulation within the project. The fire department has issued a letter of approval for the Preliminary Site Plan. There are no inter-neighborhood ties proposed. No access is proposed to U.S. 301, a limited access facility.

LDC Figure 710.1.6, requires two parking spaces per dwelling unit plus one parking space per ten units for guest parking. For 216 units, 432 parking spaces are required plus 22 parking spaces for guest parking (total 454 parking spaces). A five percent reduction (23 parking spaces) is permitted for bicycle parking. A total of 435 parking spaces are required, including four parking spaces for the clubhouse. The Preliminary Site Plan indicates 435 parking spaces will be provided.

Pedestrian Systems:

Five-foot wide sidewalks exist along the west side and segments of the east side of 33rd Street East. Further review of the pedestrian system will be addressed with future Preliminary and Final Site Plans**.**

Natural and Historic Features, Conservation and Preservation Areas:

The site has 2.06± acres of wetlands. No impacts to the wetlands and wetland buffers are proposed. There are no known historic or archaeological resources. 70% open space is proposed. The 50-foot buffer to the south includes the preservation of existing trees.

Density:

A gross density of 5.61dwelling units per acre is below the required density threshold for the RES-9 FLUC. Special Approval is required for a net density exceeding nine dwelling units per acre in RES-9 FLUC. Special Approval was granted with the General Development Plan.

Fences and Screening:

The site plan indicates a seven-foot high opaque wall will be installed along the north side of the 50-foot wide buffer to the south, separating the single-family residence on agricultural property.

Trash and Utility Plant Screens:

Section 728 of the Land Development Code requires all residential units to have individual can and recycling waste hauler.

Signs:

Signs will be reviewed at Building Permit stage.

Landscaping:

According to the Preliminary Site Plan, a 20 and 25-foot wide landscaped roadway buffer is proposed along 33rd Street East and U.S. 301 respectively. The perimeter buffer to the south is indicated to be 50-feet wide with existing tree groupings. There will be perimeter and interior landscaping around buildings and vehicle use areas. Landscaping will be in accordance with LDC Sections 714 and 715.

Open Space:

25% (9.6± acres) of open space is required. 70% (27± acres) is provided.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the RES-9 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

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

Policy 2.2.1.13.1 Intent. The site is intended for a low-moderate urban, or clustered moderate density urban residential environment, Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of urban areas. The proposed gross density of 5.61 is below the Special Approval threshold (6 dwelling units) in the RES-9 FLUC. However, a net density of 16.18 requires Special Approval because it exceeds the threshold of nine dwelling units per acre in RES-9 FLUC.

Policy 2.2.1.13.2 Range of Potential Uses. Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.

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

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

Policy 3.3.2.2 Preservation of Upland Habitat. With staff recommendations the project will comply.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to 33rd Street East which is designated as a two lane collector on the Comprehensive Plan's Future Traffic Circulation Map and has a required right of way of 84 feet.

Transportation Concurrency

Transportation Concurrency was evaluated for the project. The applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on 33rd Street East and associated intersections near the project site. The results of the TIA (reviewed and approved by the Transportation Planning Division) indicated that there are no level of service deficiencies at studied intersections and roadway segments. The TIA indicated no off-site concurrency-related improvements are required for the project (see Certificate of Level of Service compliance table below).

Access

The site will have access via 33rd Street East. The TIA included evaluation of two access points to determine the need for any site-related improvements. Based on the analysis, staff found the following site-related improvements are required.

1. Prior to the issuance of the first Certificate of Occupancy, construct a northbound left-turn lane at the north project access on 33rd Street East. The northbound left-turn lane shall be 265 feet total length (25 feet storage length plus 240 feet deceleration and taper length) and constructed in accordance with FDOT Design Standards (Index 301).

2. Prior to the issuance of the first Certificate of Occupancy, construct a southbound right-turn lane taper at the north project access on 33rd Street East. The southbound right-turn lane taper shall be a 105 foot long straight line taper from the northern radius of the northern driveway for a 50 mph design speed per Figure 3-13 of the Florida Greenbook 50 feet total length and constructed in accordance with FDOT Design Standards (Index 301).

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE TRANSPORTATION CONCURRENCY

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

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS

33rd Street East	Link 1530	D	D*

*Future LOS includes programmed improvements to the 33rd St. E./63rd Ave. E. Intersection

OTHER CONCURRENCY COMPONENTS

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

SPECIAL APPROVAL- ANALYSES, RECOMMENDATIONS, FINDINGS

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

Special Approval is required for:

1) A project adjacent to a perennial stream;

   The design of the project avoids the Collins Dairy Drain, a stream which runs northwest and northeast across the site. All of the buildings are situated south of the stream. There are no adverse impacts from the proposed stormwater ponds which are designed to retain runoff from the development.

2) A project exceeding a net density of nine dwelling units per acre. The site plan indicates a net density of 15.36 dwelling units per acre. The site meets the intent of the RES-9 FLUC which allows a maximum net density of 16 dwelling units per acre. The site is in an area where there is availability of services. Water and sewer are available.

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 evaluation 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

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 APPROVAL – ANALYSES, RECOMMENDATIONS, FINDINGS

1. **Request:**

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

Staff Analysis and Recommendation:

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

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.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Traffic Impact Analysis**
3. **Copy of Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES		
Policy:	2.1.2.5	Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.
Policy:	2.1.2.7	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:	2.2.1.13	**RES-9:** Establish the Residential-9 Dwelling Units/Gross Acre future land use category as follows:
Policy:	2.2.1.13.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low-moderate urban, or clustered moderate density urban residential environment. Also to provide for a complement of residential support uses normally utilized during the daily activities of residents of these urban areas.

Policy:	2.2.1.13.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy:	2.2.1.13.3	Range of Potential Density/Intensity: Maximum gross residential density: 9 dwelling units per acre Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "affordable housing". Maximum net residential density: 16 dwelling units per acre 20 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5) Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses) 1.00 inside the CRA's and UIRA Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)
Policy:	2.2.1.13.4	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 gross residential density exceeds 6 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.

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

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

Policy: 2.6.1.1

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

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Implementation Mechanism(s):

a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.

b) Planning Department review of development approvals to ensure policy compliance.

Policy: 2.6.1.2

Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these

large projects and adjacent existing and future land uses.

Implementation Mechanism:

a) Land development regulations consistent with this policy.

Policy: 2.6.1.3 Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).

Policy: 2.6.2.1 Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

Implementation Mechanism(s):

a) Planning Department review of proposed rezones and appropriate site plans submitted for new residential development adjacent to existing agricultural operations or to Ag/R Future Land Use Category for consistency with this policy and with policy 2.6.1.1.

b) Planning Department review of residential support uses for consistency with policy 2.6.1.1. [See policy 2.13.2.1]

Policy: 3.3.2.2 Require the preservation of native upland habitat during land development activities through the following strategies:

(1) Maintenance of areas of non-exotic vegetation, or viable portions thereof, on any project site, especially when such area or viable portions of areas, are part of larger upland habitats which may extend beyond the boundaries of the development site;

(2) Encourage increased preservation of native upland habitat by providing incentives, including but not limited to:

(a) Transfer of density/intensity out of preserved native upland habitat

(b) reduced lot sizes and setbacks

(c) consideration of increased building height when native upland preservation provides additional buffering and screening

(3) Removal of all nuisance exotic plant species from upland development sites during construction unless Special Approval is granted.

(4) Designation of upland preservation areas at time of general development plan, preliminary site plan, preliminary plat, or other preliminary development plan or similar approval.

(5) Manatee County shall consider habitat size, adjacency to other natural areas, and habitat value when reviewing site development plans for uplands preservation.

Bradenton Herald
July 30, 2014
Miscellaneous Notices

NOTICE OF
ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) - CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) - SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) - PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 - MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one

dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) - THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) - MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR - (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2) Remove the 12.0 acre marina and designate the parcel for residential use;
3) Update the conditions to reflect compliance with requirements contained therein; and
4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñacres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) - SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 - MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23ñ acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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
07/30/2014

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 17
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 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:

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If approved, this request will supersede all previous Final Site Plan approvals.

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Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
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The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
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Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

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

Date of pub: July 30, 2014

DTS 20140115
PDMU-12-04(P)

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

NO DISC RECEIVED

Received
JUN 23 2014
ZONING

TRAFFIC IMPACT ANALYSIS

For

The Preserve at Walden Lake

Manatee County, Florida

Approved 06/17/2014

Submitted by:

RGI TRAFFIC ENGINEERING

RGI Traffic Engineering, LLC
18546 Avocet Drive
Lutz, FL 33558
(813) 966-9960
www.robinsongrp.com

JOSHUA ROBINSON
LICENSE
No 41176
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Re: R1 The Preserve at Walden Lake PDMU-12-04(P) / DTS 20140115
Josh Robinson
to:
Steve Kollar
07/02/2014 10:36 AM
Sent by:
robingrp@gmail.com
Show Details

History: This message has been replied to.
Steve

Got your message. It is OK to insert this approval letter into the signed and sealed copy I sent you.

As far as I remember, I included CDs for both projects. Let me know if you don't find it.

Josh

On Tue, Jul 1, 2014 at 11:15 AM, <steve.kollar@mymanatee.org> wrote:

RE: The Preserve at Walden Lake - Traffic Impact Analysis
Petition # PDMU-12-04(P) / DTS 20140115
Consultant: RGI Traffic Engineering, LLC

Dear Mr. Robinson,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the Traffic Impact Analysis (TIA) study by RGI Traffic Engineering, Inc. dated April 2014, for the above-referenced project. The Preserve at Walden Lake project will consist of 216 multi family dwelling units. Based upon data provided in this document, the Applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings. Therefore, Transportation Planning recommends transportation concurrency approval.

Please note that the Impact Analysis identified no off-site concurrency-related improvements which are directly attributed to project impacts, as concurred by the Transportation Planning Division.

The project takes access to the Manatee County Transportation network through two proposed driveways on 33rd Street East. Two site related improvements are required as a result of this development.

1. Prior to the first final plat approval, construct a northbound left-turn lane at the north project access on 33rd Street East. The northbound left-turn lane shall be 265 feet total length (25 feet storage length plus 240 feet deceleration and taper length) and constructed in accordance with FDOT Design Standards (Index 301).

2. Prior to the first final plat approval, construct a southbound right-turn lane taper at the north project access on 33rd Street East. The southbound right-turn lane taper shall be 50

~~feet total length~~ 105 foot long straight line taper from the northern radius of the northern driveway for a 50 mph design speed per Figure 3-13 of the Florida Greenbook and constructed in accordance with FDOT Design Standards (Index 301).

These improvements shall be shown and labeled with dimensions on the applicable Preliminary Site Plan, Final Site Plan and/or Construction Plans submittals. In addition, the improvements shall be installed, certified, inspected, accepted, and consistent with the applicable Final Site Plans and/or Construction Plans.

The Applicant shall be responsible for ensuring that all development proceeds with the terms and conditions of Transportation Concurrency requirements for the site, including being subject to requirements in the Land Development Code (LDC), Land Development Agreement (LDA) and the Comprehensive Plan.

Please submit two (2) hard copies of the finalized signed and sealed TIA study, along with a CD of all electronic files and a PDF copy of the final study that includes a copy of this approval letter. Also, please indicate on the cover of the TIA the full approval date (mm/dd/yyyy). The package will be routed to the Building and Development Services Department, at 1112 Manatee Avenue West, Bradenton, FL 34205, for Concurrency and Permanent Records.

If you have any questions or require further assistance, please contact Clarke Davis (clarke.davis@mymanatee.org, 941.708.7450 x7272) or me at the number below.

Sincerely,

Steve Kollar
Transportation Systems Modeler
AutoDesk Contract Administrator
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7604
steve.kollar@mymanatee.org

--
Josh Robinson, P.E.
RGI Traffic Engineering, LLC
President / Sr. Transportation Engineer
(813) 966-9960 (cell)

1.0 INTRODUCTION

The Preserve at Walden Lake is a proposed development in Manatee County. The project will contain a total of 216 multi-family units, which will be completed within the 3-year CLOS period. The site is currently vacant.

This study evaluates the traffic impact of the proposed development upon the adjacent roadway network.

2.0 PROJECT LOCATION

The proposed development will be located on 33rd Street E, just south of S.R. 70 (see Exhibit 1). A preliminary site plan, which shows the location of the project, is shown in Exhibit 2. As shown on the plan, the project will be accessible via two driveways, both off of 33rd Street E. The north driveway will provide inbound/outbound access, while the south driveway will provide outbound access only.

3.0 PROJECT STUDY AREA

The study area for this project was submitted in a methodology letter, and subsequently approved with comments from the Manatee County Public Works Department, Transportation Planning and Traffic Engineering Divisions. The comments have been addressed (see Appendix A). Based on the approved methodology for this study, the following roadway segment shall be included in this analysis:

Link No.	Road Name	From Street	To Street
1530	33rd St E	SR 70	63 Ave E (Saunders Rd)

33rd St E is a 2-lane minor collector that currently operates at LOS D or better, which is better than the adopted LOS for this roadway (see Appendix B).

The methodology also states that the analysis needs to include two intersections within this link segment. These intersections include:

33rd St E at SR 70
33rd St E at 63 Ave E (Saunders Rd)

The SR 70 intersection is currently signalized, while the Saunders Road intersection is currently unsignalized.

4.0 EXISTING CONDITION ANALYSIS

PM peak hour turning movement counts (TMCs) were conducted at the above-mentioned intersections. The TMC's were converted to existing volumes by multiplying each TMC volume by the appropriate peak season conversion factor. The existing volumes are shown on Exhibit 3. The count data is included in Appendix C. The Manatee Peak Season Category Report is included in Appendix D.

An existing conditions capacity analysis was performed for the above-mentioned intersections, using the volumes shown in Exhibit 3. The analysis was performed using the latest version of the Highway Capacity Software (HCS 2010), which is based on the methodology from the 2010 Edition of the Highway Capacity Manual. The results of the analysis are shown in Table 1. The HCS analysis sheets are included in Appendix F.

An arterial analysis was also performed for the link segments within the study area, using the latest FDOT Generalized Peak Hour Directional Service Volumes (see Appendix K). The results of the analysis are shown in Table 1. The calculation sheets are included in Appendix L.

5.0 FUTURE WITHOUT PROJECT CONDITION ANALYSIS

Per the approved methodology, the future background traffic will consist of the existing traffic, plus the reserved trips for the study area link segment. The reserve trips were distributed according to the following criteria, as per directive from the County:

1. Matching the reserve trip volumes shown on the Manatee County link sheet using a 50-50 directional split on each link segment and using the existing turning percentages at each intersection approach.

The future background volumes are shown on Exhibit 4. The background traffic volume calculations are included in Appendix G.

A future without project conditions capacity analysis was performed for the above-mentioned intersections, using the volumes shown in Exhibit 4. The results of the analysis are shown in Table 2. The HCS analysis sheets are included in Appendix H.

An arterial analysis was also performed for the link segment within the study area, using the latest FDOT Generalized Peak Hour Directional Service Volumes. The results of the analysis are shown in Table 2. The calculation sheets are included in Appendix L.

6.0 PROJECT TRIP GENERATION

The PM peak hour trip generation criterion will be derived from Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition), using the rate for land use code (LUC) 220. The peak hour project trip generation for this project is shown below:

LUC	Land Use	# of Units	Total PM Peak Hour Trips	Entering Trips	Exiting Trips
220	Apartments	216	134	87	47

7.0 PROJECT TRIP DISTRIBUTION

Per the approved methodology for this project, the project trips were distributed onto the roadway network using the turning percentages from the FSUTMS model (see Appendix I). As mentioned in Section 2.0, the project will be accessible via one full-access driveway and one outbound only driveway; both off of 33rd Street E.

The project trip distribution is shown on Exhibit 5. The project trips amongst the links adjacent to the study area are shown below:

Link #	Road Name	From Street	To Street	Project Trips
1530	33rd St E	SR 70	63rd Ave E	134
1525	33rd St E	51st Ave E	SR 70	17
1540	33rd St E	63rd Ave E	Whitfield Ave E	29
1960	63rd Ave E	US 301	39th St E	11
3101	SR 70	30th St E	33rd St E	46
3102	SR 70	33rd St E	37th St E	19

8.0 FUTURE WITH PROJECT CONDITION ANALYSIS

The project trip generation volumes were added to the future background traffic volumes during the analysis year. The resulting future with project intersection volumes are shown in Exhibit 6. Capacity analyses were performed for the study area intersections; using these future with projejct traffic volumes (see Exhibit 6). The results of the analysis are shown in Table 3. The HCS analysis sheets are shown in Appendix J.

An arterial analysis was also performed for the link segments within the study area, using the latest FDOT Generalized Peak Hour Directional Service Volumes (see Appendix L). The results of the analysis are shown in Table 3.

9.0 FUTURE IMPROVEMENTS NEEDED

As shown in Tables 1, 2 and 3, the intersection of 33rd St E and 63rd Ave E (Saunders Rd) currently shows a v/c ratio of greater than 1.0 for the eastbound movement, and will continue to do so in the future conditions, both with and without the project. Since this is already an existing deficiency, the applicant is not accountable for this improvement.

The necessary improvement for this deficiency is indicated below:

1. Perform a signal warrant analysis and install a traffic signal, when warranted.

A signalized intersection capacity analyses was performed for the above-mentioned intersection with a new traffic signal, using both the existing, future without project, and future with project traffic volumes (see Exhibits 3, 4, and 6), The results of the analysis are shown in Table 4. The HCS calculations are included in Appendix M.

Also, as shown in Tables 2 and 3, the intersection of 33rd St E and SR 70 shows a v/c ratio of greater than 1.0 for the southbound left turn movement, both with and without the project. Since this deficiency is due to background growth, and not as a result of the project, the applicant is not accountable for this improvement.

The necessary improvement for this deficiency is indicated below:

1. Retime the traffic signal to remove the deficiency described above.

A signalized intersection capacity analyses was performed for the above-mentioned intersection with the retimed traffic signal, using both the future without project, and future with project traffic volumes (see Exhibits 4, and 6), The results of the analysis are shown in Table 5. The HCS calculations are included in Appendix N.

10.0 DRIVEWAY TURN LANE WARRANTS AND STORAGE LENGTH ANALYSIS

Per the approved methodology, the left turn warrants at the project driveway were done in accordance with NCHRP-745. According to the analysis, a northbound left turn lane is warranted at the north (inbound) driveway at 33rd Street E.

Per the approved methodology, the right turn lane analysis was done in accordance with the criteria shown in NCHRP-279. According to the analysis, a southbound right turn taper (not a turn lane) is warranted at the north (inbound) driveway at 33rd Street E.

The turn lane warrant analyses at the driveways are included in Appendix O.

The northbound left turn lane storage length at the north project driveway was calculated using FDOT Standard Index #301, plus a 25' queue length per County directive. The resulting storage length is shown in Table 6.

The turn lane storage length calculations at the driveway are included in Appendix O.

11.0 CONCLUSIONS

As mentioned in section 6.0, this project will add a net total of 134 new trips onto the surrounding roadway network during the PM peak hour.

Section 9.0 details in narrative form the improvements that are needed in the future year. These include the following:

1. The 33rd St E and 63rd Ave E (Saunders Rd) intersection currently needs a traffic signal in order to operate with all lane group v/c ratios at less than 1.0. As shown in Table 1, this deficiency occurs in the existing condition; hence, it is not a result of trips from the proposed development. Therefore, the applicant is not accountable for this improvement.
2. The intersection of 33rd St E and SR 70 shows a v/c ratio of greater than 1.0 for the southbound left turn movement, both with and without the project (see Tables 2 and 3). The signal will need to be retimed to correct this deficiency. Since this deficiency is due to background growth, and not as a result of the project, the applicant is not accountable for this improvement.

Table 1

Intersection v/c Ratios
(Existing Conditions)

Intersection	Approach v/c Ratio
33rd St E / SR 70	
EB L	0.779
EB T	0.678
EB R	0.146
WB L	0.756
WB T	0.539
WB R	0.174
NB L	0.716
NB T	0.479
NB R	0.866
SB L	0.887
SB T	0.162
SB R	0.107
33rd St E / 63rd Ave E (Saunders Rd)	
NB LTR	0.02
SB LTR	0.05
WB LTR	0.72
EB LTR	1.43

Arterial	Directional LOS
33rd St E between SR 70 and 63rd Ave E (Saunders Rd)	
NB	D or better
SB	D or better

Table 2

Intersection v/c Ratios
(Future Without Project Conditions)

Intersection	Approach v/c Ratio
33rd St E / SR 70	
EB L	0.793
EB T	0.892
EB R	0.193
WB L	0.812
WB T	0.764
WB R	0.248
NB L	0.744
NB T	0.500
NB R	0.900
SB L	1.136
SB T	0.218
SB R	0.142
33rd St E / 63rd Ave E (Saunders Rd)	
NB LTR	0.02
SB LTR	0.07
WB LTR	0.99
EB LTR	2.17

Arterial	Directional LOS
33rd St E between SR 70 and 63rd Ave E (Saunders Rd)	
NB	D or better
SB	D or better

Table 3

Intersection v/c Ratios
(Future With Project Conditions)

Intersection	Approach v/c Ratio
33rd St E / SR 70	
EB L	0.794
EB T	0.912
EB R	0.242
WB L	0.829
WB T	0.775
WB R	0.252
NB L	0.761
NB T	0.498
NB R	0.911
SB L	1.136
SB T	0.244
SB R	0.141
33rd St E / 63rd Ave E (Saunders Rd)	
NB LTR	0.02
SB LTR	0.07
WB LTR	> 1.0
EB LTR	2.57

Arterial	Directional LOS
33rd St E between SR 70 and 63rd Ave E (Saunders Rd)	
NB	D or better
SB	D or better

Table 4

33rd St E / 63rd Ave E (Saunders Rd)--Intersection v/c Ratios With Improvement

Existing Traffic Conditions (With New Traffic Signal)

Intersection	Approach v/c Ratio
33rd St E / 63rd Ave E (Saunders Rd)	
EB LTR	0.609
WB LTR	0.429
NB LTR	0.367
SB LTR	0.403

Future Without Project Traffic Conditions (With New Traffic Signal)

Intersection	Approach v/c Ratio
33rd St E / 63rd Ave E (Saunders Rd)	
EB LTR	0.665
WB LTR	0.471
NB LTR	0.354
SB LTR	0.505

Future With Project Traffic Conditions (With New Traffic Signal)

Intersection	Approach v/c Ratio
33rd St E / 63rd Ave E (Saunders Rd)	
EB LTR	0.666
WB LTR	0.477
NB LTR	0.380
SB LTR	0.528

Table 5

33rd St E / SR 70--Intersection v/c Ratios With Improvement
(Future Without Project Conditions)

Intersection	Approach v/c Ratio
33rd St E / SR 70	
EB L	0.796
EB T	0.919
EB R	0.199
WB L	0.923
WB T	0.800
WB R	0.260
NB L	0.740
NB T	0.514
NB R	0.926
SB L	0.974
SB T	0.199
SB R	0.130

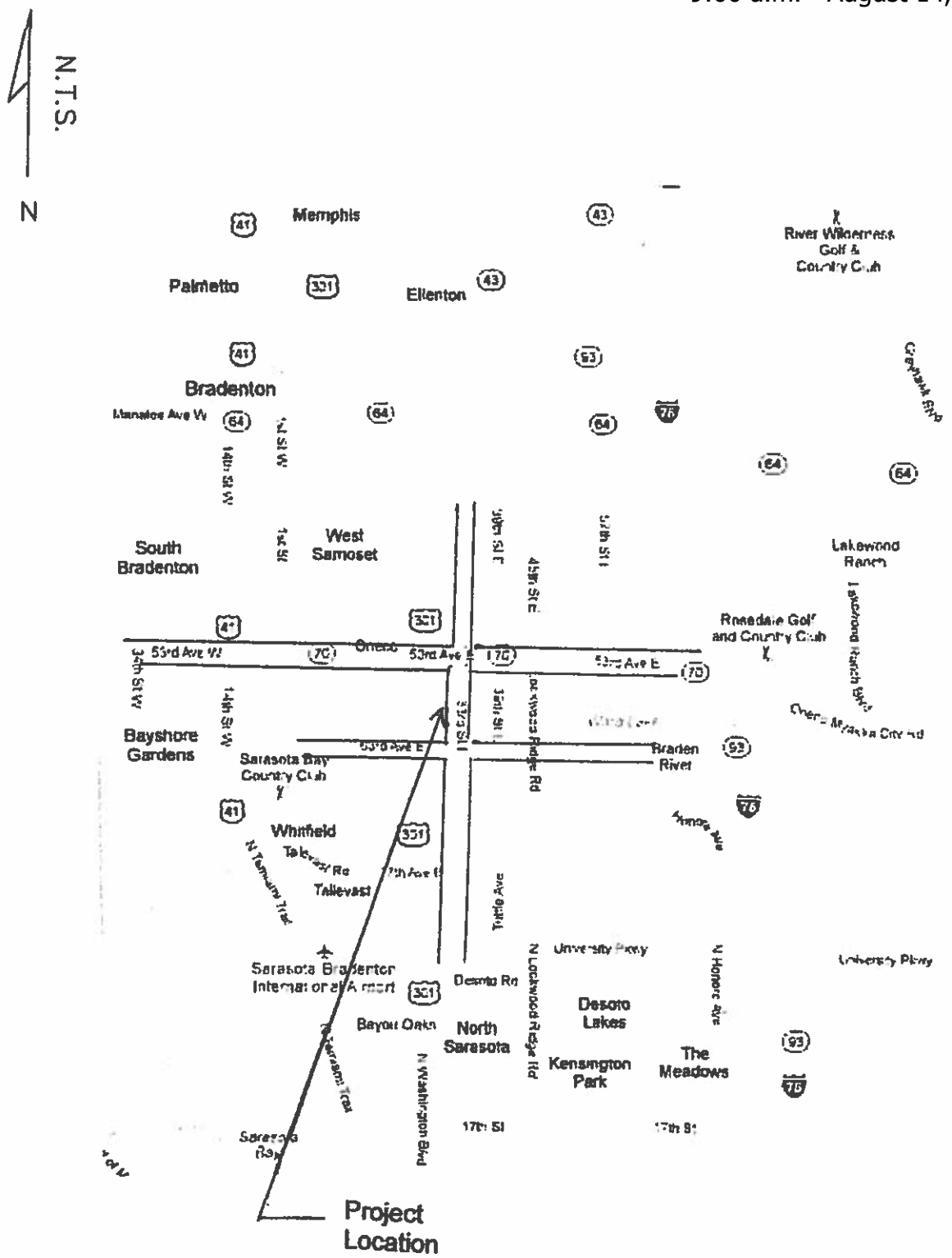
(Future With Project Conditions)

Intersection	Approach v/c Ratio
33rd St E / SR 70	
EB L	0.796
EB T	0.919
EB R	0.244
WB L	0.984
WB T	0.800
WB R	0.260
NB L	0.756
NB T	0.541
NB R	0.988
SB L	0.974
SB T	0.229
SB R	0.132

Table 6

Required Driveway Turn Lane Length (including taper)

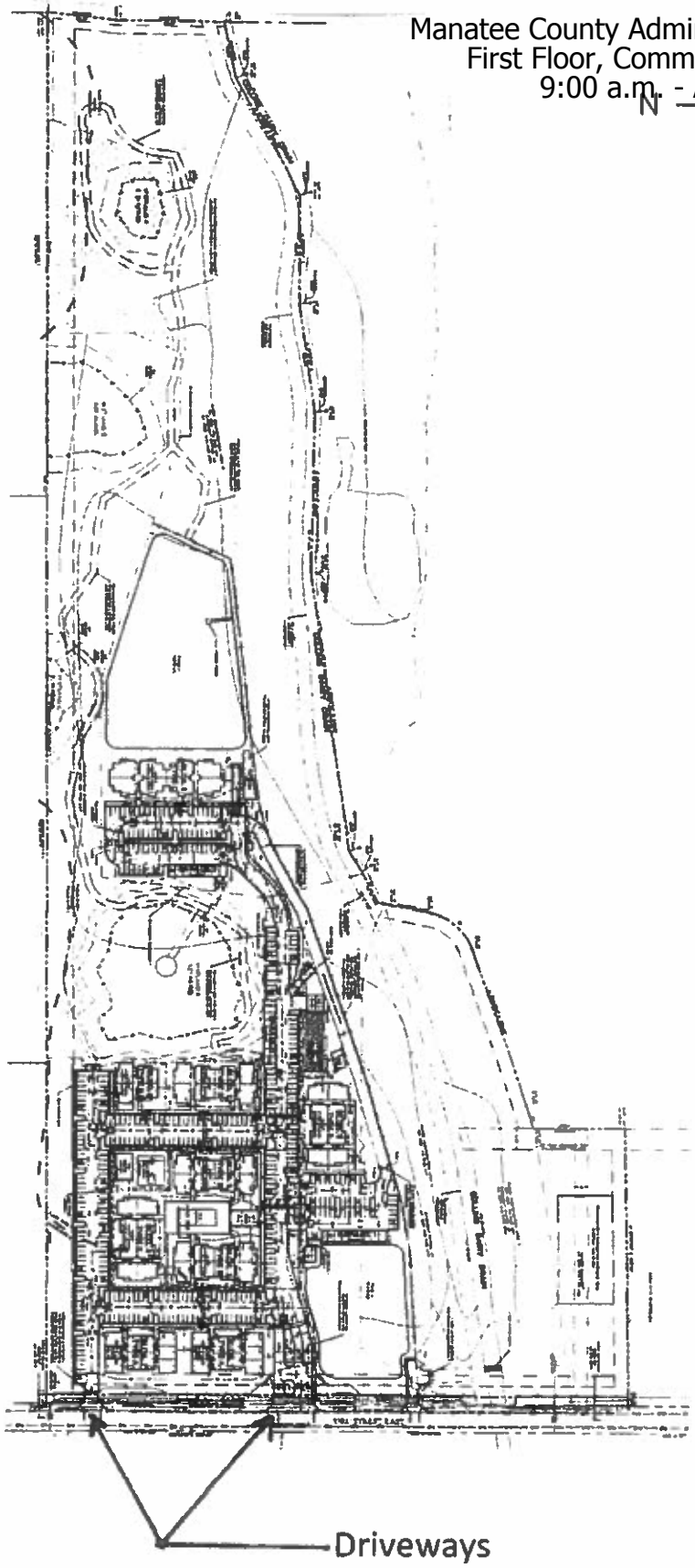
Driveway	Future With Project
33rd Street N--North Driveway	
NB Left	265'
SB Right (Taper Only)	50' minimum



The Robinson Group, Inc. 18546 Avocet Drive Lutz, FL 33558 813-966-9960	The Preserve at Walden Lake Project Location	EXHIBIT 1

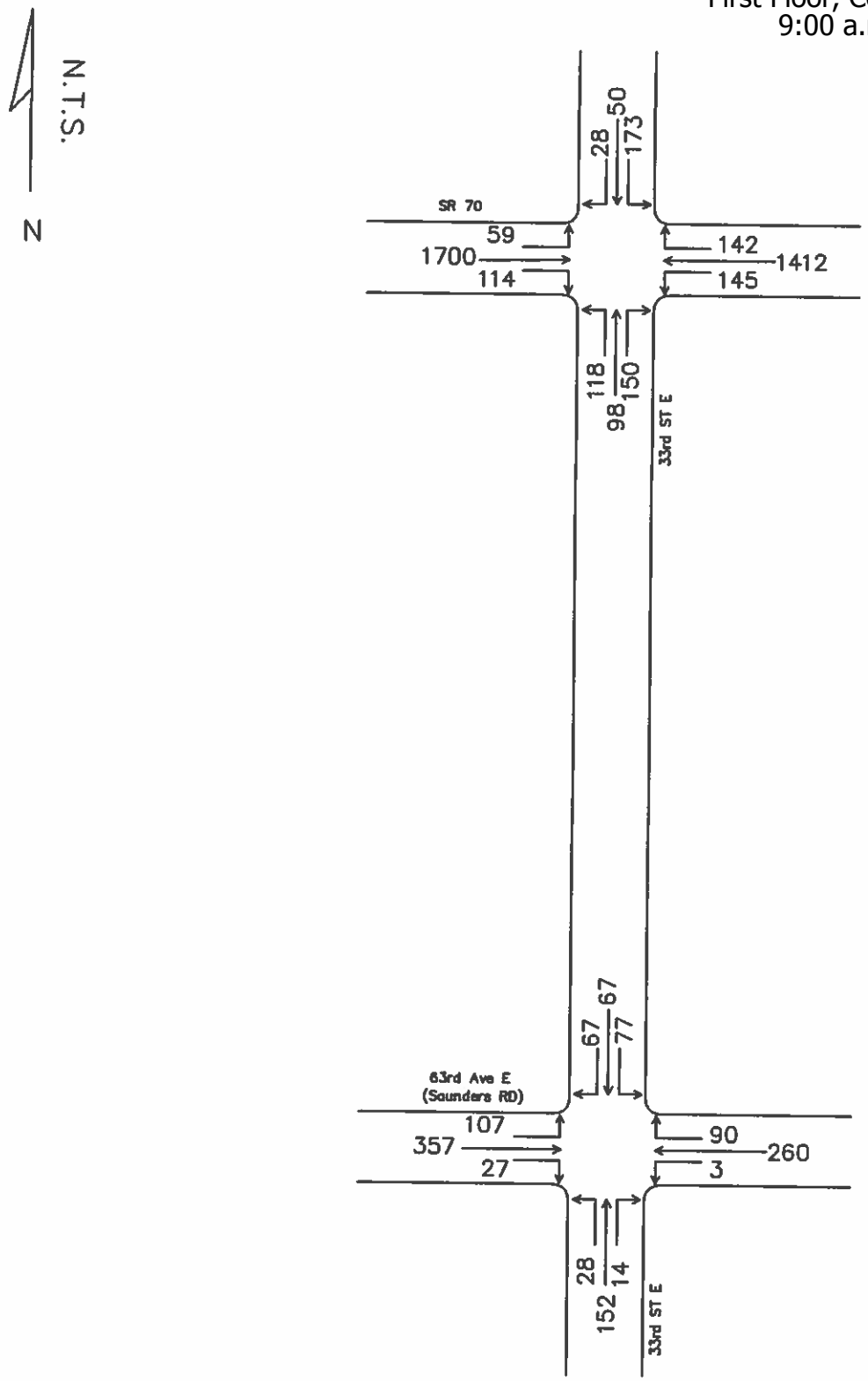
N

N.T.S.

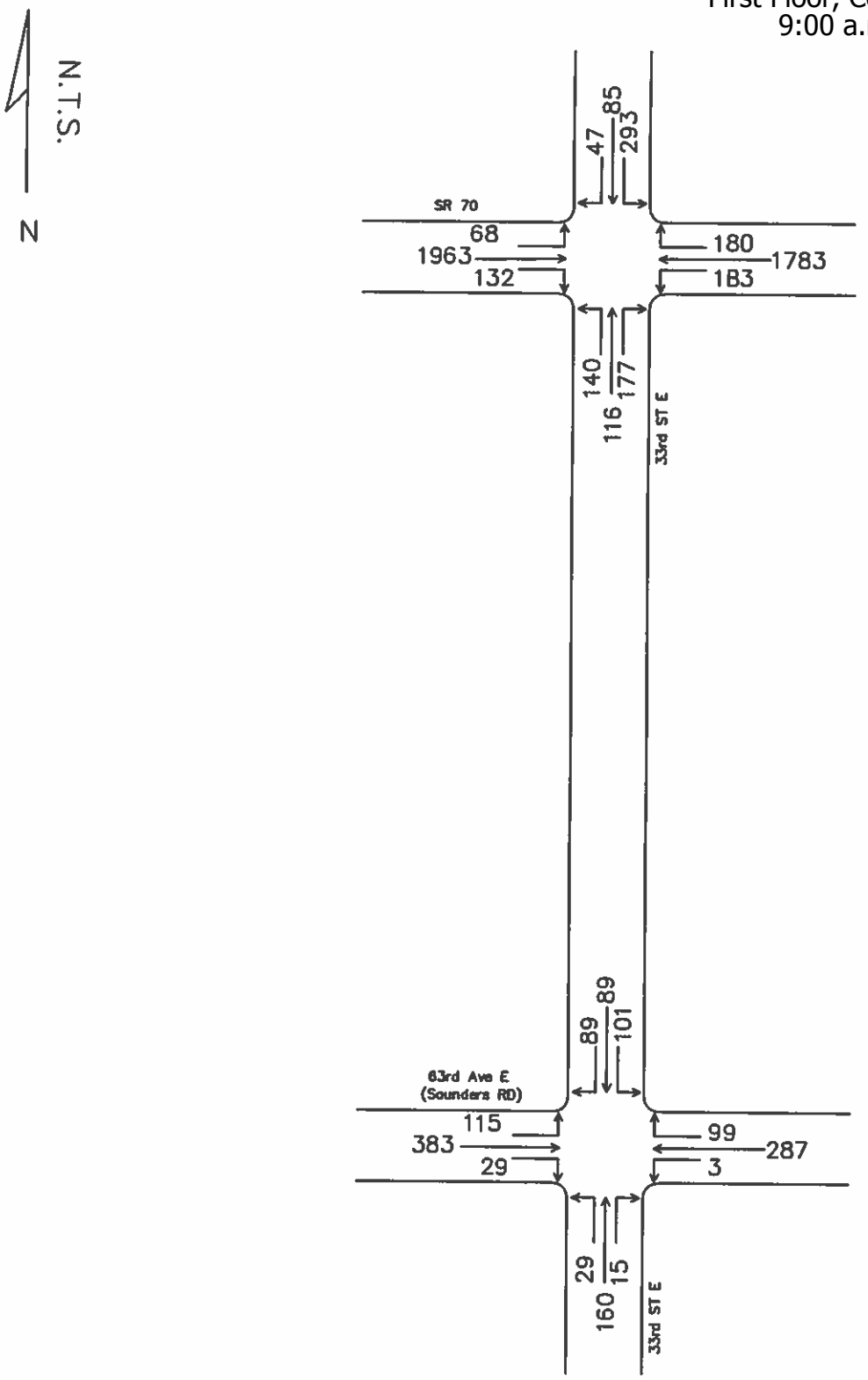


RGI Traffic Engineering, LLC 18546 Avocet Drive Lutz, FL 33558 813-966-9960	The Preserve at Walden Lake Project Site Plan	EXHIBIT 2

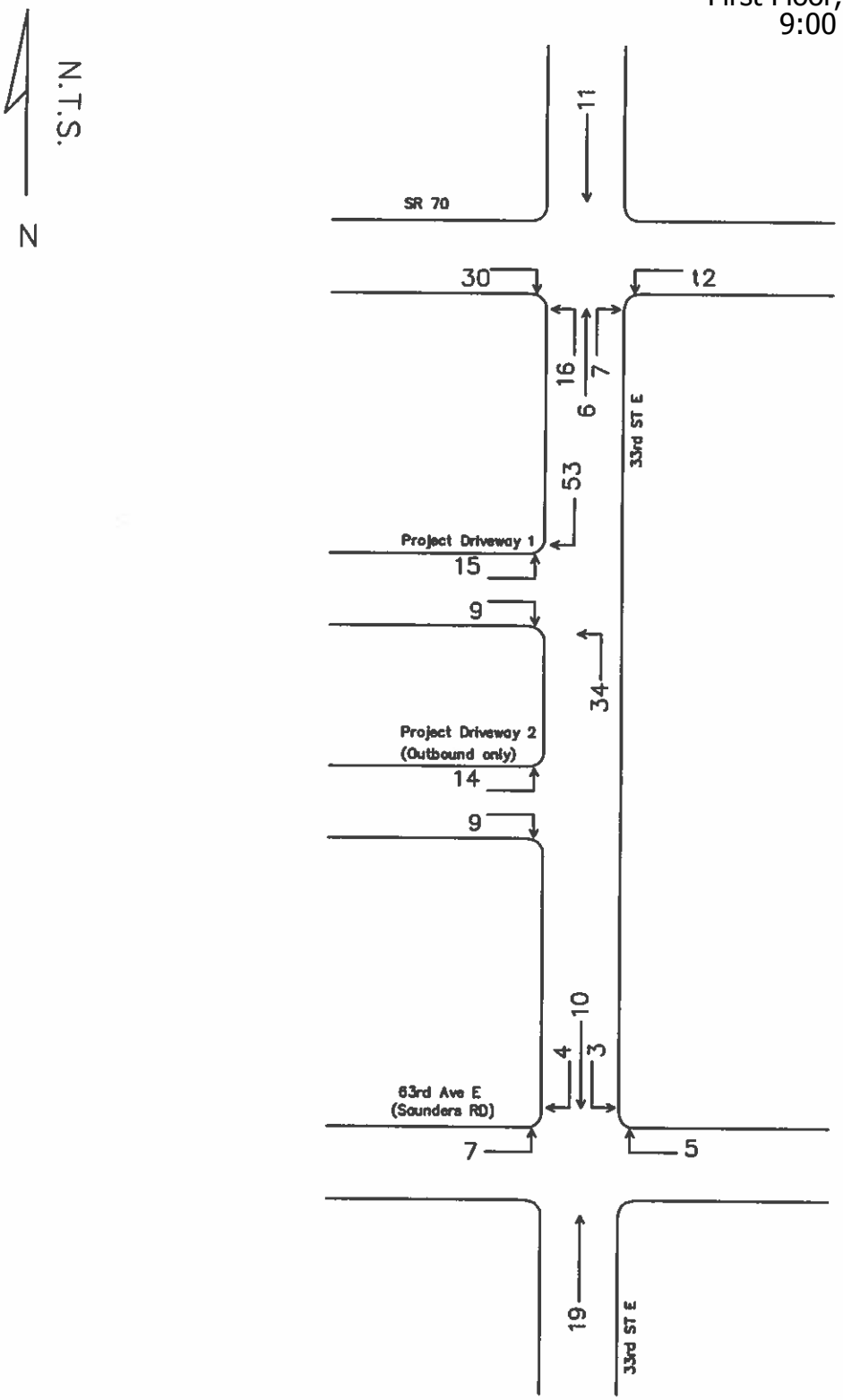
Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



RGI Traffic Engineering, LLC 18546 Avocet Drive Lutz, FL 33558 813-966-9960	The Preserve at Walden Lake Existing Traffic Volumes	EXHIBIT 3

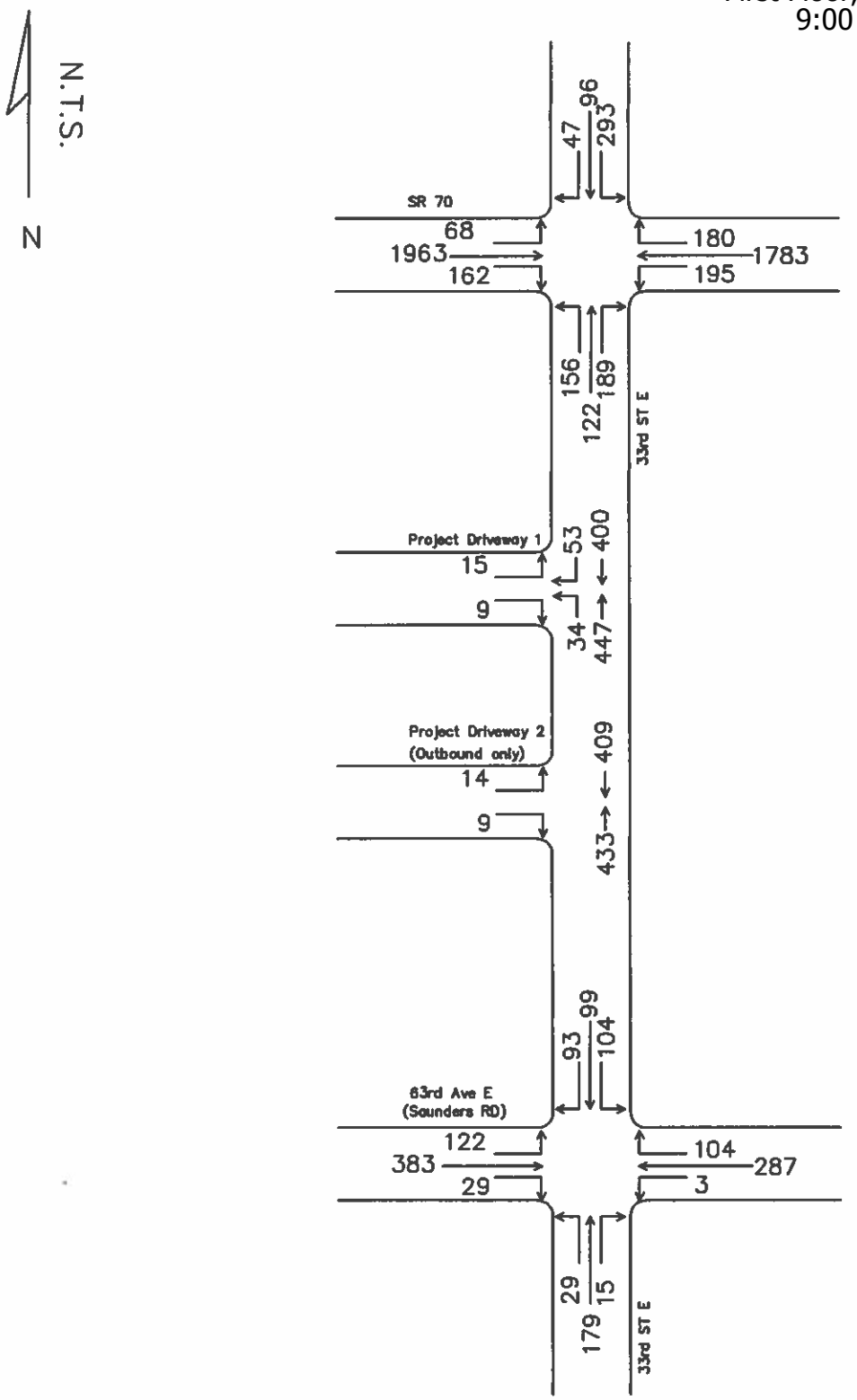


RGI Traffic Engineering, LLC 18546 Avocet Drive Lutz, FL 33558 813-966-9960	The Preserve at Walden Lake Future Background Traffic Volumes	EXHIBIT 4



RGI Traffic Engineering, LLC 18546 Avocet Drive Lutz, FL 33558 813-966-9960	The Preserve at Walden Lake Project Trip Distribution	EXHIBIT 5

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



RGI Traffic Engineering, LLC
18546 Avocet Drive
Lutz, FL 33558
813-966-9960

The Preserve at Walden Lake

Future Traffic Volumes With Project

EXHIBIT
6

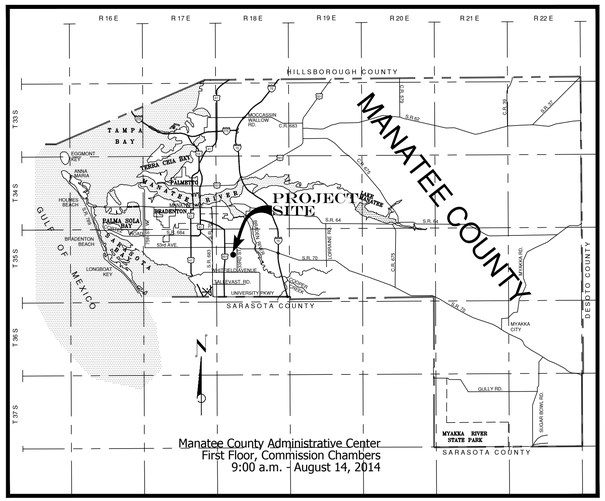
PRELIMINARY SITE PLAN

FOR

THE PRESERVE AT WALDEN LAKE
216 UNIT MULTI-FAMILY APARTMENT COMPLEX

MANATEE COUNTY, FLORIDA

SECTION 17, TOWNSHIP 35S, RANGE 18E

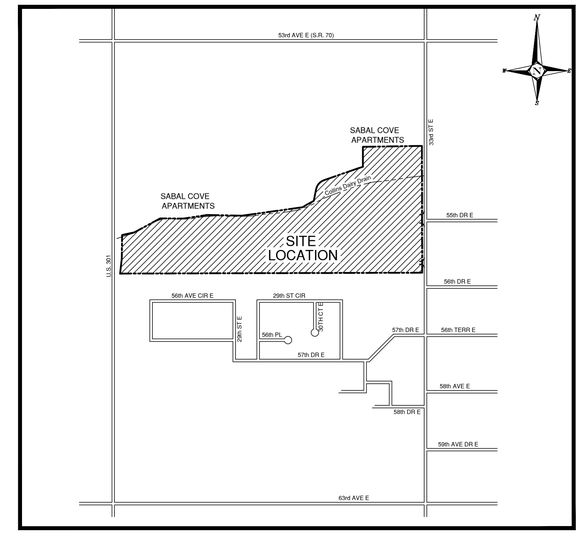


LOCATION MAP

OWNER: ROYAL PALM, LLC
DEVELOPER: STARBOARD TACK, LLC
ST WALDEN LAKE PARTNERS, LLC
1517 STATE STREET, SUITE 102
SARASOTA, FLORIDA 34236

INDEX OF DRAWINGS

1 ..... COVER SHEET
2 ..... MANATEE COUNTY AERIAL
3 ..... PRELIMINARY DEVELOPMENT PLAN
4 ..... MASTER PRELIMINARY SITE PLAN
5-8 ..... PRELIMINARY SITE PLAN - 40 SCALE
9 ..... EXISTING & PROPOSED 100 YR & 25 YR FLOODPLAIN LINES
1-4 ..... BOUNDARY, TOPOGRAPHIC & TREE SURVEY
L-00 ..... LANDSCAPE COVER SHEET
L-01 - L-03 ..... TREE REMOVAL/PROTECTION PLAN
L-04 - L-06 ..... PRELIMINARY LANDSCAPE PLAN
L-07 ..... PLANT LIST/CODE CALCULATIONS
L-08 ..... PLANTING DETAILS



VICINITY MAP

THE PRESERVE AT WALDEN LAKE
STARBOARD TACK, LLC
ST WALDEN LAKE PARTNERS, LLC
PRELIMINARY SITE PLAN

THESE PLANS COMPLY WITH ALL APPLICABLE STANDARDS, INCLUDING THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS.

THESE PLANS ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) MANUAL, AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

APPROVED _____
DANIEL M. VICKSTROM, P.E. No. 46090 DATE

48 HOURS BEFORE YOU DIG
CALL SUNSHINE STATE ONE-CALL
1-800-432-4770
IT'S THE LAW IN FLORIDA
FL STATUTE 556 REQUIRES
MIN. OF 2 DAYS AND MAX. OF 10 DAYS
NOTICE BEFORE YOU EXCAVATE.

Preliminary Site Plan — Project Name: The Preserve at Walden Lake

APPROVED _____ Date _____ File Number

Project Planner (PD) _____
Project Engineer (PD) _____
Concurrency (PD) _____
Environmental Management _____
Environmental Health _____
Fire District _____
Owner/Agent _____

VICKSTROM ENGINEERING SERVICES, INC.
505 20th Avenue NE
St. Petersburg, FL 33704
Telephone No. (727) 894-0404
CA No. 30184

REVISIONS:
PSP COMMENTS 5.15.14

Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

DATE:	3.7.14
SCALE:	N.T.S.
DRN. BY:	KES
CHK'D. BY:	DMV
PROJ. No.	13-173
Sheet	1 of 9

Original drawing is 24" x 36". Scale entities accordingly if reduced
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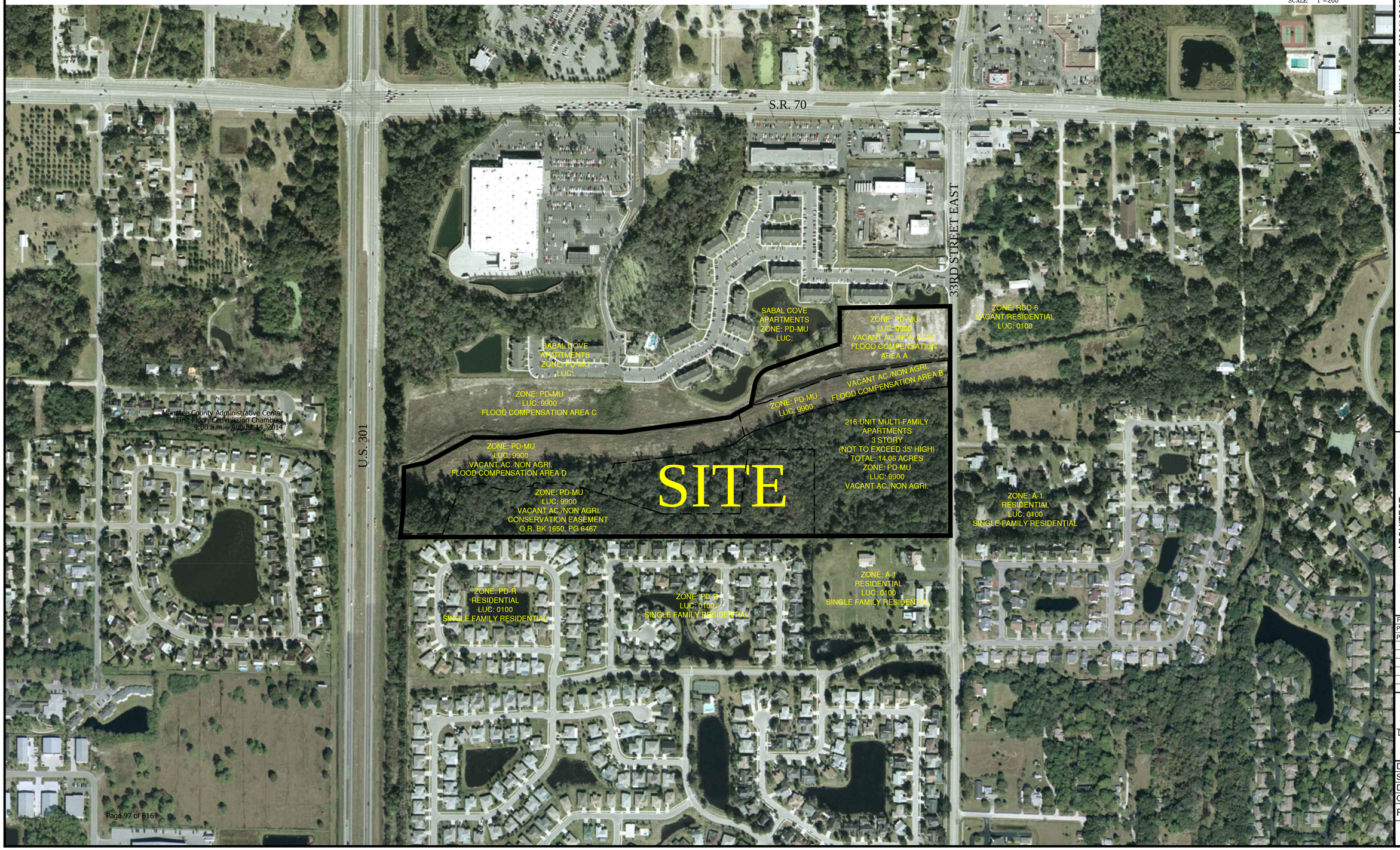

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VICKSTROM ENGINEERING SERVICES, INC.
505 20th Avenue NE
St. Petersburg, FL 33704
Telephone No. (727) 894-0404
CA No. 30184

MANATEE COUNTY AERIAL

THE PRESERVE AT WALDEN LAKE
216 UNIT MULTI-FAMILY APARTMENT COMPLEX

ARCHITECT
DSDG, INC.
1348 Fruitville Road, Suite 204
Sarasota, Florida 34236
Telephone No. (941) 955-5645
Fax No. (941) 955-7354

REVISIONS:	
PSP COMMENTS	5.15.14
PSP COMMENTS	7.14.14

Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

DATE:	3.7.14
SCALE:	1"=200'
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PROJ. No.	13-173

Sheet 2 of 9

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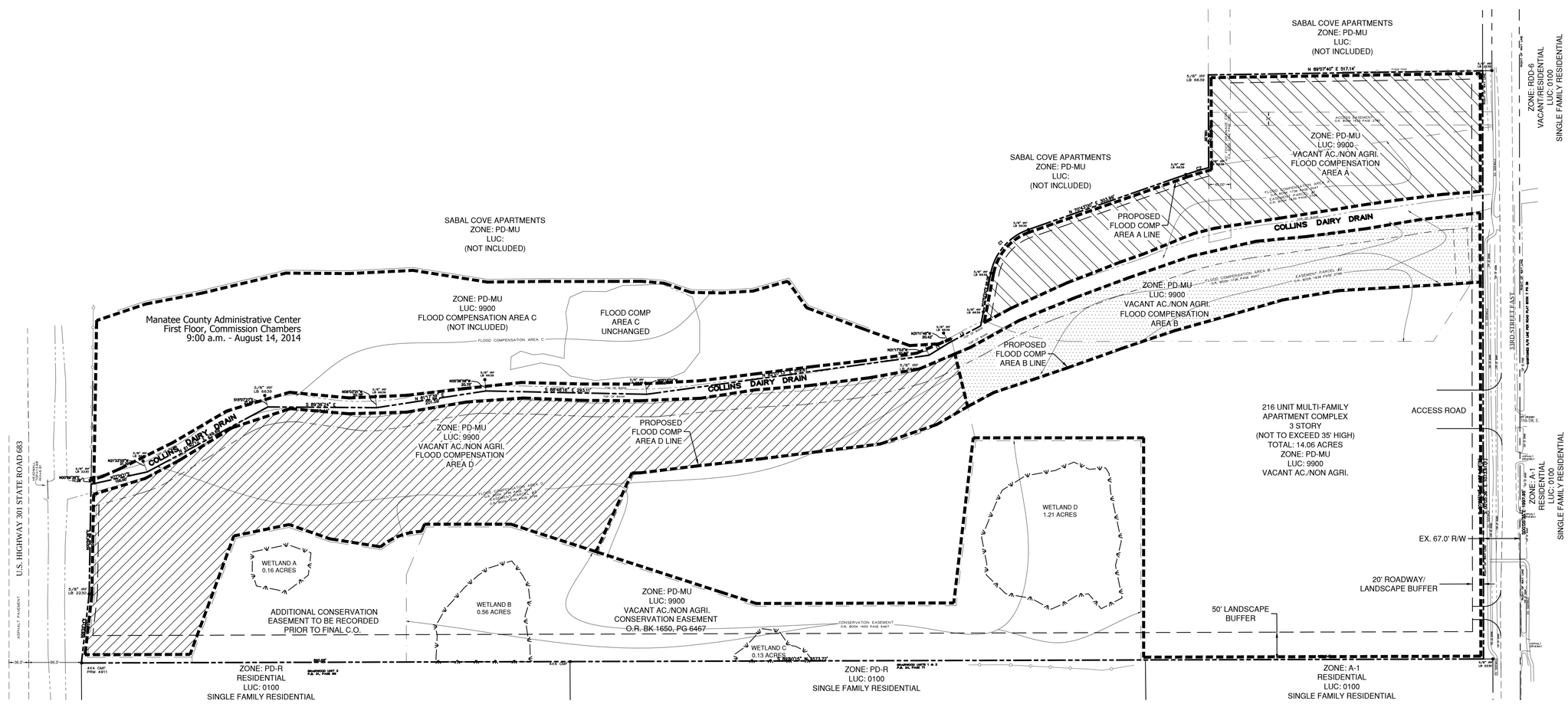

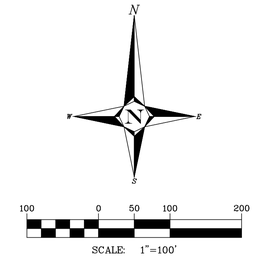

VICKSTROM ENGINEERING SERVICES, INC.
505 20th Avenue NE
St. Petersburg, FL 33704
Telephone No. (727) 894-0404
CA No. 30184

PRELIMINARY DEVELOPMENT PLAN

THE PRESERVE AT WALDEN LAKE
216 UNIT MULTI-FAMILY APARTMENT COMPLEX

ARCHITECT
DSDG, INC.
1348 Fruitville Road, Suite 204
Sarasota, Florida 34236
Telephone No. (941) 955-5645
Fax No. (941) 955-7354

REVISIONS:	
PSP COMMENTS	5.15.14
PSP COMMENTS	7.14.14

Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

DATE:	3.7.14
SCALE:	1"=100'
DRN. BY:	KES
CHK'D. BY:	DMV
PROJ. No.	13-173
Sheet	3 of 9

Original Drawing is 24" x 36". Scale entities reproducing it distorted
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PRELIMINARY SITE NOTES:

1. THE PRESERVE AT WALDEN LAKE LIES WITHIN THE PEARCE DRAIN WATERSHED BASIN. STORM RUNOFF WILL BE RESTRICTED TO 50% OF THE PRE-DEVELOPMENT RATE.
2. PRESENT ZONING IS PD-MU.
3. THE SITE IS PRESENTLY VACANT & UNDEVELOPED.
4. THE EXISTING LAND USE IS VACANT ACREAGE/NON-AGRICULTURAL. THERE ARE NO KNOWN HISTORICAL SITES ON PROPERTY. THERE ARE NO EXISTING STRUCTURES ON SITE.
5. PROJECT IS LOCATED WITHIN FLOOD ZONE A & X AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR FOR MANATEE COUNTY, COMMUNITY PANEL No. 12081C/009E DATED MARCH 17, 2014. PROJECT IS LOCATED IN 100 YEAR FLOOD PLAIN.
6. TOPOGRAPHY IS COMPILED FROM FIELD SURVEY, PROVIDED BY SCHAPPACHER SURVEYING, L.L.C.
7. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY THE OWNER OR AN ESTABLISHED HOME OWNERS ASSOCIATION.
8. ALL EXISTING WETLANDS ON SITE HAVE BEEN LOCATED AND ARE SHOWN ON THE PLANS. SWFWMD AND USACOE PERMITS WILL BE OBTAINED AS REQUIRED.
9. TOTAL SITE AREA IS 38.49 ACRES.
   PROJECT AREA = 14.06 ACRES
   IMPERVIOUS (BUILDING, ROADWAY, SIDEWALK, DRIVEWAY) = 8.77 ACRES (23%)
   RETENTION PONDS = 2.70 ACRES (7%)
   SWFWMD CONSTRUCTION AREA = 13.35 ACRES
   WETLANDS ONSITE = 2.06 ACRES (5%)
   UPLAND PRESERVATION = 6.42 ACRES (17%)
   FLOOD COMPENSATION AREAS = 14.18 ACRES (37%)
   PROJECT AREA OPEN SPACE = 4.36 ACRES (11%)
   SITE AREA OPEN SPACE = 27.02 ACRES (70%)
10. DRAINAGE EASEMENTS WILL BE PROVIDED AS SHOWN.
11. IRRIGATION SOURCE WILL BE BY A PROPOSED WELL ON-SITE. A WATER WELL CONSTRUCTION PERMIT MUST BE OBTAINED FROM THE EMD PRIOR TO CONSTRUCTION OF THE PROPOSED WELL(S).
12. NO KNOWN WELLS EXIST. ANY EXISTING WELLS FOUND WITHIN PROJECT LIMITS WILL BE ABANDONED AND PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER (BY OTHERS) PRIOR TO CONSTRUCTION. APPLICATIONS SHALL BE SUBMITTED TO THE MANATEE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT PRIOR TO WELL ABANDONMENT. (BY OTHERS) ANY WELLS DISCOVERED DURING LAND CLEARING SHALL BE PROTECTED OR ABANDONED IN ACCORDANCE WITH SWFWMD RULE CHAPTER 40D.
13. SANITARY SEWER AND POTABLE WATER SERVICE WILL BE PROVIDED THROUGH CONNECTION TO COUNTY PUBLIC WORKS FACILITIES. PROPOSED SANITARY SEWER WILL BE BETWEEN 5' AND 10' DEEP. THE POTABLE WATER LINES WILL BE PRIVATE AND A MASTER METER WILL BE PROVIDED. THE SANITARY SEWER SYSTEM WILL BE PRIVATELY MAINTAINED UNTIL THE FORCE MAIN ENTERS THE RIGHT-OF-WAY FOR 33RD STREET EAST.
14. BENCHMARK: BENCHMARK AS SHOWN ON BOUNDARY AND TOPO SURVEY.
15. ALL STATE AND FEDERAL PERMITS REQUIRED HAVE BEEN, OR WILL BE, APPLIED FOR BY THE OWNER.
16. STORMWATER MANAGEMENT FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE OWNER. THE REQUIRED DRAINAGE EASEMENTS WILL BE PROVIDED AROUND ALL DRAINAGE PIPE SYSTEMS.
17. THE STORMWATER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND CHAPTER 40-D F.A.C. REQUIREMENTS.
18. WATER QUALITY TREATMENT WILL BE PROVIDED BY THE PROPOSED WET DETENTION POND. WATER QUANTITY ATTENUATION WILL BE PROVIDED BY WEIR CONTROL STRUCTURES WITH OIL/GREASE SKIMMERS.
19. SINCE THE PROJECT IS IN THE PEARCE DRAIN WATERSHED, 150% OF THE REQUIRED SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) STORMWATER TREATMENT VOLUME IS PROVIDED.
20. CONSTRUCTION SCHEDULE: BEGIN OCTOBER 2014
    END OCTOBER 2015
21. THERE ARE NO EXISTING RIGHT-OF-WAYS WITHIN THE PROJECT AREA. EXISTING EASEMENTS ARE SHOWN ON THE PLANS AND/OR BOUNDARY SURVEY.
22. ALL REQUIRED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 722, "INSTALLATIONS OF REQUIRED IMPROVEMENTS", OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MANATEE CO. DEVELOPMENT STANDARDS.
23. THERE ARE NO EXISTING COVENANTS OR DEED RESTRICTIONS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
24. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
25. LANDSCAPE AND BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 715 AND WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. (SEE LANDSCAPE PLANS)
26. TREE REPLACEMENT WILL BE ADDRESSED AS PART OF THE LANDSCAPE PLANS.
27. SCHOOL IMPACTS ARE BEING ADDRESSED WITH THE COUNTY SCHOOL BOARD.
28. STREET LIGHTING WILL BE PROVIDED WITHIN THE DEVELOPMENT. ALL SITE LIGHTING WILL COMPLY WITH SECTION 709 OF THE LDC.
29. SOLID WASTE REMOVAL WILL BE PROVIDED BY ON-SITE COMPACTOR.
30. BUILDING HEIGHT:
    APT. BUILDINGS - 3-STORIES, 35' HIGH MAX.
    CLUBHOUSE BUILDING - 1-STORY, 20' HIGH MAX.
    GYM BUILDING - 1-STORY, 20' HIGH MAX.
    MAIL KIOSK BUILDING - 1-STORY, 20' HIGH MAX.
    MAINTENANCE BUILDING - 1-STORY, 20' HIGH MAX.
    STORAGE BUILDINGS - 1-STORY, 15' HIGH MAX.
    GARAGE BUILDINGS - 1-STORY, 15' HIGH MAX.
31. GROSS DENSITY: 5.612 d.u./acre; NET DENSITY: 15.363 d.u./acre; ALLOWABLE DENSITY: 9 d.u./acrea. THIS SITE CONTAINS 216 UNITS.
32. THIS PROJECT CONSISTS OF 216 MULTI-FAMILY APARTMENT DWELLING UNITS (9 BLDGS., 251,412 SF TOTAL), A 1,582 SF CLUBHOUSE BLDG., A 1,800 SF POOL, A 1,582 SF GYM BLDG., A 900 S.F. MAINTENANCE BLDG., A 600 S.F. MAIL KIOSK BLDG. AND 2,000 S.F. STORAGE BLDGS.

    MINIMUM AREA OF EACH UNIT: 706 S.F.

    SETBACKS: FRONT YARD = 40'; BETWEEN BUILDINGS = 30'; BETWEEN BUILDINGS & DRIVE AISLE = 15'

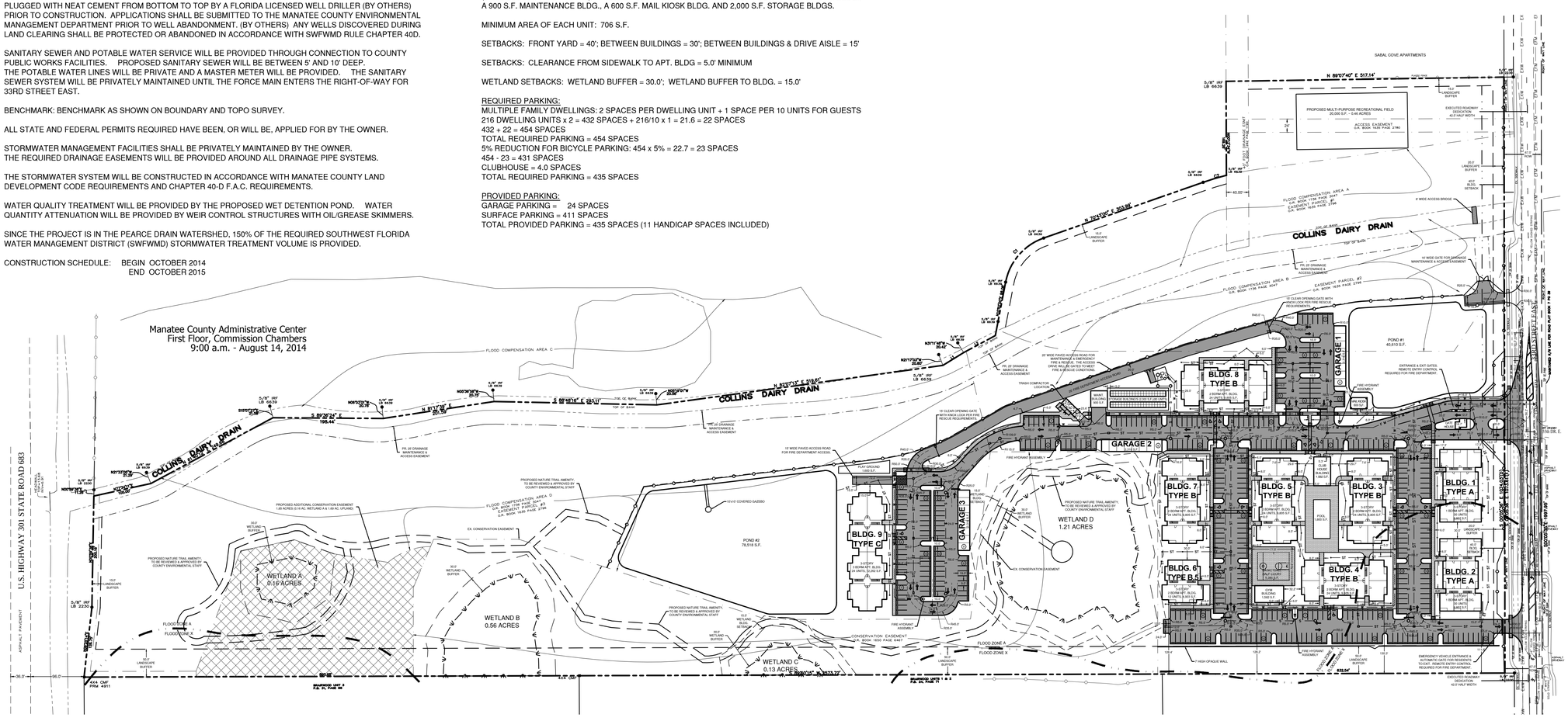
    SETBACKS: CLEARANCE FROM SIDEWALK TO APT. BLDG = 5.0' MINIMUM

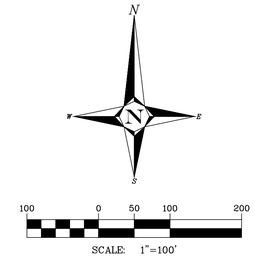
    WETLAND SETBACKS: WETLAND BUFFER = 30.0'; WETLAND BUFFER TO BLDG. = 15.0'

    REQUIRED PARKING:
    MULTIPLE FAMILY DWELLINGS: 2 SPACES PER DWELLING UNIT + 1 SPACE PER 10 UNITS FOR GUESTS
    216 DWELLING UNITS x 2 = 432 SPACES + 216/10 x 1 = 21.6 = 22 SPACES
    432 + 22 = 454 SPACES
    TOTAL REQUIRED PARKING = 454 SPACES
    5% REDUCTION FOR BICYCLE PARKING: 454 x 5% = 22.7 = 23 SPACES
    454 - 23 = 431 SPACES
    CLUBHOUSE = 4.0 SPACES
    TOTAL REQUIRED PARKING = 435 SPACES

    PROVIDED PARKING:
    GARAGE PARKING = 24 SPACES
    SURFACE PARKING = 411 SPACES
    TOTAL PROVIDED PARKING = 435 SPACES (11 HANDICAP SPACES INCLUDED)
33. THERE ARE PROPOSED PRIVATE USE FACILITIES ON THE SITE (CLUBHOUSE BLDG./POOL/GYM BLDG./ BASKETBALL HALF COURT/STORAGE BLDG./MAINTENANCE BLDG.) TO BE MAINTAINED BY THE OWNER OR AN ESTABLISHED HOME OWNERS ASSOCIATION.
    RECREATION AREA: CLUBHOUSE BLDG/POOL/GYM BLDG./COURT = 0.24 ACRES
34. 216 UNIT MULTI-FAMILY APARTMENT UNITS ARE PROPOSED FOR THIS PROJECT
35. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND APPROVED ZONING ORDINANCE.
36. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE.
37. ALL FIRE FLOWS WILL MEET THE REQUIREMENTS OF THE SOUTHERN MANATEE FIRE & RESCUE DISTRICT AND THE MANATEE COUNTY COMPREHENSIVE PLAN (CHAPTER 11).
38. UNDERGROUND/ABOVEGROUND POLLUTANT STORAGE TANK INSTALLATION/REMOVAL MUST CONFORM TO THE REQUIREMENTS OF CHAPTERS 62-761, FLORIDA ADMINISTRATIVE CODE.
39. A FENCE SHALL BE INSTALLED ALONG THE RIGHT-OF-WAY OF 33RD STREET EAST AND THE FLOODPLAIN COMPENSATION AREAS. A GATE SHALL BE PROVIDED FOR THE 25' WIDE DRAINAGE MAINTENANCE & ACCESS EASEMENT.
40. A 7 FOOT HIGH OPAQUE WALL WILL BE PROVIDED ALONG THE SOUTHERN PROPERTY LINE FROM 33rd STREET WESTWARD TO THE EDGE OF THE CONSERVATION EASEMENT. THE 7' HIGH OPAQUE WALL SHALL BE A STRUCTURALLY SOUND, PRECAST SOLID WALL, OR BLOCK WALL WITH STUCCO. NO STYROFOAM SHALL BE USED.
41. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

42 PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.





VICKSTROM ENGINEERING SERVICES, INC.
505 20th Avenue NE
St. Petersburg, FL 33704
Telephone No. (727) 894-0404
CA No. 30184

MASTER PRELIMINARY SITE PLAN

THE PRESERVE AT WALDEN LAKE
216 UNIT MULTI-FAMILY APARTMENT COMPLEX

ARCHITECT
DSDG, INC.
1348 Fruitville Road, Suite 204
Sarasota, Florida 34236
Telephone No. (941) 955-5645
Fax No. (941) 955-7354

REVISIONS:

PSP COMMENTS	5.15.14
PSP COMMENTS	7.14.14

Daniel M. Vickstrom, P.E.
P.E. No. 46090
State of Florida

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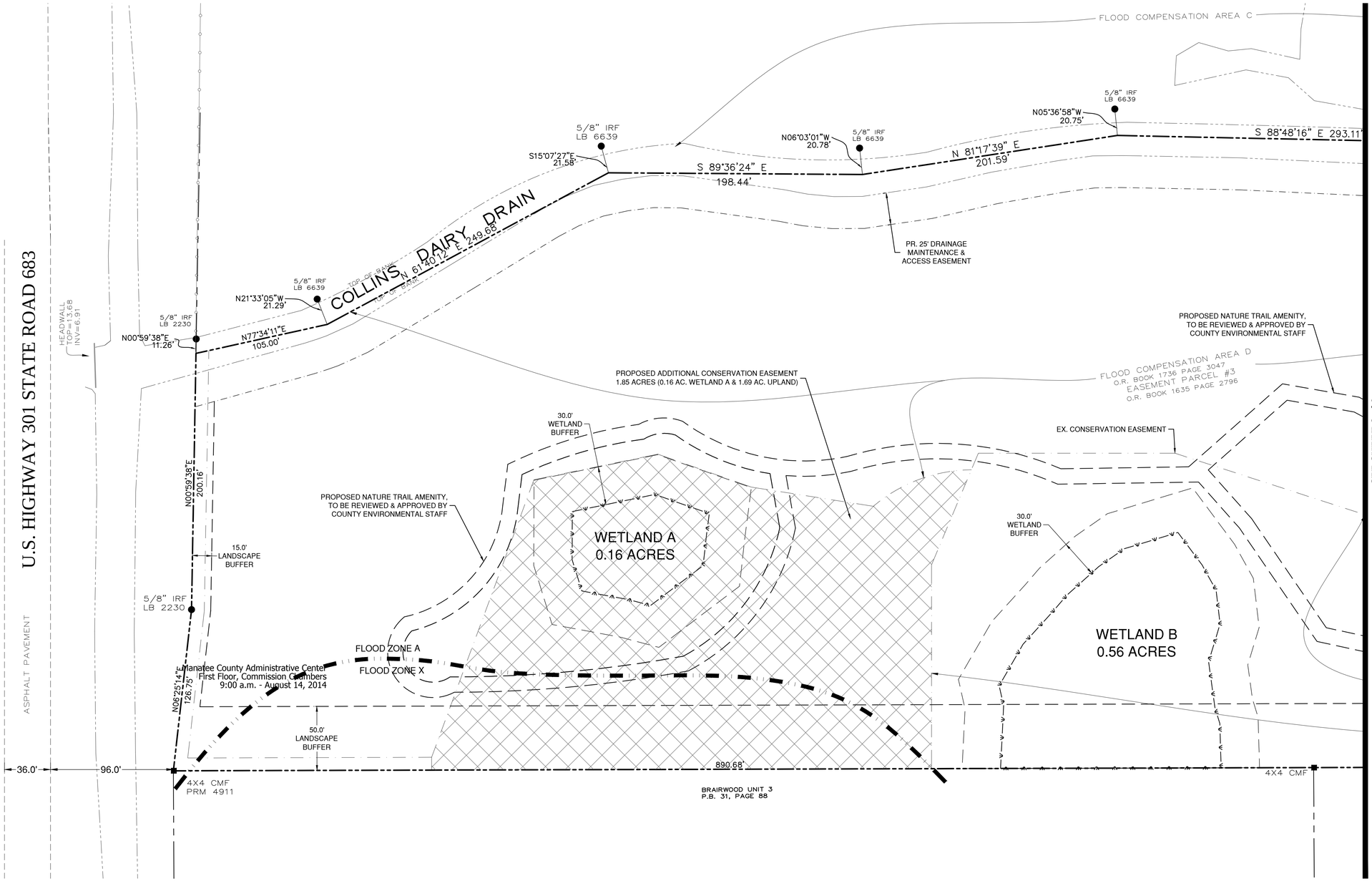
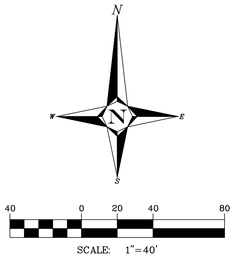
DRN. BY:	KES
CHK'D. BY:	DMV
PROJ. No.	13-173
Sheet	4 of 9



SEE SHEET 6 of 9



PRELIMINARY SITE PLAN LEGEND

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- DENOTES PROPOSED CONCRETE WALKS/PATHS
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- DENOTES NUMBER OF PARKING SPACES
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VICKSTROM ENGINEERING SERVICES, INC.
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PRELIMINARY SITE PLAN - 40 SCALE

THE PRESERVE AT WALDEN LAKE
216 UNIT MULTI-FAMILY APARTMENT COMPLEX

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Sheet 5 of 9

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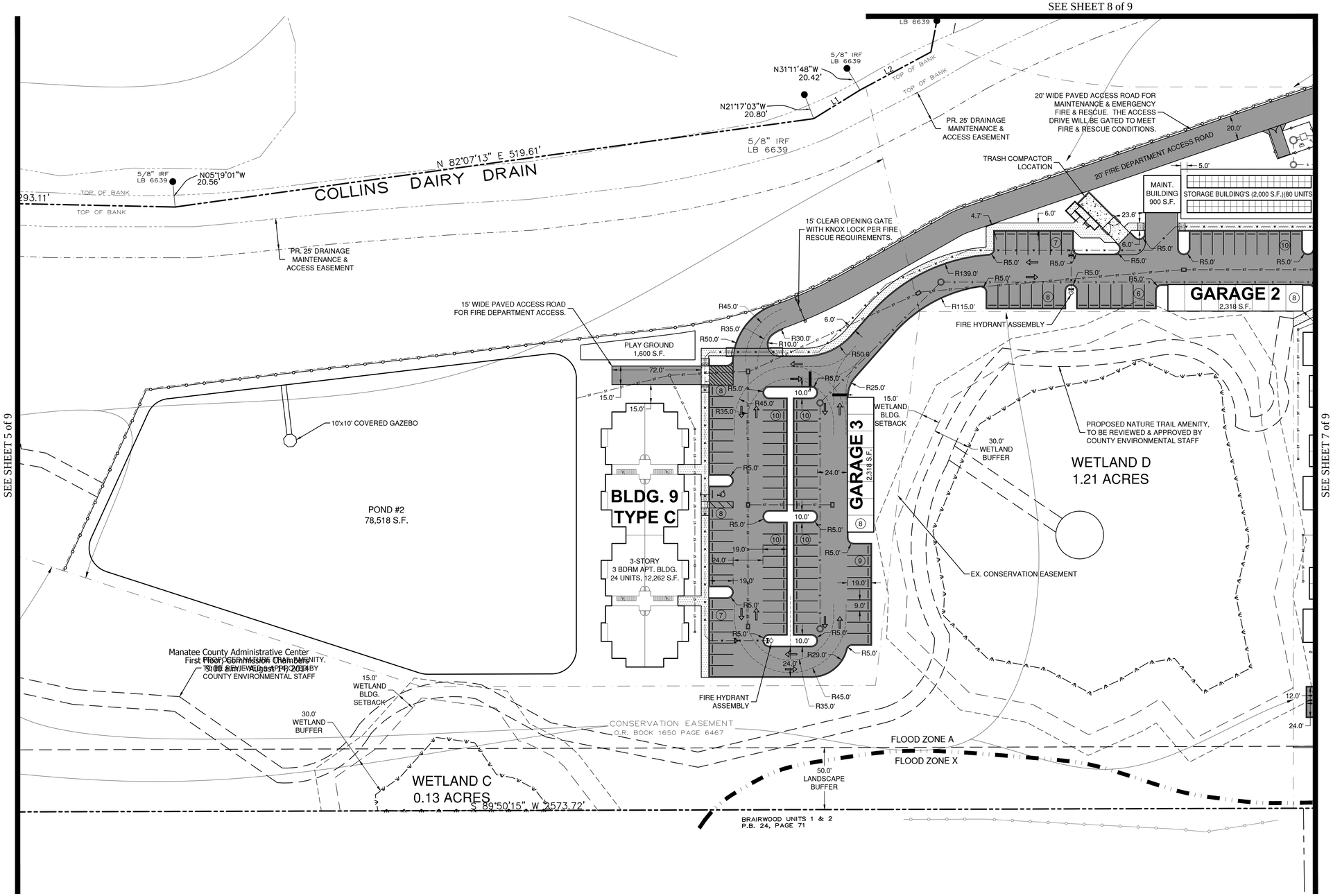

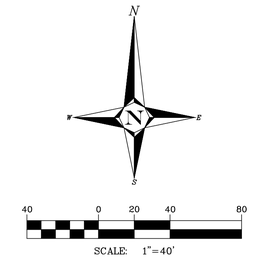

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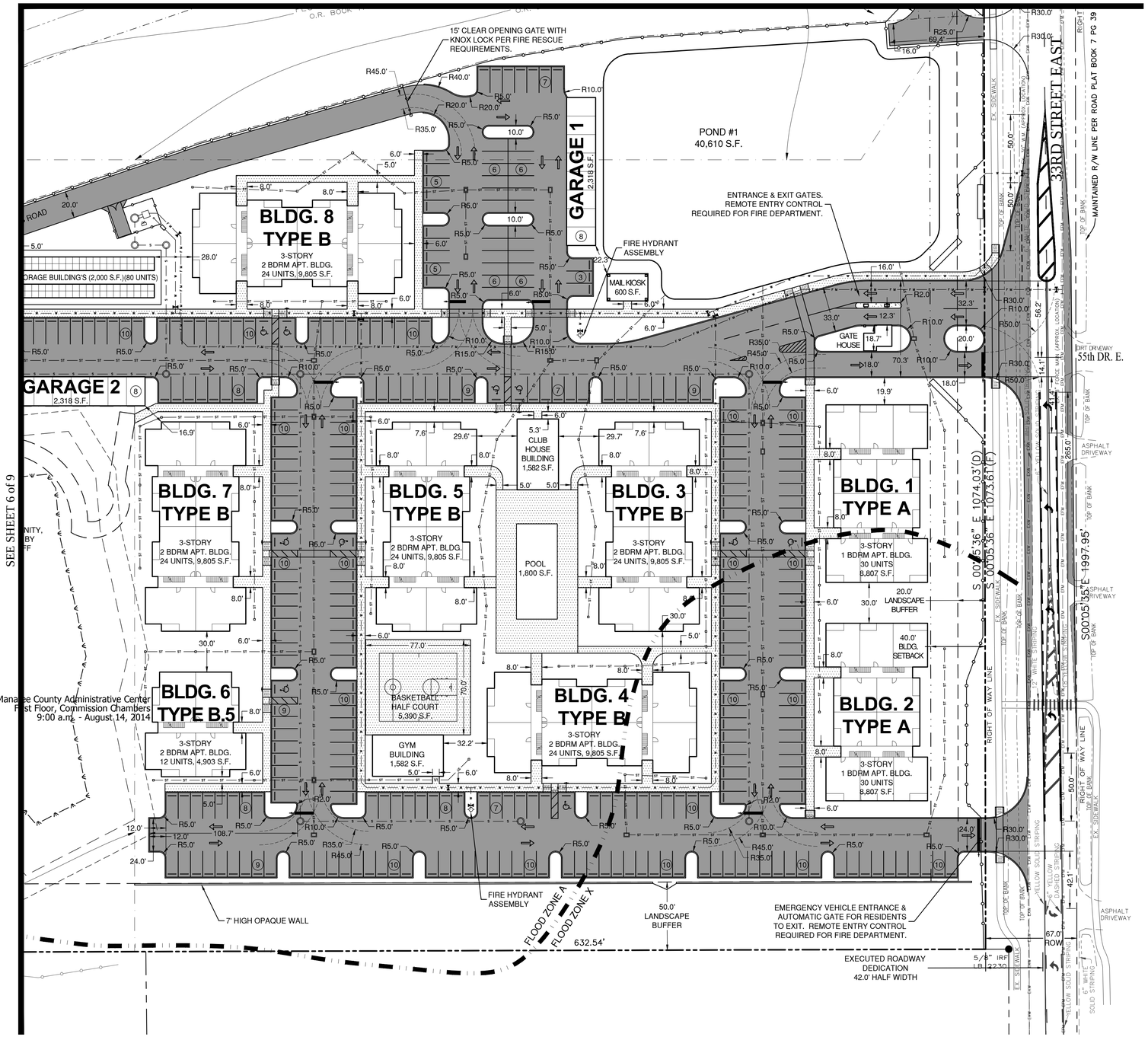
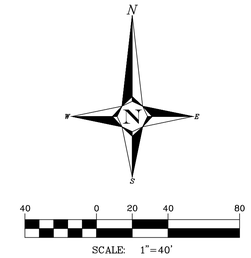
SEE SHEET 8 of 9

SEE SHEET 6 of 9



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



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PRELIMINARY SITE PLAN - 40 SCALE

THE PRESERVE AT WALDEN LAKE
216 UNIT MULTI-FAMILY APARTMENT COMPLEX

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1348 Fruitville Road, Suite 204
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REVISIONS:

PSP COMMENTS	5.15.14

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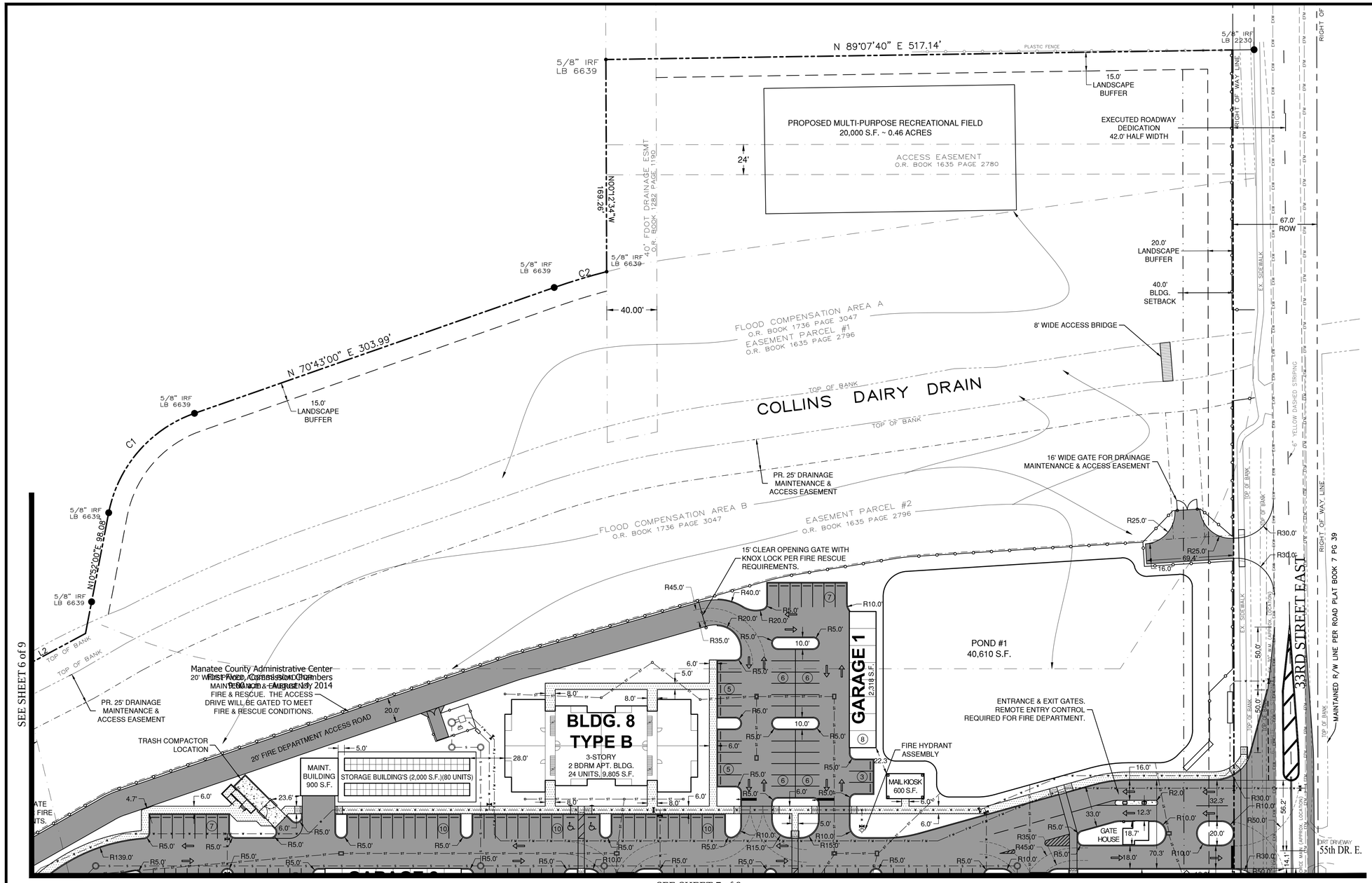

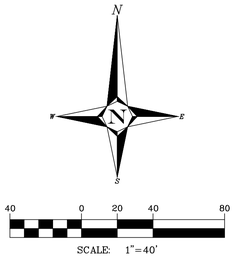

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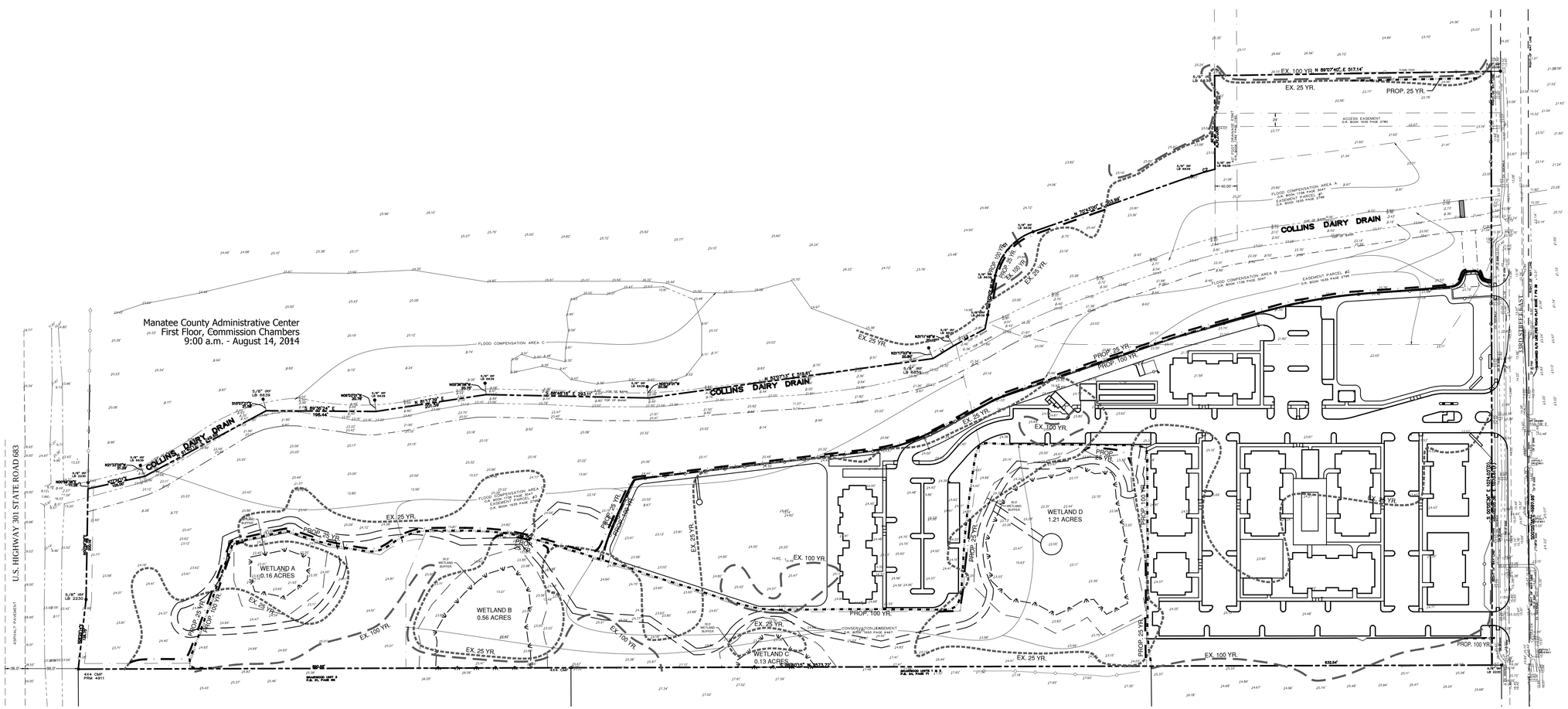

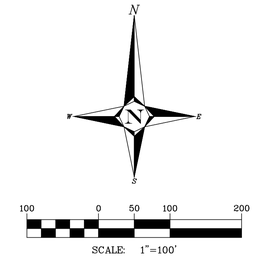

FLOODPLAIN LINE LEGEND

- EXISTING 25 YR FLOODPLAIN LINE (EL. 14.2')
- EXISTING 100 YR FLOODPLAIN LINE (EL. 15.02')
- PROPOSED 25 YR FLOODPLAIN LINE (EL. 14.2')
- PROPOSED 100 YR FLOODPLAIN LINE (EL. 15.02')

VICKSTROM ENGINEERING SERVICES, INC.
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Telephone No. (727) 894-0404
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EXISTING & PROPOSED
100 YR & 25 YR FLOODPLAIN LINES

THE PRESERVE AT WALDEN LAKE
216 UNIT MULTI-FAMILY APARTMENT COMPLEX

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Sheet	9 of 9

Original Drawing is 24" x 36". Some entities rasterized if refined
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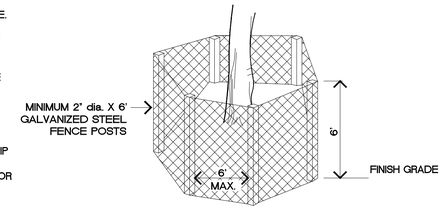
TREE PROTECTIVE BARRIER

PROTECTIVE BARRIER REQUIRMENTS

1. PROTECT ALL ABOVE GROUND PORTIONS OF TREES FROM MECHANICAL DAMAGE.
2. PROTECT SOIL NEAR TREE FROM COMPACTION.
3. PROVIDE PHYISICAL AND MENTAL AWARENESS OF THE PRESENCE OF TREES ON THE SITE TO CONSTRUCTION PERSONNEL.
4. HEAVY EQUIPMENT NOT ALLOWED INSIDE BARRIER: ONLY HAND LABOR.
5. CONSTRUCTION MATERIAL OR TEMPORARY SOIL DEPOSITS NOT ALLOWED INSIDE BARRIER AREA.

PROTECTIVE BARRIER SPECIFICATIONS

1. INSTALL 6' HIGH CHAIN LINK FENCE AROUND ENTIRE PERIMETER OF THE TREE IN BARRICADE AREA. BARRICADE MUST BE PLACED A MINIMUM OF 6' OR HALF THE DRIP LINE FROM THE TRUNK WHICH EVER IS GREATER.
2. BARRIERS TO BE ERECTED AROUND REMAINING TREES BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED.
3. BARRIERS TO REMAIN IN PLACE UNTILL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.
4. BARRICADES MUST BE PLACED A MINIMUM OF 6' OR HALF THE DRIPLINE FROM THE TRUNK WHICHEVER IS GREATER.
5. REMOVE ALL TURF IN BARRIER AND INSALL 3" DEPTH OF GRADE B CYPRESS MULCH WITHIN BARRIER AREA.

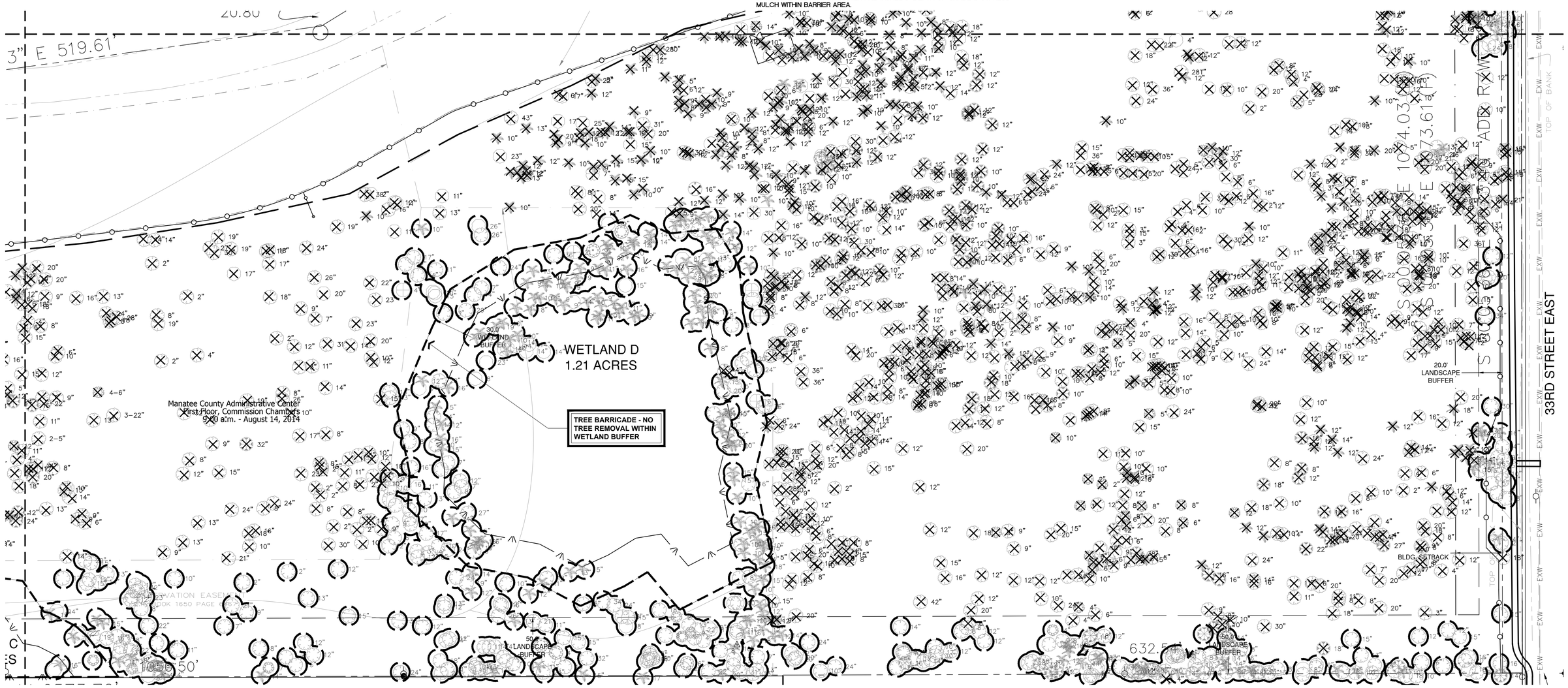


TREE BARRIER DETAIL

NORTH

L-02
L-03 L-01

***NOTE: SEE SHEET L-02 FOR TREE REPLACEMENT CALCULATIONS.**



TREE PROTECTION - REMOVAL LEGEND

EXISTING TREE OR PALM TO BE REMOVED

EXISTING TREE OR PALM TO REMAIN WITH TREE BARRIER TYPICAL

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLANS:

PRESERVE AT WALDEN LAKE

MANATEE COUNTY, FLORIDA

STARBOARD TACK, LLC / ST. WALDEN LAKE PARTNERS, LLC

PROJECT NO.	1402
SCALE	1"=40-0"
DATE	3-12-14
DRAWN BY	TK / PJS
ISSUED	3-12-14

REVISIONS

TREE REMOVAL / PROTECTION PLAN

3/12/14

PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS

DAVID W. JOHNSTON ASSOCIATES

630 SOUTH ORANGE AVENUE, SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

SHEET NO.

L-01

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EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN	AMOUNT
4"-15" DBH	455 TREES
16"-30" DBH	144 TREES
OVER 30" DBH	10 TREES
PALMS	213 PALMS
TOTAL	822 TREES TO REMAIN

IN ADDITION, THERE ARE (9) CITRUS TREES AND (5) RECLINATA PALMS TO REMAIN

EXISTING TREES TO REMAIN CALCULATIONS

4"-15" DBH		16"-30" DBH		OVER 30" DBH	
OAK	396 TREES	OAK	134 TREES	OAK	10 TREES
MAPLE	17 TREES	MAPLE	1 TREES	MAPLE	0 TREES
HICKORY	5 TREES	HICKORY	2 TREES	HICKORY	0 TREES
ELM	27 TREES	ELM	4 TREES	ELM	0 TREES
PINE	10 TREES	PINE	3 TREES	PINE	0 TREES
TOTAL	455 TREES	TOTAL	144 TREES	TOTAL	10 TREES

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE REMOVED	AMOUNT
4"-15" DBH	946 TREES
16"-30" DBH	240 TREES
OVER 30" DBH	45 TREES
PALMS	388 PALMS
TOTAL	1,619 TREES TO BE REMOVED

IN ADDITION, THERE ARE (30) CITRUS TREES, (27) RECLINATA PALMS, (6) CHINABERRY TREES, AND MANY AUSTRALIAN PINES TO BE REMOVED

EXISTING TREES TO BE REMOVED CALCULATIONS

4"-15" DBH		16"-30" DBH		OVER 30" DBH	
OAK	696 TREES	OAK	208 TREES	OAK	37 TREES
MAPLE	48 TREES	MAPLE	1 TREES	MAPLE	0 TREES
HICKORY	24 TREES	HICKORY	1 TREES	HICKORY	1 TREES
ELM	103 TREES	ELM	14 TREES	ELM	3 TREES
PINE	75 TREES	PINE	16 TREES	PINE	4 TREES
TOTAL	946 TREES	TOTAL	240 TREES	TOTAL	45 TREES

TREE REMOVAL AND REPLACEMENT CALCULATIONS

EXISTING TREES TO BE REMOVED	AMOUNT REMOVED	AMOUNT REQUIRED FOR REPLACEMENT	AMOUNT REPLACED	RATIO
4"-15" DBH	946 TREES	946 TREES @ 3" CAL., OR EQUIVALENT	946 TREES @ 3" CAL., OR EQUIVALENT	1:1
16"-30" DBH	240 TREES	480 TREES @ 5" CAL., OR EQUIVALENT	480 TREES @ 5" CAL., OR EQUIVALENT	2:1
OVER 30" DBH	45 TREES	133 TREES @ 7" CAL., OR EQUIVALENT	135 TREES @ 7" CAL., OR EQUIVALENT	3:1
PALMS	388 PALMS	388 PALMS	388 PALMS **	1:1
TOTAL	1,619 TREES REMOVED	1,949 TREES REQUIRED FOR REPLACEMENT	1,949 TREES REPLACED ***	

*** PER COMMENT IN JANUARY 31, 2014, PRE-APPLICATION COMMENTS REPORT, MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES STAFF SUPPORTS A SPECIFIC APPROVAL FOR AN ALTERNATIVE TO SECTION 714.8.7 OF THE LAND DEVELOPMENT CODE, AS INDICATED IN THE SPECIFIC APPROVAL FINDINGS SECTION. THE CALCULATION OF 40 TREES X 16 ACRES YIELDS A TREE REPLACEMENT QUANTITY OF 640 TREES @ 3" CALIPER.

** PALM TREE REPLACEMENT IS PROVIDED @ 1:1 RATIO, FOR A TOTAL OF 388 REPLACEMENT PALMS.

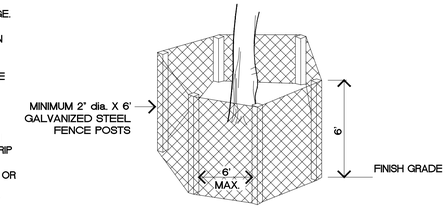
TREE PROTECTIVE BARRIER

PROTECTIVE BARRIER REQUIRMENTS

1. PROTECT ALL ABOVE GROUND PORTIONS OF TREES FROM MECHANICAL DAMAGE.
2. PROTECT SOIL NEAR TREE FROM COMPACTION.
3. PROVIDE PHYISICAL AND MENTAL AWARENESS OF THE PRESENCE OF TREES ON THE SITE TO CONSTRUCTION PERSONNEL.
4. HEAVY EQUIPMENT NOT ALLOWED INSIDE BARRIER: ONLY HAND LABOR.
5. CONSTRUCTION MATERIAL OR TEMPORARY SOIL DEPOSITS NOT ALLOWED INSIDE BARRIER AREA.

PROTECTIVE BARRIER SPECIFICATIONS

1. INSTALL 6' HIGH CHAIN LINK FENCE AROUND ENTIRE PERIMETER OF THE TREE IN BARRICADE AREA. BARRICADE MUST BE PLACED A MINIMUM OF 6' OR HALF THE DRIP LINE FROM THE TRUNK WHICH EVER IS GREATER.
2. BARRIERS TO BE ERECTED AROUND REMAINING TREES BEFORE CONSTRUCTION OR NEARBY TREES ARE REMOVED.
3. BARRIERS TO REMAIN IN PLACE UNTILL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.
4. BARRICADES MUST BE PLACED A MINIMUM OF 6' OR HALF THE DRIPLINE FROM THE TRUNK WHICHEVER IS GREATER.
5. REMOVE ALL TURF IN BARRIER AND INSALL 3" DEPTH OF GRADE B CYPRESS MULCH WITHIN BARRIER AREA.

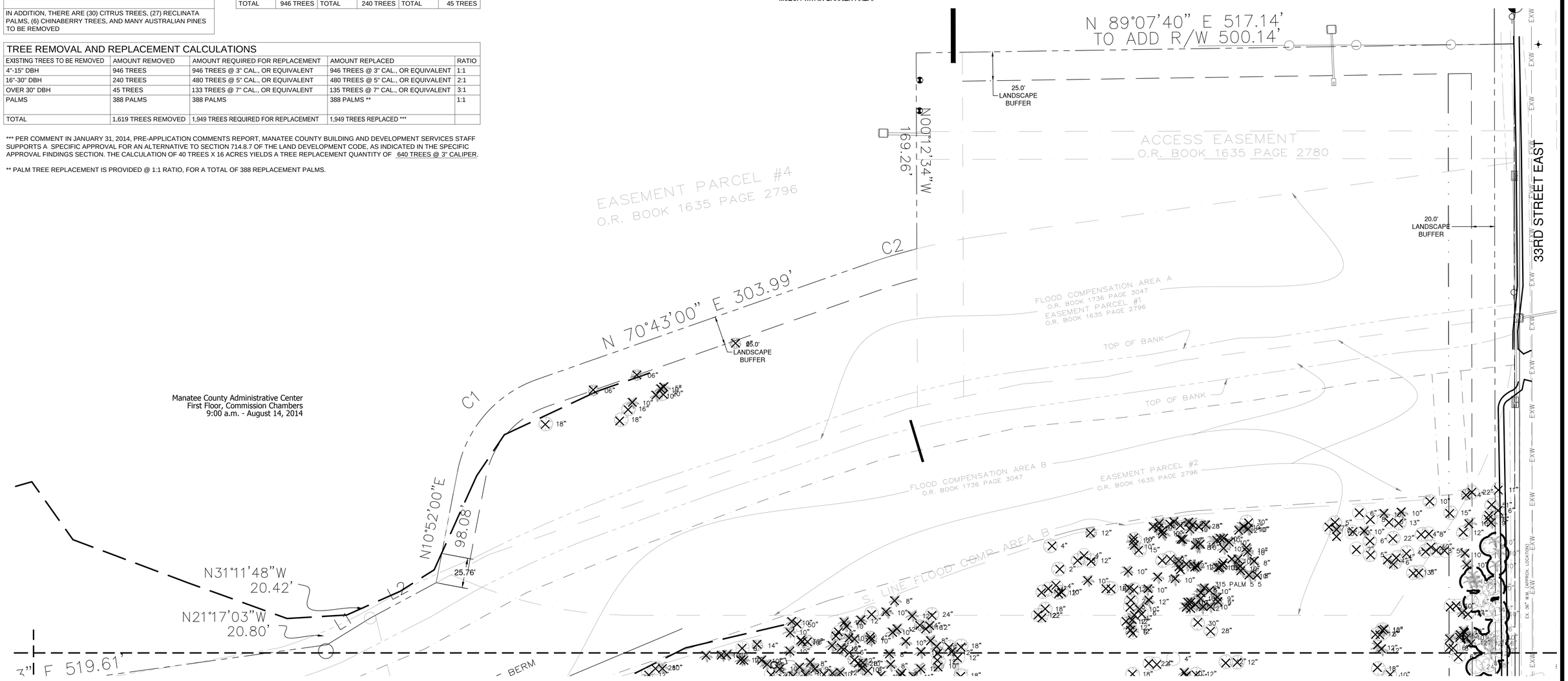


TREE BARRIER DETAIL

NORTH

L-02
L-03 L-01

*NOTE: SEE SHEET L-02 FOR TREE REPLACEMENT CALCULATIONS.



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

TREE PROTECTION - REMOVAL LEGEND

- EXISTING TREE OR PALM TO BE REMOVED
- EXISTING TREE OR PALM TO REMAIN WITH TREE BARRIER TYPICAL

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SITE DEVELOPMENT PLANS:

PRESERVE AT WALDEN LAKE

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L-02

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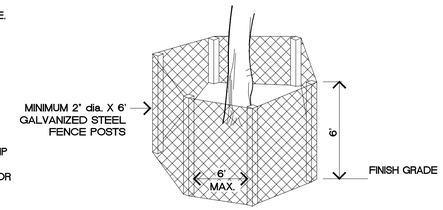
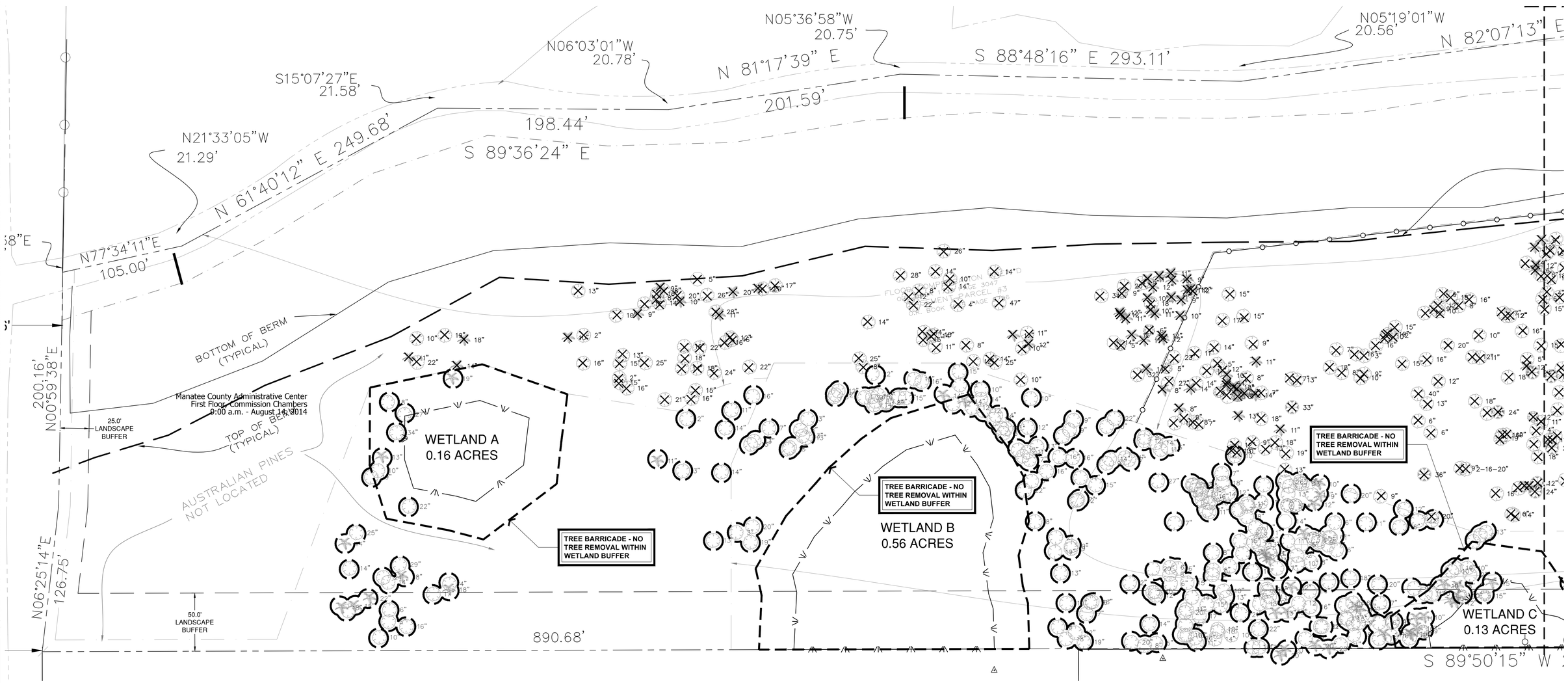


TREE BARRIER DETAIL

NORTH

L-02
L-03 L-01

***NOTE: SEE SHEET L-02 FOR TREE REPLACEMENT CALCULATIONS.**



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SITE DEVELOPMENT PLANS:

PRESERVE AT WALDEN LAKE

MANATEE COUNTY, FLORIDA
STARBOARD TACK, LLC / ST. WALDEN LAKE PARTNERS, LLC

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SHEET NO.
L-03

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ACAD DWG: F:\2014\1402 - Preserve at Walden Lake\dwg\WD-PL.DWG

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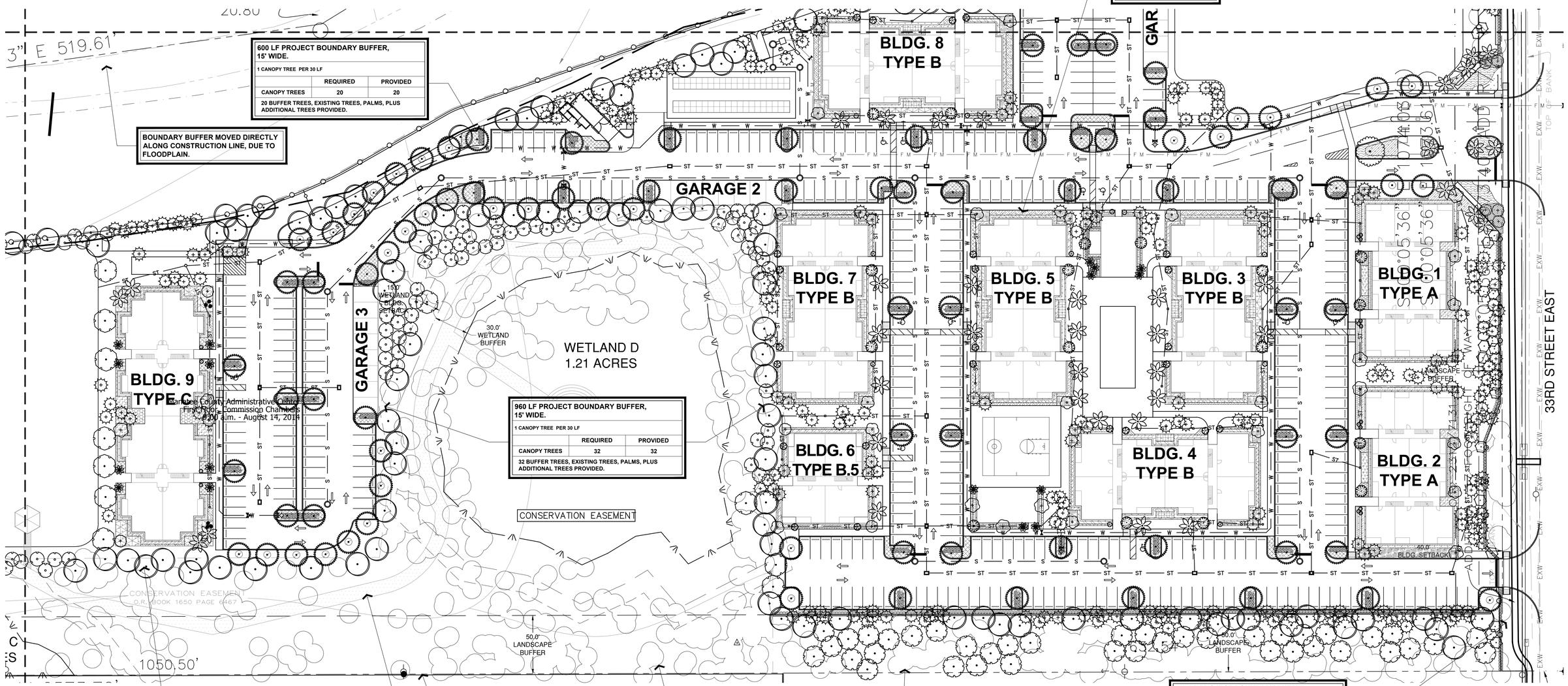
NORTH

L-05
L-06 L-04

*NOTE: SEE SHEET L-07 FOR PLANT LIST / LANDSCAPE CALCULATIONS.

BUILDING FOUNDATION LANDSCAPING - SEE SHEET L-07 FOR CALCULATIONS.



Manatee County Administrative Center
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600 LF PROJECT BOUNDARY BUFFER, 15' WIDE.

1 CANOPY TREE PER 30 LF

	REQUIRED	PROVIDED
CANOPY TREES	20	20

20 BUFFER TREES, EXISTING TREES, PALMS, PLUS ADDITIONAL TREES PROVIDED.

BOUNDARY BUFFER MOVED DIRECTLY ALONG CONSTRUCTION LINE, DUE TO FLOODPLAIN.

960 LF PROJECT BOUNDARY BUFFER, 15' WIDE.

1 CANOPY TREE PER 30 LF

	REQUIRED	PROVIDED
CANOPY TREES	32	32

32 BUFFER TREES, EXISTING TREES, PALMS, PLUS ADDITIONAL TREES PROVIDED.

340 LF PROJECT BOUNDARY BUFFER, 15' WIDE.

1 CANOPY TREE PER 30 LF

	REQUIRED	PROVIDED
CANOPY TREES	12	12

12 BUFFER TREES, EXISTING TREES, PALMS, PLUS ADDITIONAL TREES PROVIDED.

BOUNDARY BUFFER MOVED DIRECTLY ALONG CONSTRUCTION LINE, DUE TO FLOODPLAIN.

PROPOSED PATHWAY. FINAL LOCATION OF PATHWAY TO BE DETERMINED.

EXISTING TREE TO BE PRESERVED, TYP.

625 LF PROJECT BOUNDARY BUFFER, 50' WIDE.

1 CANOPY TREE PER 30 LF

	REQUIRED	PROVIDED
CANOPY TREES	21	21

21 BUFFER TREES, EXISTING TREES, 62 PALMS, PLUS AN ADDITIONAL 40 TREES PROVIDED.

662 LF PROJECT BOUNDARY BUFFER, 20' WIDE. (UNDER POWER LINES).

1 ACCENT OR CANOPY TREE PER 25 LF, PLUS HEDGES AND BERMS TO CREATE A 60% OPACITY OF 5' HEIGHT (33 SHRUBS PER 100 LF).

	REQUIRED	PROVIDED
ACCENT TREES	27	27
SHRUBS	219	219

21 BUFFER TREES, EXISTING TREES, 62 PALMS, PLUS AN ADDITIONAL 40 TREES PROVIDED.

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PRELIMINARY LANDSCAPE PLAN

3/12/14

PHILLIP J. SMITH RLA #1096

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L-04

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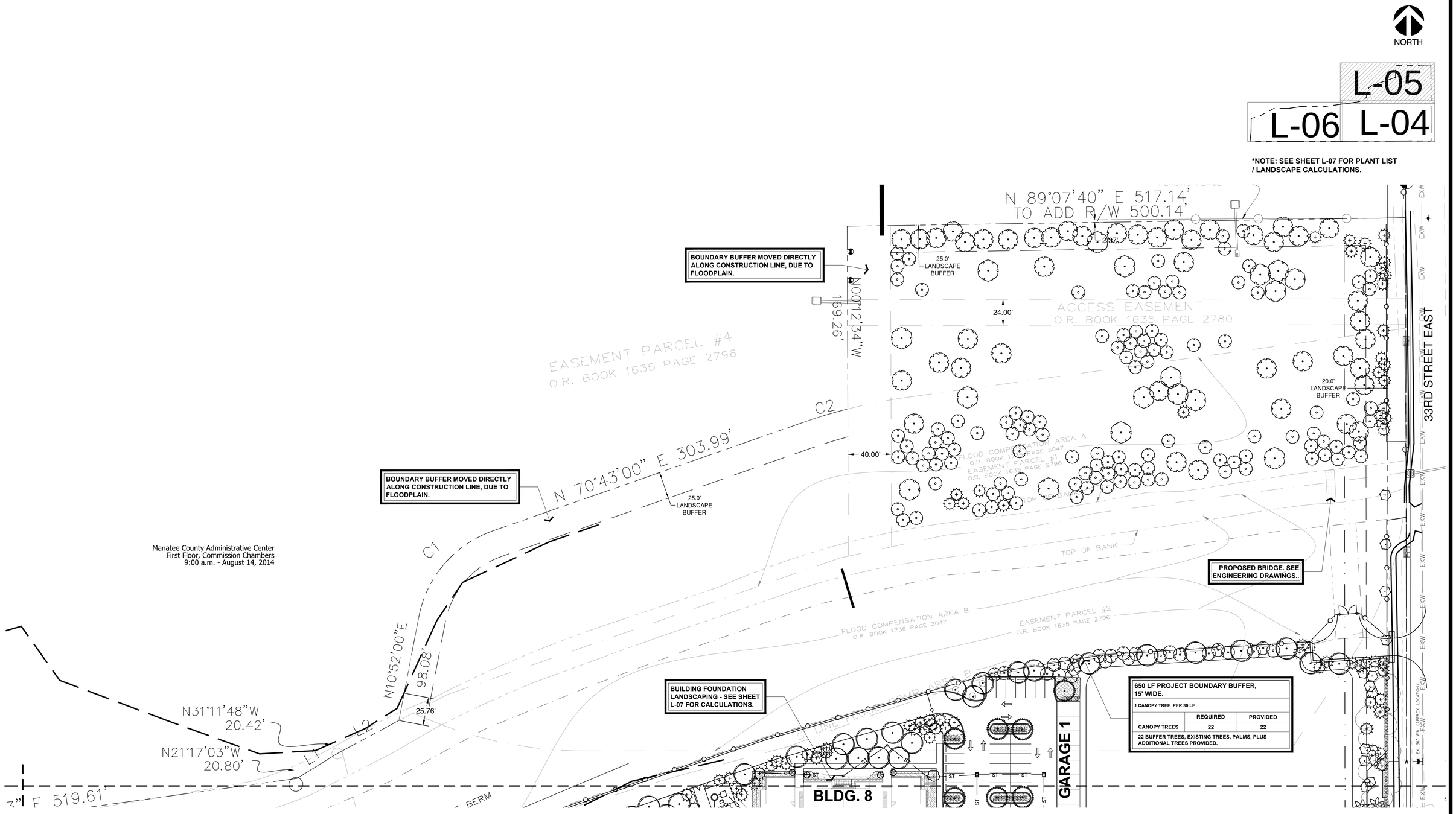

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PRELIMINARY LANDSCAPE PLAN

3/12/14

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L-05

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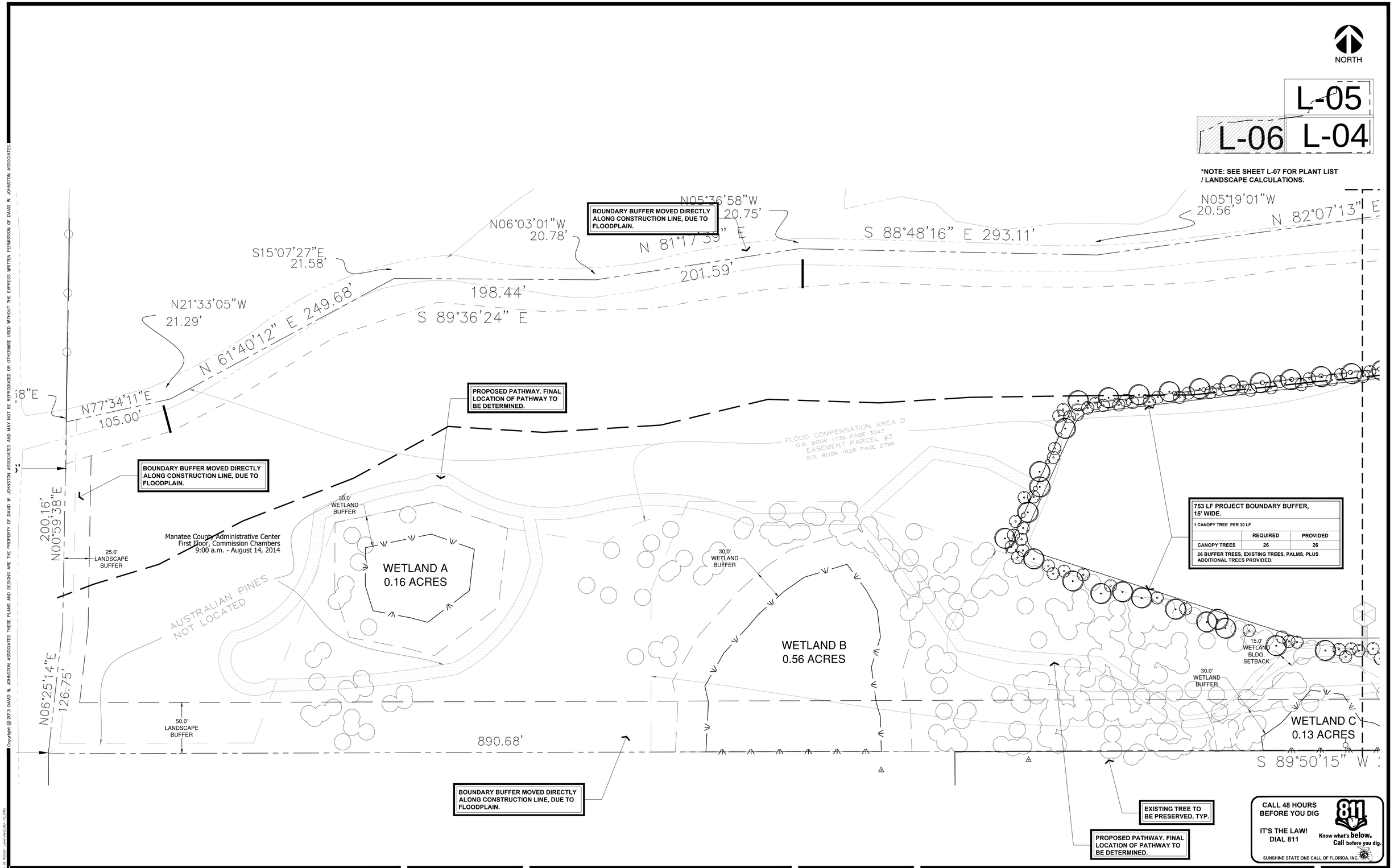

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SHEET NO.
L-06

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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	AF	Acer rubrum `Florida Flame` / Florida Flame Red Maple	30 Gal Min.	3"Cal	12` x 5` Spr.	28
	AM	Adonidia merrillii / Christmas Palm	B & B	MULTI	5` x 3` Spr.	17
	CA	Callistemon rigidus / Stiff Bottlebrush	30 gal	3"Cal	10` x 4` Spr.	17
	HR	Hibiscus rosa-sinensis / Chinese Hibiscus Tree	15 gal	Standard	5` x 3` Spr.	24
	LI	Lagerstroemia indica / Crape Myrtle	45 gal	MULTI	10` x 5` Spr.	10
	MG	Magnolia grandiflora / Southern Magnolia	65 gal	3"Cal	10` x 4` Spr.	16
	QV3	Quercus virginiana `Cathederal` / Cathederal Live Oak Central Leader	200 gal	7"Cal	20` x 8` Spr.	1
	QV2	Quercus virginiana `High Rise` / Cathederal Southern Live Oak Central Leader	65 gal	3"Cal	10` x 4` Spr.	85
	SP	Sabal palmetto / Sabal Palm Staggered, Slick Trunks	B & B		12`, 14`, & 16` C.T.	314
	TC	Tabebuia caraiba / Silver Trumpet	65 gal	3"Cal	10` x 5` Spr.	9
	TD	Taxodium distichum / Bald Cypress	65 gal	3"Cal	12` x 4` Spr.	260
	WB1	Wodyetia bifurcata / Foxtail Palm	B & B	Single Trunk	10` - 12` O.A.H.	39
BUFFER TREES	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**CAL**	**SIZE**	**QTY**
	CS	Conocarpus erectus sericeus / Silver Button Wood	45 gal	1.5"Cal	10` x 4` Spr.	27
	B-QV	Quercus virginiana `Highrise` / Highrise Southern Live Oak Central Leader	65 gal	3"Cal	10` x 4` Spr.	132
V.U.A. TREES	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**CAL**	**SIZE**	**QTY**
	BB	Bucida buceras `Shady Lady` / Shady Lady Black Olive	B & B	3"Cal	14` x 7` Spr.	92

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPR	SPACING
	CHA	Chamaerops humilis / Mediterranean Fan Palm	15 gal	4` x 3`	48" o.c.
	CR	Cordyline terminalis `Red Sister` / Red Sister Ti Plant	3 gal	3` x 2`	36" o.c.
	PM	Podocarpus macrophyllus / Podocarpus	3 gal	3` x 2`	30" o.c.
	STR	Strelitzia reginae / Bird Of Paradise	3 gal	24" x 24"	36" o.c.
BUFFER SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPR**	**SPACING**
	VO	Viburnum odoratissimum / Sweet Viburnum	3 gal	24" x 24"	30" o.c.
V.U.A. SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPR**	**SPACING**
	IN	Ilex vomitoria `Nana` / Dwarf Yaupon	3 gal	12" X 12"	30" o.c.

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

ALL SPECIFICATIONS ARE MINIMUMS -
ALL PARTS OF THE SPECIFICATION MUST BE MET.

PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	MCH	2" Shredded Hardwood Mulch	Mulch	
	DIA	Dianella tasmanica `Blueberry` / Blueberry Flax Lily	1 gal	24" o.c.
	HAM	Hamelia patens / Fire Bush 24" X 20" Spr.	3 gal	24" o.c.
	HEL	Helianthus debilis / Dune Sunflower	3 gal	18" o.c.
	IB2	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly 18" x 8" spr	3 gal	30" o.c.
	IVS	Ilex vomitoria `Schillings Dwarf` / Dwf. Schillings Holly	1 gal	24" o.c.
	JNP	Juniperus chinensis `Parsonii` / Parsoni Juniper	1 gal	24" o.c.
	NEP	Nephrolepis exaltata `Bostoniensis` / Boston Fern	1 gal	18" o.c.
	PHI	Philodendron selloum / Split Leaf Philodendron	3 gal	30" o.c.
	RAP	Rhaphiolepis indica / Indian Hawthorn 8" x 10" spr	1 gal	24" o.c.
	RUS	Russelia equisetiformis / Firecracker Plant	3 gal	24" o.c.
	SCV	Schefflera arboricola `Variegata` Dwf. Var. Schefflera, 20" x 20"	3 gal	36" o.c.
	TRA	Trachelospermum asiaticum `Minima` / Minima Jasmine	1 gal	16" o.c.
	TRI	Tripsacum dactyloides nana / Dwf. Fakahatchee Grass 18" x 18" Spr.	1 gal	30" o.c.
	ZAM	Zamia floridana / Coontie 20" x 20" Spr.	3 gal	30" o.c.

GENERAL NOTES:

1. All areas not planted or mulched shall be sodded with solid Bahia sod. (This includes the entire R.O.W. adjacent to this property.)
2. All plant material proposed is native OR drought tolerant as required by code.
3. Concrete curbs 6" high shall be provided to protect all required landscaping.
4. The owner is required to provide an adequate maintenance program for all newly planted material by hand watering , pruning, cultivating, fertilizing as necessary for healthy growth establishment. The owner is required to maintain all plant material in perpetuity.
5. Removal of all exotic nuisance plant species from upland portions of the site shall be completed prior to the first certificate of occupancy issuance, in accordance with Section 715.4 of the LDC.
6. Meters smaller than 3" must be kept clear of plant material for a radius of 3'. Meters 3" and larger must be kept clear of plant material for a radius of 10'.
7. No ground disturbing activity or vehicular travel shall occur within dripline of existing trees to be preserved. Protective barriers shall be new or used chainlink fence (min. 6' height) and located at tree dripline. SEE DETAIL (SHEETS L-01 : L-03).
8. This plan illustrates general landscape intent to meet required code. This plan may be modified based on final construction plan development. Modifications shall be submitted prior to implementation.
9. A 100% coverage automatic irrigation system shall be installed. Plans for the automatic irrigation system will be submitted prior to building permit issuance.
10. All exterior lighting and signage shall meet Manatee County Land Development Code standards. Exterior Lighting and Signage plans shall be submitted with Final Site Plan package.

VEHICULAR USE AREA INTERIOR LANDSCAPE CALCULATION

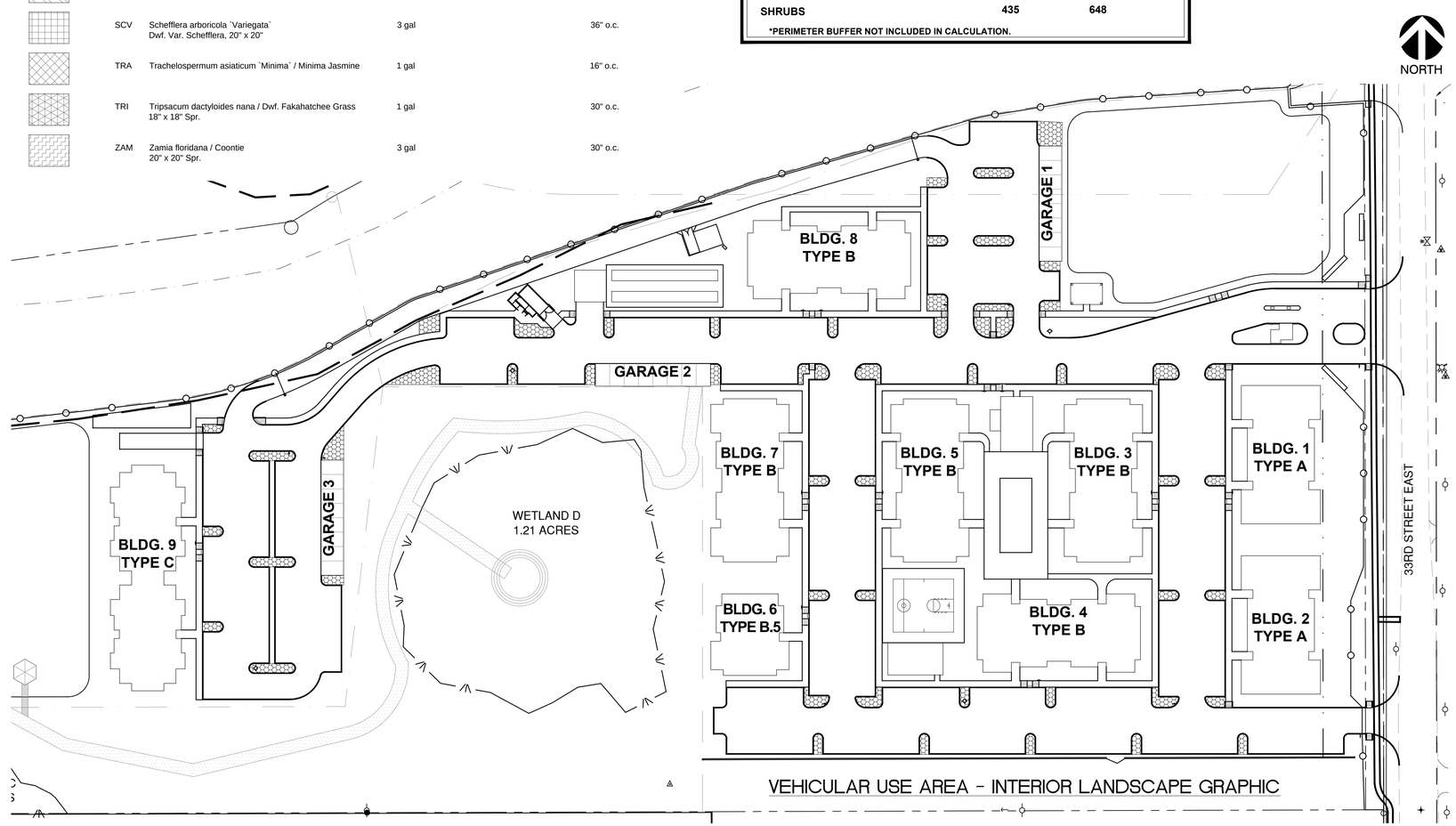
360 S.F. PLUS 4 TREES AND 20 SHRUBS PER 20 PARKING SPACES.

PARKING SPACES = 435	REQUIRED	PROVIDED
INTERIOR LANDSCAPE AREA*	+/-7,830 S.F.	+/- 12,552 S.F.
TREES	87	87
SHRUBS	435	648

*PERIMETER BUFFER NOT INCLUDED IN CALCULATION.

NO TRENCHING FOR HEDGES, IRRIGATION LINES, OR SILT FENCES SHOULD OCCUR WITHIN THE DRIPLINES OF EXISTING TREES DESIGNATED TO REMAIN. THESE IMPROVEMENTS SHALL BE FIELD ADJUSTED TO INSURE THIS SPECIFICATION IS FOLLOWED.

±84,256 SF BLDG FOUNDATION LANDSCAPE		
20 S.F. PER 1,000 S.F. GROSS FLOOR AREA		
	REQUIRED	PROVIDED
AREA IN S.F.	1686	41037



VEHICULAR USE AREA - INTERIOR LANDSCAPE GRAPHIC

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ACAD FILE: F:\2014\1402 - Preserve at Walden Lake\Veg\VEG-PL.DWG

SITE DEVELOPMENT PLANS:

PRESERVE AT WALDEN LAKE

MANATEE COUNTY, FLORIDA
STARBOARD TACK, LLC / ST. WALDEN LAKE PARTNERS, LLC

PROJECT NO.	1402
SCALE	AS NOTED
DATE	3-12-14
DRAWN BY	TK / PJS
ISSUED	3-12-14

REVISIONS

PLANT LIST / CODE CALCULATIONS

3/12/14
PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 SOUTH ORANGE AVENUE, SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

SHEET NO.
L-07

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LANDSCAPE NOTES:

1. ALL NEW PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS ESTABLISHED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND PART II STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.
2. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
3. CONTRACTORS ARE ADVISED TO REFER TO THE SPECIFICATIONS, CONTRACT DOCUMENTS, AND PLAN SHEETS FOR A MORE DETAILED DISCLOSURE OF PERFORMANCE STANDARDS AND REQUIREMENTS.
4. THE CONTRACTOR IS CAUTIONED TO BE AWARE OF UNDERGROUND UTILITIES. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CHECK WITH THE JOB SITE SUPERINTENDENT, SUNSHINE ONE, AND THE CITY OF SARASOTA UTILITIES FOR LOCATION OF ALL UTILITIES A MINIMUM OF 48 HOURS BEFORE BEGINNING WORK.
5. ALL SOD SHALL BE ARGENTINE BAHIA UNLESS OTHERWISE NOTED ON PLANTING PLAN OR SOD PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN SOD AREAS. HAND RAKE PRIOR TO INSTALLING SOD. CONTRACTOR TO CUT AND MATCH IN ALL NEW SOD TO EXISTING SOD. STAGGER AND KICK ALL JOINTS TIGHT. ALL SOD TO BE ROLLED IMMEDIATELY AFTER INSTALLATION.
6. CONTRACTOR SHALL APPLY MINIMUM 2 APPLICATIONS OF ROUNDUP HERBICIDE (OR APPROVED EQUAL) ON EXISTING TURF WHERE IT IS REQUIRED TO BE REMOVED FOR PLANTING. ROUNDUP MUST BE SPRAYED PRIOR TO COMMENCING ANY GRADING OPERATIONS. CONTRACTOR SHALL REVIEW TURF KILL WITH LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE FOR APPROVAL. ALL HERBICIDES MUST BE APPLIED BY LICENSED APPLICATORS PER MANUFACTURERS RECOMMENDED RATES AND INSTRUCTIONS. POST ALL APPLICATIONS. PLANTING IN WEED INFESTED SOIL IS NOT ACCEPTABLE
7. ANY EXCESS SOIL OR DEBRIS FROM CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND TAKEN TO THE COUNTY LAND FILL OR OTHER LOCATION AS APPROVED.
8. MULCH ALL NEW PLANTING WITH MIN. 3" (OR AS NOTED OTHERWISE ON PLAN) OF RECYCLED MELALEUCA MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL HAND WATER ALL PLANT MATERIAL AS REQUIRED THE LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR REPLACING TREES AND SHRUBS EXPERIENCING TRANSPLANT SHOCK DUE TO LACK OF WATER AT ANY TIME DURING THE COURSE OF LANDSCAPE INSTALLATION.
10. ALL TREES AND PALMS WITHIN SOD AREAS SHALL BE MULCHED WITH 4' MIN. DIAMETER RING 3" DEEP STAKES WHENEVER POSSIBLE SHALL BE WITHIN MULCH RINGS.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING SOD, DEBRIS, WEEDS, AND HANDWORK UNDER EXISTING TREES IN PREPARATION FOR ANY PLANTING.
12. CONTRACTOR SHALL REPAIR ANY AREAS DISTURBED DURING THE COMPLETION OF WORK INCLUDING RESODDING OF IRRIGATION TRENCHES AND PLANTING PITS RESULTING FROM MATERIAL RELOCATIONS.
13. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE TERRA-SORB INTO ALL PLANTING PITS AS PER MANUFACTURERS RECOMMENDATIONS. TERRA-SORB MANUFACTURED BY INDUSTRIAL SERVICES INTERNATIONAL, INC., BRADENTON, FLORIDA; (800) 227-6727
14. CONTRACTOR SHALL STAKE ALL TREES AS PER DETAILS.
15. ALL PLANT MATERIAL SHALL BE FERTILIZED ACCORDING TO THE FERTILIZATION CHART.
16. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS CREATED BY THE CONSTRUCTION. THIS SHALL INCLUDE ALL SOD AND HAND RAKING TO RESTORE A SMOOTH UNIFORM SURFACE. ALSO REMOVAL OF ANY DEBRIS ENCOUNTERED OR CREATED FROM CONSTRUCTION OPERATIONS. ANY MATERIAL REMOVED FROM THE SITE SHALL BE TAKEN TO A SANITARY LANDFILL OR OTHER APPROVED LOCATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING ANY WORK.
18. THE 90-DAY MAINTENANCE PERIOD SHALL BEGIN ONCE SUBSTANTIAL COMPLETION HAS BEEN MADE AND AGREED TO BY THE OWNER.
19. FINAL ACCEPTANCE WILL OCCUR AFTER THE OWNER HAS ACCEPTED THE JOB AFTER THE 90-DAY MAINTENANCE PERIOD.
20. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE 100%%% COVERAGE ON ALL NEW PLANT MATERIAL.
21. MYCOR-TREE AS MANUFACTURED BY PLANT HEALTH CARE, INC. (1-800-421-9501) SHALL BE MIXED INTO THE UPPER 10" OF BACKFILL OR SOIL MEDIA AT THE TIME OF PLANTING AND WATERED IN COMPLETELY AFTER USE. INSTALLATION SHALL BE AS FOLLOWS:
    INSTALL 1 - 3 OUNCE PAK PER INCH CALIPER FOR TREE OF PALM.
    INSTALL 1 - 1 OUNCE APPLICATION FOR ALL 3 GALLON CONTAINER MATERIAL.
    INSTALL 1 - 5 GRAM APPLICATION FOR ALL 1 GALLON MATERIAL.

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

MAINTENANCE PROGRAM:

UPON SUBSTANTIAL COMPLETION AS DEEMED TRUE BY THE OWNER, A MAINTENANCE PROGRAM FOR ALL PLANT MATERIAL AND IRRIGATION SHALL COMMENCE AND CONTINUE FOR NINETY (90) DAYS.

PLANTING:

A. THE CONTRACTOR SHALL MAINTAIN ALL NEWLY PLANTED MATERIALS BY WATERING, PRUNING, CULTIVATING, FERTILIZING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH AND WEED FREE PLANTING BEDS OR SAUCERS.
B. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES, RESET TREES OR PALMS TO PROPER GRADE OR VERTICAL POSITION AS REQUIRED.
C. SPRAY MATERIAL AS REQUIRED TO KEEP FREE FROM INSECTS AND DISEASE.

IRRIGATION:

A. MAINTAIN THE INSTALLED IRRIGATION SYSTEM IN AN OPERABLE CONDITION AT ALL TIMES.
B. CHECK FOR LINE BREAKS AND CLEAN BUBBLERS OF DEBRIS SO THAT THEY PROVIDE UNIFORM WATER DISTRIBUTION AT ALL TIMES.

REPORTS:

A. PROVIDE BIWEEKLY REPORTS DETAILING MAINTENANCE WORK COMPLETED AND OTHER PERTINENT INFORMATION. REPORT SHALL BE SUBMITTED TO THE OWNER WITH COPIES TO THE LANDSCAPE ARCHITECT.

ALL PLANTINGS SHALL BE FERTILIZED WITH AGRIFORM 20-10-15 PLANTING TABLETS AT THE TIME OF INSTALLATION AND PRIOR TO COMPLETION OF BACKFILLING. AGRIFORM PLANTING TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT THE DEPTH THAT IS BETWEEN THE MIDDLE AND THE BOTTOM OF THE ROOT MASS.

21 GRAM TABLET						10 GRAM TABLET	10 GRAM TABLET
1 GALLON CAN PLANTS	3 GALLON CAN PLANTS	5 GALLON CAN PLANTS	7 GALLON CAN PLANTS	LARGE TREES OR B & B TREES	MATURE PALMS	WELL ROOTED LINERS	SMALL GROUNDCOVERS OR PERENNIALS
1 TABLET	2 TABLETS	3 TABLETS	4 TABLETS	TREES: 5 TABLETS/EA. 1/2" OF CALIPER SHRUBS: 1 TABLET FOR EA. 1' OF HEIGHT	10 TABLETS PER PALM	1 TO 2 TABLETS EACH	1 TABLET EACH

AGRIFORM 20-10-5 PLANTING TABLETS AS MANUFACTURED BY:
SIERRA CHEMICAL COMPANY
1001 YOSEMITE DRIVE
MILPITAS, CA 95035

NOTE: LANDSCAPE ARCHITECT MAY MAKE A RANDOM SAMPLING OF PLANT PITS TO DETERMINE THE UNIFORMITY OF APPLICATION.

FERTILIZATION - TREES, SHRUBS AND GROUNDCOVERS

NOT TO SCALE

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOTE:

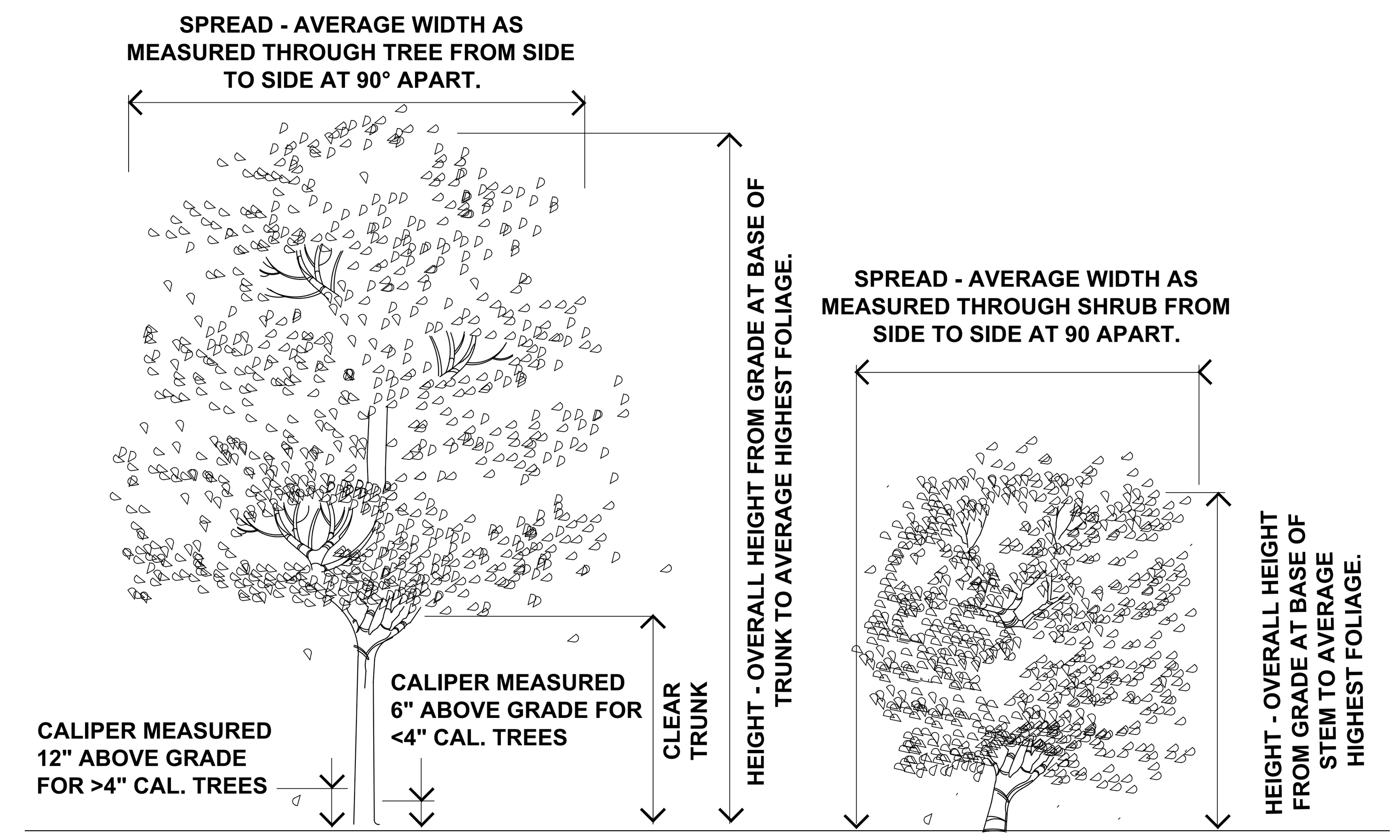
1. THIS CONTRACT IS SUBJECT TO THE RULES AND REGULATIONS OF GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL PLANTS NOT LISTED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE DIVISION OF PLANT INDUSTRY, SHALL CONFORM TO A FLORIDA NO. 1 AS TO: 1. HEALTH AND VITALITY, 2. CONDITION OF FOLIAGE, 3. ROOT SYSTEM, 4. FREEDOM FROM PEST OR MECHANICAL DAMAGE, 5. HEAVILY BRANCHED AND DENSELY FOLIATED ACCORDING TO THE ACCEPTED NORMAL SHAPE OF THE SPECIES OR SPORT.
3. AT THE CONCLUSION OF THIS PLANTING, IF THE LANDSCAPE ARCHITECT OR OWNER HAS REASON TO BELIEVE THAT THE PLANTS ARE NOT OF THE SPECIFIED GRADE, HE WILL REQUEST A REGRADING INSPECTION BY THE DIVISION OF PLANT INDUSTRY, AND SUCH EVIDENCE WILL BE THE BASIS FOR REQUESTING REPLACEMENT OF PLANTS AND FOR LEGAL OR OTHER ACTION TAKEN BY THE DIVISION OF PLANT INDUSTRY ACCORDING TO LAW, SHOULD THIS BECOME NECESSARY.

IMPORTANT NOTE:

ALL TREES, PALMS AND B&B MATERIAL SHALL BE PLANTED AS FOLLOWS:

1. DIG HOLE.
2. SPRINKLE TERRASORB EVENLY OVER BACKFILL SOIL NEXT TO HOLE SO THAT TERRASORB WILL THOROUGHLY MIX WITH SOIL DURING BACKFILLING OPERATIONS.
3. BACKFILL WITH 4" OF SOIL AND PREPARE SHELF FOR ROOTBALL TO SET ONTO.
4. PLACE ROOTBALL IN HOLE AND STRAIGHTEN TREE.
5. BACKFILL 25% OF DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
6. BACKFILL TO 50% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
7. BACKFILL TO 75% DEPTH. WATER AND TAMP IN WHILE MAINTAINING THE STRAIGHTENED TREE.
8. BACKFILL THE REST AND THOROUGHLY WATER IN TREE MAKING SURE THE TRUNK IS DIRECTLY PERPENDICULAR TO THE FINISHED GRADE.

NOTE:
ANY DEVIATION FROM THE ABOVE PROCESS WILL NOT BE CONSIDERED AS PER INDUSTRY STANDARDS AND WILL BE CAUSE FOR REJECTION OF THE WORK.

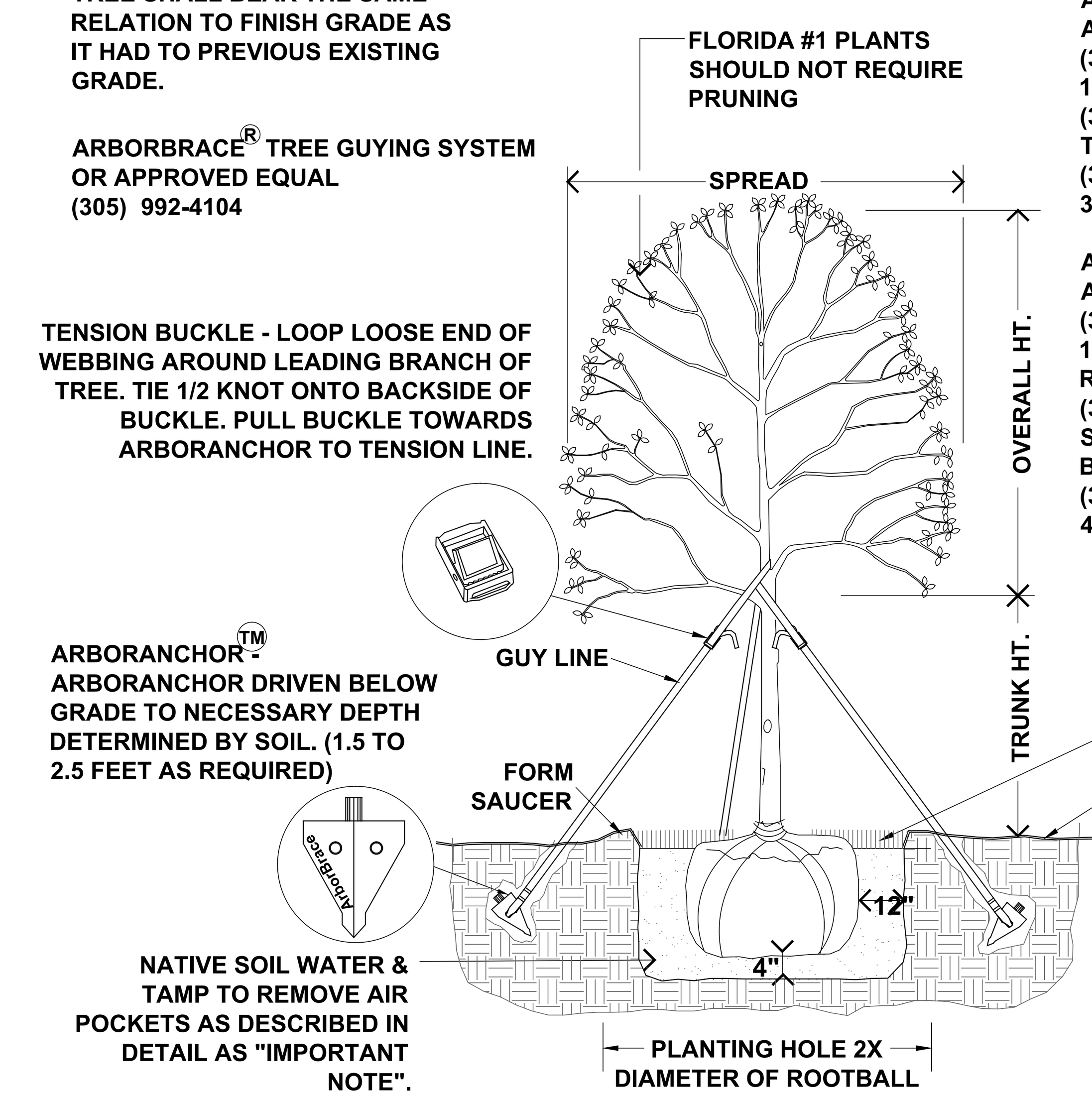


TREES WITH SHARP 'V' SHAPED BRANCHING AT THE TRUNK SHALL NOT BE ACCEPTED.

REFER TO SPECIFICATIONS FOR OTHER NOMENCLATURE, ABBREVIATIONS AND QUALITY REQUIREMENTS.
EXAMPLES:
HEIGHT x SPREAD
HEIGHT x SPREAD - CALIPER

TREE AND SHRUB SIZING SPECIFICATION

NOT TO SCALE



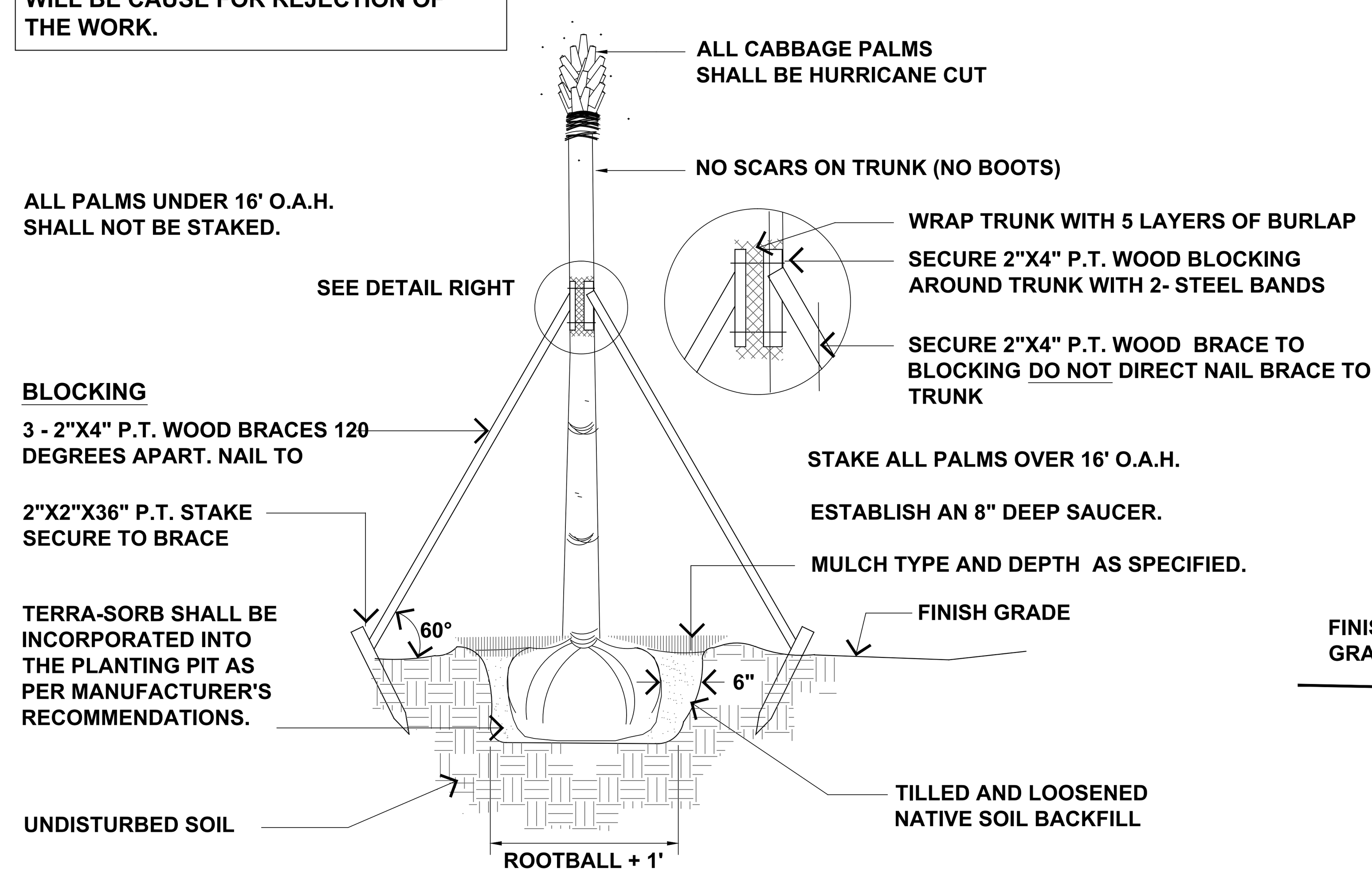
ARBORBRACE TREE GUYING SPECIFICATIONS:
ATG-R: FOR UP TO 4" CALIPER TREES
(3) POLYPROPYLENE GUYLINES 3/4" X 12'=800 LB TEST, OLIVE DRAB, UV RESISTANT
(3) NICKEL PLATED SPRING CAM-LOCK TENSION CLIPS
(3) ARROWHEAD NYLON ANCHORS (4" X 3-3/4")

ARBORBRACE TREE GUYING SPECIFICATIONS:
ATG-J: FOR UP TO 6" CALIPER TREES
(3) POLYPROPYLENE GUYLINES 1" X 12'=1,000 LB TEST, OLIVE DRAB, UV RESISTANT
(3) 1-1/4" NICKEL PLATED, NON-RUSTING SPRING CAM-LOCK TENSION CLIPS (1,500 LB BREAK STRENGTH)
(3) ARROWHEAD NYLON ANCHORS (5-1/2" X 4-1/2")

TREE PLANTING, STAKING AND PRUNING

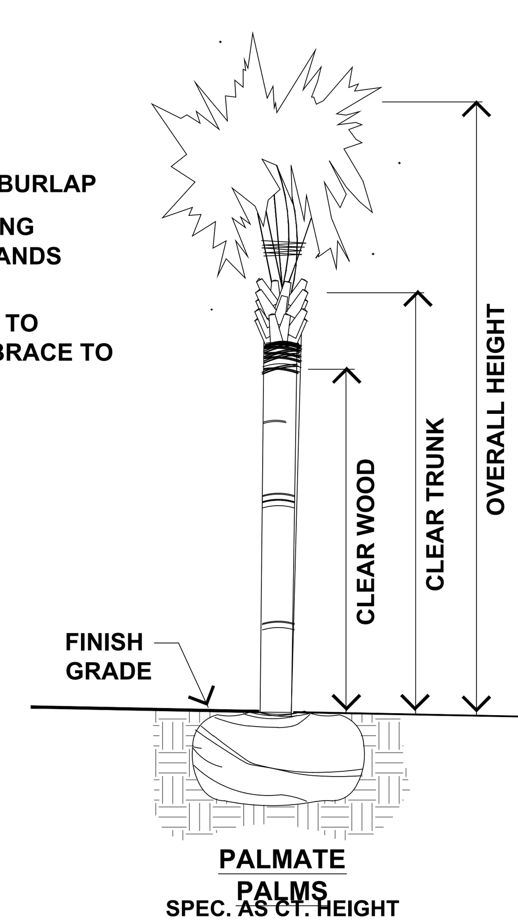
NOT TO SCALE

ALL PALMS UNDER 16' O.A.H. SHALL NOT BE STAKED.



PALM PLANTING AND STAKING DETAIL

NOT TO SCALE



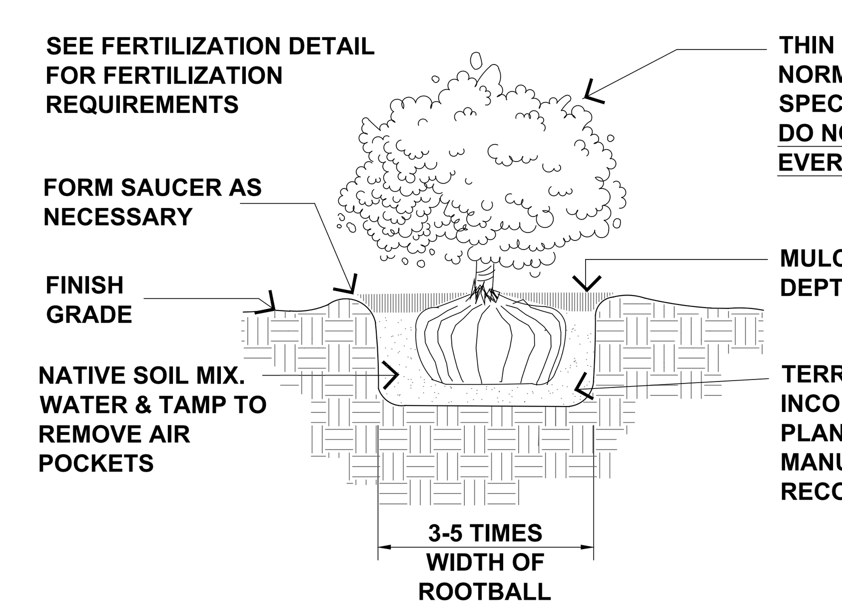
BALL SIZE VARIES. MINIMUM ACCEPTED SIZES ARE AS FOLLOWS:
SABAL PALMS:
(OVER 16' CT) 48"X48" DEEP
SABAL PALMS:
(UNDER 16' CT) 36"X36" DEEP

REFER TO SPECIFICATIONS FOR OTHER NOMENCLATURE, ABBREVIATIONS AND QUALITY REQUIREMENTS.

WIRE AND BURLAP BALLS AS NECESSARY FOR GIVEN SPECIMEN.

PALM SIZING SPECIFICATIONS

NOT TO SCALE



SHRUB SHALL HAVE THE SAME RELATION TO FINISH GRADE AS IT HAD TO PREVIOUS EXISTING GRADE.

SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE

SITE DEVELOPMENT PLANS:

PRESERVE AT WALDEN LAKE

MANATEE COUNTY, FLORIDA
STARBOARD TACK, LLC / ST. WALDEN LAKE PARTNERS, LLC

PROJECT NO.	1402
SCALE	
DATE	1-10-14
DRAWN BY	TK / PJS
ISSUED	3-12-14

REVISIONS

PLANTING DETAILS

3/12/14
PHILLIP J. SMITH RLA #1096

dwja LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
630 SOUTH ORANGE AVENUE, SUITE 202 • SARASOTA, FL 34236 • (941) 366-3159

SHEET NO.
L-08

ACAD DWG: F:\2014\1402 - Preserve at Walden Lake\dwg\WD-PL.DWG

August 14, 2014 Planning Commission
Agenda Item #4

Subject
PDR-14-04(Z)(P) - Cone and Graham, Inc. / Willow Walk - DTS20140038 - Quasi-Judicial - Margaret Tusing

Briefings
None

Contact and/or Presenter Information

Margaret Tusing

Principal Planner

941-748-4501 ext. 6863

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-14-04(Z)(P): APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.7, B.1-B.2, C.1-C.4 and D.1-D.8; GRANTING Special Approval for a project exceeding a gross density of 2 dwelling units per acre and a net density of 3 dwelling units per acre in the RES-3 Future Land Use Category; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Land Development Code Sections 714.8.7 (replacement trees) and 715.3.4 (one canopy tree every 50-linear feet), as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Mr. Donald Neu with New Consulting, LLC, is requesting approval of a Rezone and Preliminary Site Plan for 718 single family detached residences. The site is approximately 272 acres located at the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, north of Mendoza Road.

• The site is located in the RES-3 (Residential - 3 dwelling units per gross acre) and the RES-6 (Residential – 6 dwelling units per gross acre) Future Land Use Categories (FLUC).

• Special Approval is required because the project's gross residential density exceeds 2 du/ac and the net residential density exceeds 3 du/ac in the RES-3 FLUC (2.59 gross du/ac; 3.32 net du/ac).

• Lots sizes vary with the minimum lot size of 40'x120'.

• The Applicant is meeting the minimum standards of the LDC with respect to roadway width (24') and cul-de-sacs do not exceed 800' in length. The streets will be public and will be maintained by Manatee County Government.

• Sidewalks will be constructed on both sides of the local streets. A 5-foot sidewalk will be constructed on Ellenton-Gillette and Mendoza Roads.

• 105 acres (38%) are proposed for open space throughout the project and 6 acres of recreational area are also provided.

• The site has 40.51 acres of wetlands and impacts are proposed to 2.63 acres.

• The subdivision will have access to Ellenton-Gillette and Mendoza Road.

• Staff requested and supports the Specific Approvals to reduce tree replacement sizes and one canopy tree per lot frontage.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
William Clague reviewed and responded by email on July 15, 2014.

Reviewing Attorney
Clague

Instructions to Board Records
n/a

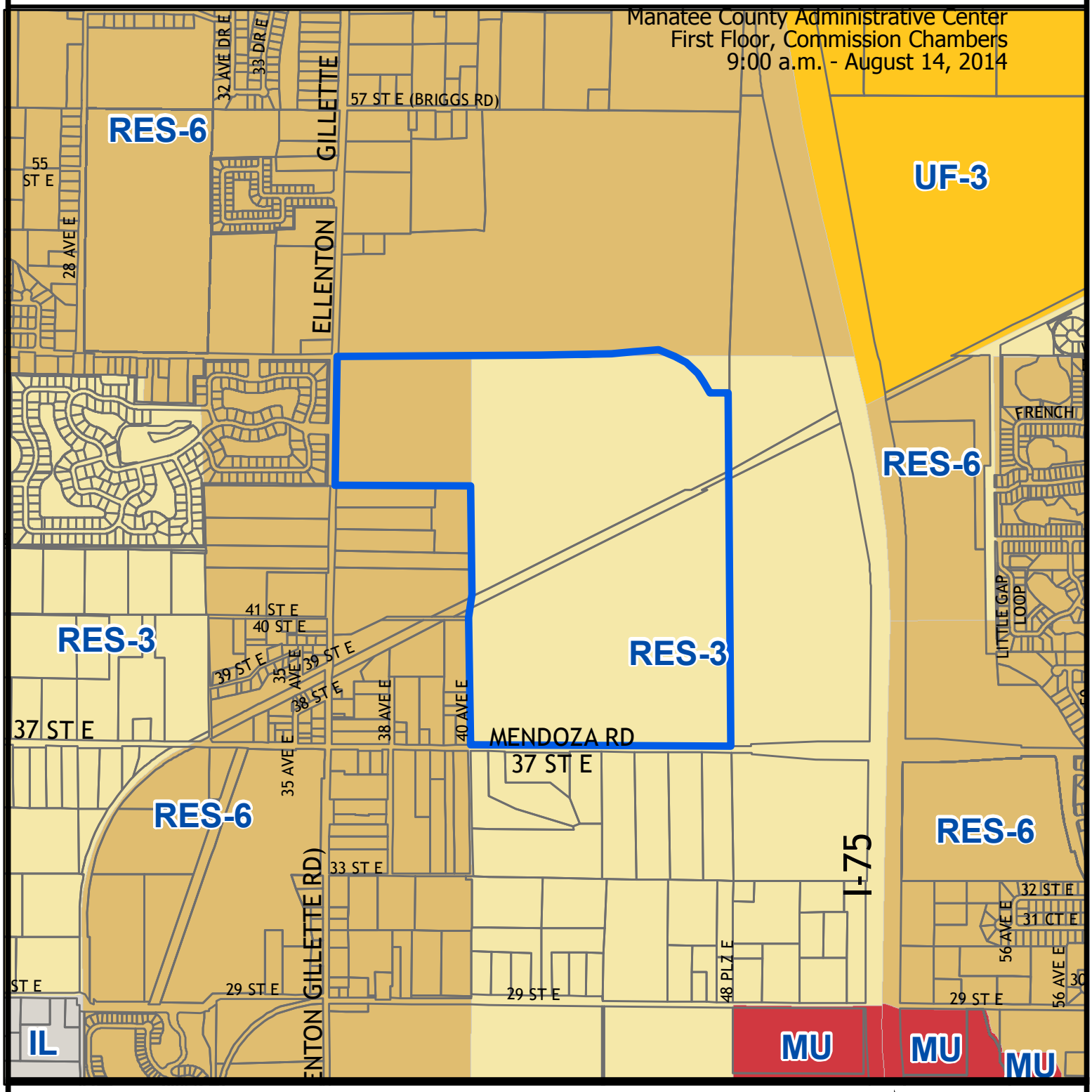
Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-04 - WillowWalk - 08142014 PC.pdf
Attachment: Staff Report - Willow Walk - PDR-14-04(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit.pdf

Attachment: Traffic Impact Analysis - Willow Walk - PDR-14-04(Z)(P) - 8-14-14 PC.pdf
Attachment: Affidavit of Newspaper Advertising - 20140814 PC - Willow Walk - PDR-14-04(Z)(P).pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Willow Walk - PDR-14-04(Z)(P).pdf
Attachment: Site Plan for Willow Walk - PDR-14-04(Z)(P) - 8-14-14 PC.pdf

FUTURE LAND USE



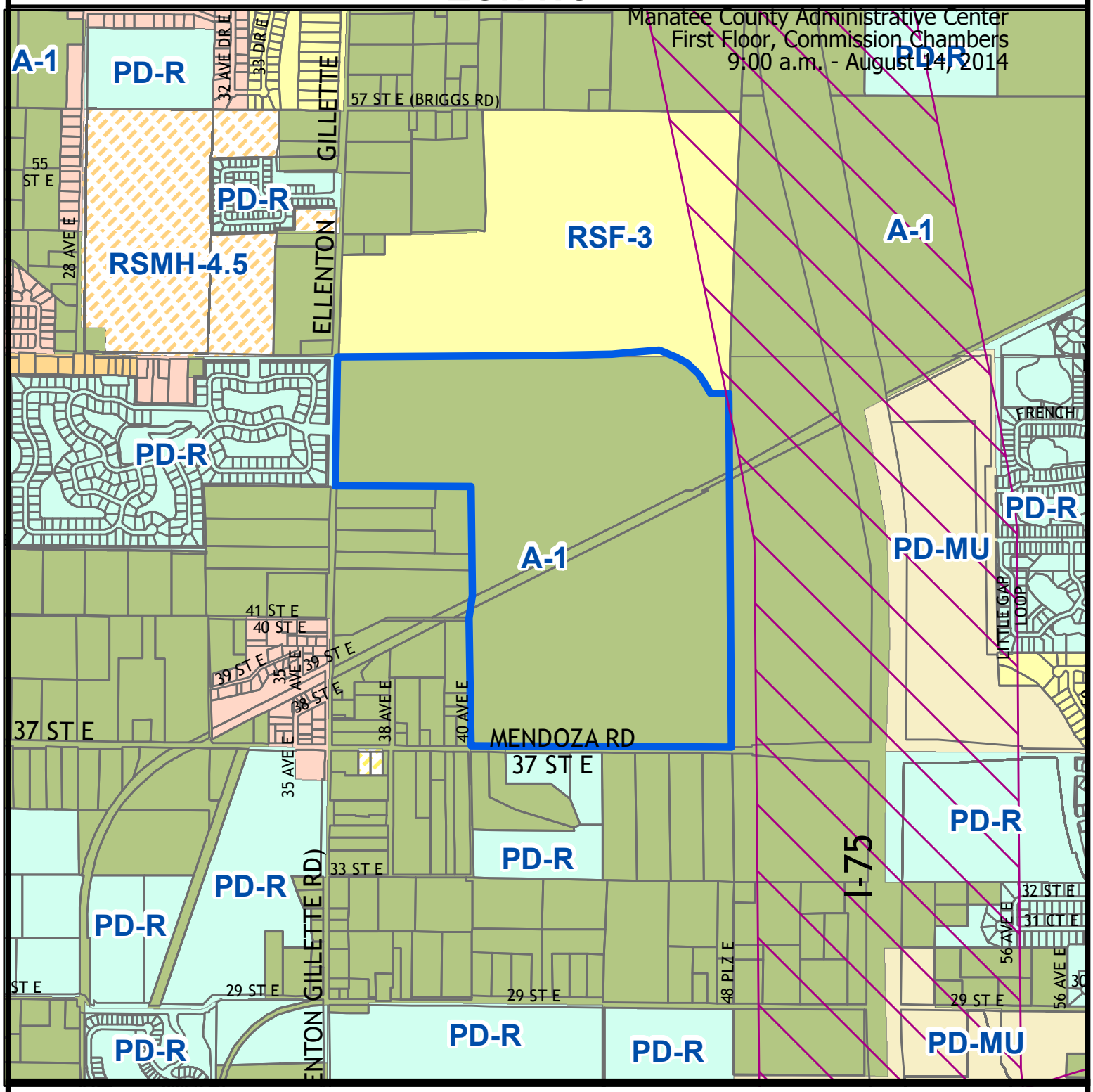
Parcel ID #(s) 760900109

Manatee County
Staff Report Map

Map Prepared 3/6/2014
1 inch = 1,359 feet

Project Name:	Willow Walk
Project #:	PDR-14-04 (Z)(P)
DTS#:	20140038
Proposed Use:	Residential
S/T/R:	Sec 4,5,32 Twn 34,33 Rng 18
Acreage:	± 272.3
Existing Zoning:	A-1
Existing FLU:	RES-3, RES-6
Overlays:	NONE
Special Areas:	Greenway
CHH:	NONE
Watershed:	NONE
Drainage Basin:	MANATEE RIVER BL DAM,MCMULLIN CREEK
Commissioner:	Larry Bustle

ZONING



Parcel ID #(s) 760900109

Manatee County
Staff Report Map

Map Prepared 3/6/2014
1 inch = 1,359 feet

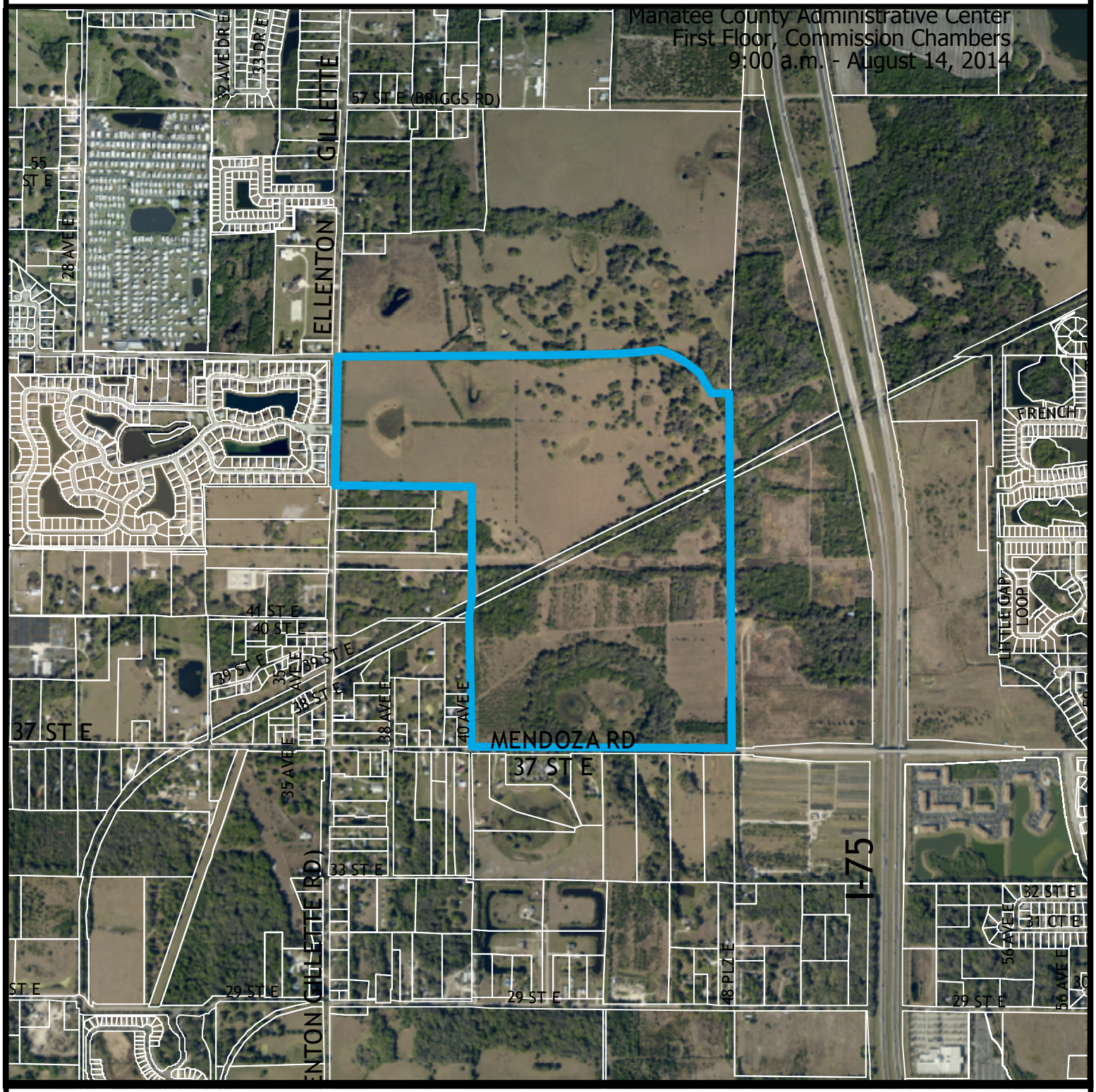
Entranceways

Project Name:	Willow Walk
Project #:	PDR-14-04 (Z)(P)
DTS#:	20140038
Proposed Use:	Residential

S/T/R:	Sec 4,5,32 Twn 34,33 Rng 18
Acreage:	± 272.3
Existing Zoning:	A-1
Existing FLU:	RES-3, RES-6
Overlays:	NONE
Special Areas:	Greenway

CHH:	NONE
Watershed:	NONE
Drainage Basin:	MANATEE RIVER BL DAM,MCMULLIN CREEK
Commissioner:	Larry Bustle

AERIAL



Parcel ID #(s) 760900109

Manatee County
Staff Report Map

Map Prepared 3/6/2014
1 inch = 1,359 feet

Project Name:	Willow Walk
Project #:	PDR-14-04 (Z)(P)
DTS#:	20140038
Proposed Use:	Residential

S/T/R:	Sec 4,5,32 Twn 34,33 Rng 18
Acreage:	± 272.3
Existing Zoning:	A-1
Existing FLU:	RES-3, RES-6
Overlays:	NONE
Special Areas:	Greenway

CHH:	NONE
Watershed:	NONE
Drainage Basin:	MANATEE RIVER BL DAM,MCMULLIN CREEK
Commissioner:	Larry Bustle

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK
(DTS #20140038)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 08/14/2014 **B.O.C.C.:** 09/04/2014

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-14-04(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1–A.7, B.1–B.2, C.1–C.4, and D.1–D.8; GRANTING Special Approval for a project exceeding a gross density of 2 dwelling units per acre and a net density of 3 dwelling units per acre in the RES-3 Future Land Use Category; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Land Development Code Sections 714.8.7 (replacement trees) and 715.3.4. (one canopy tree every 50-linear feet), as recommended by staff.

PROJECT SUMMARY	
CASE#	PDR-14-04(Z)(P) (DTS #20140038)
PROJECT NAME	Willow Walk
APPLICANT(S):	Kolter Acquisitions, LLC (contract purchaser)/ Cone & Graham, Inc. (owner)
PROPOSED ZONING:	PDR (Planned Development Residential)
EXISTING ZONING:	A-1 (Suburban Agriculture)
PROPOSED USE(S):	718 Single-Family Detached Units
CASE MANAGER:	Margaret Tusing
STAFF RECOMMENDATION:	Approval with Stipulations

DETAILED DISCUSSION

History

An application was submitted in 2005 for this site. This application was not scheduled for hearing and was deemed abandoned and the file was closed in 2009 due to a lack of activity.

Request

The current request is to rezone from A-1 (Suburban Agriculture) to PDR to allow 718 single family detached residential units. The site is located within the RES-6 (40± acres) and the RES-3 (232± acres) Future Land Use Category (FLUC). The designations allow for the consideration of moderate-density suburban, or a clustered low density urban, residential development. Special Approval is required because the proposed RES-3 gross density of 2.59 dwelling units per acre exceeds the Special Approval threshold of 2.0 gross dwelling units per acre and the proposed RES-3 net density of 3.32 dwelling units per acre exceeds the Special Approval threshold of 3.0 net dwelling units per acre.

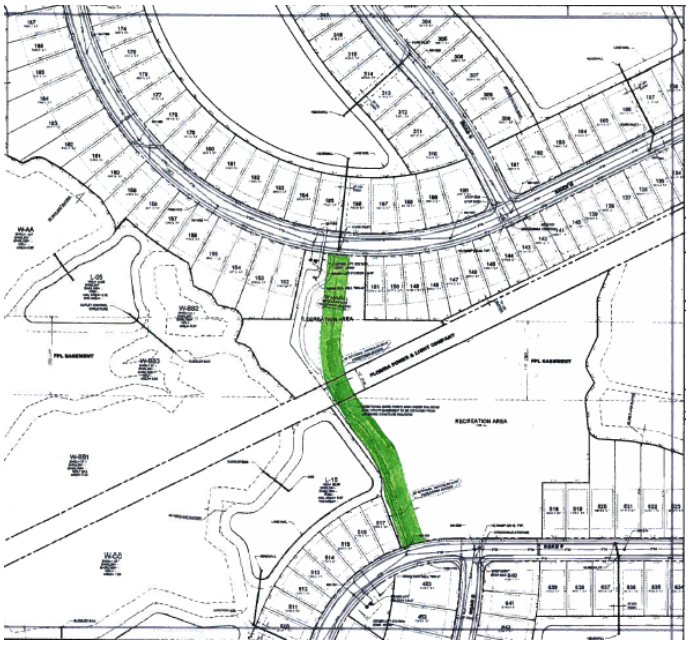
Planned Development is the process necessary to achieve Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts on the surrounding properties.

The project has access from Ellenton-Gillette Road at 46th Street East and an emergency access at the intersection of the Experimental Farm Road extension and project Road A. There are two access points on Mendoza Road.

Recreational amenities are provided for both the northern and southern portions of the project site. The southern portion of the project recreational area may include a resort style pool and bathhouse structure with outdoor deck space as well as a children's playground and grassy areas to provide passive recreational opportunities. The recreational uses for the northern portion of the project are not yet known but an area has been set aside for recreational uses.

As shown on Graphic Exhibit 1, the Applicant is proposing an optional railroad crossing that would connect Phase 1 and Phase 2. If this optional crossing is constructed, it will be a private easement crossing between Florida Power & Light and the property owner.

OPTIONAL PRIVATE EASEMENT CROSSING
GRAPHIC EXHIBIT 1



The PSP shows an upland habitat preservation area of 6.86 acres. There are 40.51 wetland acres on the project site and 2.63 acres are proposed for impacts, including right-of-way, lots and stormwater ponds.

Staff recommends Approval with Stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA		
ADDRESS:	4110 41st Street East, Palmetto	
GENERAL LOCATION:	Southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road	
ACREAGE:	272.36 ± acres	
EXISTING USE(S):	Vacant	
FUTURE LAND USE CATEGORY(S):	RES-3 - 232± Acres (Residential, 3 du/ac)	RES-6 - 40± Acres (Residential, 6 du/ac)
DENSITY:	RES-3 2.59 gross – 3.32 net	RES-6 2.89 gross – 3.41 net
SPECIAL APPROVAL(S):	Exceeding a gross density of 2 dwelling units per acre and a net density of 3 dwelling units per acre in the RES-3 FLUC	
OVERLAY DISTRICT(S):	None	
SPECIFIC APPROVAL(S):	• LDC Section 714.8.7 – Tree Replacement Sizes • LDC Section 715.3.4 – One Canopy Tree per 50 Linear Feet	
SURROUNDING USES & ZONING		
NORTH	Across extension of Experimental Farm Road (49th Ave E), approved Willow Trail Subdivision zoned RSF-3 (75-foot lot frontage; RES-3 FLUC)	
SOUTH	Single-family homes and vacant land zoned A-1 (Suburban Agriculture); Across Mendoza Road, Ellenton Hospice zoned PDR (Planned Development Residential), vacant land and single-family homes zoned A-1.	
EAST	Vacant land zoned A-1	
WEST	Single-family homes and vacant land zoned A-1. Across Ellenton Gillette Road, Sugar Mill Lakes Subdivision zoned PDR and single family homes and vacant land zoned A-1.	

SITE DESIGN DETAILS		
LOT SIZE(S):	40’ x 120’ (4,800 sq. ft.)- 245 lots 50’ x 120’ (6,000 sq. ft.) - 473 lots	
SETBACKS:	Front Side Rear Waterfront Wetland Buffer	25’ (20’ non-garage corner lot) 5’ 15’ 30’ 15’
OPEN SPACE:	105.21 Acres – 38%	
RECREATIONAL AMENITIES:	Bathhouse structure with non-conditioned outdoor lanai overlooking a resort style pool, a children’s multi-level play structure and freestanding play equipment, open function grass lawn for special events and passive play, and off-street parking lot (southern portion).	
RECREATIONAL ACREAGE:	6.08± acres (4.62 acres in Phase I southern portion; 1.46 acres in Phase II northern portion)	
ACCESS:	• 1 access on Ellenton Gillette Road @ 46th Street East • 2 access points on Mendoza Road (37th St E) • An emergency only access at the intersection of Experimental Farm Road (east of Ellenton-Gillette) and project Road “A”	
FLOOD ZONE(S)	D-FIRM Panel 12081C 0167E, effective 3/17/14 places portions of the property in Zone A with no base flood elevation determined.	
AREA OF KNOWN FLOODING	Yes, rainfall	
UTILITY CONNECTIONS	Connection to County water. Currently there is no sanitary sewer available for the site. The developer has proposed a Local Development Agreement (LDA) to address this issue.	

ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	40.51± acres
Proposed Impact Acreage:	2.63± acres

Wetland I.D.	Acres Impacted	Type	Quality	Reason for Impact	Staff Objection Yes / No
W-R	0.18	Herbaceous	Low (0.26)	County Right of Way	No
W-S	0.58	Herbaceous	Low (0.26)	Lots & SWF	No
W-T	0.20	Herbaceous	Low (0.26)	Lots & SWF	No
W-U	0.11	Herbaceous	Low (0.26)	Lots	No
W-W	0.08	Herbaceous	Low (0.26)	Lots & road	No
W-X	1.02	Herbaceous	Low (0.26)	Lots	No
W-Z	0.46	Herbaceous	Low (0.26)	Lots & road	No
TOTALS	2.63				

Wetlands

According to the wetland tables provided on Sheet 4 of 16 of the Preliminary Site Plan there is a total of 40.51 acres of wetlands on-site. A total of 7 wetlands (all herbaceous) totaling 11.18 acres, are proposed for impacts of 2.63 acres. Impacts include those proposed for the right-of-way along Experimental Farm Road. They all received a UMAM scoring of 0.26 and are low functioning herbaceous wetlands. Mitigation for these impacts is proposed through enhancement of Wetlands R, Q, V, X & FF. Details for this mitigation option will be required to be provided and approved by EPD staff with the Final Site Plan. Also, wetland buffer impacts will be addressed through variable width wetland buffers for some of the partially impacted wetlands. Details will be shown and approved with the Final Site Plan.

Uplands

According to the FLUCCS Habitat Map included with the environmental narrative provided by Eco Consultants dated January 13, 2014, the native upland habitats found on-site consist of 5.38 acres of 438 – Mixed Hardwoods. This habitat is found between the railroad right-of-way

and wetlands HH, DD and EE and is labeled as a "mixed hardwood preserve" or "upland preservation" area. Staff will require that this area be included in the conservation easement to be provided over the surrounding wetlands and their respective 30' wetland buffers.

The applicant has indicated that the "overriding public benefit" to impacting the wetlands is that the upland preservation area of approximately 6.86 acres of Mixed Hardwood Forest will provide a potential wildlife corridor system that would extend off-site to the southeast, allowing connection to other habitat areas. Also, enhancement of the 5 herbaceous wetlands mentioned above in the Wetlands section will serve as additional "enhanced" preserved habitat.

Endangered Species

According to the environmental narrative there were no "listed" species found utilizing the site for nesting or breeding purposes.

Trees

The Preliminary Site Plan indicates a total of 1,318 trees on-site. Trees to be removed total 894, of which 591 are within single-family lots and are not subject to replacement. There are 303 trees subject to replacement. Tree replacement will be in accordance with Section 714.8.7 of the LDC and will be addressed at Final Site Plan.

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

Landscaping/Buffers

The site plan indicates 30' wide roadway buffers along both Mendoza Road (37th Street East) and Ellenton-Gillette Road (S.R. 683) with 3 canopy trees and 50 shrubs per 100 linear feet and a 4' high berm with 4' of flat surface and a 6' tall wall or fence adjacent to residential lots.

Buffers for the remainder of the perimeter of the project are shown at 20' wide with 3 canopy trees and 33 shrubs per 100 linear feet and a 3' high berm with 1' of flat surface (3:1 maximum slopes). The buffer behind lots, where they abut the railroad right-of-way is proposed at 10' with 2.5 canopy trees and 33 shrubs per 100 linear feet.

Street trees are shown at the LDC required 1 tree per 50 linear feet. Staff has asked for a "typical lot layout" with the narrowest lot scenario to evaluate space available for street trees, which may affect recommended species of canopy trees. Staff recommends and supports Specific Approval for an alternative to this section (Sec. 715.3.4 - Street Trees) to allow for one street tree per lot per frontage, to avoid conflicts between street trees and infrastructure both on and outside of lot boundaries.

NEARBY DEVELOPMENT

RESIDENTIAL				
PROJECT	**LOTS / UNITS**	**DENSITY**	**FLUC**	**YEAR APPROVED**
Willow Trail	418	2.23	RES-6	2007
Country Lane (fka Cabin Creek MHP)	82	4.36	RES-6	2008
Cypress Pond Estates	78	4.4	RES-6	2006
Sugar Mill Lakes Ph 2 & 3	215	1.97	RES-3	2001

POSITIVE ASPECTS

- The surrounding area is transitioning from suburban agricultural uses to single-family residential development.
- The design shows 38% open space (105.21 acres); 25% is required.
- Proposed buffers exceed LDC requirements for width and landscape materials.
- Potable water is available by connection.

NEGATIVE ASPECTS

- Future construction of the extension of Experimental Farm Road (49th Avenue East) adjacent to the north and east sides of project boundaries.

MITIGATING MEASURES

- Notice to buyers will include language notifying home buyers of the future construction of a 4-lane roadway adjacent to the project (Experimental Farm Road extension).

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

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

   a) Experimental Farm Road (49th Avenue East) may be constructed or completed to a four (lane) roadway in the future.

2. The roadway buffer adjacent to Ellenton-Gillette Road and Mendoza Road shall be a minimum of 30-feet in width, with 3 canopy trees and 33 shrubs per 100 LF, a 4-foot high berm with 4-foot flat top and 3:1 maximum slope, and a 6-foot high wall/fence adjacent to, Lots 1-4, Lots 429-431, Lots 480-482, Lots 572-577, and Lots 876-877.

3. The roadway buffer adjacent to the extension of Experimental Farm Road (49th Avenue East) shall be a minimum of 20-feet in width, with 3 canopy trees and 33 shrubs per 100 LF, and a 3-foot high berm with 1-foot flat top and 3:1 maximum slope.

4. The roadway buffer adjacent to 40th Avenue East shall be a minimum of 20-feet in width with 2.5 canopy trees and 33 shrubs per 100 LF.

5. The greenbelt buffer adjacent to the southern property line and Lots 163-167 shall be a minimum of 20-feet in width with 2.5 canopy trees and 33 shrubs per 100 LF.

6. The buffer adjacent to the FPL rail right-of-way shall be a minimum of 10-feet in width with 2.5 canopy trees and 33 shrubs per 100 LF.

7. Lots adjacent to the project boundaries shall be a minimum of 50'x120' (6000 SF).

B. INFRASTRUCTURE STIPULATIONS

1. Currently there is no sanitary sewer service available for the site. The developer shall be responsible for extending sanitary sewer service to the site and connecting to the sanitary sewer system in accordance with the County's utility engineering standards. The developer has proposed a Local Development Agreement (LDA) to provide for the construction of improvements and payment of fees or proportionate fair share contribution to extend sewer to the site.

2. The proposed potable water distribution system shall be designed and constructed to provide for internal and external looping. Where dead-end water mains are unavoidable they shall be constructed with metered automatic blow-off devices sized to provide a flushing velocity of at least 2.5 feet per second and the developer, homeowner's association and/or other appropriate legal entity, as applicable, shall pay

for the cost of the potable water blown off to maintain water quality standards.

C. STORMWATER CONDITIONS:

1. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, drainage modeling may be provided in order to demonstrate that the proposed surface water management system including any floodplain compensation areas, wetland areas and stormwater management ponds will provide the required storage so that adverse impacts from flooding will not occur for 100-year storm event.

2. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along Government Hammock Drain and associated lateral drainage systems within the project boundaries. In addition, a 20-foot wide Drainage-Maintenance Access Easement shall be provided from the top of bank of Government Hammock waterway. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

3. Developer shall establish Base Flood Elevation for lots partially or totally within the Zone A prior to FSP/Construction Drawing approval.

4. Ten (10) feet of separation shall be provided between accessory structures (i.e. Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.

D. ENVIRONMENTAL CONDITIONS:

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with the first Final Plat approval.

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

3. The Ecosystems Management Plan shall be submitted for review and approval at the time of Final Site Plan. The Ecosystems Management Plan shall, at a minimum, including the following information:

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

b. Wetland Enhancement Plan shall include details for nuisance/exotic vegetation removal, any grading that may be necessary to restore hydrology and the species, spacing and location for all new plantings. This plan shall also include a Monitoring/Maintenance Plan that will detail the steps to be taken to ensure success. Please note that Mitigation Strategy may be required pursuant to LDC Section 719.6.7.

c. An integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides shall be submitted for review and approval prior to Final Site Plan approval.

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

4. A copy of the approved Ecosystems Management Plan shall be included in the HOA documents.

5. A separate line item shall be included in the fiscal budget for the HOA to cover costs associated with implementing the Ecosystems Management Plan in perpetuity. This information shall be submitted, reviewed and approved by the County with the Final Plat submittal.

6. 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.

7. Landscape material quantities and species are not approved with this Preliminary Site Plan and shall be reviewed and approved by EPD with the Final Site Plan.

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

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

COMPLIANCE WITH LDC				
Standard(s) Required	**Design Proposal**	**Compliance**		**Comments**
		Y	**N**	
BUFFERS				
20' roadway buffer – Ellenton-Gillette Road	30'	Y		Shown; stipulation A.2
20' roadway buffer - Experimental Farm Road (49th Ave E)	20'	Y		Shown; stipulation A.3
20' roadway buffer - Mendoza Road (37th St E)	30'	Y		Shown; stipulation A.2
10' roadway buffer – 40th Avenue East	20'	Y		Shown; stipulation A.4
15' greenbelt buffer	20'	Y		Shown; stipulation A.5
SIDEWALKS				
5' internal sidewalks	Both Sides	Y		Shown
5' sidewalk, exterior	Ellenton-Gillette & Mendoza	Y		Shown
ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	50'	Y		Streets to be public
24' paved roadways	24'	Y		Shown

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

Physical Characteristics: The property has one single family structure (that will be demolished) and the remaining portions of the 272 acres are vacant. According to the Community Development Manager, the value of the parcel exceeds the affordable housing stock threshold of $176,000 and, therefore, this Applicant is not required to mitigate for the loss of this structure. The site has frontage on Ellenton-Gillette Road, Mendoza Road, and Experimental Farm Road extension. The site is bisected by a 170-foot FPL easement and a 50-foot FPL rail right-of-way which provide separation of the site into the southern and northern portions which will be Phase I and Phase II, respectively. According to the Applicant's narrative, the FPL rail right-of-way is infrequently used. A 10-foot buffer with 2.5 canopy trees and 33 shrubs per 100 LF is provided adjacent to the railroad. The site also contains several large wetlands that will be preserved as well as an upland habitat preservation area.

Public Utilities, Facilities and Services: The site will be served by County water. There is a 12" waterline adjacent to Ellenton-Gillette Road and a 20" waterline adjacent to Mendoza Road. Currently there is no sanitary sewer service available for the site per the County's North County Wastewater Master Plan. The Developer shall be responsible for extending sanitary sewer service to the site and connecting to the sanitary sewer system in accordance with the County's utility engineering standards. An Alternative Connection deviating from the County's North

County Wastewater System Master Plan may exist, subject to verification and approval by the County Engineer. The Developer has proposed a Local Development Agreement (LDA) to provide for the construction of improvements and payment of fees or proportionate fair share contributions to extend sanitary sewer to the site.

The site is located within the Tillman Elementary, the Lincoln Middle, and the Palmetto High School attendance zones.

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

Major Transportation Facilities: The project site is located adjacent to Ellenton-Gillette Road (36th Avenue East) to the west and Mendoza Road (37th Street East) to the south. An extension of Experimental Farm Road (49th Street East) to the north will provide emergency access to the project site. The 50-feet of ROW required for emergency access to project Road "A" will be dedicated to the County while the remaining 34-feet of the emergency access portion and the remaining portions of 49th Avenue East are shown as future right-of-way setbacks.

Compatibility: The site is in an area which historically developed with larger lot single family residential lots. More recently the area has experienced a transition to single family detached subdivisions with gross densities ranging from 1.95 du/ac to 4.4 du/ac.

Transitions: The property is located within an area that is transitioning from agricultural and larger lot single family uses to smaller lot single-family developments.

Design Quality: The project proposes to develop 718 single-family detached units fronting on internal roadways. For those lots adjacent to existing thoroughfares (Ellenton-Gillette and Mendoza Roads) a 6-foot wall/fence will be provided in addition to a 30-foot buffer with canopy trees, shrubs, and berm. A 10-foot wide buffer with 2.5 canopy trees and 33 shrubs per 100 LF is provided adjacent to the FPL rail right-of-way. Sidewalks will be provided on both sides of the internal roadways and adjacent to Ellenton-Gillette and Mendoza Roads. Open space and recreational areas will be provided for both the northern and southern portions of the property with pedestrian connection proposed between the two areas.

Relationship to Adjacent Property: Properties to the south, east and west are zoned A-1 and have larger lot residential uses, vacant land, and a hospice facility. To the north, the property is zoned RSF-3 (Willow Trail Subdivision). On the west side of Ellenton-Gillette Road and on the north and south sides of Experimental Farm Road are Sugar Mill Lakes Subdivision, Coach House Mobile Home Park and Cypress Pond Estates subdivisions. The project is separated from existing uses by existing or proposed roadways. The PSP shows the larger lot sizes adjacent to the property boundaries and the project meets or exceeds the minimum requirements for buffers.

Access, Streets, Drives, Parking and Service Areas: Ellenton-Gillette provides access to the northern portion of the project at 46th Street East and an emergency access provided at the intersection of the extension of Experimental Farm Road (49th Avenue East) and project Road

A. Mendoza Road provides two access points to the southern portion of the project. The internal streets will be publicly owned and maintained by Manatee County Government. The streets meet the minimum requirements of the LDC and Manatee County Public Works standards (50-feet of right-of-way and 24-feet of pavement).

Residential parking will be provided on the individual lots and parking for the amenity/recreational area will be provided as required by the parking standards and reviewed with the Final Site Plan.

Pedestrian Systems: Five-foot sidewalks are shown on both sides of the internal roadways and also adjacent to Ellenton-Gillette and Mendoza Roads.

Natural and Historic Features, Conservation and Preservation Areas: According to the narrative provided by the Applicant, there are no known historic or archaeological resources within or adjacent to the project boundaries.

Density/Intensity: The project site has two future land use categories: RES-3 and RES-6. The RES-3 FLUC covers the majority of the project site (232 acres) and has a gross density of 2.59 du/ac with a net density of 3.32 du/ac. The RES-6 FLUC (40 acres) has a gross density of 2.89 du/ac and a net density of 3.92 du/ac. The overall project density is 2.64 du/gross acre and 3.41 du/net acre. These densities are consistent with the recent development trends in the surrounding area.

Height: The project maximum height of 35-feet is consistent with the existing development and will not negatively impact the surrounding existing single family homes.

Fences and Screening: The Applicant is providing 30-foot roadway buffers adjacent to Ellenton-Gillette and Mendoza Roads with canopy trees, shrubs, berm, and a 6-foot wall/fence provided adjacent to lots abutting these roadways. The extension of Experimental Farm Road provides a 20-foot roadway buffer with canopy trees, shrubs, and berm. The eastern boundary shows a 20-foot buffer with canopy and shrubs. The PSP shows a 10-foot buffer adjacent to the FPL rail right-of-way (Refer to Stipulations A.2 – A.6).

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

Use/Type	Front	Side	Rear
Single-family detached	25'/20'[1]	5'	15'
Wetland buffer setback	15'		
Wetland Buffer	30'		
Waterfront	30'		

[1]20-feet to structure or side loaded garage/25-feet to front loaded garage. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.

Trash and Utility Plant Screens: Single family units will be individual can pick up as provided by the Manatee County franchisee in the area.

Signs: All signs within the project will meet the requirements of LDC Section 724 (Signs).

Landscaping: Detailed landscaping plans will be provided with the Final Site Plans for each construction phase. All landscaping will meet or exceed the standards in LDC Section 715 and as stipulated herein. The design and maintenance of roadway and greenbelt buffers will be based on a unified landscape plan.

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

Mixed Use or Entranceway Designation: The project is not mixed use nor located within the entranceway.

Rights-of-Way: The internal streets provide 50-feet of right-of-way and will be publicly owned and maintained by Manatee County. Future right-of-way setbacks have been provided for Ellenton-Gillette, Mendoza, and the extension of Experimental Farm Road (49th Avenue East). The 50-feet required for the emergency access portion of 49th Avenue East will be dedicated to Manatee County.

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

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

Open Space: The project provides 105.21 acres of open space (38%; 25% is required).

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the RES-3 and RES-6 Future Land Use Categories. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by properties approved for residential developments and/or existing single family development.

Policy 2.2.1.10.1 Intent (RES-3).
The residential use is consistent with the intent of the RES-3 FLUC which provides for a moderate-density suburban, or a clustered low density urban, residential environment.

Policy 2.2.1.10.2 Range of Potential Uses (RES-3).
Single-family detached uses are in the range of potential uses.

Policy 2.2.1.12.1 Intent (RES-6).
The residential use is consistent with the intent of the RES-6 FLUC which provides for low density urban, or a clustered low-moderate density urban, residential development.

Policy 2.2.1.12.2 Range of Potential Uses (RES-6).
Suburban or urban residential uses are in the range of potential uses.

Policy 2.6.1.1 Compatibility.
The Preliminary Site Plan design is compatible with surrounding development because the uses proposed, lot sizes, and setbacks are comparable with surrounding development.

Policy 2.6.5.4 Preserve/Protect Open Space.
A 6.86-acre upland habitat preservation area is provided on the southern portion of the project. The site plan shows 38% open space (105.21 acres). 25% open space is required.

TRANSPORTATION

Major Transportation Facilities
The site is adjacent to Ellenton Gillette Road which is designated as a two lane arterial in the Comprehensive Plan's Future Traffic Circulation Map with a required right of way of 120 feet. The site plan reflects a 16 foot future right of way setback along Ellenton Gillette Road that comprises the balance of the future right of way half-width on the project's side of the road.

The site is also adjacent to Mendoza Road which is designated as a two lane collector in the Comprehensive Plan's Future Traffic Circulation Map with a required right of way of 120 feet. The site plan reflects a 30 foot future right of way setback along Mendoza Road that comprises the balance of the future right of way half-width on the project's side of the road.

Future 49th Avenue East traverses the property in a north-south alignment along the eastern boundary from Mendoza Road to the north property line, and then curves to an east-west alignment along the northern boundary to the intersection with Experimental Farm Road. The site plan reflects an 84 foot future right of way setback, consistent with the Comprehensive Plan's Future Traffic Circulation Map, except where a 50 foot right of way dedication is required for emergency access.

Transportation Concurrency
Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on Ellenton Gillette Road, Mendoza Road and associated intersections near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated that there were no level of service deficiencies at studied intersections and roadway segments. The TIA indicated no off-site concurrency-related improvements are required for the project (see Certificate of Level of Service Compliance table below).

Access

The site will have access via Ellenton Gillette Road and Mendoza Road. The TIA included evaluation of all access points to determine the need for any site-related improvements. Based on the analysis, staff found the following site-related improvements are required:

1. Driveway 1, Ellenton Gillette Road - Construct a 490 foot southbound left turn-lane which includes a 50 foot taper, 290 foot deceleration and 150 foot storage length (concurrently with driveway 1).

2. Driveway 2 (west driveway), Mendoza Road - Construct a 310 foot eastbound left turn lane which includes a 50 foot taper, 185 foot deceleration and 75 foot storage length (concurrently with driveway 2).

3. Driveway 3 (east driveway), Mendoza Road - Construct a 310 foot eastbound left turn-lane which includes a 50 foot taper, 180 foot deceleration and 75 foot storage length (concurrently with driveway 3).

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCY

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

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
Ellenton Gillette Road	2420	D	C*
Mendoza Road	2710	D	C*

**Future LOS includes effects of programmed improvements at the Ellenton Gillette/Mendoza intersection.*

OTHER CONCURRENCY COMPONENTS

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

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. Comprehensive Plan Policy 2.2.1.10.4(b) requires all projects located in the RES-3 land use category proposing a gross density exceeding 2 dwelling units per acre or proposing a net residential density exceeding 3 dwelling units per acre to obtain Special Approval.

Staff Analysis and Recommendation

The Comprehensive Plan requires any project in the RES-3 land use category exceeding 2 dwelling unit per gross acre or 3 dwelling units per net acre to rezone to

the Planned Development Residential (PDR) zoning district. This application complies with this requirement.

Finding for Special Approval
The Board finds that the purpose of the Comprehensive Plan, specifically the intent of the RES-3 Future Land Use designation which states that development shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services and that the nature, extent, location of development, and the availability of services have been reviewed to ensure the transitioning of these lands is consistent with the intent of this policy and has been met by the proposed design.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. **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, providing more tree canopy sooner.

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

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

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

   Findings for Specific Approval:
   Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as providing fewer trees will prevent future removal to prevent conflicts with infrastructure.

ATTACHMENTS

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

APPLICABLE COMP PLAN POLICIES	
Policy: 2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy: 2.1.2.4	Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Policy: 2.2.1.10	**RES-3:** Establish the Residential-3 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.10.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a moderate-density suburban, or a clustered low density urban, residential environment. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these moderate density suburban, or low density urban areas.
Policy: 2.2.1.10.2	Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3 - 2.1.2.7): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low-intensity recreational uses, and appropriate water-dependent/water-related/water enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy: 2.2.1.10.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: 3 dwelling units per acre Minimum Gross Residential Density: 2.5 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing" Maximum Net Residential Density: 6 dwelling units per acre 9 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of

25% of the dwelling units as "Affordable Housing" (except within the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses only)
1.00 inside the CRA's and UIRA

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

Policy: 2.2.1.10.4 Other Information:

a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
b) All projects for which gross density exceeds 2.0 dwelling units per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

Policy: 2.2.1.12 **RES-6:** Establish the Residential-6 Dwelling Units/Gross Acre future land use category as follows:

Policy: 2.2.1.12.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

Policy: 2.2.1.12.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.12.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
6 dwelling units per acre

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

Maximum Net Residential Density:
12 dwelling units per acre
16 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing" (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5).

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses only)
1.00 inside the CRA's and UIRA

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

Policy: 2.2.1.12.4 Other Information:

a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.
c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.
d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy: 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development

review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Policy: 2.6.2.7 Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.

Policy: 2.6.2.8 Utilize the techniques of policy 2.6.1.1, as appropriate, to mitigate noise and/or other traffic impacts for residential development adjacent to roadways classified as arterials and limited access facilities.

Objective: 2.6.5 **Quality in Project Design:** Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.

Policy: 2.6.5.1 Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.

Policy: 2.6.5.5 Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.

Objective: 2.9.1 **Strong Communities:** Create and maintain communities which are characterized by their:
- connection, integration, and compatibility with surrounding land uses,
- community spaces and focal points,
- protection of the natural environment,
- connection and integration of pedestrian, bicycle, and vehicular systems,
- usable open spaces, and public access to water features,
- unifying design elements and features,
- variety of housing stock,
- pedestrian oriented structures, and pedestrian friendly design,
- connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.

Policy: 2.9.1.1 Minimize the development of residential projects which create isolated neighborhoods.

Policy: 2.9.1.2 Promote the connection and integration of community pedestrian, bicycle,

	and vehicular systems to the larger county systems. (See also Obj. 3.3.3)
Policy: 2.9.1.3	Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.
Policy: 2.9.1.5	Promote the development of pedestrian friendly designs.
Policy: 2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy: 2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policy: 2.9.1.9	Require, where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses (see also Obj. 3.3.3).
Objective: 2.9.4	**Community Image:** Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.
Policy: 3.2.3.2	Require all water used for irrigation in new development to be the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems. Priority **to receive reclaimed water** shall be given to users who transfer groundwater withdrawal or other permitted quantities to Manatee County. Potable water from County utilities shall not be utilized for landscape irrigation. [See Policies 9.6.1.3, and policies under Objective 9.1.5]
Objective: 3.3.1	**Wetlands Protection:** Preserve and protect existing, viable wetland systems to: - maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas; - achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands; - maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer; - achieve water recharge of surficial aquifers through wetland areas; - maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animal and plant species; - maintain essential chemical and energy cycles facilitated by wetlands; - maintain educational and recreational opportunities provided by

wetlands.

Policy: 3.3.1.2 Require that the extent of wetland areas on any proposed development or redevelopment site be identified on a signed-and-sealed wetlands delineation at time of preliminary site plan, preliminary plat, or other preliminary development plan or similar approval. Manatee County may revoke any development orders where the difference between an estimate of wetland areas shown on a signed-and-sealed survey and actual wetlands on site is determined to be significant enough to warrant substantial project redesign.

Policy: 3.3.1.3 When development related impacts are unavoidable (see policy 3.3.1.1), require that all development-related impacts to wetlands be mitigated.

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

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

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

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

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

(d) **<u>Wetland Creation:</u>** Two acres of herbaceous wetlands shall be or created for every acre of herbaceous wetlands altered. Four acres of forested or mangrove wetlands shall be created for every acre of such wetlands altered, unless

other requirements are enforced pursuant to (3) below.

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

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

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

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

- areas for passive recreation and enhanced quality of life;
- large pervious areas for improved water quality and groundwater recharge;
- species biodiversity; and
- natural area greenways.

ZONING DISCLOSURE AFFIDAVIT

File Number PDR-14-04(Z)(P)

File Name Willow Walk

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner (X) or contract purchaser ( )	
Robert Graham Pres.	75%
David Tozlosky V.P.	25%
P.O. Box 310167 Tampa Fl. 33680	

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

Signature: [signature]

(Applicant): ROBERT G. GRAHAM, Pres.
Cone & Graham, Inc.

STATE OF FLORIDA
COUNTY OF FL

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 21ST day of JANUARY 20 , by ROBERT G. GRAHAM, who is personally known to me or has produced N/A as identification.
(type of identification)

DANIEL J. EGAN
MY COMMISSION # DD 952418
EXPIRES: May 14, 2014
Bonded Thru Notary Public Underwriters

Signature: [signature]
Notary

My Commission Expires: MAY 14, 2014

DANIEL J. EGAN
Print or type name of Notary

Commission No: DD 952418

N/A
Title or Rank

Rev. 12/1/07
B-4

WILLOW WALK

TRAFFIC IMPACT ANALYSIS
(FINAL)

APPROVED: APRIL 18, 2014

Prepared for:

Kolter Land Partners

Prepared By:

Grimail Crawford, Inc.

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

Richard Matthews

From: steve.kollar@mymanatee.org
Sent: Friday, April 18, 2014 2:22 PM
To: Richard Matthews
Cc: jason.utley@mymanatee.org; susan.barfield@mymanatee.org; clarke.davis@mymanatee.org; Margaret.Tusing@mymanatee.org; paul.villaluz@mymanatee.org; Donald Neu
Subject: Willow Walk PDR-14-04(Z)(P) / DTS 20140038

RE: Willow Walk - Traffic Impact Analysis
Petition # PDR-14-04(Z)(P) / DTS 20140038
Consultant: Grimail Crawford Inc.

Dear Mr. Matthews,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the traffic impact analysis (TIA) study and supplemental information provided by Grimail Crawford Inc, dated January 2014, for the above-referenced project. This project is expected to consist of 750 single-family dwelling units. Based upon data provided in this document, the Applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings. In conjunction with this outcome, the Transportation Planning Division recommends transportation concurrency approval.

Please note that the TIA study did not identify any off-site concurrency-related improvements which are directly attributed to project impacts, as concurred by the Transportation Planning Division. Thus, no off-site improvements are required for this project.

Please note that the TIA study did identify three site-related improvements which were directly attributed to the site impacts, these improvements are listed below.

1. Driveway 1, Ellenton Gillette Road - Construct a 490 foot southbound left turn-lane which includes a 50 foot taper, 290 foot deceleration and 150 foot storage length (concurrently with driveway 1).

2. Driveway 2, (west driveway) Mendoza Road - Construct a 310 foot eastbound left turn-lane which includes a 50 foot taper, 185 foot deceleration and 75 foot storage length (concurrently with driveway 2).

3. Driveway 3, (east driveway) Mendoza Road - Construct a 310 foot eastbound left turn-lane which includes a 50 foot taper, 180 foot deceleration and 75 foot storage length (concurrently with driveway 3).

If development plans are modified in the future, which require a re-analysis of transportation impacts that results in site-related or off-site transportation improvements, the County reserves the right to require these improvements to be satisfied by either installation or mitigation alternatives acceptable by Manatee County Public Works Department, Transportation Planning Division, and may require BOCC (Board of County Commissioners) approval.

The Applicant shall be responsible for ensuring that all development proceeds with the terms and conditions of Transportation Concurrency requirements for the site, including being subject to requirements in the Land Development Code (LDC) and the Comprehensive Plan.

A minimum of two (2) hard copies of the finalized signed and sealed TIA are required along with a CD of all electronic files and a PDF copy of the final study. The package will be routed to the Public Works Department, Transportation Planning Division, at 1022 26th Avenue East, Bradenton, FL 34208, for Concurrency and Permanent Records.

If you have any questions or comments concerning the above matter, please contact me.

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

Sincerely,

Steve Kollar
Transportation Systems Modeler
AutoDesk Contract Administrator
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7604
steve.kollar@mymanatee.org

PROFESSIONAL ENGINEERING CERTIFICATION

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

PROJECT: Willow Walk Traffic Impact Analysis

LOCATION: Manatee County, Florida

CLIENT: Kolter Land Partners

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

Name: Susan C. Joel, P.E.

P.E. No.: 46018

Signature: _____

grimail crawford inc.

SUSAN CHERYL JOEL
LICENSE
No 46018
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: 8/13/14

WILLOW WALK
TRAFFIC IMPACT ANALYSIS

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I. INTRODUCTION

This report documents the findings of a traffic impact analysis for the proposed Willow Walk residential development (Project), located in Manatee County, Florida. The Project will comprise a maximum of 750 single-family, detached homes. As illustrated in ***Figure 1***, the Project site is located to the east of Ellenton Gillette Road, north of Mendoza Road. Primary access to the Project is proposed via one driveway on Ellenton Gillette Road and two driveways on Mendoza Road (all with full access). An emergency access will also be available for the northern portion of the Project at Ellenton Gillette Road and 49th Street E. The access configuration for the Project is illustrated on the most recent site plan included under ***Appendix A*** (on page A-1).

The transportation impact analysis outlined below provides an evaluation of the existing conditions, future background conditions and future total conditions relative to the proposed land use for the build-out year (2019). The capacity analyses for the proposed development were prepared based on the Florida Department of Transportation Generalized Tables, and the 2010 HCM and the supporting Highway Capacity Software (HCS 2010).

N.T.S.

FIGURE # 1

Project Location

Willow Walk

Manatee County, Florida

Project Number: 10348.130164

January 2014

LEGEND

= Project Site

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Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

II. METHODOLOGY

The transportation methodology utilized for the following analysis was discussed and agreed upon with Manatee County Transportation Planning staff in December 2013. The approved methodology statement is provided in ***Appendix A***.

The study that follows is fully consistent with that methodology.

III. PROJECT TRAFFIC GENERATION ESTIMATES

Traffic volumes generated by the project were estimated from trip generation documentation reported in Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, 2012. ***Table 1*** below summarizes the gross external trip generation for the Project. Since there is no internal capture or pass-by trips associated with the Project, the trip volumes in ***Table 1*** also represent the net external trips for the Project.

Table 1: Trip Generation

Land Use	LUC	Size (X)	Units	Daily Trips (T) LN(T)=0.92*LN(X)+2.72	AM Peak Hour Trips (T) T=0.70(X)+9.74		PM Peak Hour Trips (T) LN(T)=0.90*LN(X)+0.51	
					In (25%)	Out (75%)	In (63%)	Out (37%)
Single Family/Residential	210	750	d.u.	6,704	134	401	406	238

IV. PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

As documented in the approved methodology in ***Appendix A*** (on page A-15), Project traffic assignments to the external roadway network were estimated using the Sarasota-Manatee-Charlotte (SMC) travel demand model (FSUTMS). Project trips at the three driveways were assigned manually using a 59/41 split between the northern driveway on Ellenton Gillette and the two southern driveways. As can be seen from the site plan in ***Appendix A*** (on page A-1), this split represents the relative proportion of single-family lots in the north and south sections of the Project, which are split by the existing railroad track and will not be interconnected. The driveway assignment is illustrated in ***Figure 2***, and the Project trips at the remaining study intersections are illustrated in ***Figure 3***.

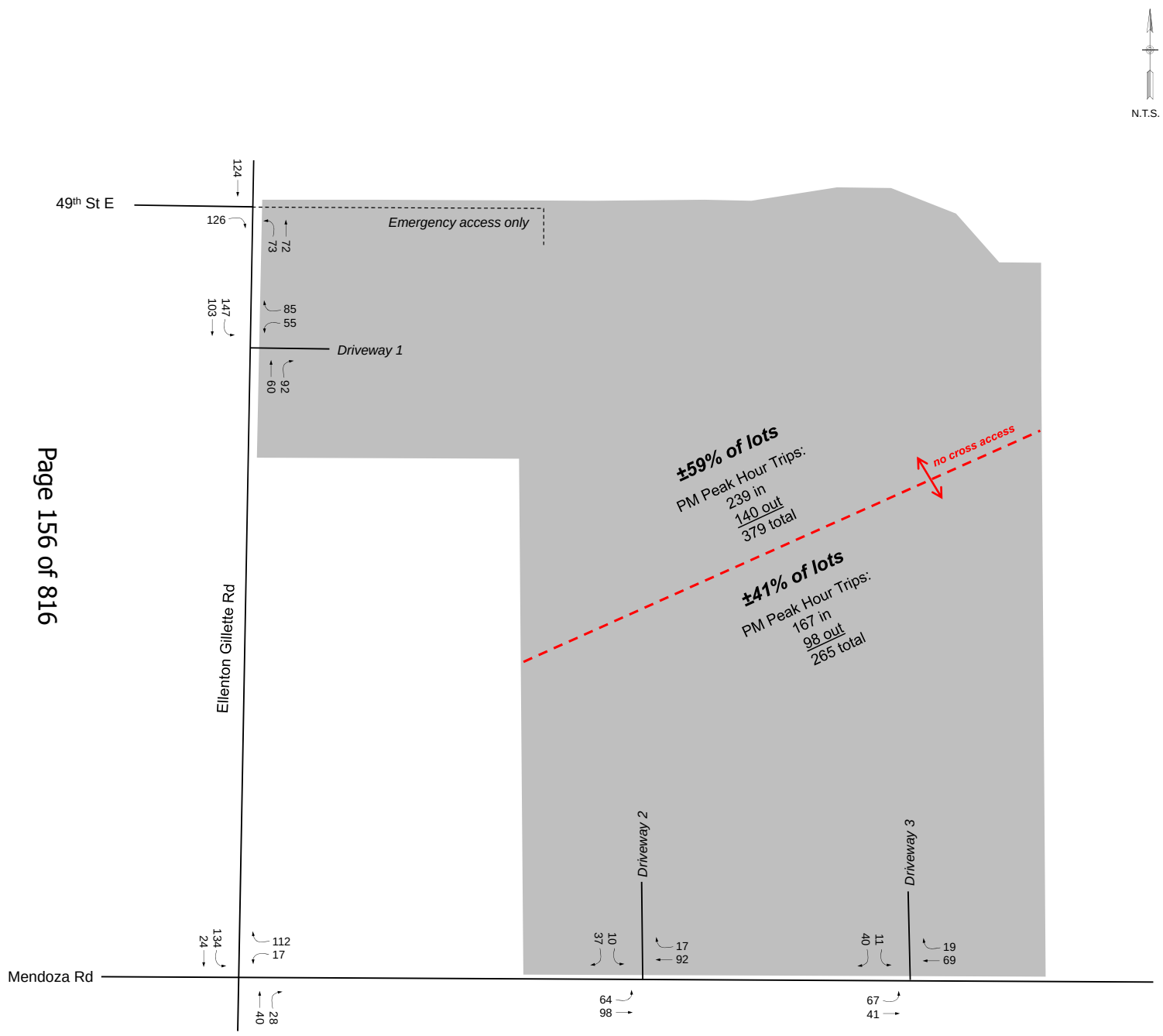

FIGURE # 2

Project Traffic at Driveways

Willow Walk

Manatee County, Florida

Project Number: 10348.130164

January 2014

LEGEND

= Project Site

33
55
77
= PM Peak Hour Traffic

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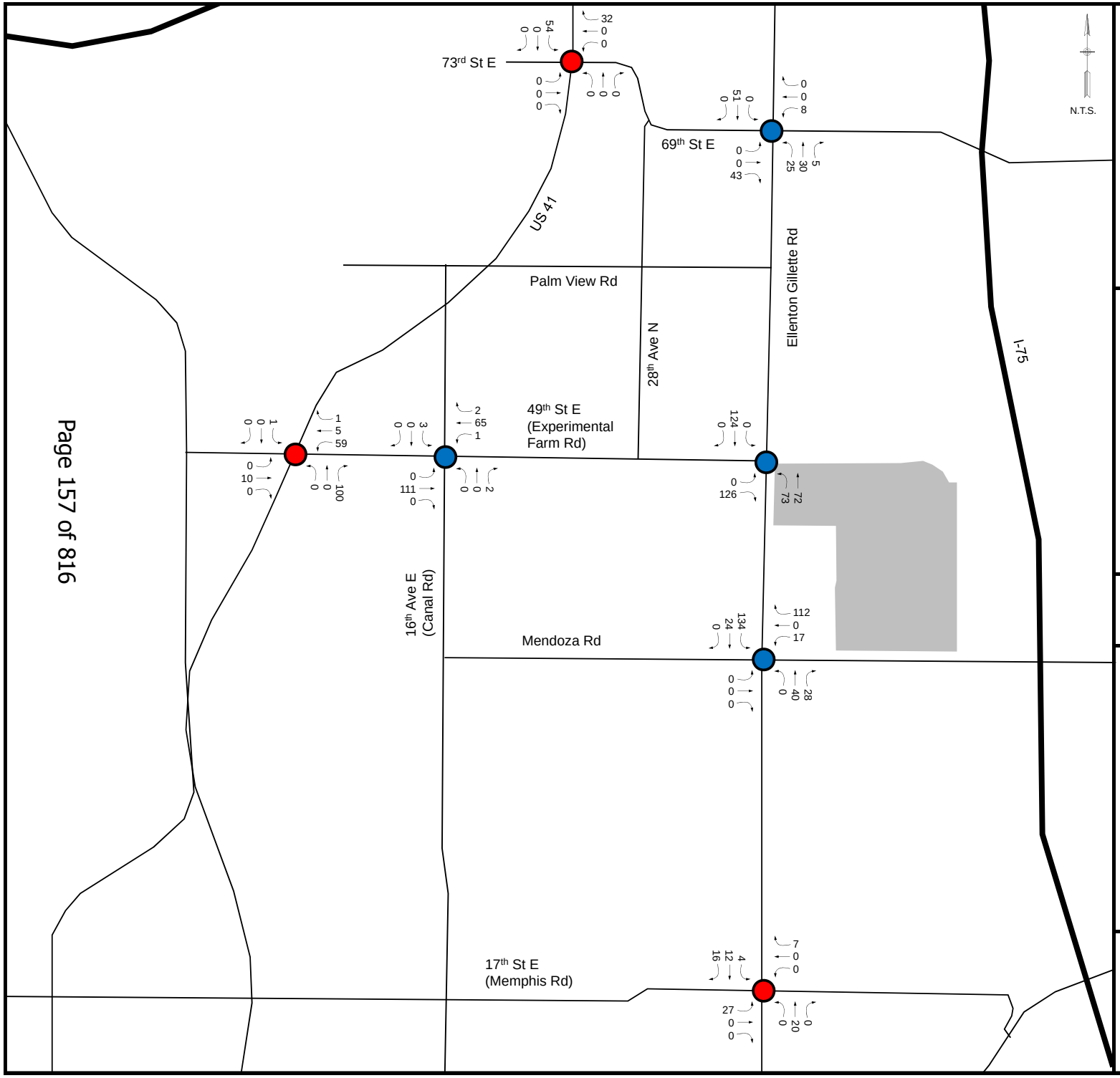

FIGURE # 3

Project Traffic

Willow Walk

Manatee County, Florida

Project Number: 10348.130164

January 2014

LEGEND

= Project Site

= Unsignalized Study Intersection

= Signalized Study Intersection

33
55
77
= PM Peak Hour Traffic

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9:00 a.m. August 14, 2014

V. TRANSPORTATION STUDY IMPACT AREA

Per Manatee County guidelines, the study area for the Project includes all thoroughfare roadways on which Project traffic consumes 5% or more of the peak hour, two-way roadway capacity. The study area calculations are provided in the approved methodology under ***Appendix A***. The resulting study area is as follows:

- *Road Segments:*
  - 69th Street E
    - from US 41 to Ellenton Gillette Rd
  - 49th St E (Experimental Farm Rd)
    - US 41 to Canal Rd
    - Canal Rd to Ellenton Gillette Rd
  - Mendoza Rd
    - Ellenton Gillette Rd to I-75
  - Ellenton Gillette Rd
    - 17th St E (Memphis Rd) to Mendoza Rd
    - Mendoza Rd to 69th St E (Erie Rd)

- *Intersections:*
  - US 41 & Erie Rd/73rd St E/69th St E
  - US 41 & 49th St E/Experimental Farm
  - 49th St E & Canal Rd/16th Ave E
  - Ellenton Gillette Rd & 69th St E
  - Ellenton Gillette Rd & 49th St E
  - Ellenton Gillette Rd & Mendoza Rd
  - Ellenton Gillette Rd & 17th St E/Memphis Rd

VI. EXISTING CONDITIONS

Existing traffic conditions within the study area were estimated based on existing p.m. peak hour turning movement counts conducted within the past 12 months. The raw turning movement counts were seasonally adjusted using a peak season correction factor (PSCF) obtained from the *2012 Florida Traffic Information DVD*. The turning movement counts were conducted from 4:00 p.m. to 6:00 p.m. The seasonally-adjusted counts, PSCF values and sketches illustrating the existing geometry at each study intersection are provided in ***Appendix B***. The seasonally-adjusted existing turning movement volumes are illustrated in ***Figure 4***. The existing parameters for the roadway segments within the study area are provided in ***Table 2.***

A *roadway segment capacity* analysis was conducted for the roadways identified in the study area. The existing segment volumes were determined and measured against the level of service standard volumes based on the Florida Department of Transportation Generalized Tables (12/18/12 version). ***Table 2*** displays the results of the analysis for existing conditions, which indicates an acceptable LOS for each roadway segment.

Table 2: Existing Roadway Analysis

Roadway	From	To	Lanes	LOS Std	Existing PM Peak Hour Volumes			Count Source	Peak Hour Service Volumes		Existing LOS	
					NB/EB	SB/WB	Total		NB/EB	SB/WB	NB/EB	SB/WB
69th St E	US 41	Ellenton-Gillette Rd.	2U	D	522	283	805	12/2013 TMC's	792	648	C	C
49th St E / Experimental Farm Rd	US 41 (SR 45)	Canal Rd.	2U	D	158	142	300	12/2013 TMC's	634	518	C	C
	Canal Rd.	Ellenton-Gillette Rd.	2U	D	143	122	265	12/2013 TMC's	634	518	C	C
Mendoza Rd.	Ellenton-Gillette Rd.	I-75	2U	D	354	238	592	12/2013 TMC's	634	518	C	C
Ellenton-Gillette Rd	17th St. (E. Memphis Rd.)	Mendoza	2U	D	484	291	775	12/2013 TMC's	634	518	C	C
	Mendoza	69th St. E. (Erie Rd.)	2U	D	351	319	670	12/2013 TMC's	952	784	C	C

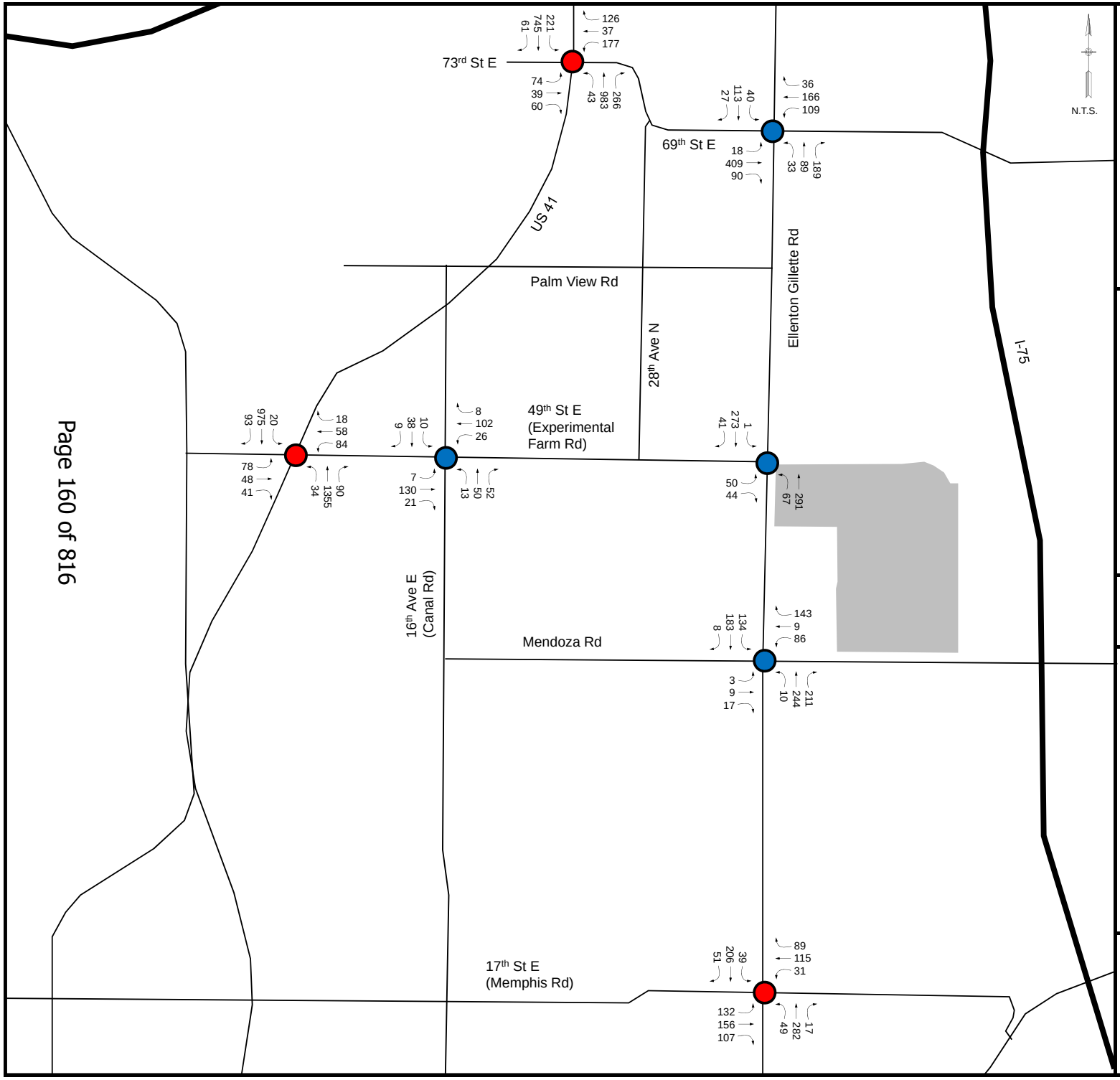

FIGURE # 4

Existing Traffic (2014)*

*Based on December 2013 traffic counts

Willow Walk

Manatee County, Florida

Project Number: 10348.130164

January 2014

LEGEND

= Project Site

= Unsignalized Study Intersection

= Signalized Study Intersection

33
55
77
= PM Peak Hour Traffic

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An *intersection capacity analysis* was conducted for the intersections located within the study area for existing conditions during the p.m. peak hour. The analysis was conducted based on the 2010 HCM and the supporting Highway Capacity Software (HCS 2010). Phase timing for signalized intersections was obtained from field measurements documented in ***Appendix B***. ***Table 3*** provides the results of the analysis. The corresponding HCS worksheets are provided in ***Appendix C***.

Table 3: Existing Intersection Analysis

Intersection	Type of Operation	Overall LOS Standard	2014 Existing LOS	All v/c's ≤ 1.0?
(1) Ellenton Gillette Road and 17th Street East (Memphis Road)	signalized	D	B	Yes
(2) Ellenton Gillette Road and Mendoza Road	two-way stop control	all v/c's ≤ 1.0*	A/A/D/C (NB/SB/WB/EB)	Yes
(3) Ellenton Gillette Road and 49th Street East	two-way stop control	all v/c's ≤ 1.0*	A/A/C (NBL/SB/EB)	Yes
(4) Ellenton Gillette Road and 69th Street East	signalized	D	B	Yes
(5) US 41 and 49th Street East (Experimental Farm Road)	signalized	D	C	Yes
(6) US 41 and 69th Street East (Erie Road/73rd Street East)	signalized	D	C	Yes
(7) 49th Street East (Experimental Farm Rd) and 16th Avenue (Canal Road)	all-way stop control	D	A	Yes

*No overall LOS for two-way stop controlled intersections.

As reported above, all intersections are currently operating within level of service standards during the p.m. peak hour.

VII. BACKGROUND TRAFFIC CONDITIONS

Background traffic (future traffic, not including the Project) for the year 2019 was estimated by considering the following three sources of data: (1) Year 2019 FSUTMS output for the SMC model, (2) Manatee County reserved trips, and (3) historical AADT data. These data were used to calculate four different growth rates on the roadway segments in the study area.

The p.m. peak hour background traffic volumes were first estimated by applying the standard K100-factor of 0.09 to the FSUTMS-derived background traffic projections. From these volumes, average annual growth rates were calculated using both the validated-year (2007) model volumes and existing (2014) traffic volumes. These growth rates are reported in ***Table 4***, under the columns labeled (#1) and (#2). A third growth rate, reported under column (#3), was calculated using the reserved trip amounts on each road segment, which are documented in ***Appendix D***. This rate represents the average annual growth rate that would occur if the full reserved trip amounts were accumulated at a steady rate over the next 5 years (through 2019). Finally, an average annual growth rate was calculated from AADT data from the past 10 years (documented in ***Appendix D***), using FDOT's *Traffic Trends* spreadsheet. This historical rate is reported under column (#4) in ***Table 4***. From the resulting range of growth rates on each road segment, a reasonable rate, which is considered to conservatively estimate the anticipated background growth, was selected. In ***Table 4***, the selected growth rates are reported under the column labeled "Anticipated annual growth over next 5 years". Note that for each roadway, the selected rate generally represents the average of the four rates, with a minimum of 2%. The selected rate was then applied to the existing segment volume in order to estimate the background volume in 2019. The resulting number of background trips is reported in the last columns of ***Table 4***.

The background turning movement volumes were determined by applying the relevant growth rates from ***Table 4*** to the existing turning movement volumes from the seasonally-adjusted counts. These calculations are summarized in ***Appendix E***. Background turning movement volumes are illustrated in ***Figure 5***.

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Table 4
Background Traffic Volumes (2019)
Willow Walk

Roadway	From	To	Existing Peak Hour Volume (vph)	2019 Background PSWADT	2007 Validated Year PSWADT	MOCF*	K-factor*	D-Factor (NB/EB)*	Reserved Trips	2019 PM Peak Hour Model Volume (vph)	(#1) Validated Year to 2019 Growth Rate	(#2) Existing Traffic to 2019 Model Traffic Growth Rate	(#3) Reserved Trips Growth Rate	(#4) 10-year Historical Growth Rate	Anticipated annual growth over next 5 years	2019 Background PM Peak Hour Volumes (vph)		
			Total							Total						NB/EB	SB/WB	Total
69th St E	US 41	Ellenton-Gillette Rd.	805	8,438	8,601	0.90	0.09	0.620	27[illegible]	683	-0.16%	-3.03%	6.91%	2.82%	2.00%	549	337	886
49th St E / Experimental Farm Rd	US 41 (SR 45)	Canal Rd.	300	4,099	3,670	0.90	0.09	0.543	3[illegible]	332	0.97%	2.13%	2.40%	0.00%	2.00%	179	151	330
	Canal Rd.	Ellenton-Gillette Rd.	265	3,782	3,217	0.90	0.09	0.543	1[illegible]	306	1.46%	3.09%	0.75%	-0.83%	2.00%	159	133	292
Mendoza Rd.	Ellenton-Gillette Rd.	I-75	592	10,560	7,478	0.90	0.09	0.543	214	855	3.43%	8.89%	7.23%	4.15%	6.00%	418	352	770
Ellenton-Gillette Rd	17th St. (E. Memphis Rd.)	Mendoza	775	5,296	3,720	0.90	0.09	0.612	97[illegible]	429	3.53%	-8.93%	25.03%	1.64%	6.00%	617	391	1,008
	Mendoza	69th St. E. (Erie Rd.)	670	9,530	7,507	0.90	0.09	0.543	7[illegible]	772	2.25%	3.04%	21.46%	-0.18%	6.00%	473	398	871

*Obtained from 2012 FTI DVD

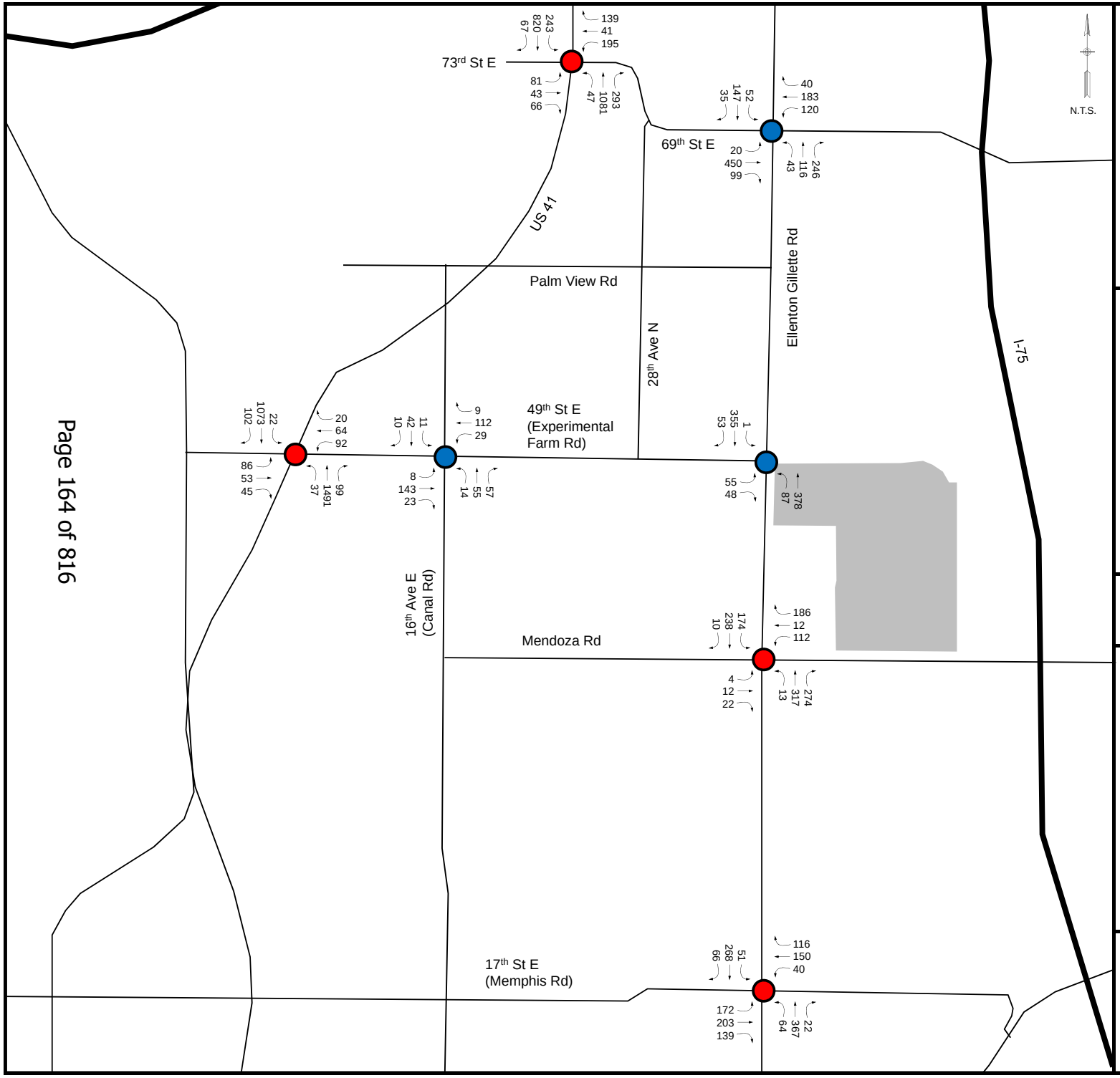

FIGURE # 5

Future Background Traffic (2019)

Willow Walk

Manatee County, Florida

Project Number: 10348.130164

January 2014

LEGEND

= Project Site

= Unsignalized Study Intersection

= Signalized Study Intersection

33
55
77
= PM Peak Hour Traffic

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VIII. COMMITTED IMPROVEMENTS

As documented in the approved methodology under ***Appendix A***, the following capacity improvement is funded for construction within the next three years and was therefore considered in the future-year analyses:

- Ellenton Gillette Rd at Mendoza Rd: signalize intersection and add exclusive left turn lanes to each approach (Manatee County CIP Project #TR00542)

IX. FUTURE TOTAL TRAFFIC CONDITIONS

To develop future total traffic conditions, the Project trips and the background trips were combined. ***Figure 6*** graphically illustrates total traffic turning movement volumes. A detailed tabulated worksheet displaying the existing, background and total turning movement volumes is included in ***Appendix E***.

A *roadway segment capacity* analysis was conducted for the roadways identified in the study area for future total conditions. The total traffic volumes for the segments were determined and measured against the level of service standard volumes based on the Florida Department of Transportation Generalized Tables. ***Table 5*** displays the results of the peak hour segment capacity analysis.

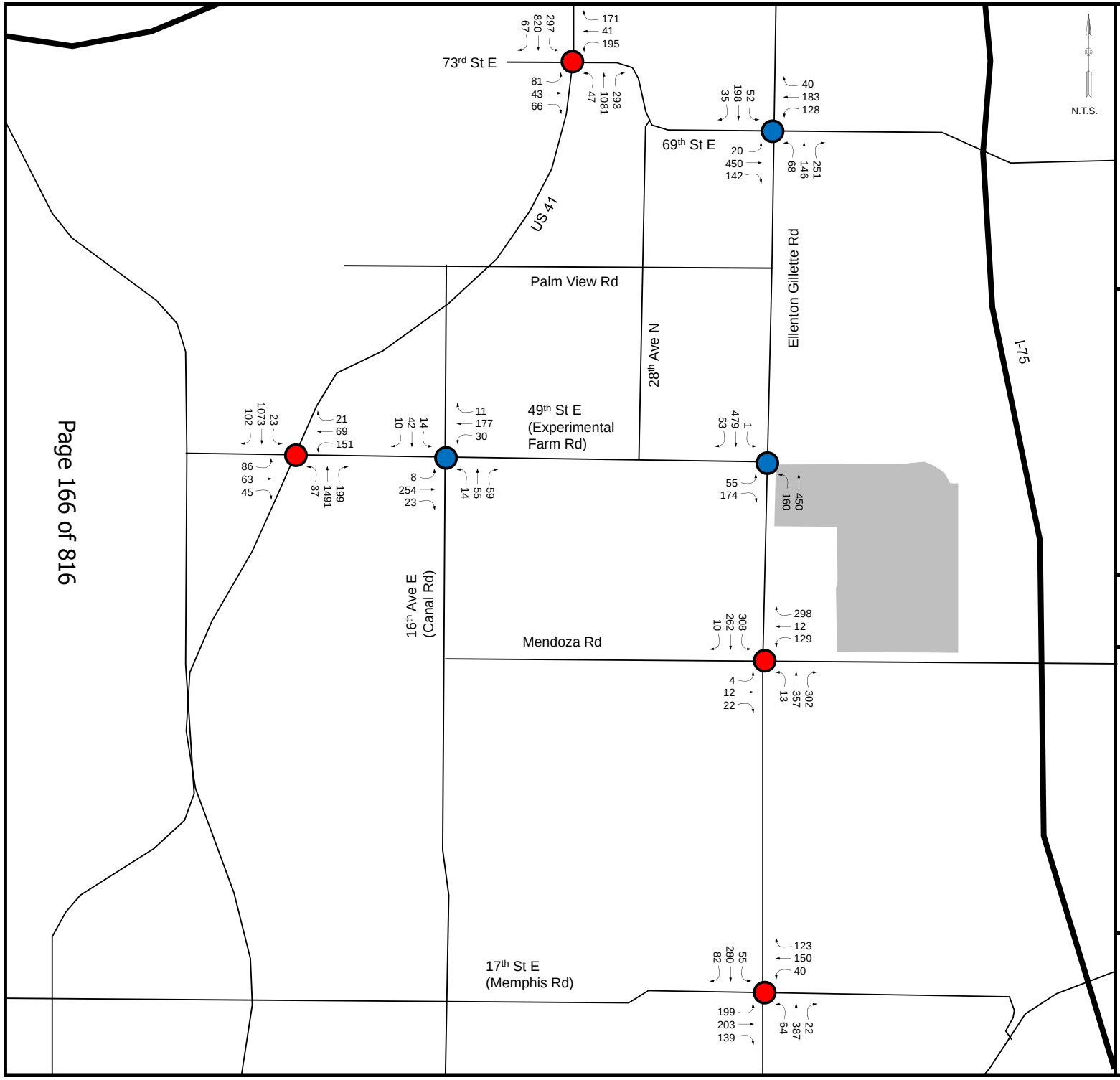

FIGURE # 6

Future Total Traffic (2019)

Willow Walk

Manatee County, Florida

Project Number: 10348.130164

January 2014

LEGEND

= Project Site

= Unsignalized Study Intersection

= Signalized Study Intersection

33
55
77
= PM Peak Hour Traffic

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Table 5
Future Total Traffic Volumes (2019)
Willow Walk

Roadway	From	To	2019 Background PM Peak Hour Volumes		Project Traffic Volumes		2019 Total PM Peak Hour Volumes		Existing Peak Hour Service Volumes		Committed Improvements considered for 2019	2019 Total Traffic PM Peak Hour LOS	
			NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB
69th St E	US 41	Ellenton-Gillette Rd.	549	337	49	29	598	366	792	648		C	C
49th St E / Experimental Farm Rd	US 41 (SR 45)	Canal Rd.	179	151	111	65	290	216	634	518		C	C
	Canal Rd.	Ellenton-Gillette Rd.	159	133	120	70	279	203	634	518		C	C
Mendoza Rd.	Ellenton-Gillette Rd.	I-75	418	352	46	78	464	430	634	518		C	C
Ellenton-Gillette Rd	17th St. (E. Memphis Rd.)	Mendoza	617	391	68	40	685	431	634	518	signal and turn lanes at Mendoza Rd	B*	B*
	Mendoza	69th St. E. (Erie Rd.)	473	398	47	80	520	478	952	784		C	C

*Calculated using *HCS 2010 Streets*

The segment capacity analysis for future total conditions indicates an acceptable LOS for each roadway segment. Note, that the LOS for Ellenton Gillette Road, from 17th Street East (Memphis Road) to Mendoza Road, was calculated using a more detailed analysis with HCS Streets software. This analysis considers the committed intersection improvements at Mendoza Road previously discussed.

An *intersection capacity analysis* was conducted for the intersections located within the study area for future total conditions during the p.m. peak hour. ***Table 6*** summarizes the results of the analysis and reports that all study intersections are expected to operate within adopted standards under future total conditions. Supporting HCS worksheets are provided in ***Appendix F***.

Table 6: Future Intersection Analysis (2019)

Intersection	Type of Operation	Overall LOS Standard	2019 Peak Hour Total Traffic Conditions	All v/c's ≤ 1.0?
			LOS on E+C geometry	
(1) Ellenton Gillette Road and 17th Street East (Memphis Road)	signalized	D	C	yes
(2) Ellenton Gillette Road and Mendoza Road	signalized	D	C	yes
(3) Ellenton Gillette Road and 49th Street East	two-way stop control	all v/c's < 1.0*	A/A/E (NBL/SB/EB)	yes
(4) Ellenton Gillette Road and 69th Street East	signalized	D	B	yes
(5) US 41 and 49th Street East (Experimental Farm Road)	signalized	D	C	yes
(6) US 41 and 69th Street East (Erie Road/73rd Street East)	signalized	D	C	yes
(7) 49th Street East (Experimental Farm Rd) and 16th Avenue (Canal Road)	all-way stop control	D	B	yes

*No overall LOS for two-way stop controlled intersections.

IX. ACCESS MANAGEMENT ANALYSIS

As mentioned above, The Project will have a total of three driveways (and one emergency access), each of which is labeled in ***Figure 2***. The northern portion of the Project will be served by Driveway 1, which provides full access to Ellenton Gillette Road. The southern portion of the Project will be served by Driveways 2 and 3, which both provide full access to Mendoza Road. The need for turn lanes at each of these driveways was evaluated using criteria from FDOT's *Driveway Information Guide* and the *2011 AASHTO Green Book*. The results of the turn lane evaluation for right and left turn lanes are reported in ***Table 7***.

As documented in ***Appendix G***, the *FDOT Driveway Information Guide* recommends the installation of a right turn lane when right-turning volumes exceed a threshold range of 80-125 vph on roadways with posted speeds of 45 mph or less. Right-turning volumes are below this range at Driveways 2 and 3, so no right turn lanes are needed at these locations. At Driveway 1, the upper threshold volume of 125-vph was applied, since the entry radius of this driveway is 50-ft. As specified in the *Driveway Information Guide*, the upper threshold of 125-vph is "most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50-ft or greater)". Since the projected right-turning volume of 92-vph at Driveway 1 is less than 125-vph, a right turn lane is not needed at this location.

The *2011 AASHTO Green Book* recommends the installation of a left turn lane when specific criteria are met by the left turn, advancing and opposing volumes. These thresholds are documented in ***Appendix G***, which indicates that left turn lanes are warranted at each of the three driveway locations.

Table 7 also reports the recommended lengths for the warranted turn lanes. These lengths were calculated as the sum of the required deceleration and storage lengths. Deceleration lengths were determined using *FDOT Index 301*, and storage lengths were determined using Figure 3-13 from the *Florida Greenbook*. Each of these references is documented in ***Appendix G***.

Table 7
Turn Lane Analysis
Willow Walk

Driveway Intersection	Turning Movement	Peak Hour Turning Volume (vph)	Turn Lane Warranted?	Posted Speed (mph)	Deceleration Length (ft)	Storage Length (ft)	Total Length (ft)
Driveway 1 & Ellenton Gillette Rd	SBL	147	yes	45	290	150	440
	NBR	92	no				
Driveway 2 & Mendoza Rd	EBL	64	yes	40	185	75	260
	WBR	17	no				
Driveway 3 & Mendoza Rd	EBL	67	yes	40	185	75	260
	WBR	19	no				

Notes:
*Left turn lane warrant criteria obtained from *2011 AASTHO Green Book, Table 9-23 (see* ***Appendix G*** *for details).*
*Right turn lane warrant criteria obtained from *FDOT Driveway Information Guide* .
*Deceleration length determined using *FDOT Index 301* . Length includes a 50-ft taper. Design speed = 5 mph over posted speed.
*Storage length determined using Figure 3-13 from the FDOT Greenbook.

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X. CONCLUSION

This report documents the findings of a traffic impact analysis for the proposed Willow Walk residential development (Project). The Project is estimated to generate 644 new trips during the p.m. peak hour (406 in, 238 out). In order to assess the traffic impact of these trips, capacity analyses were conducted for the existing and future total traffic conditions within the study area. The analyses indicate that the roadway segments and intersections within the study area will operate within adopted standards under total traffic conditions in 2019. The following site access improvements are recommended at the Project driveways.

- <u>Site Access Improvements (see Figure 2 for driveway reference number and Table 7 for calculated lengths)</u>
    - Driveway 1 and Ellenton Gillette Road
        - Construct one southbound-left turn lane *(concurrently with driveway 1)*
    - Driveway 2 (west driveway) and Mendoza Road
        - Construct one eastbound-left turn lane *(concurrently with driveway 2)*
    - Driveway 3 (east driveway) and Mendoza Road
        - Construct one eastbound-left turn lane *(concurrently with driveway 3)*

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 1 BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

Bradenton Herald
July 30, 2014
Miscellaneous Notices

NOTICE OF
ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) - CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) - SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) - PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 - MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one

dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) - THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) - MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR - (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2) Remove the 12.0 acre marina and designate the parcel for residential use;
3) Update the conditions to reflect compliance with requirements contained therein; and
4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñacres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) - SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 - MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23ñ acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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
07/30/2014

PLANNED DEVELOPMENT REZONE/PRELIMINARY SITE PLAN for

WILLOW WALK

A RESIDENTIAL SUBDIVISION

4110 41st STREET EAST, PALMETTO, FL 34221
SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST &
SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA
PID: 760900109

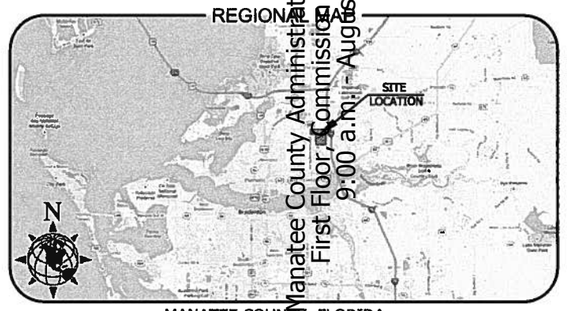
A DEVELOPMENT BY

Kolter Land Partners

8875 Hidden River Parkway, Suite 150
Tampa, FL 33637
813-615-1244

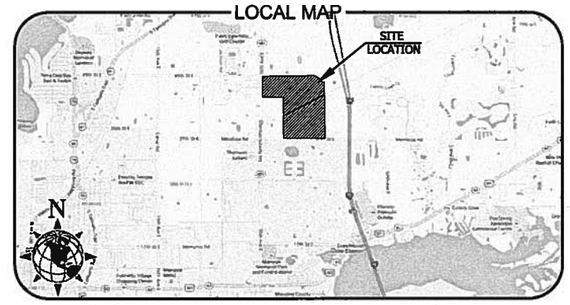
Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

REGIONAL MAP



MANATEE COUNTY, FLORIDA

LOCAL MAP



SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST
& SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

INDEX OF SHEETS

SHEET	TITLE
01	COVER
02	EXISTING CONDITIONS
03	AERIAL SITE MAP
04	MASTER SITE PLAN
05	MASTER DRAINAGE PLAN
06	MASTER UTILITY PLAN
07-13	PRELIMINARY SITE PLAN
14	SITE DETAILS
15	CLEARING PLAN
16	LANDSCAPING PLAN

APPROVAL TYPE: PLANNED DEVELOPMENT REZONE/PRELIMINARY SITE PLAN PROJECT NAME: **WILLOW WALK**

APPROVED: _____ DATE _____ FILE NUMBER

Project Planner (BADS) _____
Project Engineer _____
Concurrency _____
Environmental Planning _____
Environmental Health _____
Fire District _____
Owner/Agent _____

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
2004 53RD AVENUE EAST
BRADENTON, FL 34203
941-228-4729
www.morrisengineering.net

SURVEYOR:
LEO MILLS & ASSOCIATES
620 8TH AVE. WEST
PALMETTO, FL 34221
941-722-3480
www.leomillsandassociates.com

OWNER:
KOLTER LAND PARTNERS
8875 HIDDEN RIVER PARKWAY, SUITE 150
TAMPA, FL 33637
813-615-1244
www.kolterland.com

PREPARED BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

MATTHEW J. MORRIS
FL LICENSE NO. 69434

REVISIONS

NO.	DATE	DESCRIPTION	BY
01	04/15/14	MISC REVISIONS PER MAN. CO. PSP REVIEW	IS
02	05/12/14	MISC REVISIONS PER MAN. CO. PSP REVIEW	IS

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 01°11'59" E	5.64'
L3	S 62°16'15" E	10.57'
L4	S 82°13'21" E	63.63'
L5	S 82°55'35" E	49.34'
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L24	S 00°26'03" E	110.65'
L25	N 89°48'57" W	220.64'
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SITE DATA

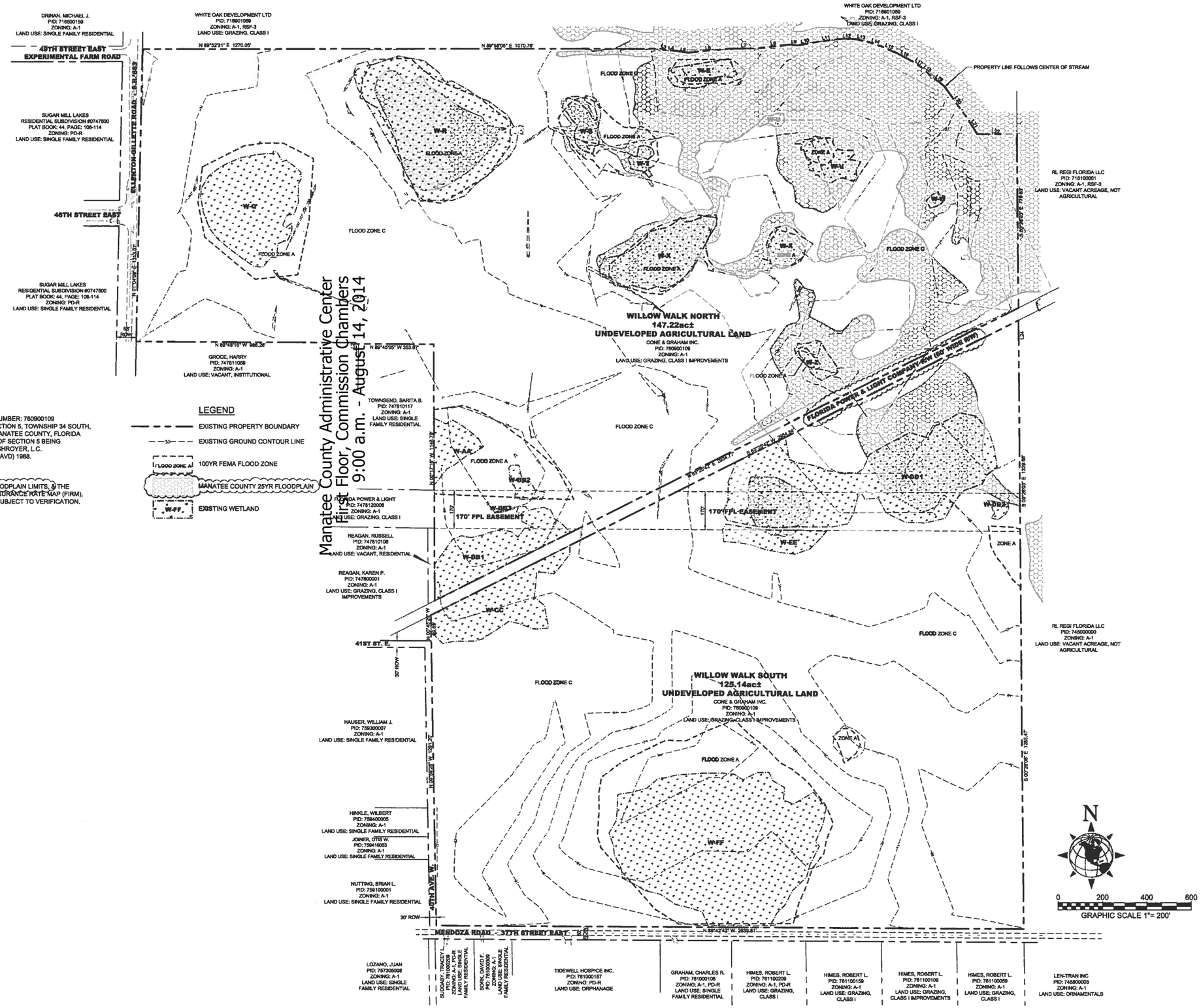
1. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 760900109
2. PROPERTY ADDRESS: 4110 41st STREET EAST, PALMETTO, FL 34221, SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST & SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA
3. BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF THE NE 1/4 OF SECTION 5 BEING N89°58'05"E AS SHOWN ON A PREVIOUS SURVEY BY ZOLLER, NAJJAR & SHROYER, L.C.
4. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
5. EXISTING ZONING: A-1
6. EXISTING LAND USE: GRAZING, CLASS I IMPROVEMENTS
7. FUTURE LAND USE: RES-3, RES-6

A PORTION OF THE SUBJECT LAND LIES IN THE MANATEE COUNTY 25YR FLOODPLAIN LIMITS, & THE SUBJECT LAND LIES IN THE 100YR FLOOD ZONES "C" & "A" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 120153 0167 E (DFIRM INDEX DATED 03/17/14), SUBJECT TO VERIFICATION.

8. PROJECT AREA: 272.38acs
9. NO WELLS HAVE BEEN LOCATED ON SITE.

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING GROUND CONTOUR LINE
- FLOOD ZONE A 100YR FEMA FLOOD ZONE
- MANATEE COUNTY 25YR FLOODPLAIN
- W-FF EXISTING WETLAND



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

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EXISTING CONDITIONS
WILLOW WALK
MANATEE COUNTY, FLORIDA

SCALE 1"=200'
SEC--TSP--RNG. 5-33S-18E
SHEET 2 OF 16

DATE	PROJECT	DRAWING	DRAWN	CHECKED
04/15/14	WW	EX	IS	MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
02	05/27/14	MISC REVISIONS PER MANA. CO.	IS
01	04/15/14	MISC REVISIONS PER MANA. CO.	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6808 Parkwood Parkway Blvd., Lakewood Ranch, Florida 34240 CA-28398 941-444-8404 www.morrisengineering.net

BOUNDARY LINE TABLE		
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L3	S 82°18'15" E	10.57'
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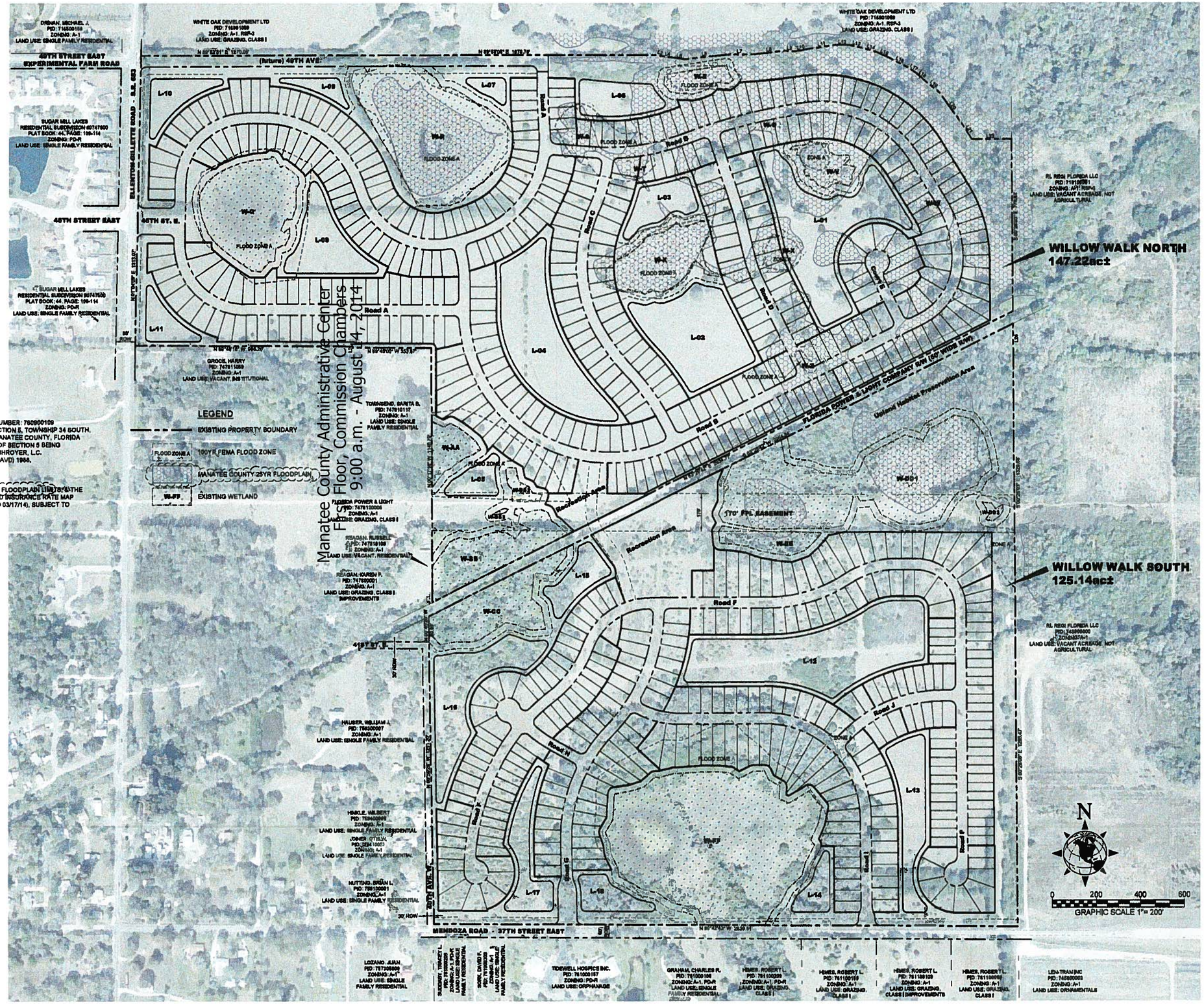

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SCALE 1"=200'	SEC.-TSP.-RNG. 5-35S-18E
SHEET 3	OF 16

AERIAL SITE MAP
WILLOW WALK
MANATEE COUNTY, FLORIDA

DATE 04/15/14	PROJECT WW
DRAWN TS	DRAWING EX
CHECKED MJM	

MATTHEW J. MORRIS
FL LICENSE NO. 66434

NO	DATE	REVISION DESCRIPTION	BY
01	04/15/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	ES
02	06/17/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	ES

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6081 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.27270 941-444-4449 www.morrisengineering.net

TRAFFIC DESIGN

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.

TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

BOUNDARY LINE TABLE

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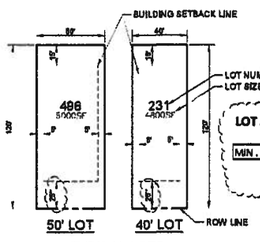
9. PROJECT AREA: 272.36ac±
10. PROPOSED ZONING: PDR (PLANNED DISTRICT RESIDENTIAL)
11. PROPOSED LAND USE: RESIDENTIAL, SINGLE FAMILY
12. MAXIMUM BUILDING HEIGHT: 35'
13. ALL INTERNAL ROADWAYS ARE TO BE PUBLIC, OWNED & MAINTAINED BY MANATEE COUNTY.
14. CONSTRUCTION SCHEDULE: JAN. 2015 TO DEC. 2016 TWO PHASE INFRASTRUCTURE CONSTRUCTION: PHASE 1 - SOUTH, PHASE 2 - NORTH
15. RB = ROADWAY BUFFER, LSB = LANDSCAPE BUFFER



TYPICAL LOTS

LOT SETBACKS

	FRONT*	SIDE	REAR	WATERFRONT	WETLAND BUFFER
MIN. BLDG. SETBACK	25'	5'	15'	30'	15'

*FRONT SETBACK SHALL BE 25-FEET WITH FRONT LOADED GARAGE/CARPORT OR 20-FEET WITH SIDE LOADED

WETLAND IMPACTS

NORTH

WETLAND	TOTAL AREA(ac)	IMPACT AREA(ac)	BUFFER AREA(ac)
W-AA	0.82	-	0.42
W-BB1	2.38	-	0.57
W-BB2	0.27	-	0.40
W-BB3	0.02	-	0.18
W-E	0.60	-	0.58
W-Q	3.75	-	1.17
W-R	6.69	0.18	1.60
W-S	0.58	0.58	-
W-T	0.20	0.20	-
W-U	0.11	0.11	-
W-V	0.82	-	0.77
W-W	0.08	0.08	-
W-X	3.06	1.02	1.06
W-Z	0.46	0.46	-

SOUTH

WETLAND	TOTAL AREA(ac)	IMPACT AREA(ac)	BUFFER AREA(ac)
W-CC	2.55	-	0.76
W-DD1	8.38	-	1.88
W-DD2	0.10	-	0.29
W-EE	0.85	-	0.53
W-FF	11.48	-	1.82

DWELLING UNIT COUNT

	NORTH	SOUTH	TOTAL
40'x120' SFD LOTS	132	113	245
50'x120' SFD LOTS	299	174	473
TOTAL SFD LOTS	431	287	718

DENSITIES

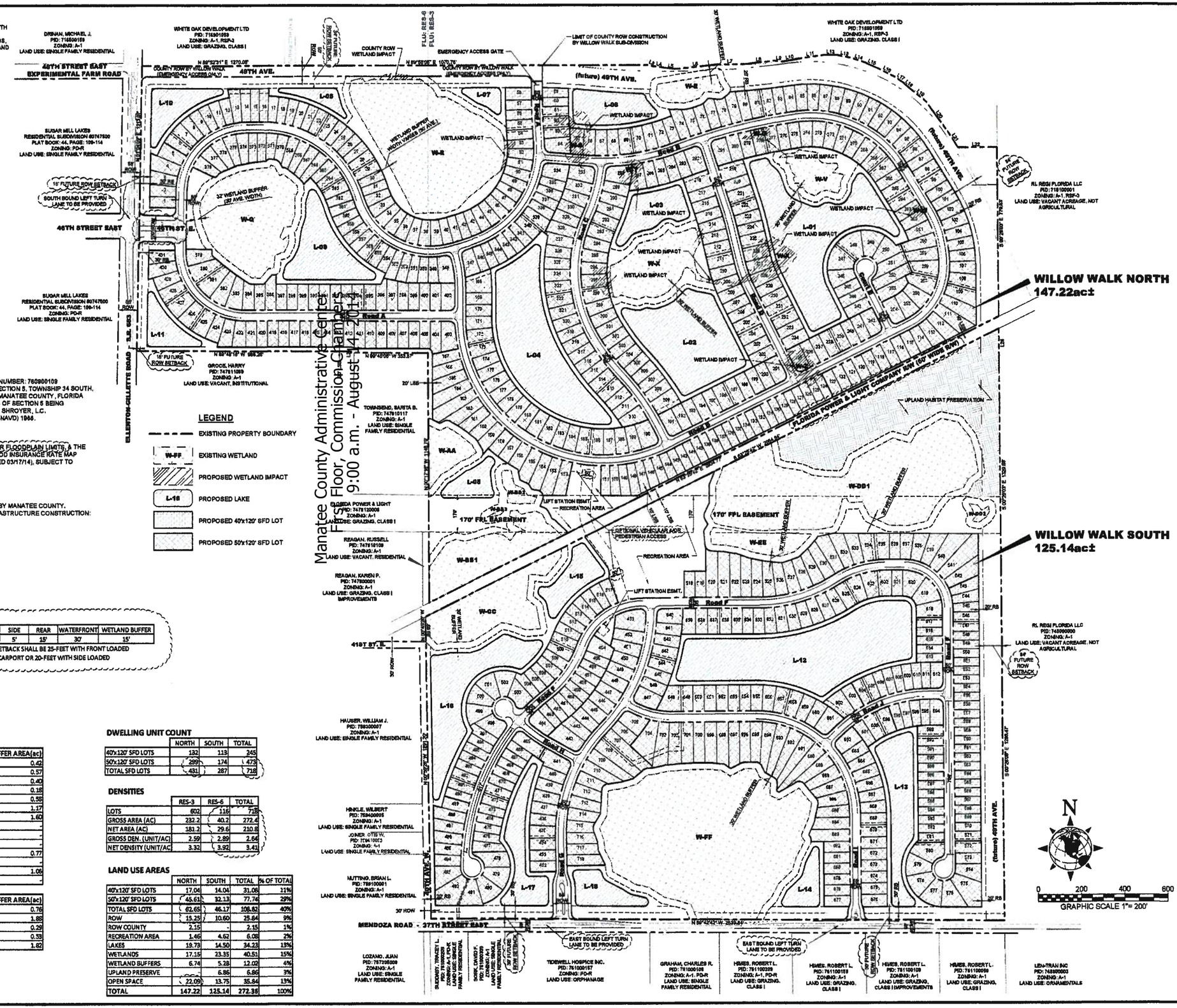
	RES-3	RES-6	TOTAL
LOTS	602	116	718
GROSS AREA (AC)	232.2	40.2	272.4
NET AREA (AC)	181.2	29.6	210.8
GROSS DEN. (UNIT/AC)	2.59	2.89	2.64
NET DENSITY (UNIT/AC)	3.32	3.92	3.41

LAND USE AREAS

	NORTH	SOUTH	TOTAL	% OF TOTAL
40'x120' SFD LOTS	17.04	14.04	31.08	11%
50'x120' SFD LOTS	45.61	32.13	77.74	29%
TOTAL SFD LOTS	62.65	46.17	108.82	40%
ROW	15.25	10.60	25.84	9%
ROW COUNTY	2.15	-	2.15	1%
RECREATION AREA	1.46	4.62	6.08	2%
LAKES	19.73	14.50	34.23	13%
WETLANDS	17.15	23.35	40.51	15%
WETLAND BUFFERS	6.74	5.28	12.02	4%
UPLAND PRESERVE	-	6.86	6.86	3%
OPEN SPACE	22.09	13.75	35.84	13%
TOTAL	147.22	125.14	272.36	100%

LEGEND

- EXISTING PROPERTY BOUNDARY
- W-FF EXISTING WETLAND
- PROPOSED WETLAND IMPACT
- L-16 PROPOSED LAKE
- PROPOSED 40'x120' SFD LOT
- PROPOSED 50'x120' SFD LOT



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

SCALE 1"=200'
SEC.-TSP.-RGE. 5-35S-18E
SHEET 4 OF 16

MASTER SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

DATE 04/15/14 | PROJECT WW | DRAWING MSP | DRAWN IS | CHECKED MJM

MATTHEW J. MORRIS FL LICENSE NO. 69434

NO.	DATE	REVISION DESCRIPTION	BY
1	05/14/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS
2	06/24/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS
3	08/01/14	OPTIONAL VEHICULAR ACCESS	IS

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Civil Engineering and Land Development Consulting
6961 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.:3770 941-444-4444 www.morrisengineering.net

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

SCALE 1"=200'
SEC.-TSP.-RNG. S-35-RE
SHEET 5 OF 16

MASTER DRAINAGE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

DATE 04/15/14
PROJECT WW
DRAWING MDR
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	04/15/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS
02		MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS

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8802 Parkwood Parkway East, Lakewood Ranch, Florida 34240 C.A.26788 941.444.4664 www.morrisengineering.net

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

UTILITY NOTE

1. THE PROPOSED POTABLE WATER, RECLAIMED WATER &/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY & ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN

MASTER UTILITY PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

SCALE 1"=200'
SEC.-TSP.-RNG. 5-35S-18E
SHEET 6 OF 16

DATE	PROJECT	DRAWING	DRAWN	CHECKED
04/15/14	WW	MJ17	IS	MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	04/15/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS

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4802 Richmond Parkway, Lakewood Ranch, Florida 34211 C.A. 28388 941.914.0041 www.morrisengineering.net

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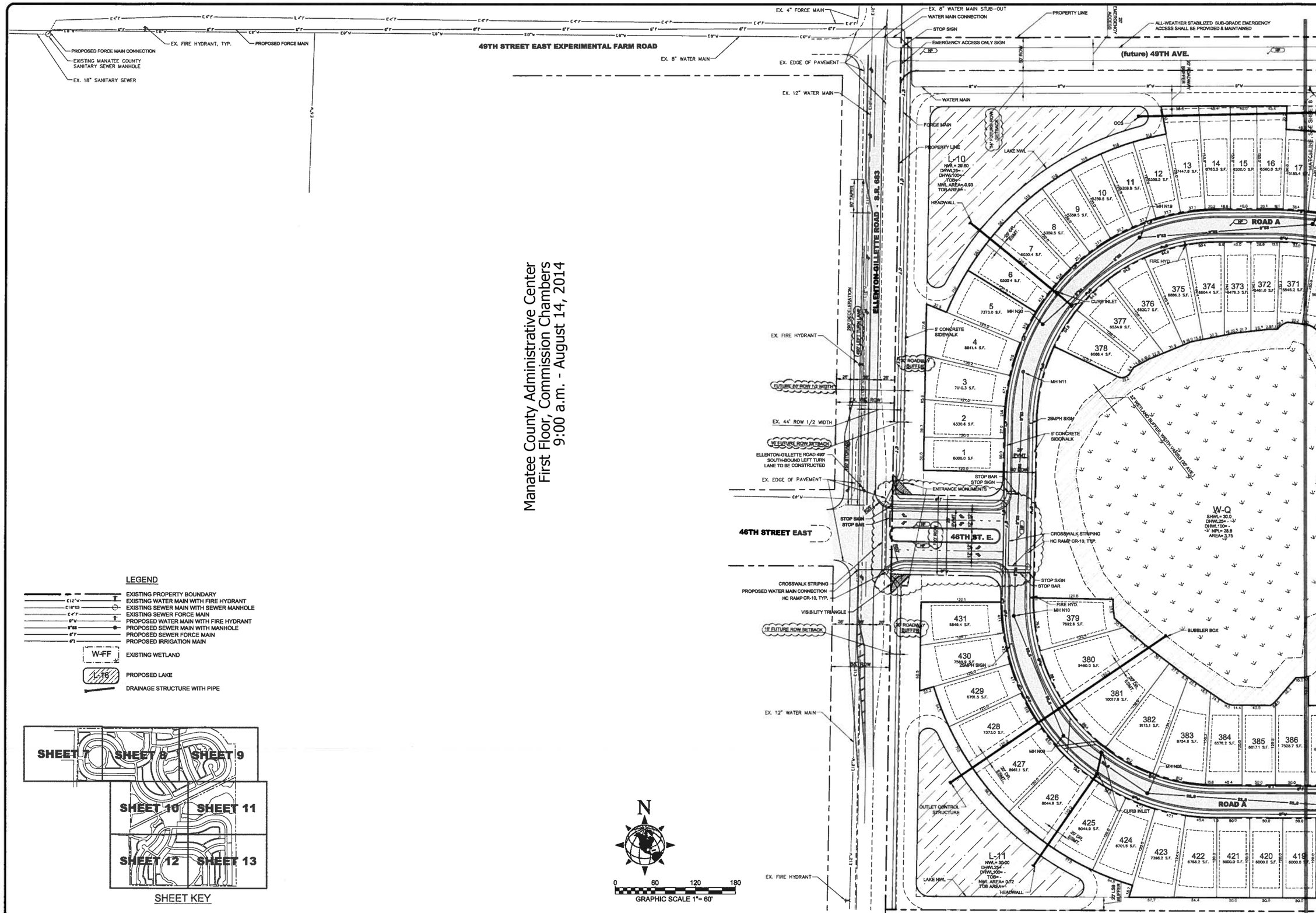

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN
- W-FF EXISTING WETLAND
- L-16 PROPOSED LAKE
- DRAINAGE STRUCTURE WITH PIPE

SHEET KEY

PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

SCALE 1"=60'
SEC-TSP-RNG. 5-33S-18E
SHEET 7 OF 16

DATE 04/15/14
PROJECT WW
DRAWING PSP
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	04/15/14	MISC. REVISIONS PER MAN. COL. PSP REVIEW	IS
02	04/17/14	MISC. REVISIONS PER MAN. COL. PSP REVIEW	IS

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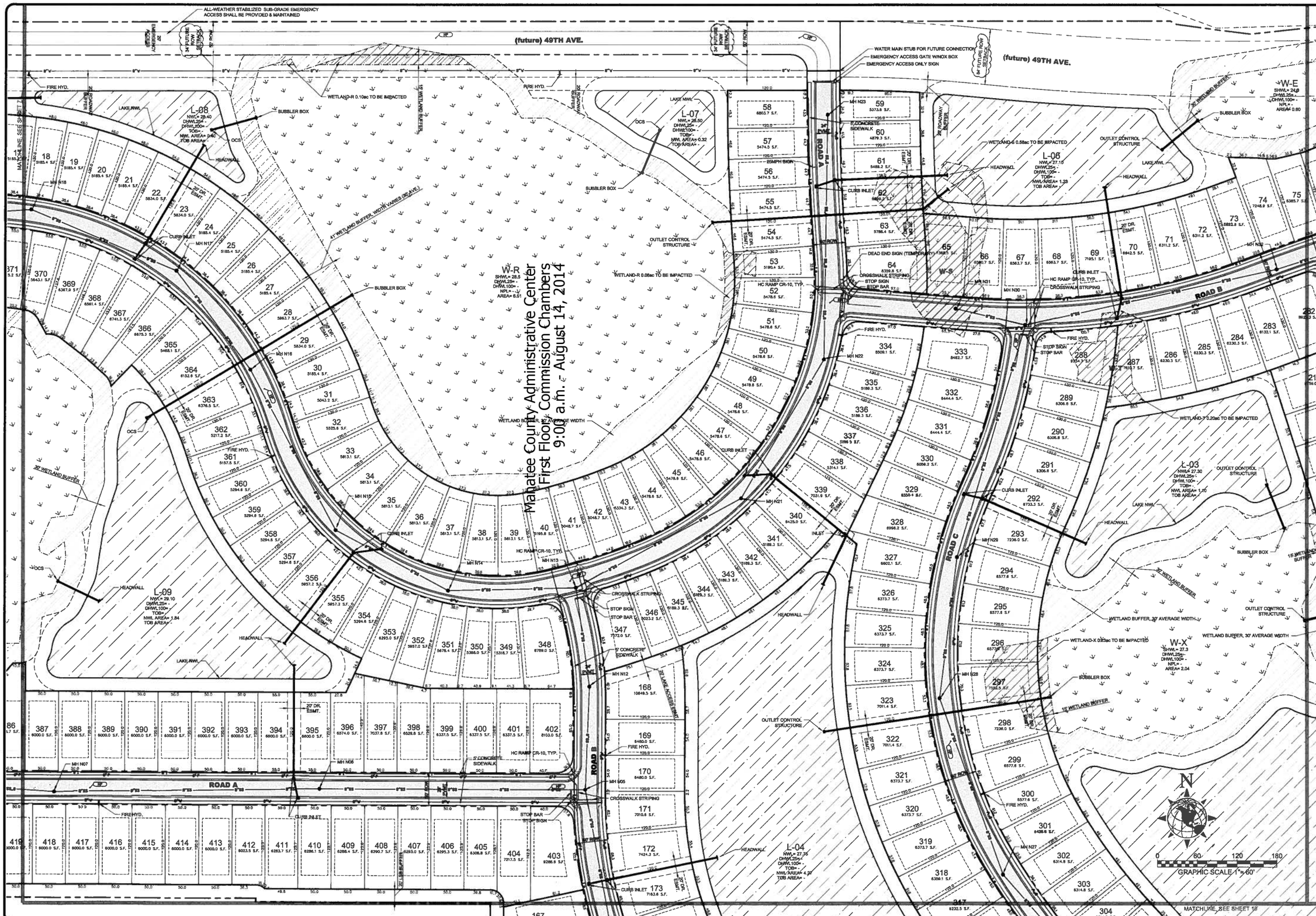
6811 Parkwood Parkway East, Lakewood Ranch, Florida 34240 C.A.28259 941.444.6041 www.morrisengineering.net



SCALE 1"=60'
SEC.-TSP.-RNG. 5-35-18E
SHEET 8 OF 16

PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

DATE 04/15/14
PROJECT WW
DRAWING PSP
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	04/15/14	MISC REVISIONS PER MJM, CO. PSP REVIEW	IS
02	07/07/14	MISC REVISIONS PER MJM, CO. PSP REVIEW	IS

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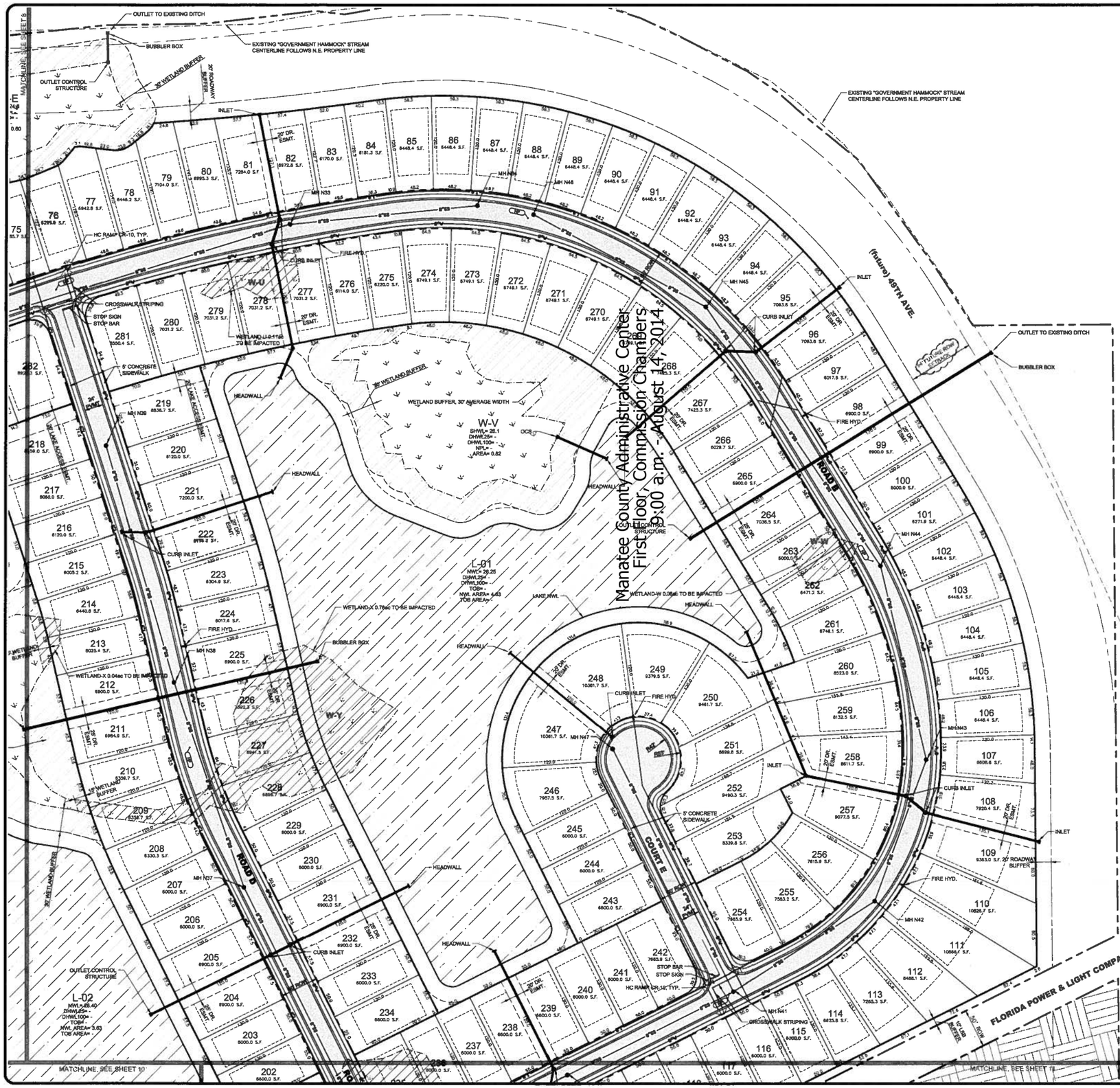
Civil Engineering and Land Development Consulting
6817 Southwest Freeway East, Lakewood Ranch, Florida 34240 CA-28789 M: 941.545.6244 www.morrisengineering.com



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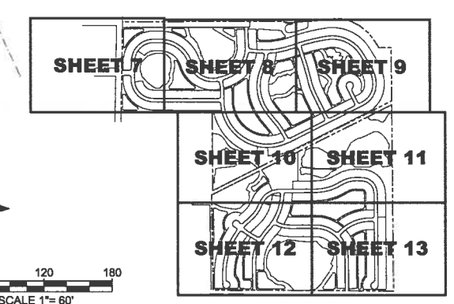
9:00 a.m. - August 14, 2014

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN
- W-FF — EXISTING WETLAND
- L-16 — PROPOSED LAKE
- DRAINAGE STRUCTURE WITH PIPE

N

0 60 120 180
GRAPHIC SCALE 1"= 60'



SHEET KEY

PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

SCALE 1"=60'	SEC.-TSP.-RNG. 8-35S-18E	SHEET 9 OF 16

DATE	PROJECT	DRAWING	DRAWN	CHECKED
04/15/14	WW	PSP	IS	MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
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02	07/07/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS

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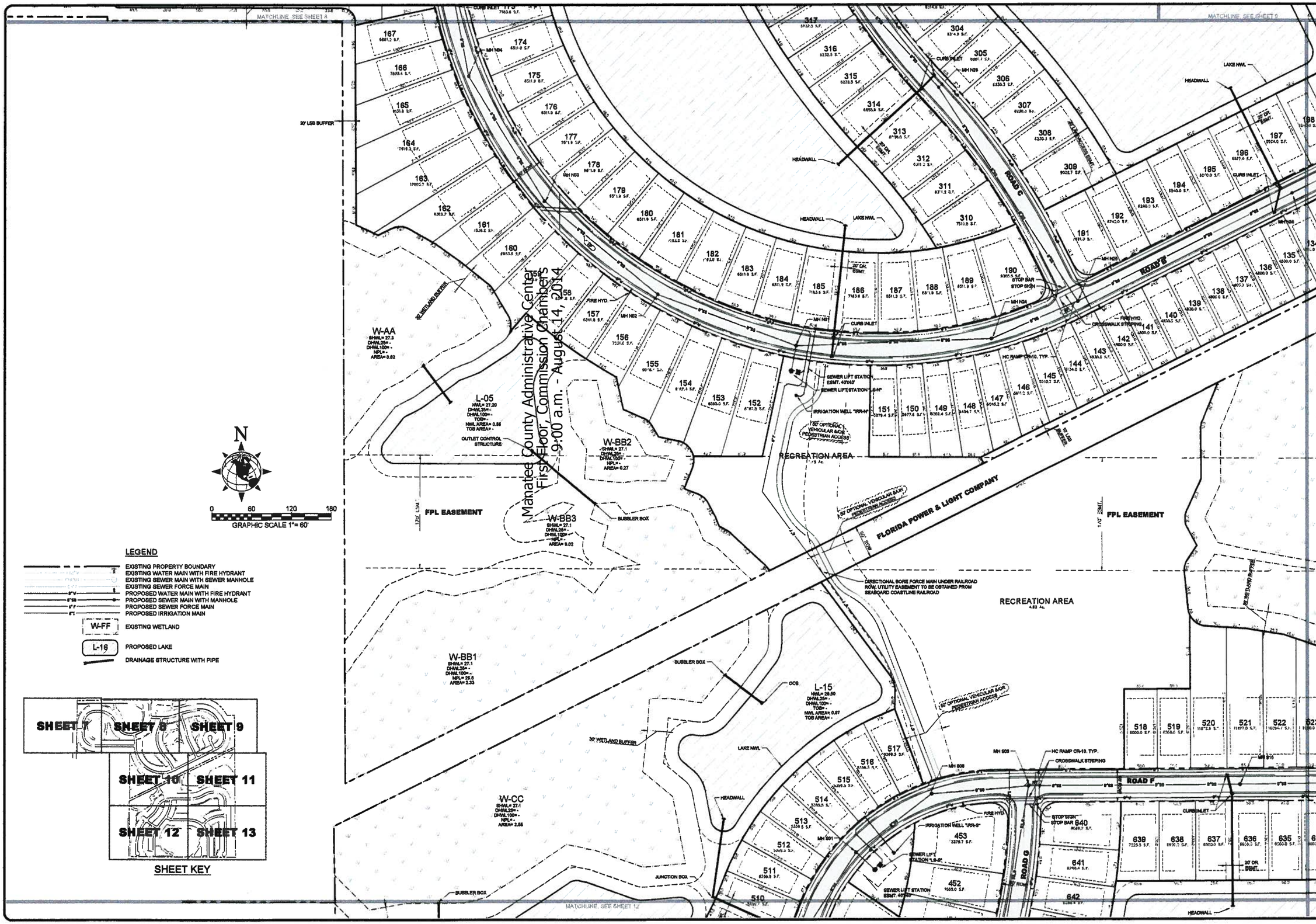

PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

SCALE 1"=60'
SEC.-TWP.-RNG. 5-35S-18E
SHEET 10 OF 16

DATE 04/15/14
PROJECT WW
DRAWING PSP
DRAWN 15
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 69434

NO.	DATE	REVISION DESCRIPTION	BY
02	02/27/14	ADDITIONAL VEHICULAR ACCESS	
01	01/21/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS
00	12/04/13	MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS

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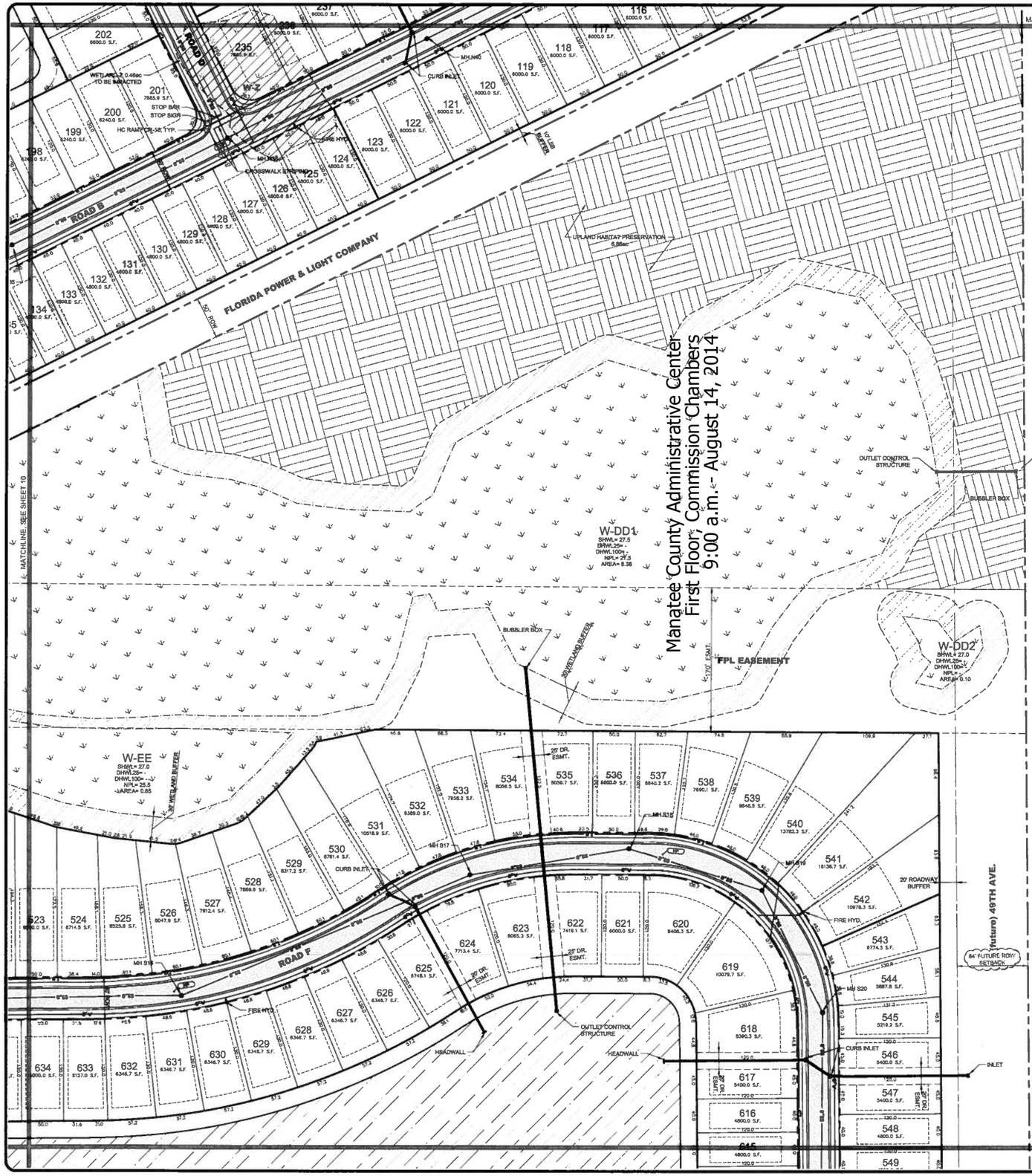
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m.- August 14, 2014

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
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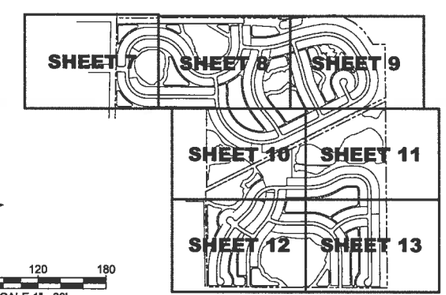
- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN
- W-FF EXISTING WETLAND
- L-16 PROPOSED LAKE
- DRAINAGE STRUCTURE WITH PIPE

N

0 60 120 180
GRAPHIC SCALE 1"= 60'



SHEET KEY

SCALE 1"=60'
SEC.-TSP.-RNG. 5-35S-18E
SHEET 11 OF 16

PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

DATE 04/15/14
PROJECT WW
DRAWING PSP
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
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02	07/07/14	MISC. REVISIONS PER MANL. CO. PSP REVIEW	IS

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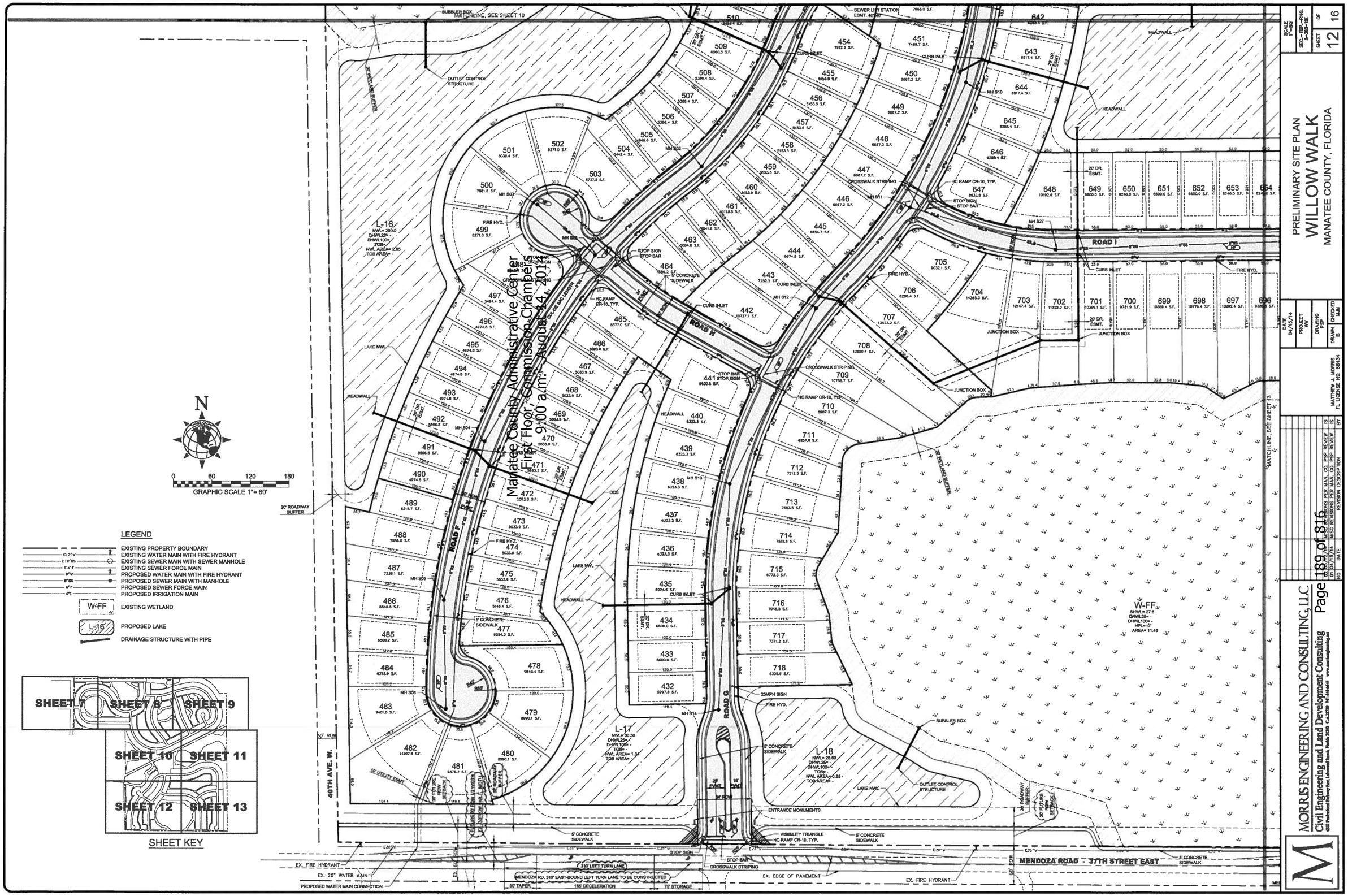
6846 Professional Parkway Blvd., Lakewood Ranch, Florida 34240 CA-28788 941-544-6844 www.morrisengineering.net


Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. August 14, 2014
PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA
SCALE 1"=60'
SEC.-TWP.-RNG. 5-35S-18E
SHEET 12 OF 16
DATE 04/15/14
PROJECT WW
DRAWING PSP
DRAWN IS
CHECKED MJM
MATTHEW J. MORRIS FL LICENSE NO. 68434
REVISION DESCRIPTION
01 04/15/14 MISC REVISIONS PER MAN. CO. PSP IS
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
N
0 60 120 180
GRAPHIC SCALE 1"= 60'
LEGEND
EXISTING PROPERTY BOUNDARY
EXISTING WATER MAIN WITH FIRE HYDRANT
EXISTING SEWER MAIN WITH SEWER MANHOLE
EXISTING SEWER FORCE MAIN
PROPOSED WATER MAIN WITH FIRE HYDRANT
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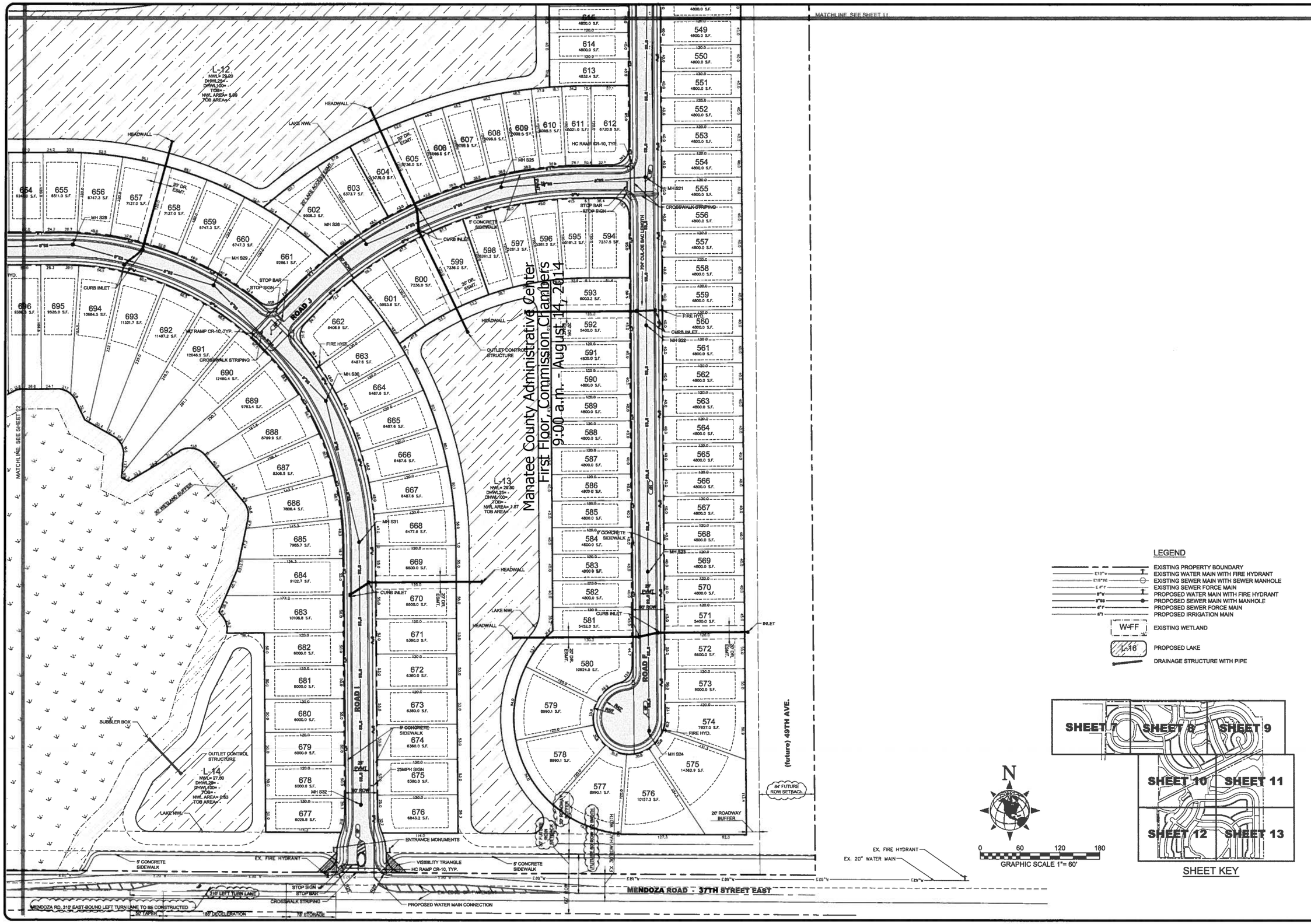
PROPOSED IRRIGATION MAIN
EXISTING WETLAND
PROPOSED LAKE
DRAINAGE STRUCTURE WITH PIPE
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12
SHEET 13
SHEET KEY
ROAD F
ROAD H
ROAD I
ROAD G
MENDOZA ROAD - 37TH STREET EAST
40TH AVE. W.
L-16
L-17
L-18
W-FF
MATCHLINE, SEE SHEET 10
MATCHLINE, SEE SHEET 13
EX. FIRE HYDRANT
EX. 20" WATER MAIN
PROPOSED WATER MAIN CONNECTION
MENDOZA RD. 310' EAST-BOUND LEFT TURN LANE TO BE CONSTRUCTED
310' LEFT TURN LANE
50' TAPER
180' DECELERATION
70' STORAGE
EX. EDGE OF PAVEMENT
ENTRANCE MONUMENTS
VISIBILITY TRIANGLE
HC RAMP CR-10, TYP.
5' CONCRETE SIDEWALK
CROSSWALK STRIPING
STOP SIGN
STOP BAR
25MPH SIGN
FIRE HYD.
CURB INLET
JUNCTION BOX
HEADWALL
OUTLET CONTROL STRUCTURE
BUBBLER BOX
20' ROADWAY BUFFER
30' FUTURE ROW SETBACK
20' DR. ESMT.
10' UTILITY ESMT.
50' ROW
Page 189 of 816



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
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- PROPOSED IRRIGATION MAIN
- W-FF EXISTING WETLAND
- L-16 PROPOSED LAKE
- DRAINAGE STRUCTURE WITH PIPE

N

0 60 120 180

GRAPHIC SCALE 1"= 60'

SHEET KEY

SCALE 1"=60'

SEC.-TOWN.-RNG. 5-35S-18E

SHEET 13 OF 16

PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

DATE 04/15/14 | PROJECT WW | DRAWING PSP | DRAWN IS | CHECKED M.J.M.

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	04/15/14	MISC. REVISIONS PER MANA. CO. PSP REVIEW	IS
02	07/17/14	MISC. REVISIONS PER MANA. CO. PSP REVIEW	IS

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First Floor, Commission Chambers
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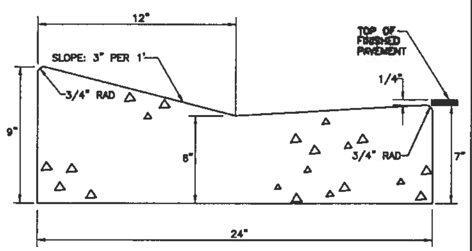
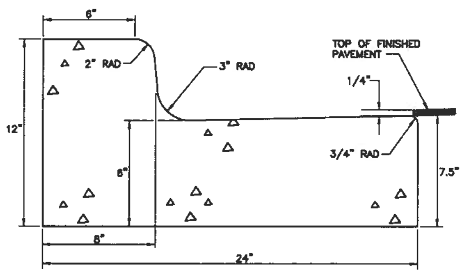


TYPE "A"
MIAMI CURB & GUTTER

A) CLASS 1 CONCRETE 3,000 P.S.I. AT 28 DAYS.

B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS ESTABLISHED BY FLORIDA D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 300, LATEST REVISION.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	TYPE A MIAMI CURB & GUTTER	201.1
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		

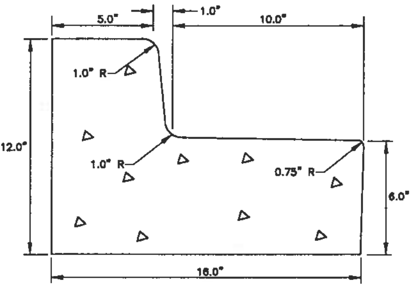


TYPE "F" BARRIER CURB & GUTTER

A) CLASS 1 CONCRETE 3,000 P.S.I. AT 28 DAYS.

B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS ESTABLISHED BY FLORIDA D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 300, LATEST REVISION.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	TYPE F CURB & GUTTER	201.2
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		

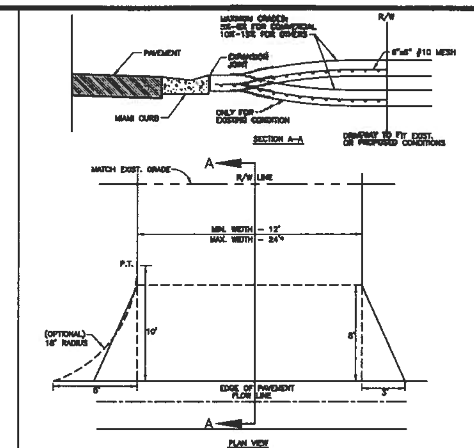


TYPE "AB"
MODIFIED CURB & GUTTER

A) CLASS 1 CONCRETE 3,000 PSI AT 28 DAYS.

B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS ESTABLISHED BY FLORIDA D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS STANDARDS INDEX NO. 300, LATEST REVISION.

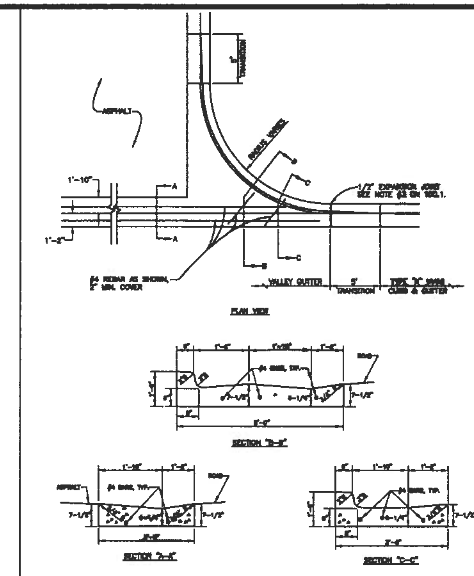
MANATEE COUNTY TRANSPORTATION DEPARTMENT	TYPE "AB" MODIFIED CURB & GUTTER	201.3
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		



* For driveways that can demonstrate the need for additional width, the width may not be greater than the LESSER of:
a.) 30' total at the R/W line
b.) 30% of the front footage as defined on the survey (or field measurement, 36' max.)

(A) CONSTRUCT WITH 6" REINFORCED CONCRETE, 3000 PSI @ 28 DAYS, 6"x6" #10 WIRE MESH FROM BACK OF CURB- TO R/W LINE.
(B) DRIVEWAYS ADJACENT TO A PAVED ROADWAY MUST HAVE THE APRON CONSTRUCTED IN COMPLIANCE WITH THE NOTE (A) ON PREVIOUS PAGE (STD. 101.0)
(C) MAINTAIN EXISTING DRAINAGE FLOWLINE. FOR PIPING SPECIFICATIONS REFER TO F.D.O.T. STANDARD SPECIFICATIONS SECTION 430. SEE NOTE 4, PAGE 100.1. SEE SECTION 300- DRAINAGE (STD. 300.0, 302.5).
(D) 3'x5' FLARE OR 15' RADIUS WITH CURB TRANSITION (TRANSITION FROM TYPE "F" CURB TO MIAMI CURB) SEE STD. 101.2. SEE CHANGE WITH 3' VALLEY CROSSING - SEE STDS. 201.6, 201.1, 201.2, 201.4, 201.5, 201.6.
(E) EXPANSION JOINT 0.50" PREFORMED JOINT FILLER OR APPROVED ALTERNATE, DRIVES WIDER THAN 12' (BEYOND FLARE) PLACE JOINT ON 10' CENTER.
(F) LATERAL ALIGNMENT 45 DEGREES FOR SINGLE DRIVE PER LOT, 90 DEGREES FOR SINGLE DRIVE, OFF CENTER LINE.

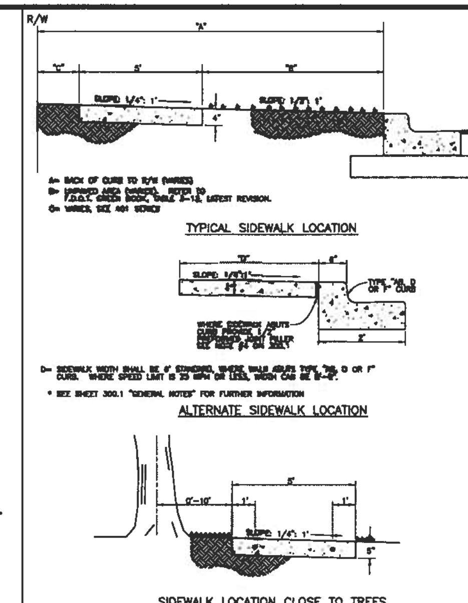
MANATEE COUNTY TRANSPORTATION DEPARTMENT	URBAN DRIVES	101.1
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		



3' VALLEY CROSSING

* CLASS 1 CONCRETE, 3,000 P.S.I. AT 28 DAYS.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	VALLEY CROSSING	201.6
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		



A= BACK OF CURB TO R/W (VARIES)
B= UNPAVED AREA (VARIES). REFER TO F.D.O.T. GREEN BOOK, TABLE 3-12, LATEST REVISION.
C= VARIES, SEE 401 SERIES

TYPICAL SIDEWALK LOCATION

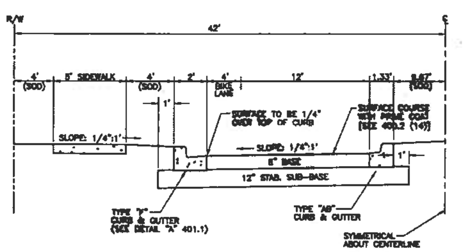
D= SIDEWALK WIDTH SHALL BE 6' STANDARD, WHERE WALK ABUTS TYPE "AB, D OR F" CURB. WHERE SPEED LIMIT IS 25 MPH OR LESS, WIDTH CAN BE 5'-6".

* SEE SHEET 300.1 "GENERAL NOTES" FOR FURTHER INFORMATION

ALTERNATE SIDEWALK LOCATION

SIDEWALK LOCATION CLOSE TO TREES

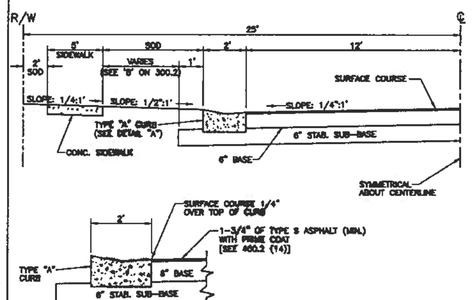
MANATEE COUNTY TRANSPORTATION DEPARTMENT	SIDEWALK REQUIREMENTS	301.1
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		



NOTES:

A) Asphaltic concrete surface course shall be 1-3/4" minimum thickness Type S III. Two lifts of asphalt shall be required. A performance bond shall be required if the second lift is delayed beyond road acceptance. The first lift shall be 1" of S-I. The second lift shall be 3/4" of S-III. The final lift of asphalt may not be placed until Certificate of Occupancy has been issued for 50th percentile home or building for that street.
B) 8" base course 850 lbs. per sq. yd. limerock compacted to 98% modified proctor density or 8" soil cement.*
C) 12" stabilized sub-base shall marl blended with sandy sub-grade minimum LBR 40, 98% T180 AASHTO.
D) No portion of the drainage pipe shall be allowed in the sub-base.
E) See section 201.0 for curb and gutter types.
F) Sidewalk shall be constructed per section 300.
G) Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.
H) Sodding shall be installed per section 400.1 (B)
* Or approved equal, meeting same structural number.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	2-LANE DIVIDED URBAN	401.3
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		

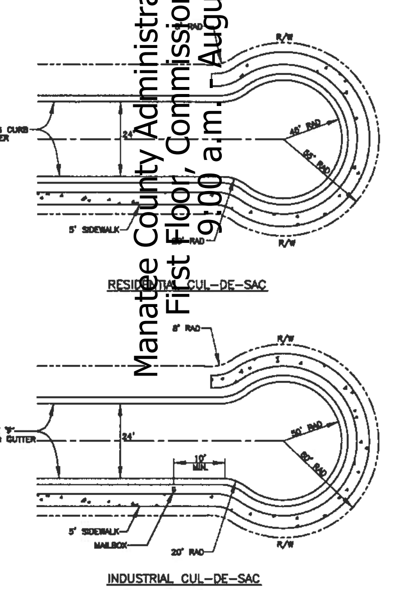


DETAIL "A"

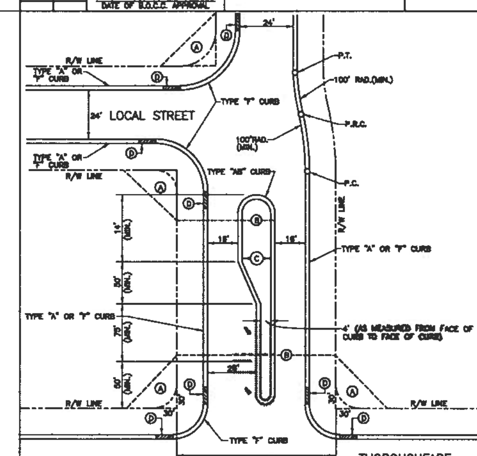
NOTES:

A) Asphaltic concrete surface course shall be layed in two lifts. The first lift shall be 1" Type S-I or S-III. The second lift shall be 3/4" Type S-III. A performance bond shall be required if the second lift is delayed beyond acceptance of the road.
B) Base course shall consist of 4-1/2" compacted sand asphalt base (1200 lbs. stab.) or 6" Coquina/shell compacted to 98% AASHTO T-180 density LBR 100 or 6" soil cement.*
C) 6" stabilized sub-base shall marl blended with sandy sub-grade minimum LBR 40, 98% T180 AASHTO.
D) On new construction, sanitary sewer may be placed on centerline of R/W if desired. All laterals to be installed at the same time as sanitary sewer main line.
E) See section 201.0 for curb and gutter types.
F) No portion of drainage pipe shall be allowed in sub-base. 12" minimum cover is required on storm drain.
G) Sidewalk shall be 1' or 2' inside R/W line, with 2' preferable. To be constructed per section 300.1
H) Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.
I) If sidewalks are not required, only 2' of sod is required back of curb. Hydromulch balance of right-of-way.
J) Sodding shall be installed per section 400.1 (B)
* Or approved equal, meeting same structural number.

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

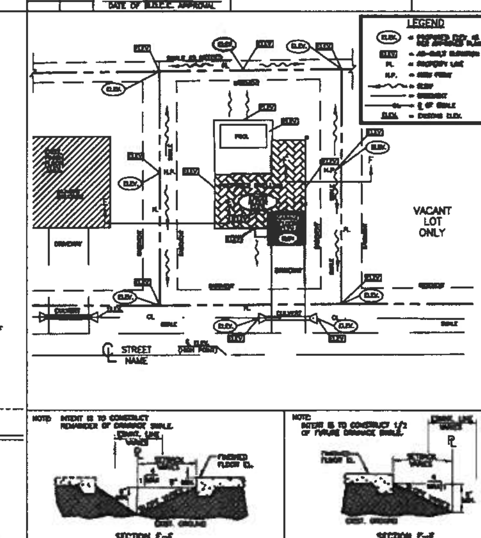


MANATEE COUNTY TRANSPORTATION DEPARTMENT	RESIDENTIAL AND INDUSTRIAL CUL-DE-SAC	401.10
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		



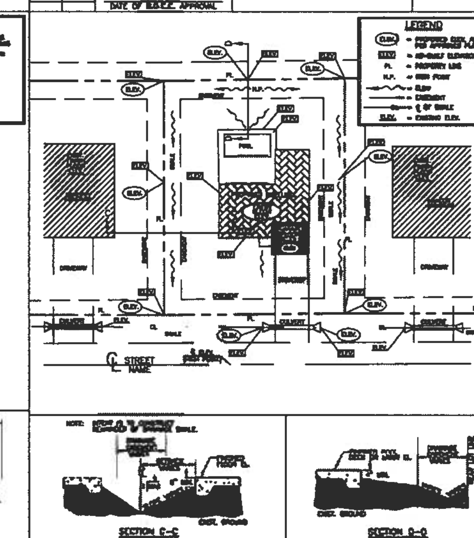
* (A) VISIBILITY TRIANGLE, 30' X 30' AREA PERMITTING NO OBSTRUCTION (1.0 FT. DIA. OR LESS) HIGHER THAN 2' NOR LOWER THAN 8.5', TO ASSURE PROPER VISIBILITY. (SEE L.D.C. 713).
(B) EXTENSION OF VISIBILITY TRIANGLE ACROSS MEDIAN STRIP TO COMPLY WITH STANDARD ABOVE.
(C) MEDIAN STRIP MINIMUM WIDTH 19.33' FROM BACK OF CURB TO BACK OF CURB. LENGTH - 300' MAX NOT EXTENDING BEYOND P.C. OF PAVEMENT INTERSECTION RADIUS OR R/W LINE OF INTERSECTING STREET.
(D) MINIMUM 5' CURB TRANSITION.
SEE SECTION 200 "CURB & GUTTER" SHEET 201.0 FOR CURB TYPE.
SEE SHEET 400.1 "GENERAL NOTES"
RADIUS AS REQUIRED BY ROAD DESIGNATION, LOCAL TO LOCAL 25' R., LOCAL TO THOROUGHFARE 35' R., THOROUGHFARE TO THOROUGHFARE 50' R.
* 30' IS A MINIMUM, MAY BE GREATER, VISIBILITY TRIANGLE TO BE DESIGNED PER F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONST. & MAIN. FOR STREETS & HIGHWAYS (GREEN BOOK), LATEST REVISION.

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



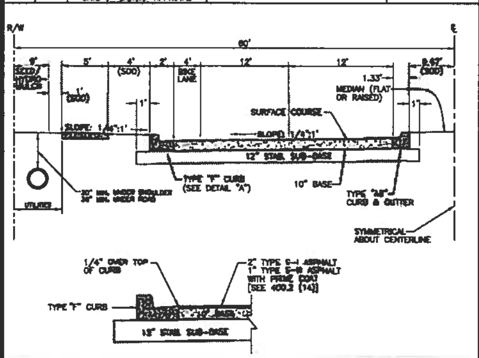
NOTES:
1.) USE SECTION F-F IF NO SIDE OR REAR LOT LINE DRAINAGE SWALES ARE PRESENT. THE PROPOSED TOE OF SLOPE ELEVATION MUST MATCH THE EXISTING GRADE AT THE PROPERTY LINE.
2.) FOR MID LOT TO BACK/FRONT, FINISH FLOOR ELEVATION = 21" MINIMUM ABOVE ℄ OF ROADWAY.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	MID LOT TO BACK/ MID LOT TO FRONT DRAINAGE PLAN	700.3
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		



NOTES:
1.) USE SECTION D-D IF NO SIDE OR REAR LOT LINE DRAINAGE SWALES ARE PRESENT. THE PROPOSED TOE OF SLOPE ELEVATION MUST MATCH THE EXISTING GRADE AT THE PROPERTY LINE.
2.) FOR REAR TO FRONT LOT DRAINAGE, FINISH FLOOR ELEVATION = 24" MINIMUM ABOVE ℄ OF ROADWAY.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REAR TO FRONT LOT DRAINAGE PLAN	700.4
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		

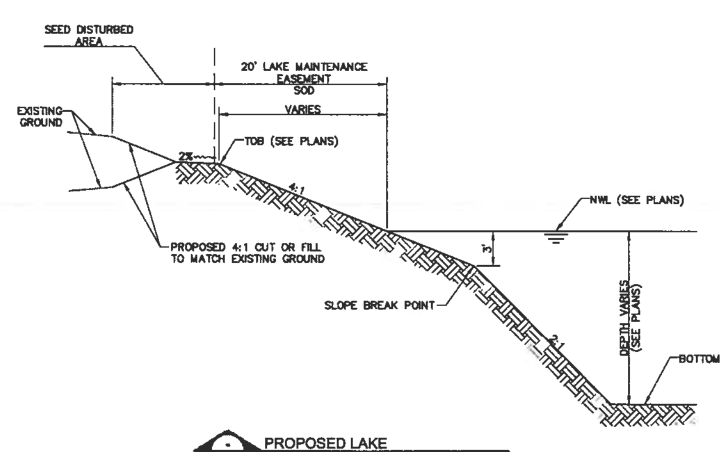


DETAIL "A"

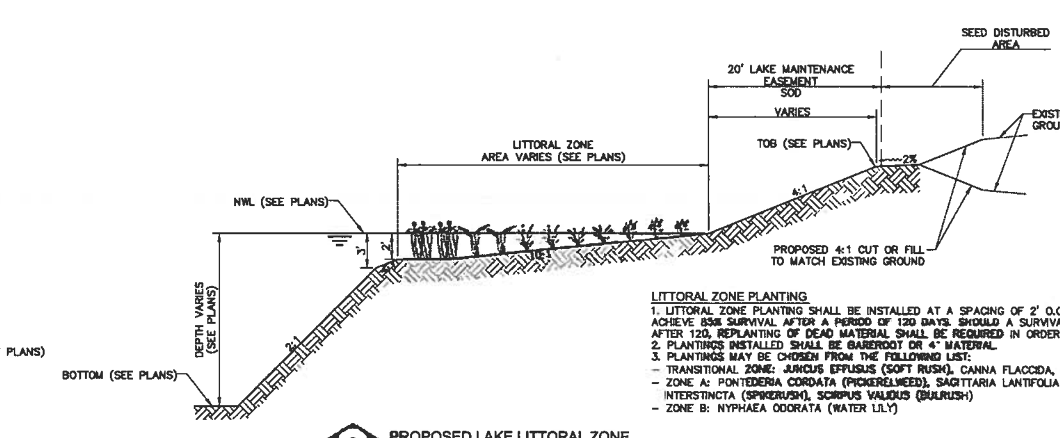
NOTES:

A) Asphaltic concrete surface course shall be 2" Type S-I and 1" Type S-III. Two lifts of asphalt shall be required. A performance bond shall be required if the second lift is delayed beyond initial road acceptance.
B) 10" base course 850 lbs. per sq. yd. limerock* compacted to 98% T180 AASHTO, or 8" soil cement.*
C) 12" stabilized sub-base shall marl blended with sandy sub-grade minimum LBR 60, 98% T180 AASHTO.
D) Median is to be sodded.
E) See section 201.0 for curb and gutter types.
F) Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.
G) No portion of pipe to be into sub-base.
H) Sidewalk to be constructed per section 300.
I) Sodding to be installed per section 400.1 (B).
J) When the first 2 lanes of an ultimate 4-lane road is approved, the outside 2 lanes shall be constructed first. In addition, left turn lanes must be constructed at all intersections at the time of initial construction unless exempted by the transportation director.
* Or approved equal, meeting same structural number.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	TYPICAL 4-LANE DIVIDED ROADWAY	401.2
REV.BY / DATE — 6/12/07 DATE OF B.O.C.C. APPROVAL		



PROPOSED LAKE
NTS



PROPOSED LAKE LITTORAL ZONE
NTS

LITTORAL ZONE PLANTING
1. LITTORAL ZONE PLANTING SHALL BE INSTALLED AT A SPACING OF 2' O.C. IN STAGGERED ROWS & SHALL ACHIEVE 85% SURVIVAL AFTER A PERIOD OF 120 DAYS. SHOULD A SURVIVAL RATE OF 85% NOT BE ACHIEVED AFTER 120, REPLANTING OF DEAD MATERIAL SHALL BE REQUIRED IN ORDER TO MAINTAIN 85% SURVIVAL.
2. PLANTINGS INSTALLED SHALL BE BAREROOT OR 4" MATERIAL.
3. PLANTINGS MAY BE CHOSEN FROM THE FOLLOWING LIST:
- TRANSITIONAL ZONE: JUNCUS EFFUSUS (SOFT RUSH), CANNA FLACCIDA, IRIS VIRGINICA
- ZONE A: PONTEDERIA CORDATA (PICKERELWEED), SAGITTARIA LANTIFOLIA (ARROWHEAD), ELEOCHARIS INTERSTINCTA (SPIKERUSH), SCIRPUS VALIDUS (BULRUSH)
- ZONE B: NYPHAEA ODORATA (WATER LILY)

SCALE -
SEC.-TSP.-RNG. 5-36S-18E
SHEET 14 OF 16

SITE DETAILS
WILLOW WALK
MANATEE COUNTY, FLORIDA

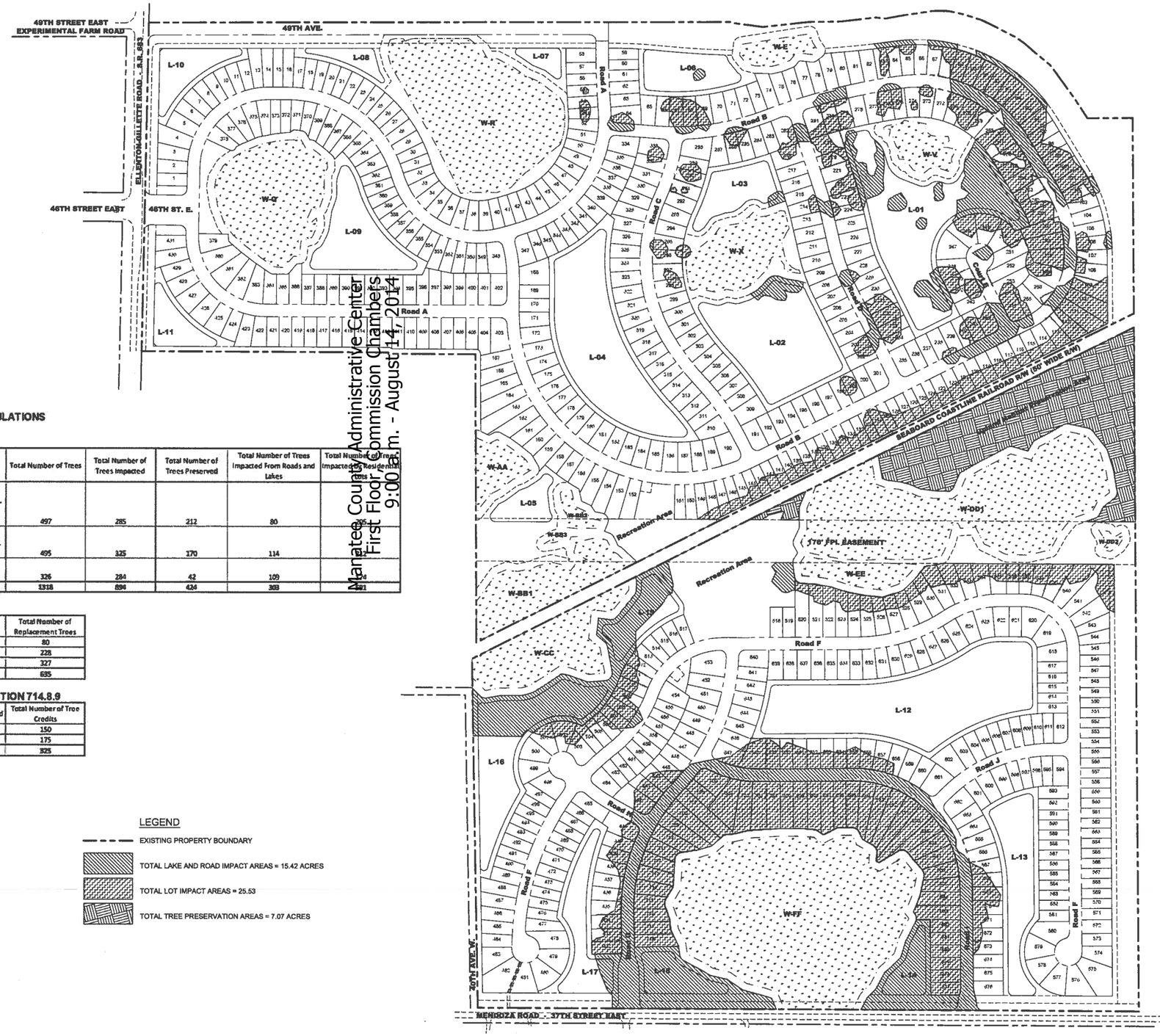
DATE 04/15/14 | PROJECT WW | DRAWING PSPDT | DRAWN IS | CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	04/15/14	MISC REVISIONS PER MAN. CO. PSP REVIEW	IS
02	05/12/14	MISC REVISIONS PER MAN. CO. PSP REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting

Page 191 of 816



Manatee County Administrative Center
First Floor Commission Chambers
9:00 a.m. - August 14, 2014

WILLOW WALK TREE IMPACT AND REPLACEMENT CALCULATIONS

TREE COUNT

Tree Size	Scientific Name	Common Name	Total Number of Trees	Total Number of Trees Impacted	Total Number of Trees Preserved	Total Number of Trees Impacted From Roads and Lakes	Total Number of Trees Impacted by Residential Lots
4" -14"	*Celtis laevigata, Quercus virginiana, Q. laurifolia, Carya glabra, Morus rubra, Ulmus americana, Acer rubrum*	Sugarberry, Live Oak, Laurel Oak, Pignut Hickory, Red Mulberry, American Elm, Red Maple	497	285	212	80	[illegible]
16" -30"	*Quercus virginiana, Q. laurifolia, Q. nigra, Ulmus americana, Carya glabra*	Live Oak, Laurel Oak, Water Oak, American Elm, Pignut Hickory	495	325	170	114	[illegible]
>30"	*Quercus virginiana and Ulmus americana*	Live Oak and American Elm	326	284	42	109	[illegible]
Total			1318	894	424	303	[illegible]

TREE REPLACEMENT

Tree Size	Replacement Caliper	Replacement Ratio	Total Number of Replacement Trees
4" -14"	3"	1 to 1	80
16" - 30"	4"	2 to 1	228
>30"	4"	3 to 1	327
Total			635

TREE PRESERVATION CREDITS – PURSUANT TO LDR SECTION 714.8.9

Tree Size	Number of Tree Credits	Total Number of Trees Preserved	Total Number of Tree Credits
26" - 35"	3	50	150
>36"	5	35	175
Total			325

LEGEND

- EXISTING PROPERTY BOUNDARY
- TOTAL LAKE AND ROAD IMPACT AREAS = 15.42 ACRES
- TOTAL LOT IMPACT AREAS = 25.53
- TOTAL TREE PRESERVATION AREAS = 7.07 ACRES

N

0 200 400 600
GRAPHIC SCALE 1"= 200'

SCALE 1"=200'
SEC.-TSP.-RNG. S-36S-18E
SHEET 15 OF 16

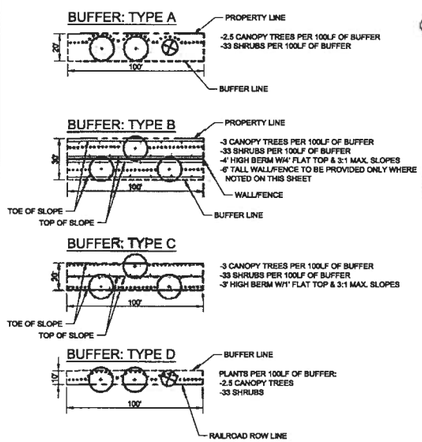
CLEARING PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

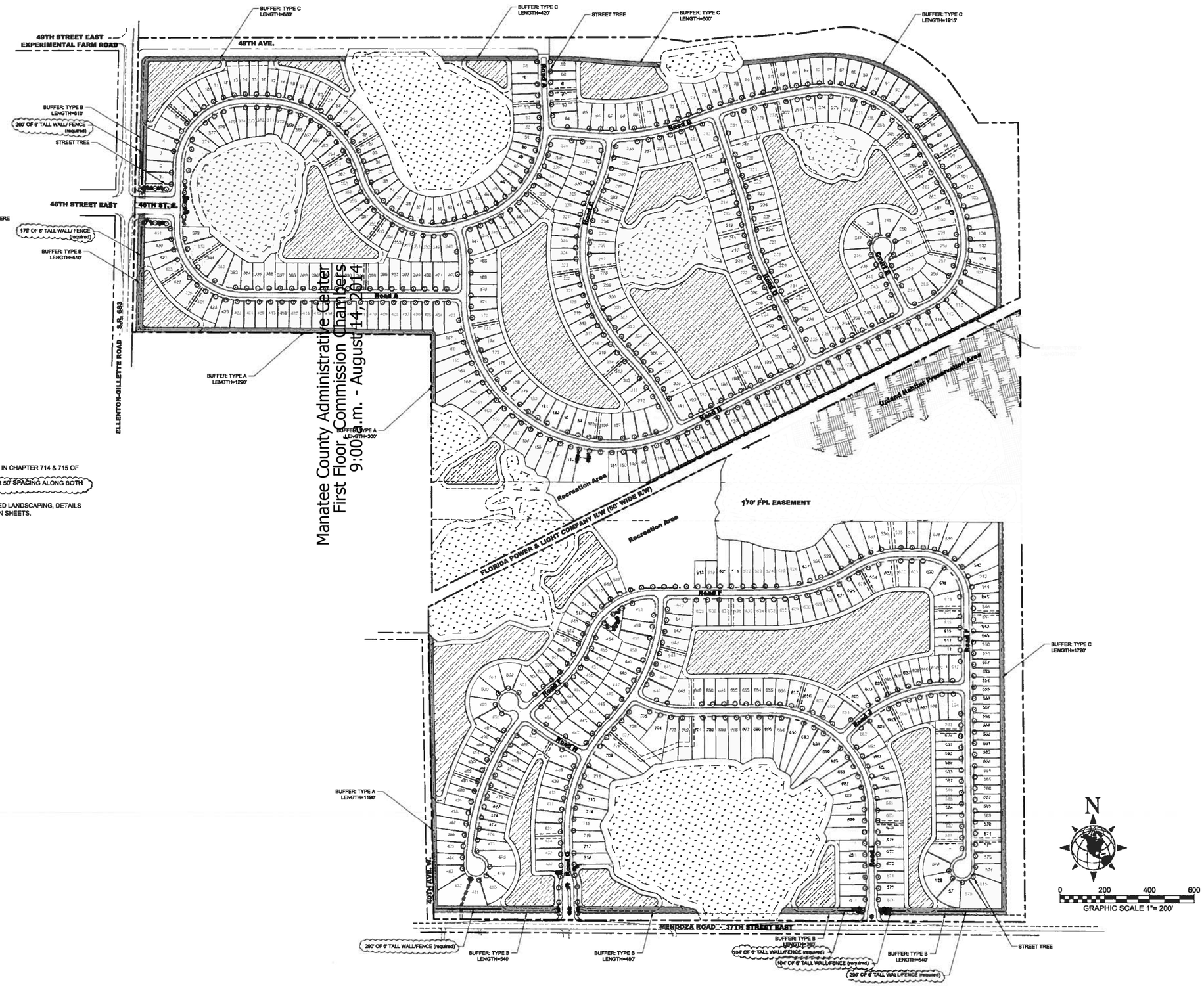
DATE 04/15/14
PROJECT WW
DRAWING CLR
DRAWN IS
CHECKED MJM

MATHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
02	06/04/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS
01	04/15/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
[illegible] Richwood Parkway Blvd, Lakewood Ranch, Florida 34240 CA.0.28838 941.404.4841 www.morrisengineering.net





Manatee County Administrative Center
First Floor Commission Chambers
9:00 a.m. - August 14, 2014

LANDSCAPE NOTES

1. ALL PROPOSED LANDSCAPING SHALL MEET THE STANDARDS SET FORTH IN CHAPTER 714 & 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
2. LOT STREET TREES ARE PROVIDED AT ONE TREE PER LOT FRONTAGE OR 50' SPACING ALONG BOTH SIDES OF INTERNAL ROADS.
3. A MAXIMUM OF 25% OF STREET TREES MAY BE PALM TREES.
4. 100% PERCENT AUTOMATIC IRRIGATION WILL BE PROVIDED FOR REQUIRED LANDSCAPING, DETAILS TO BE PROVIDED WITH THE FINAL SITE PLAN LANDSCAPE AND IRRIGATION SHEETS.

PROPOSED TREE COUNT

	NORTH	SOUTH	TOTAL
STREET TREES	448	301	749
BUFFER CANOPY TREES	229	139	367
BUFFER SHRUBS	2698	1591	4288

LANDSCAPING PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

SCALE 1"=200'
SEC.-TSP.-RNG. 5-35-18E
SHEET 16 OF 16

DATE 06/15/14
PROJECT WW
DRAWING LSP
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
02	06/27/14	MISC REVISIONS PER MAN. CO. PSP REVIEW	IS
01	06/16/14	MISC REVISIONS PER MAN. CO. PSP REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
840 Richmond Parkway Blvd, Lakewood Ranch, Florida 34240 CA-28288 941-544-6844 www.morrisengineering.net

August 14, 2014 Planning Commission
Agenda Item #5

Subject
PDR-14-09(Z)(P) - Meritage Homes of Florida, Inc. (Contract Purchaser)/Schroeder Manatee Ranch, INc. (Owner)/River Sands - DTS20140072 - MEPS288 - Quasi-Judicial - Margaret Tusing

Briefings
None

Contact and/or Presenter Information

Margaret Tusing

Principal Planner

941-748-4501 ext. 6863

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-14-09(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.4, B.1-B.3, C.1-C.4 and D.1-D.8; GRANTING Special Approval for a project exceeding a density of 1 dwelling unit per acre in the UF-3 Future Land Use Category; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Land Development Code Sections 603.7.4.5 (Greenbelts), 702.6.7 (Yards Adjacent to Agricultural Operations), 714.8.7 (Tree Replacement Size), and 715.3.4 (One Canopy Tree Every 50 Linear Feet), as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Ms. Darenda Marvin, AICP, with Grimes Goebel Grimes Hawkins Gladfelter & Galvano PL, is requesting approval of a Rezone and Preliminary Site Plan for 475 single family detached residences. The site is

approximately 304 acres located at 4810, 4820 and 4850 Lorraine Road.

• The site is located in UF-3 (Urban Fringe – 3 dwelling units per gross acre).

• Special Approval is required because the project's gross residential density exceeds 1 du/ac (1.56 du/ac).

• The minimum lot width is 55-feet.

• The Applicant is meeting the minimum standards of the LDC with respect to roadway width (24') and cul-de-sacs do not exceed 800' in length. The streets will be private and will be maintained by an HOA or other appropriate legal entity.

• Sidewalks will be constructed on the north and west sides of local streets. A 5-foot sidewalk exists on S.R. 64 and a 5-foot sidewalk will be constructed on Lorraine Road as part of this Project (Stipulation A.4.).

• 156 acres (51%) are proposed for open space throughout the project and 7 acres of recreational area may include a pool with cabana and bathrooms, a fitness center, tot lot, event field and sport court.

• The site has 7.68 acres of wetlands and no impacts are proposed.

• The subdivision will have access to S.R. 64 and Lorraine Road.

• The Applicant requested two Specific Approvals: Greenbelts which is to eliminate the greenbelt when the property boundary abuts the adjacent wetland buffer for the Mill Creek wetland system and the Agricultural Setback which is to reduce the required separation from 35-feet to 25-feet on the western property line adjacent to the Mill Creek wetland system. Staff requested Specific Approvals to reduce tree replacement sizes and one canopy tree per lot frontage. Staff supports each of the Specific Approval requests.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on July 7, 2014.

Reviewing Attorney
Schenk

Instructions to Board Records
n/a

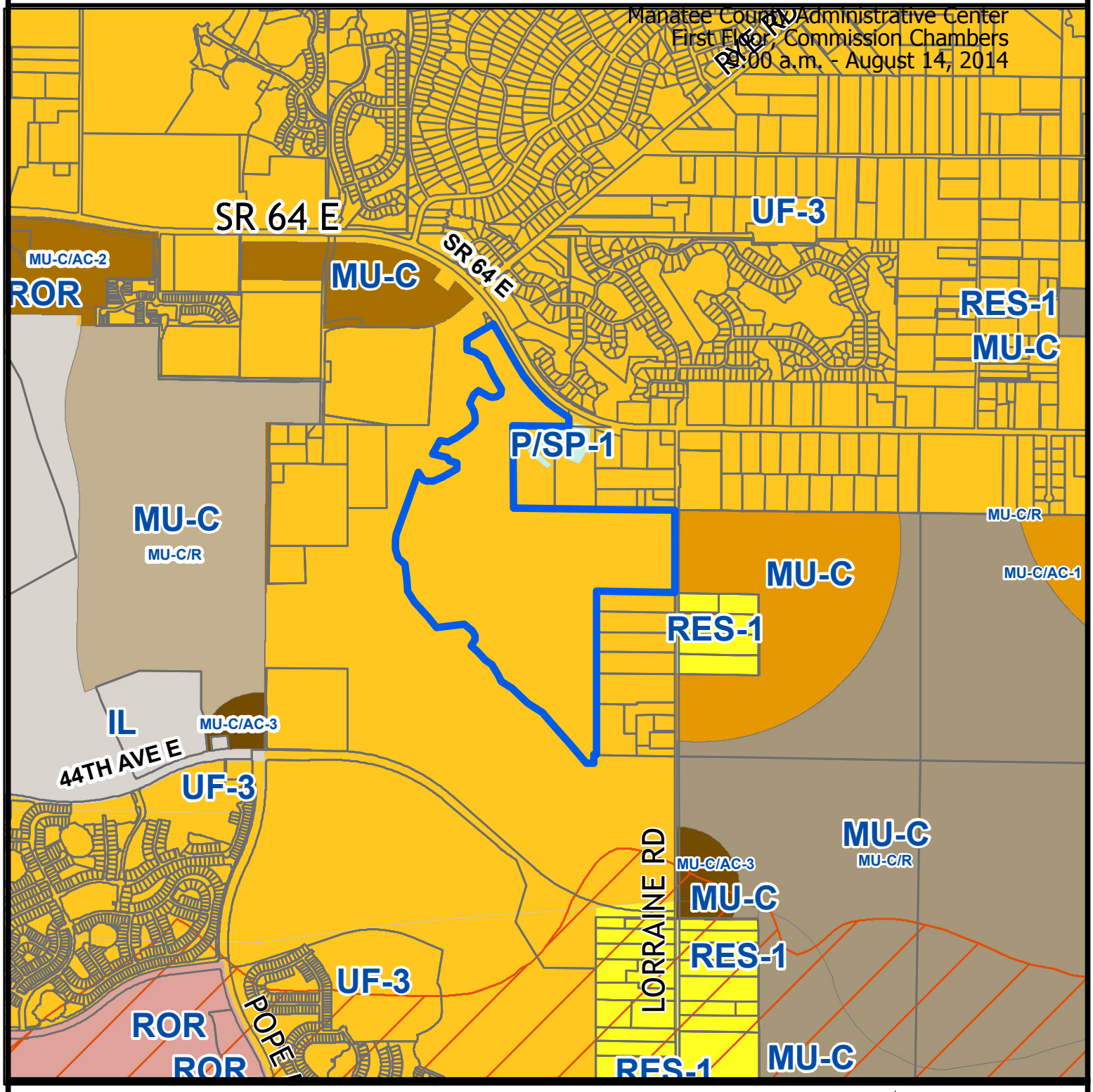
Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - PDR-14-09 - RiverSands - 08142014 PC.pdf

Attachment: Staff Report - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - River Sands - PDR-14-09(Z)(P).pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - River Sands - PDR-14-09(Z)(P) - 8-14-14 PC.pdf
Attachment: Site Plan - River Sands - PDR-14-09(Z)(P) - 8-14-2014 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 579901659 (part of)

Manatee County
Staff Report Map

Map Prepared 4 / 2014

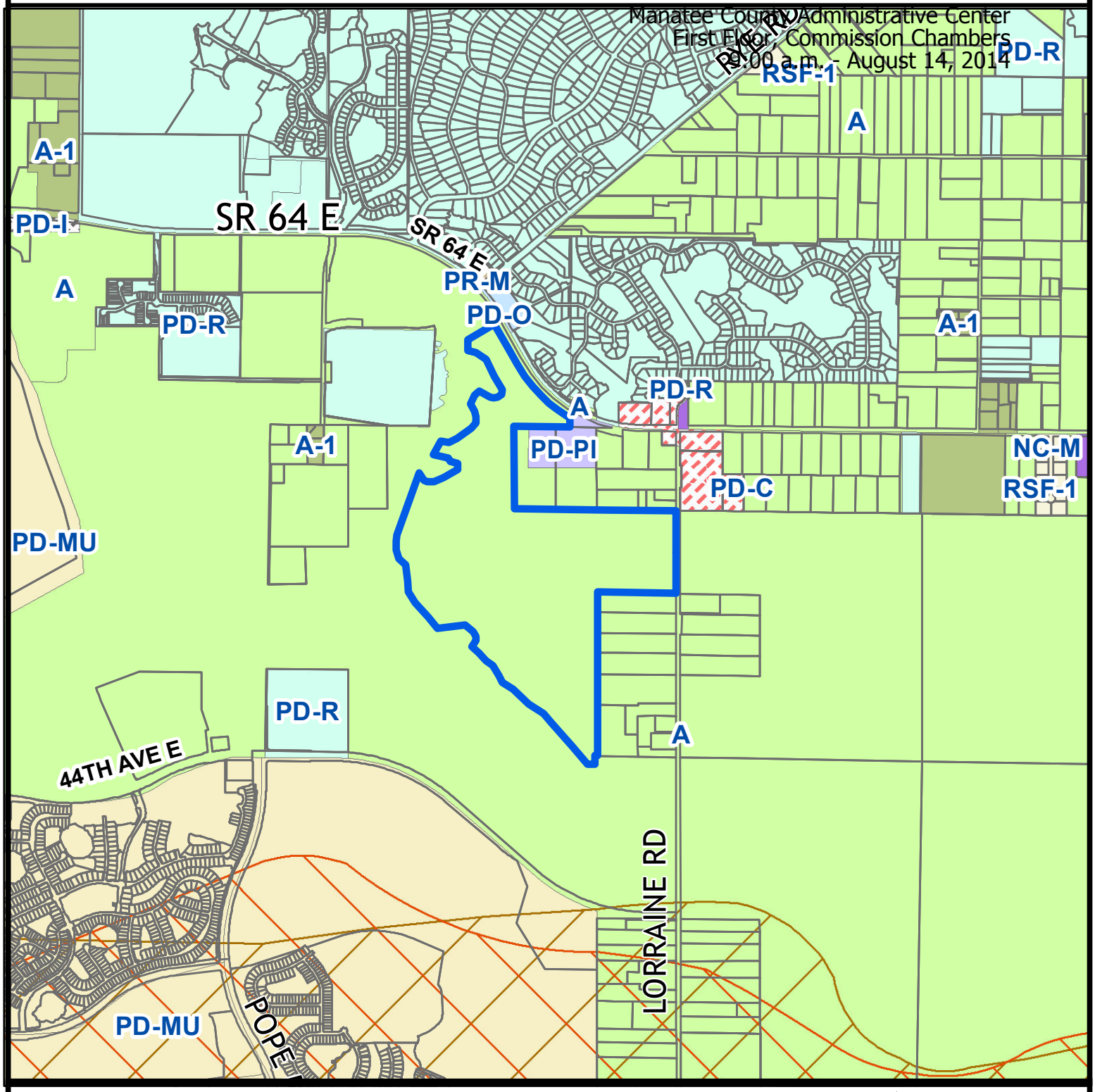
1 inch = 2,188 feet

Project Name: River Sands
Project #: PDR-14-09 (Z)(P) / 14-S-06 (P)
DTS#: 20140072
Proposed Use: Residential

S/T/R: Sec 3 Twn 35 Rng 19
Acreage: 304.39
Existing Zoning: A
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: Gates Creek, Mill Creek, Williams Creek
Commissioner: Vanessa Baugh

ZONING



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Staff Report Map

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S/T/R: Sec 3 Twn 35 Rng 19
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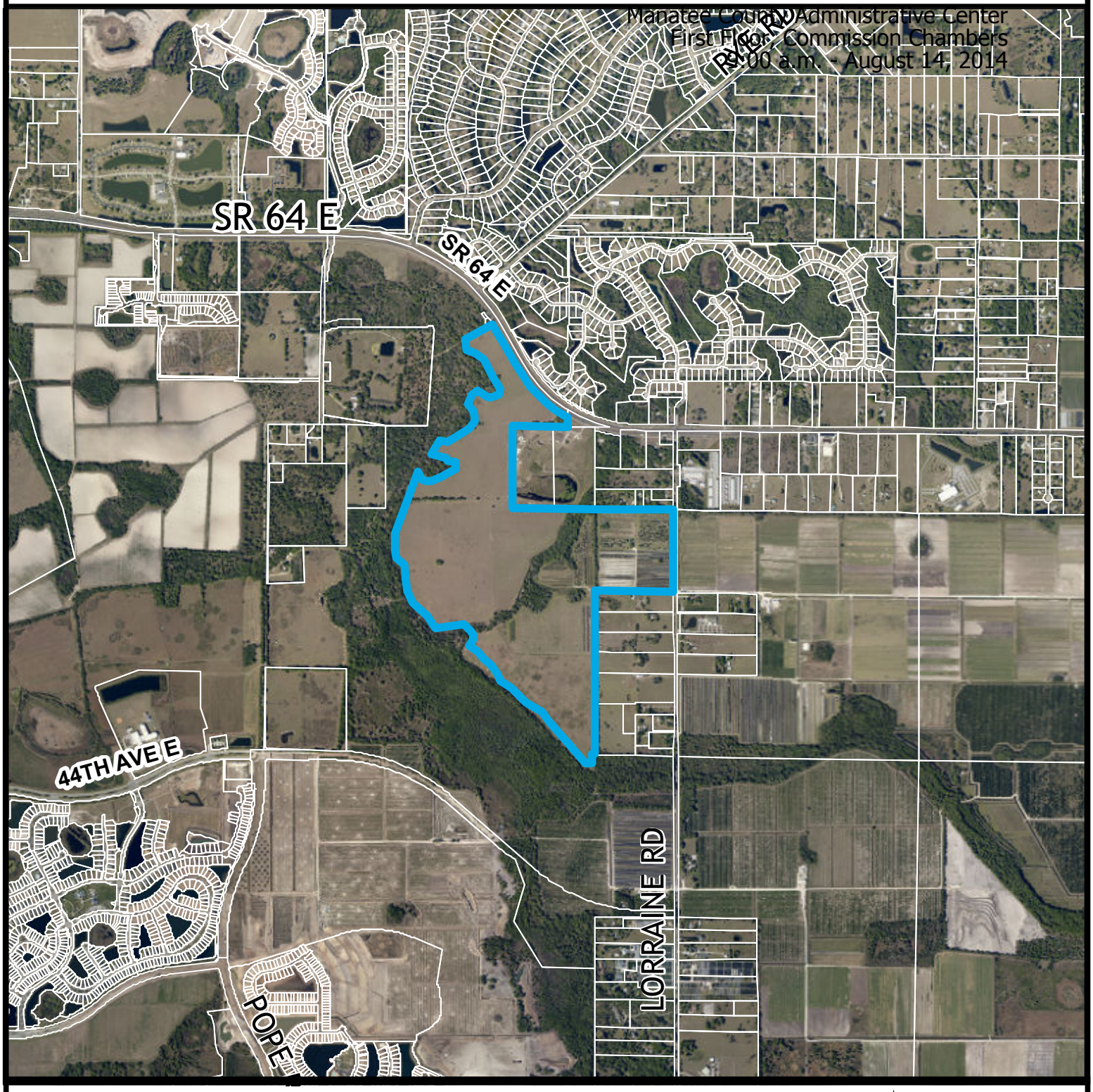
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: Gates Creek, Mill Creek, Williams Creek
Commissioner: Vanessa Baugh

AERIAL



Parcel ID #(s) 579901659 (part of)

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 2,188 feet

Project Name: River Sands
Project #: PDR-14-09 (Z)(P) / 14-S-06 (P)
DTS#: 20140072
Proposed Use: Residential

S/T/R: Sec 3 Twn 35 Rng 19
Acreage: 304.39
Existing Zoning: A
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: Gates Creek, Mill Creek, Williams Creek
Commissioner: Vanessa Baugh

PDR-14-09(Z)(P) – MERITAGE HOMES OF FLORIDA, INC. (CONTRACT PURCHASER)/SCHROEDER MANATEE RANCH, INC.(OWNER)/RIVER SANDS (DTS #20140072/MEPS #00000288)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4810, 4820 and 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 08/14/2014 **B.O.C.C.:** 09/04/2014

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-14-09(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1–A.4, B.1–B.3, C.1–C.4 and D.1–D.8; GRANTING Special Approval for a project exceeding a density of 1 dwelling unit per acre in the UF-3 Future Land Use Category; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Land Development Code Sections 603.7.4.5 (Greenbelts), 702.6.7 (Yards Adjacent to Agricultural Operations), 714.8.7 (Tree Replacement Size), and 715.3.4 (One Canopy Tree Every 50 Linear Feet), as recommended by staff.

PROJECT SUMMARY	
CASE#	PDR-14-09(Z)(P) (DTS #20140072; MEPS #00000288)
PROJECT NAME	River Sands
APPLICANT(S):	Meritage Homes of Florida, Inc. (contract purchaser) Schroeder Manatee Ranch, Inc. (owner)
PROPOSED ZONING:	PDR (Planned Development Residential)
EXISTING ZONING:	A (General Agriculture)
PROPOSED USE(S):	475 Single-Family Detached Residential Units
CASE MANAGER:	Margaret Tusing
STAFF RECOMMENDATION:	APPROVAL with Stipulations

DETAILED DISCUSSION

History: A portion of the property (approximately 40 acres) is currently used as SMR Tree Farm 3 & 4. The remaining acreage is vacant.

Request: The request is to rezone from A (General Agriculture) to PDR to allow 475 single family residential units. The entire site is in the UF-3 (Urban Fringe-three dwelling units per acre) Future Land Use Category (FLUC). This FLUC allows consideration of suburban or urban planned residential development. Special Approval is required because the proposed gross density of 1.56 dwelling units per acre exceeds the Special Approval threshold (one dwelling unit per acre) in UF-3.

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

The project has one access point to S.R. 64, one access point to Lorraine Road, and a future connection to White Eagle Boulevard.

Recreational amenities may include a pool with cabana and bathrooms, a fitness center, tot lot, event field and sports court. The amenity center will be located on approximately 7-acres centrally located within the project. In addition to the active recreational opportunities provided by the amenity center, there are approximately 20-acres of lakes, 20-acres of landscaped areas, and 53-acres of other upland areas located throughout the project which will provide passive recreational opportunities for residents.

There are 7.68 wetland acres on the project site and no wetland impacts are proposed.

Staff recommends Approval with Stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	4810, 4820 & 4850 Lorraine Road - Bradenton
GENERAL LOCATION:	South side of SR 64, Approximately 800 feet east of the intersection of SR 64 and Rye Road
ACREAGE:	304.39 ± acres
EXISTING USE(S):	Agriculture, including grazing and horticulture
FUTURE LAND USE CATEGORY(S):	UF-3 (Urban Fringe – three dwelling units per acre)
DENSITY:	1.56 du/ac (gross) – 2.24 du/ac (net)
SPECIAL APPROVAL(S):	• Gross Density exceeds one dwelling unit per acre in UF-3 FLUC
OVERLAY DISTRICT(S):	None
SPECIFIC APPROVAL(S):	• LDC Section 603.7.4.5 – Greenbelts • LDC Section 702.6.7 – Yards Adjacent to Agricultural Operations • LDC Section 714.8.7 – Tree Replacement Sizes • LDC Section 715.3.4 – One Canopy Tree per 50 Linear Feet
SURROUNDING USES & ZONING	
NORTH	Across SR 64 is Mill Creek Subdivision zoned PDR (Planned Development Residential); Approved (not built) Rye Road Office Park zoned PDO (Planned Development Office); and Rye Road Medical Park zoned PRM (Professional Medium)
SOUTH	Vacant land zoned A (General Agriculture); recently approved Riker Subdivision zoned PDR; and Northwest Sector DRI zoned PDMU (Planned Development Mixed Use)
EAST	Approved FDOT Operations Center zoned PDPI (Planned Development Public Interest); agricultural and single-family residential zoned A; approved commercial park and existing commercial uses along Lorraine Road zoned

	PDC (Planned Development Commercial)	
WEST	Vacant land zoned A and approved subdivisions (Serenity Creek and Eagle Trace) zoned PDR	
SITE DESIGN DETAILS		
LOT WIDTH:	55' minimum	
SETBACKS – SINGLE FAMILY:	**Front** **Side** **Rear** **Waterfront**	23'- to face of front load garage 20'- side load garage 6' 15' 30'
SETBACKS – AMENITY CENTER	Minimum 15' from each property line	
OPEN SPACE:	156.17 ± acres – 51%	
RECREATIONAL AMENITIES:	May include a pool with cabana and bathrooms, a fitness center, tot lot, event field and sport court.	
RECREATIONAL ACREAGE:	7.44-acres	
ACCESS:	• One access point to SR 64 • One access point to Lorraine Road • Planned future connection to White Eagle Boulevard (f/k/a Pope Road) once that roadway is constructed to connect to SR 64 as required in LDA-03-03	
FLOOD ZONE(S):	Project site lies in Zones X, AE with Base Flood Elevations between 24'-30' NAVD 1988, and A with no base flood elevation determined per FIRM Panels 12081C 0331E, 0332E, 0333E, 0334E, effective 03/17/2014.	
AREA OF KNOWN FLOODING:	Yes, rainfall.	
UTILITY CONNECTIONS:	County Water and Sewer	
ENVIRONMENTAL INFORMATION		
Overall Wetland Acreage:	7.68 acres	
Proposed Impact Acreage:	No Impacts	

Wetlands

According to the environmental narrative provided by Stantec dated February 10, 2014 there are 3 wetlands on-site totaling 7.68 acres with a code of 640 - Vegetated, Non-Forested. There are no impacts proposed to these wetlands. There is also a wetland system (Mill Creek) adjacent to the west of the site. It requires a 50' wetland buffer, which is dimensioned on this site plan but is located outside of the project and ownership limits.

Uplands

According to the environmental narrative there are approximately 7.0 acres of 425 - Temperate Hardwoods and 1.2 acres of 411 - Pine Flatwoods. Some of this habitat appears to fall within the required 30' wetland buffers for the on-site wetlands and may be preserved through placement of a conservation easement on these areas along with the wetlands and wetland buffers. Wetland buffer acreage was indicated at 3.17 for the 3 wetlands. A total of 11.92 acres of native habitat is currently shown for preservation, 4.23 acres in Temperate Hardwoods and 7.69 acres in stream and lake swamp habitat, which meets the requirement for native habitat preservation.

Endangered Species

According to the environmental narrative, there was no evidence of threatened or endangered species on-site.

Trees

The preliminary site plan shows groupings of trees; however, there is no detailed tree removal and replacement count. The requirements of LDC Section 714.8.7 will be met with the Final Site Plan.

Staff has recommended and is in support of Specific Approvals for Sections 714.8.7 and 715.3.4 for Replacement Tree Sizes and Street Tree quantities.

Landscaping/Buffers

The preliminary site plan and landscape plan depict roadway buffers of 20' along S.R. 64 and Lorraine Road. The site plans depicts a 35' greenbelt buffer adjacent to existing agricultural operations with the exception of the western property line which depicts at 25' open space area. The applicant has requested Specific Approval for an alternative to Section 603.7.4.5 - Greenbelts, to eliminate the greenbelt along the western property line where the project abuts the 50' wetland buffer for the Mill Creek wetland system.

It appears that landscape materials indicated on the preliminary landscape plan meet the LDC requirements; however plant materials, species and quantities are not being approved by staff with this preliminary site plan. Staff will review and approve this detail with the Final Site Plan. A stipulation to address this item is provided.

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

NEARBY RESIDENTIAL DEVELOPMENT

PROJECT	LOTS / UNITS	DENSITY	FLUC	YEAR APPROVED
Riker	120	2.98	UF-3	2014
Eagle Trace	278	2.66	UF-3	2011, 2012 & 2013 (Revised)
Serenity Creek	111	1.71	UF-3	2011 & 2013 (Revised)
Mill Creek VI (Expansion)	5	1.25	UF-3	2008
Greyhawk Landing West	501	1.6	UF-3	2005
Mill Creek VII	259	0.82	UF-3	2002
Greyhawk Landing	789	1.22	UF-3	2001
Mill Creek IV	38	0.83	UF-3	1998

POSITIVE ASPECTS

- The surrounding area is transitioning from suburban residential and agricultural uses to smaller lot single-family residential development.
- PDR zoning allows the Board to stipulate development to ensure compatibility.
- The design shows 51% open space (156.17-acres).
- Sanitary sewer and potable water facilities are available by connection.

NEGATIVE ASPECTS

- The adjacent A zoning permits agricultural uses potentially incompatible with single-family homes.
- FDOT Operations Centers located east of the proposed project. This facility will include the stockpiling of materials for FDOT operations.

MITIGATING MEASURES

- Notice to Buyers will include language notifying home buyers of adjacent agricultural uses and FDOT Operations Center.
- Provide screening buffer to the FDOT Operations Center property. A limited number of homes (12) are adjacent to FDOT's property.

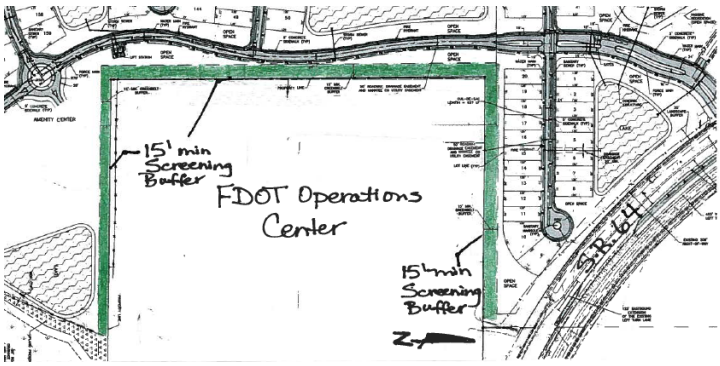
STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.
   a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
   b) The presence of the FDOT Operations Center which may have the stockpiling of FDOT materials.
   c) The internal streets within this subdivision are privately owned and maintained by either a Homeowner's Association or other appropriate legal entity.

2. Approximately 40-acres of the project site are currently used as a tree farm. The trees currently on this tree farm are **not** required to be included in the tree replacement count.

3. A 15-foot screening buffer shall be provided adjacent to the FDOT property as shown below:



4. In accordance with Section 722.1.4 (Sidewalks) of the LDC, the Applicant shall construct a 5-foot sidewalk along the project frontage on Lorraine Road. The sidewalk shall be shown on the Final Site Plan/Construction Plan submittal and shall be located within the existing right-of-way or within a pedestrian easement.

B. INFRASTRUCTURE STIPULATIONS

1. Approved construction plans, calculations and FDEP water and wastewater permits must be obtained prior to beginning construction.

2. Proper documentation for all public utility easements shall be provided to the Property Management Department prior to Certificate of Occupancy.

3. The utility infrastructure shown on the PSP was noted as conceptual only. The sewer and reclaim tie-in points shall be in accordance with the current version of the applicable master plan for that system.

C. STORMWATER STIPULATIONS

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

   a. If the watershed approach is utilized, it shall utilize a watershed study to create and analyze pre- versus post-development condition.

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

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

   a. The available storage volume above the 25-Year Design Water Level of any proposed compensation requirement; **or**

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

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

3. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along Mill Creek tributaries within the project boundaries. In addition, a twenty (20) feet Drainage-Maintenance Access Easement shall be provided along Mill Creek tributaries. Manatee County is <u>only</u> responsible for maintaining the free flow of drainage through these systems.

4. No base flood elevations have been determined. The developer is required to establish the Base Flood Elevation prior to Final Site Plan submittal and to meet all other floodplain management requirements for development and new construction in Zone A.

D. <u>ENVIRONMENTAL STIPULATIONS</u>

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

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

3. Details of landscape materials, quantities and species are not being approved with this Preliminary Site Plan. Staff will review and approve this detail with the Final Site Plan.

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

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

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

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

7. Abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable material. A permit is required from the Florida Department of Health unless work is approved by Manatee County Public Works. Abandonment permit information can be obtained by calling 941-748-0748, x1340.

8. Prior to Final Site Plan approval, a hazardous materials assessment shall be submitted for review.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED
No remaining issues.

COMPLIANCE WITH LDC				
Standard(s) Required	**Design Proposal**	**Compliance**		**Comments**
		Y	**N**	
BUFFERS				
20’ roadway buffer, SR 64	20’	Y		Shown
20’ roadway buffer, Lorraine Rd	20’	Y		Shown
15’ perimeter buffer	15’ screening buffer	Y		Shown adjacent to FDOT property; Stipulation A.3.
15’ perimeter buffer	35’ greenbelt buffer	Y		35’ Greenbelt Buffer Shown; removes requirement for agricultural setback
35’ agricultural setback (western property line)	25’ Open Space		N	Requesting Specific Approval to reduce separation, staff is supporting the request
Buffer landscaping		Y		Appears to comply with LDC; plant materials and quantities are **not** part of the PSP review/approval process
SIDEWALKS				
5’ internal sidewalks	5’	Y		Sidewalks located on north and west sides of local streets
5’ sidewalk, exterior – Lorraine Road	5’		N	Refer to Stipulation A.4.
ROADS & RIGHTS-OF-WAY				
50’ internal rights-of-way	50’	Y		Streets to be private and maintained by HOA or other appropriate legal entity
24’ paved roadways	24’ (12’ lanes)	Y		Shown
Dedicate 27± ’ ROW for Lorraine Road	27± ROW			Shown; required for construction of required turn lanes

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

Physical Characteristics: The site has 1,340-feet of frontage on Lorraine Road, 2,330-feet of frontage on S.R. 64, and 180-feet of frontage on the future White Eagle Boulevard. The western property boundary abuts the Mill Creek Stream Corridor.

Public Utilities, Facilities and Services: The site will be served by connecting to an existing 42" water main and an existing 12" force main.

The site is located within the school zones for: B.D. Gullett Elementary, Carlos B. Haile Middle, and Lakewood Ranch High Schools.

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

Major Transportation Facilities: The property is served by S.R. 64 and Lorraine Road. Both of these roadways are classified as arterials. In addition, the project will have access to White Eagle Boulevard, a collector, once the Boulevard is constructed to connect to S.R. 64. Right-of-way is being dedicated for Lorraine Road to accommodate the construction of turn lanes at the project entrance.

Compatibility: The site is located in an area that is a mixture of agricultural uses, large lot single family detached uses, office and commercial uses, and newer residential subdivisions with densities compatible with what is proposed for River Sands.

Transitions: The area is transitioning from agricultural and 5-acre residential lots to residential developments with smaller lot sizes. The proposed PSP provides adequate buffers to adjacent roadways and abutting properties.

Design Quality: The project proposes 475 single family detached lots fronting internal roadways that will meet minimum County standards and will be owned and maintained by a homeowner's association or other appropriate legal entity. Open space areas are provided throughout the development as well as a centrally located amenity center.

Relationship to Adjacent Property: The property is adjacent to S.R. 64 to the north; Lorraine Road, agricultural uses, 5-acre residential tracts, and FDOT Operations Center property to the east; the Mill Creek Stream Corridor to the west and south. Either a 35-foot greenbelt buffer or 25-feet of open space are provided adjacent to agricultural properties. Specific Approval was requested to reduce the separation on the western property boundary from 35-feet to 25-feet. Staff supports this request.

Access, Streets, Drives, Parking and Service Areas: Access is available from S.R. 64 and Lorraine Road with future access to White Eagle Boulevard. The internal roadways will be owned and maintained by the Homeowner's Association or other appropriate legal entity.

Residential parking will be provided on individual lots. Parking for the amenity center will meet the minimum standards of the LDC.

Pedestrian Systems: Sidewalks are provided on the north and west sides of the internal streets. There is an existing sidewalk adjacent to S.R. 64. The required sidewalk for Lorraine Road has been stipulated (Stipulation A.4.).

Natural and Historic Features, Conservation and Preservation Areas: According to the narrative provided by the Applicant, there are no known historic or archaeological resources within or adjacent to the project boundaries.

The site has 7.68 acres of wetlands with no wetland impacts are proposed.

Density/Intensity: The gross density is 1.56 du/ac and the net density is 2.24 du/ac.

Height: The maximum height for all structures is 35-feet. This height is consistent with the heights permitted on adjacent properties.

Fences and Screening: 20-foot roadway buffers are shown adjacent to S.R. 64 and Lorraine Road. A 15-foot screening buffer is provided adjacent to the FDOT Operations Center (refer to Stipulation A.3.).

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

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

[1]A 25-foot separation between the garage and edge of sidewalk shall be provided. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street
[2]Ten feet required if side yard has a ten foot wide drainage easement.

Trash and Utility Plant Screens: Single family homes will be served by individual can pick-up. Above ground utilities will be screened as required by the LDC.

Signs: All signs will meet the requirements of LDC Section 724.

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

Mixed Use or Entranceway Designation: Not applicable.

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

Rights-of-Way: The internal streets provide 50-feet of right-of-way and will be privately owned and maintained by a homeowner's association or other appropriate legal entity. Additional right-of-way for Lorraine Road is required and will be dedicated in order to construct project turn lanes.

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

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

Open Space: The project provides 51% open space (156.17 acres). 25% is required.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing. The surrounding area is characterized by residential, commercial, governmental, and agricultural uses. Utilities are available to serve this project.

Policy 2.2.1.11.1 Intent. The site is intended for a low-density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. The proposed gross density of 1.56 exceeds the Special Approval threshold (one dwelling unit per acre) in the UF-3 FLUC.

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

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

Policy 2.6.5.4 Preserve/Protect Open Space.
The site plan shows 51% open space (156.17 acres). 25% open is required.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Lorraine Road. Lorraine Road is designated as a four lane arterial in the Comprehensive Plan's Future Traffic Circulation Map and has a required right of way of 120 feet. The site plan indicates a 27 foot right of way dedication to accommodate the construction of required improvements.

The site is also adjacent to S.R. 64. S.R. 64 is designated as a six lane arterial in the Comprehensive Plan's Future Traffic Circulation Map and has a required right of way of 200 feet. As S.R. 64 is a State facility, no additional right of way has been requested.

Transportation Concurrency

Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on S.R. 64, Lorraine Road and associated intersections near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated that level of service deficiencies exist at the studied intersections prior to the build out year. These deficiencies are attributed to previously approved projects' "background traffic" and consist of six intersection improvements. These improvements are not attributed to project traffic. Under the transportation concurrency provisions of the State Community Planning Act, new proposed development cannot be required to mitigate adverse impacts caused by background traffic. The TIA indicated that there are no off-site concurrency-related improvements required for the project (see Certificate of Level of Service Compliance table below).

Access

The traffic study also included review of the site access points. The project will take access via two driveways: one on S.R. 64 and one on Lorraine Road. The TIA identified five site related improvements at the project drives. These improvements are listed below.

1. Prior to approval of the first final plat that has access to S.R. 64, construct a westbound left-turn lane at the project access on S.R.64. The westbound left-turn lane shall be 455 feet total length (50 feet storage length plus 405 feet deceleration length) and constructed in accordance with FDOT Design Standards (Index 301).

2. Prior to approval of the first final plat that has access to S.R. 64, construct an eastbound right-turn lane at the project access on S.R.64. The eastbound right-turn lane shall be 405 feet total length (0 feet storage length plus 405 feet deceleration) length and constructed in accordance with FDOT Design Standards (Index 301).

3. Prior to approval of the first final plat that has access to S.R. 64, extend the existing 330 foot eastbound left turn lane by 125 feet at the median opening east of the project entrance on S.R.64 . The eastbound left-turn lane shall be 455 feet total length (50 feet storage length plus 405 feet deceleration) length and constructed in accordance with FDOT Design Standards (Index 301).

4. Prior to approval of the first final plat that has access to Lorraine Road, construct a southbound right-turn lane at the project access on Lorraine Road. The southbound right-turn lane shall be 290 feet total length (0 feet storage length plus 290 feet deceleration) length and constructed in accordance with FDOT Design Standards (Index 301).

5. Prior to approval of the first final plat that has access to Lorraine Road, construct a northbound left-turn lane at the project access on Lorraine Road. The northbound left-turn lane shall be 340 feet total length (50 feet storage length plus 290 feet deceleration length) and constructed in accordance with FDOT Design Standards (Index 301).

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCY

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

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
S.R. 64	3062	D	C*
S.R. 64	3063	D	C*
Lorraine Road	2650	D	C*

**Future LOS includes needed-but-unfunded improvements required to mitigate background traffic impacts.*

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Requested:

1. Alternative to LDC Section 603.7.4.5 - Greenbelts

The LDC requires that a planned development district be bordered by a continuous greenbelt buffer 15-feet in width and containing one shade tree every 30-feet on center. Where two districts abut each other the greenbelts are to be contiguous.

Staff Analysis and Recommendation

Staff is in support of the request for Specific Approval for an alternative to LDC Section 603.7.4.5 of the required greenbelt buffer where it abuts the adjacent wetland buffer for the Mill Creek wetland system.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.7.4.5, the Board finds that the purpose of the LDC regulation is satisfied to an

equivalent degree, as the adjacent 50-foot wetland buffer will be preserved in perpetuity with a conservation easement once the property on the west side of the wetland system is developed.

2. **Alternative to LDC Section 702.6.7 – Yards Adjacent to Agricultural Operations**
The LDC requires property adjacent to active agricultural operations to be at least 35-feet greater than otherwise required, unless separated from such agricultural operations by a street or other designated open space at least 35-feet in width.

Staff Analysis and Recommendation
The request is to reduce the separation from 35-feet to 25-feet on the western property line. This area is adjacent to the Mill Creek wetland system and while it currently is utilized for grazing, when this project develops it may not be viable for the grazing to continue. The applicant is providing 25-feet of open space on this western property line.

Finding for Specific Approval
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 702.6.7, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as the applicant is providing a 25-foot open space area adjacent to the western property line.

Staff Requested:

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

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

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

2. **Alternative to LDC Section 715.3.4. – Tree Per Lot Frontage**
LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments, to allow for one canopy tree per lot per

frontage.

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

Finding for Specific Approval
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as providing fewer trees will prevent future removal to prevent conflicts with infrastructure.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. Comprehensive Plan Policy 2.2.1.11.4.(b) - requires all projects located in the UF-3 land use category proposing a gross residential density exceeding 1 dwelling unit per acre to obtain Special Approval.

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

Finding for Special Approval
The Board finds that the purpose of the Comprehensive Plan, specifically the intent of the UF-3 Future Land Use designation which states that the development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services and the nature, extent, location of development, and the availability of services have been reviewed to ensure the transitioning of these lands is consistent with the intent of this policy and has been met by the proposed design.

ATTACHMENTS

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

APPLICABLE COMP PLAN POLICIES	
Policy: 2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy: 2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy: 2.2.1.11	UF-3: Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.11.1	Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a

	variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)
Policy: 2.2.1.11.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, retail wholesale or office commercial uses which function in the marketplace as neighborhood or community serving, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy: 2.2.1.11.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: 3 dwelling units per acre Maximum Net Residential Density: 9 dwelling units per acre (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5) Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only) Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf) Large (300,000)* *With Limitations (See Policy 2.2.1.11.5)
Policy: 2.2.1.11.4	Other Information: a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S. b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval. c) Any nonresidential project exceeding 30,000 square feet shall require special approval.

Policy: 2.2.1.11.5	In order to serve more than day to day needs within the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non-residential uses: a) Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan.
Policy: 2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to: - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3]
Policy: 2.6.1.2	Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.
Policy: 2.6.1.3	Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1).
Policy: 2.6.2.1	Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.
Objective: 2.9.1	Strong Communities: Create and maintain communities

	which are characterized by their: - connection, integration, and compatibility with surrounding land uses, - community spaces and focal points, - protection of the natural environment, - connection and integration of pedestrian, bicycle, and vehicular systems, - usable open spaces, and public access to water features, - unifying design elements and features, - variety of housing stock, - pedestrian oriented structures, and pedestrian friendly design, - connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.
Policies: 2.9.1.1	Minimize the development of residential projects which create isolated neighborhoods.
Policy: 2.9.1.2	Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)
Policy: 2.9.1.3	Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.
Policy: 2.9.1.5	Promote the development of pedestrian friendly designs.
Policy: 2.9.1.6	Promote the use of unifying design elements and features.

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: River Sands

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner ( ) or contract purchaser (X)	
Meritage Homes of Florida, Inc.	See Attached Exhibit for List of Officers
10150 Highland Manor Drive, Suite 120	
Tampa, Florida 33610	

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

Signature: _____

(Applicant): MATT J. O'BRIEN

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 7 day of February 2014 by Matt O'Brien, who is personally known to me or who has produced _____ as identification.
(type of identification)

Denise Calco-McCullers
Notary Signature

My Commission Expires: _____

Denise Calco-McCullers
Print or type name of Notary

Commission No: _____

_____
Title or Rank

Revised 2/8/10
B-4

DENISE M CALCO-MCCULLERS
MY COMMISSION # EE171905
EXPIRES February 21, 2016
FloridaNotaryService.com

MERITAGE HOMES OF FLORIDA, INC., a Florida corporation

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Of Counsel For
Criminal Matters:
Neil G. Taylor

June 12, 2014

Manatee County Building and Development
Services Department
Attn: Margaret Tusing, Principal Planner
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205

RE: PDR-14-09(Z)(P); Meritage Homes of Florida, Inc.

Dear Margaret:

Specific approval is requested for an alternative to Section ***702.6.7, Yards adjacent to Agricultural Operations,*** and Section ***603.7.4.5, Greenbelts***, of the Land Development Code.

The site plan illustrates a perimeter buffer of twenty five feet in width along the western boundary. The adjacent lands are dominated by a significant forested wetland system; however, there is currently agricultural activity on the intervening upland area. While it is unlikely these activities will continue once this project is developed given its characteristics, the applicant has provided a twenty five foot designated open space to be placed between the property boundary and the lots which will have a fifteen foot rear yard setback for a total forty foot separation.

While the required width of the greenbelt has been illustrated, the planting of evenly spaced canopy trees within the area between the planned home sites and the wetland system would not serve its intended purpose of project separation and identification.

The applicant requests that the Board find the public purpose of these regulations will be satisfied to an equivalent or greater degree.

Sincerely,

Darenda D. Marvin

Darenda D. Marvin, AICP

P.O. Box 1550
Bradenton, FL 34206

www.grimesgoebel.com
1023 Manatee Avenue West
Bradenton, FL 34205

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Manatee County
Trans Planning
MAY 19 2014
APPROVED

River Sands

Transportation Impact Analysis

TRANSPORTATION PLANNING COPY

Stantec

Prepared for:
Meritage Homes of Florida Inc.
10150 Highland Manor Drive, Suite 120
Tampa, Florida 33610

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

Received
JUN 03 2014
ZONING

May 2014

Phone (941) 748-4501 Ext. 7604
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---- Forwarded by Steve Kollar/MCG on 06/03/2014 01:19 PM ----

From: Steve Kollar/MCG
To: "Crim, Matt" <Matt.Crim@stantec.com>
Cc: Margaret Tusing/MCG@MCG, Jason Utley/MCG@MCG, Susan Barfield/MCG@MCG, Clarke Davis/MCG@MCG, Margaret Tusing/MCG@MCG
Date: 05/19/2014 12:03 PM
Subject: R-1 River Sands PDR-14-09(Z)(P)/14-S-06(P)

RE: River Sands - Traffic Impact Analysis
Petition # PDR-14-09(Z)(P)/14-S-06(P)
Consultant: Stantec

Dear Mr. Crim,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the Traffic Impact Analysis (TIA) study by Stantec, dated May 2014, for the above-referenced project. This project will consist of 475 dwelling units and has a build out date of 2017. The TIA has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings. In conjunction with this outcome, the Transportation Planning Division recommends transportation concurrency approval.

Please note that the traffic study did not identify any off-site concurrency-related improvements which are directly attributed to project impacts, as concurred by the Transportation Planning Division. Therefore no off-site concurrency-related transportation improvements are required:

The TIA for this development identified five (5) site-related transportation improvements. The site-related transportation improvements include:

1. Prior to the first final plat approval, construct a westbound left-turn lane at the project access on S.R.64. The westbound left-turn lane shall be 455 feet total length (50 feet storage length plus 405 feet deceleration length) and constructed in accordance with FDOT Design Standards (Index 301).

2. Prior to the first final plat approval, construct a eastbound right-turn lane at the project access on S.R.64. The eastbound right-turn lane shall be 405 feet total length (0 feet storage length plus 405 feet deceleration) length and constructed in accordance with FDOT Design Standards (Index 301).

3. Prior to the first final plat approval, extend the existing 330 foot eastbound left turn lane by 125 feet at the median opening east of the project entrance on S.R.64 . The eastbound left-turn lane shall be 455 feet total length (50 feet storage length plus 405 feet deceleration) length and constructed in accordance with FDOT Design Standards (Index 301).

4. Prior to the first final plat approval, construct a southbound right-turn lane at the project access on Lorraine Road The southbound right-turn lane shall be 290 feet total length (0 feet storage length plus 290 feet deceleration) length and constructed in accordance with FDOT Design Standards (Index 301).

5. Prior to the first final plat approval, construct a northbound left-turn lane at the project access on Lorraine Road. The northbound left-turn lane shall be 340 feet total length (50 feet storage length plus 290 feet deceleration length) and constructed in accordance with FDOT Design Standards (Index 301).

These improvements shall be shown and labeled with dimensions on the applicable Preliminary Site Plan, Final Site Plan and/or Construction Plans submittals. In addition, the improvements shall be installed, certified, inspected, accepted, and consistent with the applicable Final Site Plans and/or Construction Plans.

The Applicant shall be responsible for ensuring that all development proceeds with the terms and conditions of Transportation Concurrency requirements for the site, including being subject to requirements in the Land Development Code (LDC), Land Development Agreement (LDA) and the Comprehensive Plan.

Any required off-site improvements must be provided by either installation or mitigation alternatives acceptable to Manatee County. If Manatee County or a third party constructs all or part of any off site improvement, Manatee County shall require proportionate share payment within 90 days of the County's request for payment.

A minimum of two (2) hard copies of the finalized signed and sealed TIA study are required along with a CD of all electronic files and a PDF copy of the final study. The package will be routed to the Manatee County Public Works Department, Transportation Planning Division,at 1022 26th Avenue East, Bradenton FL. 34208, for Concurrency and Permanent Records.

If you have any questions or comments concerning the above matter, please contact Jason Utley at 941-748-7478 or me at the number below.

Sincerely,

Steve Kollar
Transportation Systems Modeler
AutoDesk Contract Administrator
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7604
steve.kollar@mymanatee.org

River Sands
Transportation Impact Analysis

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Stantec

Professional Engineer's Certification

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

PROJECT: River Sands
Transportation Impact Analysis
215611850

LOCATION: South of SR 64 and west of Lorraine Road,
Manatee County, Florida.

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

Prepared by:

MATTHEW R. CRIM LICENSE No. 68297 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

Date

Reviewed by:

Richard Stiles, AICP
Senior Project Manager

05/14/2014 TPicard
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MATTHEW R CRIM
LICENSE
No 68297
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Introduction

The purpose of this report is to document the transportation impacts for the proposed River Sands development generally located south of SR 64 and west of Lorraine Road in Manatee County, Florida. The project location is shown in Figure 1.

The property is currently vacant. The petitioner proposes to construct 475 single-family dwelling units. The development will have one connection to SR 64 and one connection to Lorraine Road. The SR 64 connection has preliminary approval from FDOT to have a directional median opening allowing westbound left turn vehicles to enter the site. Please refer to the site plan attached in Appendix A. The analysis evaluates a build-out year of 2017, which represents the maximum time frame a Certificate of Level of Service (CLOS) can grant concurrency approval. Prior to undertaking the study, a methodology statement was submitted to Manatee County and approved on January 2, 2014. A copy of the proposed methodology is attached in Appendix A.

Source: Google 2014

Figure 1: Project Location

Trip Generation

Traffic volumes generated by the project were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. Land Use 210 (Single-Family Detached Housing) was used to estimate the PM peak-hour trip generation potential. The estimated external trips generated by the development are 427 PM peak-hour two-way trip ends (269 entering; 158 exiting). The trip generation results are summarized in Table 1.

Table 1: PM Peak-Hour Trip Generation

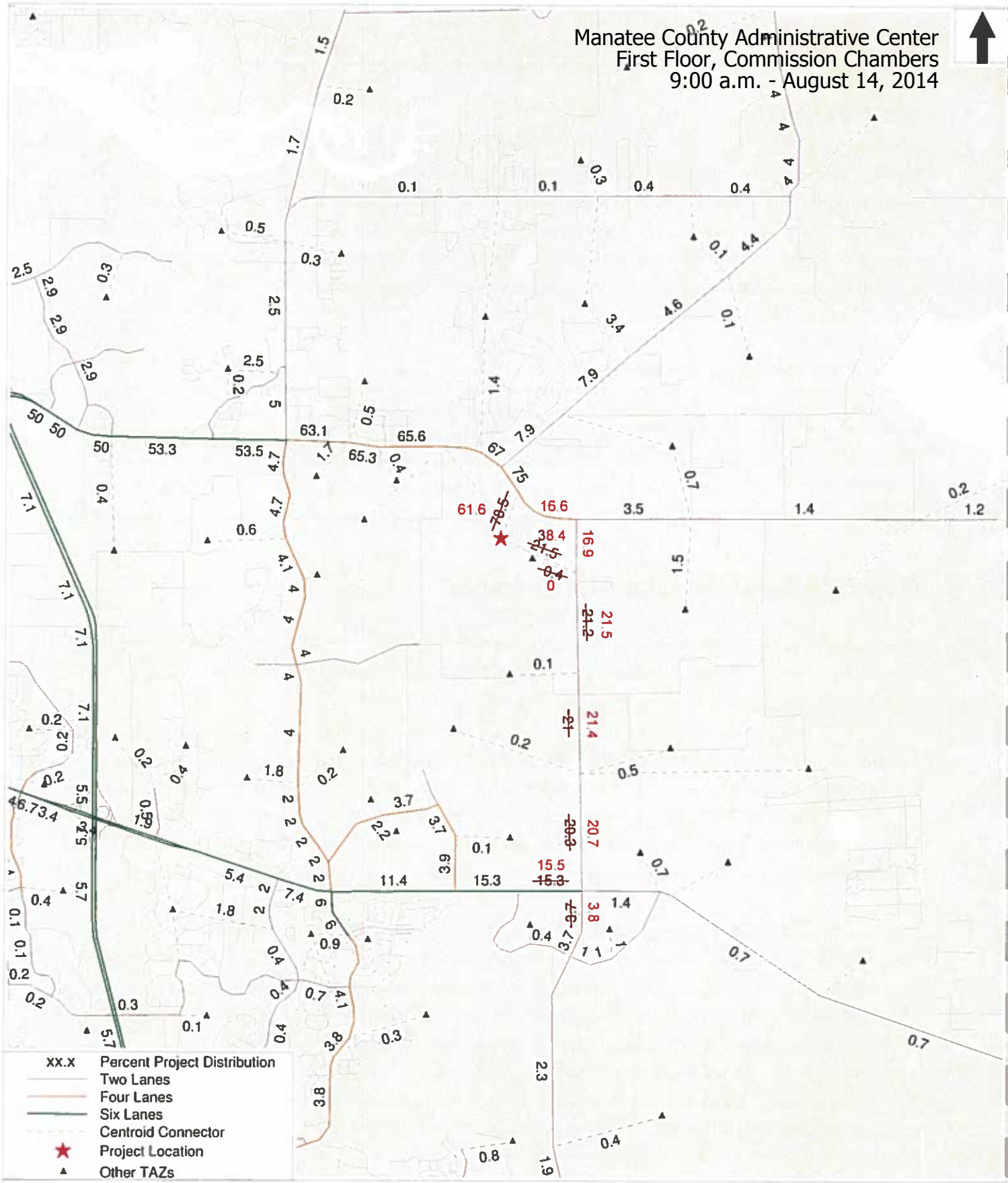
ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Total Trips		
						Total	Enter	Exit
Single-Family Detached Housing - 210	Per Unit	475	ln(T) = 0.90ln(x) + 0.51	63%	37%	427	269	158

Project Traffic Distribution/Assignment

Project traffic was distributed using the Sarasota/Manatee/Charlotte County 2014 Existing Plus Committed Travel Demand Model. Transportation Analysis Zone (TAZ) 1565 was added and replicates ITE trip generation rates from the site.

A manual adjustment of project traffic adjacent to the site was made to represent more realistic travel patterns to/from the site. The travel demand model distributes trips to/from the site based on the shortest path. In reality, a portion of the 78.5% of project traffic utilizing the connection to SR 64 will use the Lorraine Road connection adding trips to the Lorraine Road segment north of the site and the SR 64 segment between the SR 64 driveway and Lorraine Road.

It was assumed that 80% of project traffic west of the site on SR 64 would access the site via the SR 64 driveway and the remaining 20% would access the site via the Lorraine Road driveway. It was assumed that 45% of project traffic east of the site on SR 64 would access the site via the SR 64 driveway and 55% would access the site via the Lorraine Road driveway. In addition, the 0.4% of the project traffic going into the TAZ adjacent to the site was assumed to continue south on Lorraine Road. Manual adjustments to the project traffic distribution were discussed with County staff during the methodology process. The project traffic distribution is shown in Figure 2 and the project traffic assignment on functionally classified roadways is shown in Figure 3.



Project Traffic Distribution
2014 Existing Plus Committed Network
Mill Creek 8

cube

Licensed to Stantec Inc.

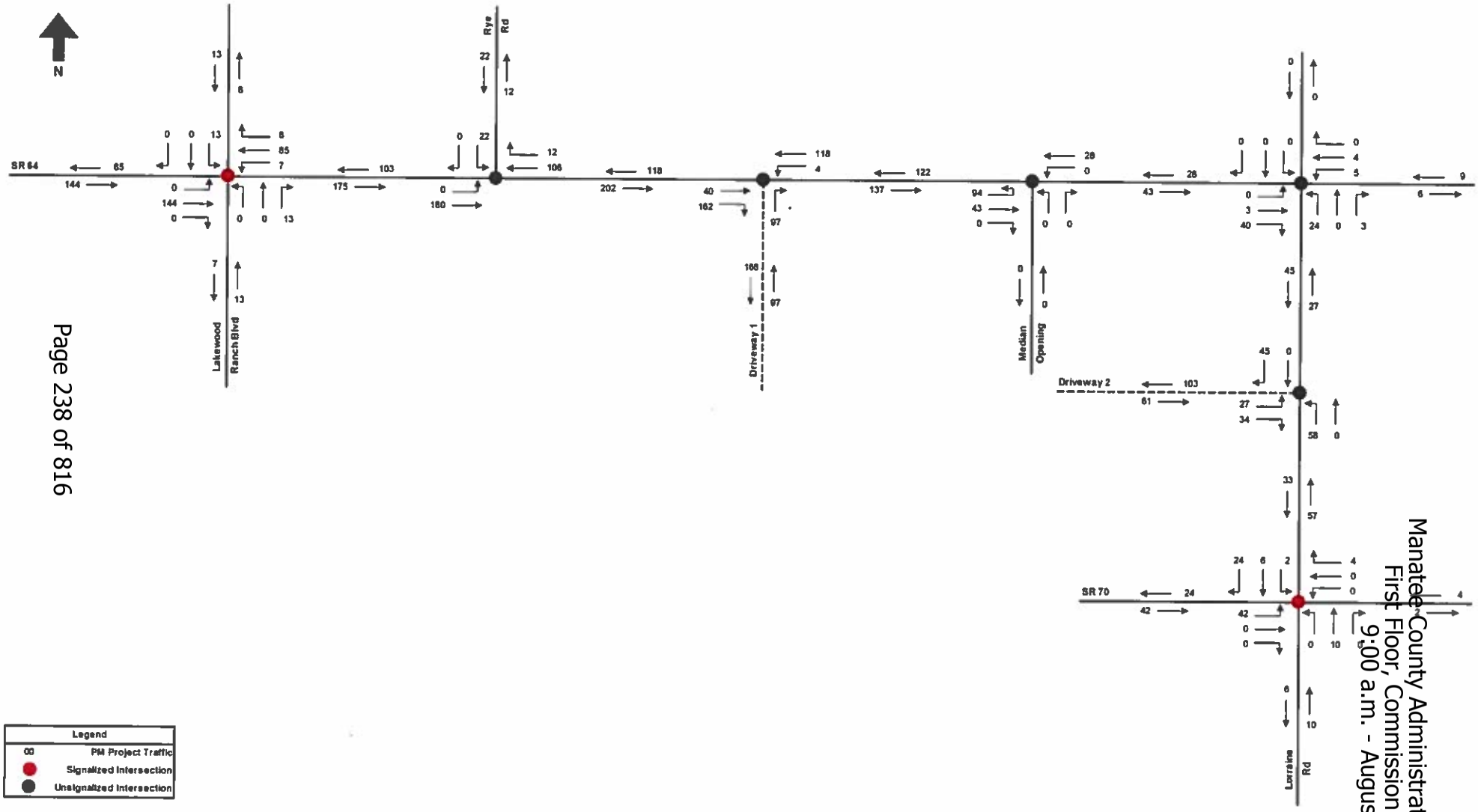


Figure 3: Project Traffic Assignment

Study Area

The extent of the roadway network to be studied was based upon the Manatee County Transportation Planning Division's *Traffic Impact Analysis Requirements and Procedures*. Significantly impacted segments are defined as roadway segments in which project traffic is expected to consume at least five percent of the peak-hour two-way level-of-service standard volume or any roadway segment to which the project has direct access or which the project accesses via local and private roads. The results of the study area determination are provided in Table 2.

Per Manatee County's criteria, SR 64 from Lakewood Ranch Boulevard to Lorraine Road and Lorraine Road from SR 64 to SR 70 meet Manatee County's criteria. In addition to the roadway segments evaluated in the study area, intersections of regulated roadways within the study area as well as the two site access connections and median opening on SR 64 east of the site where project traffic will make u-turns were evaluated. The four regulated roadway intersections that were studied are listed below.

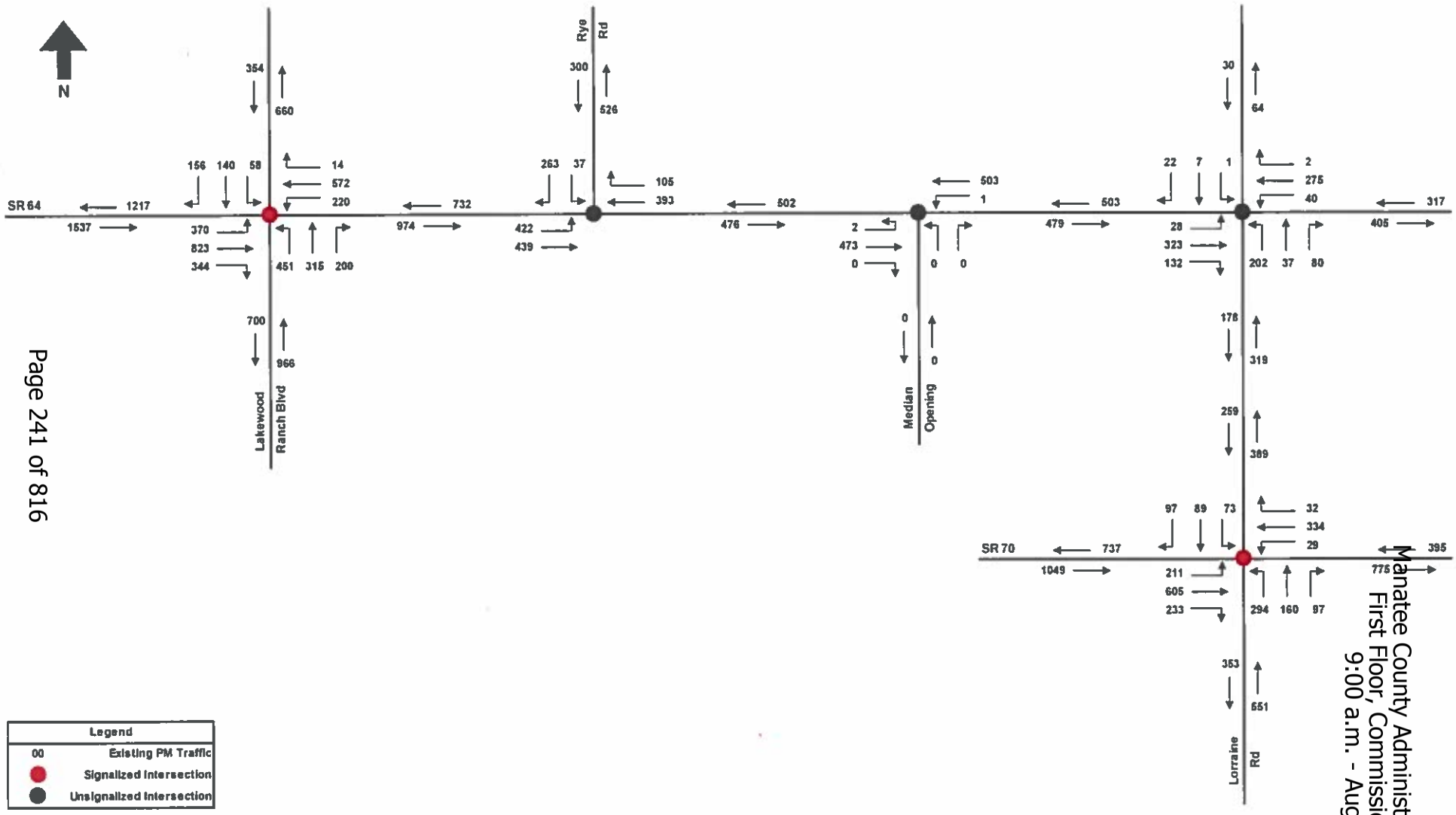
- Lakewood Ranch Boulevard/SR 64
- Rye Road/SR 64
- Lorraine Road/SR 64
- Lorraine Road/SR 70

Table 2: Study Area Determination

Road Name and Segment	Adopted LOS			Percent Project Traffic	New Project Traffic		Significant Impact? (>5%)	Direct Access?
	LOS Standard	Number of Lanes	Service Volume		Trips	% Impact		
Lakewood Ranch Boulevard								
SR 70 to SR 64	D	4	3,220	3.4%	15	0.5%	No	No
Lorraine Rd								
SR 64 to Site	D	2	2,170	16.9%	72	3.3%	No	Yes
Site to SR 70	D	2	2,170	21.1%	90	4.1%	No	Yes
Rye Road								
Upper Manatee River Rd to SR 64	D	2	2,170	6.2%	26	1.2%	No	No
SR 64								
Lena Rd to Lakewood Ranch Blvd	D	6	5,390	53.4%	228	4.2%	No	No
Lakewood Ranch Blvd to Rye Rd	D	4	3,580	65.1%	278	7.8%	Yes	No
Rye Rd to Site	D	4	5,900	75.0%	320	5.4%	Yes	Yes
Site to Lorraine Rd	D	4	5,900	16.6%	71	1.2%	No	Yes
Lorraine Rd to CR 675	D	2	2,190	3.5%	15	0.7%	No	No
Upper Manatee River Road								
SR 64 to Fort Hamer Bridge	D	2	2,170	3.4%	15	0.7%	No	No

2014 Existing Traffic Conditions

Vehicle turning movement counts were conducted at the study area intersections on Tuesday June 25, 2013, and Thursday January 9, 2014. The turning movement counts were taken during the PM peak period (4:00 PM – 6:00 PM) to quantify existing PM peak-hour conditions. The turning movement counts at the intersections were then adjusted to peak-season volumes using the Florida Department of Transportation's (FDOT) peak-season conversion factors for Manatee County. The existing peak-hour peak-season traffic volumes are shown in Figure 4. The peak-season factors, turning movement counts, existing lane geometry, and existing signal timing are attached in Appendix B.



Legend	
00	Existing PM Traffic
●	Signalized Intersection
●	Unsignalized Intersection

Figure 4: Existing PM Peak-Hour Peak-Season Traffic

ROADWAY ANALYSIS

Roadway segmentation was based on the Manatee County *Concurrency Transportation Link Sheet* and conversations with County staff during the methodology process. The directional service volumes were taken from the FDOT *2012 Generalized Service Volume Tables*. Existing segment volumes were obtained from the peak-season volumes entering/exiting the intersections during the peak hour. The results of the 2014 existing level-of-service analysis are summarized in Table 3 and indicate that all significantly impacted segments in the study area are operating within Manatee County's adopted level-of-service standards.

Table 3: 2014 Existing Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2014 Existing Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume		
Lorraine Road						
Site to SR 64	NB	D	1	1,190	319	No
SR 64 to Site	SB				178	No
SR 70 to Site	NB	D	1	1,190	389	No
Site to SR 70	SB				259	No
SR 64						
Lakewood Ranch Blvd to Rye Rd	EB	D	2	2,000	974	No
Rye Rd to Lakewood Ranch Blvd	WB				732	No
Rye Rd to Site	EB	D	2	3,240	476	No
Site to Rye Rd	WB				502	No
Site to Lorraine Rd	EB	D	2	3,240	479	No
Lorraine Rd to Site	WB				503	No

INTERSECTION ANALYSIS

The intersection analysis was performed using the Synchro Software. As part of the analysis, existing lane geometry was used at the study intersections. Manatee County has not adopted intersection level-of-service standards. Each intersection movement and approach was analyzed to ensure that the volume-to-capacity (v/c) ratio was less than 1.0. An intersection was considered to be failing only if a movement or approach had a v/c ratio greater than 1.0. The results of the Synchro intersection analysis are summarized in Table 4 and indicate that the existing v/c ratios are less than 1.0 for every movement/approach at all intersections in the study area.

Table 4: 2014 Existing Traffic Intersection Analysis

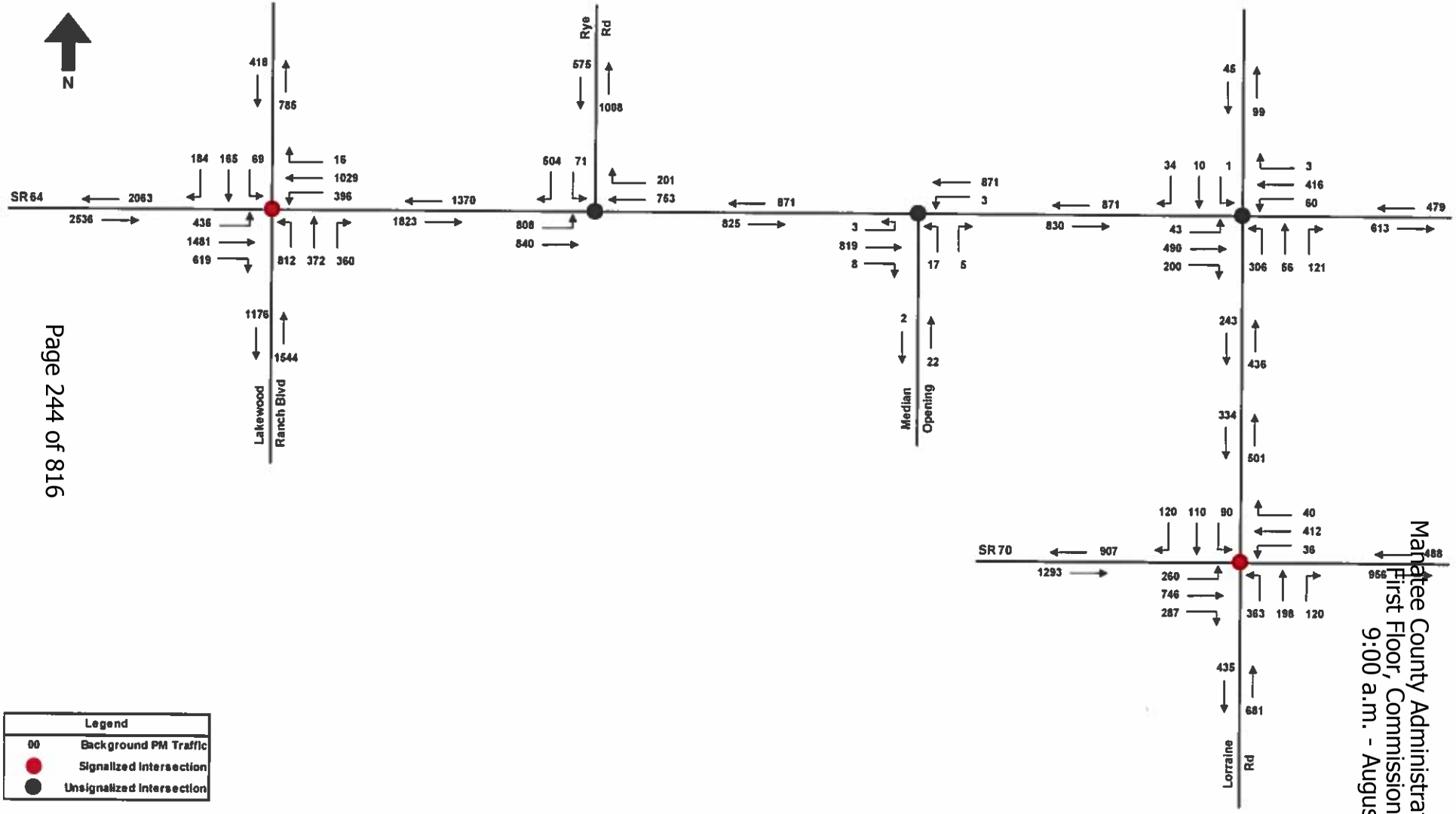
Intersection	Type	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Existing			EB	WB	NB	SB
Lakewood Ranch Blvd & SR 64	Signalized	D	D	35.9	0.75	C	D	C	C
Rye Rd & SR 64	Unsignalized	D	n/a	25.8[1]	0.66	B[2]	A[2]		D
Lorraine Rd & SR 64	Unsignalized	D	n/a	39.7[1]	0.81	A[2]	A[2]	E	B
Lorraine Rd & SR 70	Signalized	D	C	26.6	0.74	C	C	C	C

1. Delay shown for the worst approach/movement.
2. Left turn movement level-of-service.

The intersection volume tables are provided in Appendix C. The 2014 existing traffic analysis Synchro intersection worksheets are provided in Appendix D and electronic versions of the files are attached on the accompanying DVD.

2017 Background Traffic Conditions

The background traffic volumes consist of the existing traffic adjusted by an annual growth rate plus reserved traffic. During the transportation methodology process, it was agreed that a one percent annual growth rate and 75% of the reserved traffic on study area roadway segments would be used as background traffic for the PM peak-hour. The 2017 background traffic volumes are shown in Figure 5.



Legend	
00	Background PM Traffic
●	Signalized Intersection
●	Unsignalized Intersection

Figure 5: 2017 PM Peak-Hour Background Traffic

ROADWAY ANALYSIS

The background volume was added to the existing peak-season volumes to obtain background traffic volumes for the year 2017. The reserved traffic reported in the Manatee County Link Data Sheets are two-way volumes. The reserved traffic was directionally split based on the existing traffic's directional split. The Manatee County Link Data Sheets for the study area roadway segments are attached in Appendix E. The results of the 2017 background traffic level-of-service analysis are summarized in Table 5 and indicate that all segments within the study area are anticipated to continue to operate within Manatee County's adopted level-of-service standards.

Table 5: 2017 Background Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2014 Existing Volume	Bkgd Growth[1]	Reserved Traffic Volume[2]	2017 Bkgd Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume					
Lorraine Road									
Site to SR 64	NB	D	1	1,190	319	10	107	436	No
SR 64 to Site	SB				178	5	60	243	No
SR 70 to Site	NB	D	1	1,190	389	12	100	501	No
Site to SR 70	SB				259	8	67	334	No
SR 64									
Lakewood Ranch Blvd to Rye Rd	EB	D	2	2,000	974	30	819	1,823	No
Rye Rd to Lakewood Ranch Blvd	WB				732	22	616	1,370	No
Rye Rd to Site	EB	D	2	3,240	476	14	335	825	No
Site to Rye Rd	WB				502	15	354	871	No
Site to Lorraine Rd	EB	D	2	3,240	479	15	336	830	No
Lorraine Rd to Site	WB				503	15	353	871	No

1. 1% annual growth rate
2. 75% of the reserved traffic volumes

INTERSECTION ANALYSIS

The intersection analysis was again performed using the Synchro Software. The 2017 background traffic intersection analysis used the existing geometry at all study area intersections. Like the background roadway volumes, the intersection turning movements were also increased by the annual background growth rate and the reserved traffic. Because Manatee County does not keep a record of the reserved traffic's turning movements at intersections, an estimation of the reserved traffic's turning movements was done by comparing the reserved traffic approach volumes to the existing traffic approach volumes.

The ratio of reserved traffic to existing traffic was then calculated for each approach and an overall weighted average was applied to the turning movement counts at each intersection.

This method allows for reserved traffic to be smoothed across all intersection approaches. At the Lakewood Ranch Boulevard/SR 64 intersection, the calculation was done separately for the Upper Manatee River Road approach because the reserved traffic to existing traffic ratio was significantly different than the other three approaches reserved traffic to existing traffic ratios. Additionally, reserved traffic volumes for certain approaches were reduced to account for a portion of the reserved traffic using the other endpoint of the segment and not passing through the study area intersection. The reserved traffic ratio calculations, the multipliers applied to the turning movement counts at the study area intersections, and assumptions are attached in Appendix E. The results of the 2017 background traffic intersection analysis are summarized in Table 6 and indicate that only the Lorraine Road/SR 70 intersection is anticipated to operate with every movement/approach v/c ratio less than 1.0.

Table 6: 2017 Background Traffic Intersection Analysis

Intersection	Type	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Background			EB	WB	NB	SB
Lakewood Ranch Blvd & SR 64	Signalized	D	E	60.5	1.04	E	E	E	D
Rye Rd & SR 64	Unsignalized	D	n/a	610.0[1]	2.27	F[2]	A[2]		F
Lorraine Rd & SR 64	Unsignalized	D	n/a	419.5[1]	1.84	A[2]	B[2]	F	B
Lorraine Rd & SR 70	Signalized	D	C	34.3	0.85	C	D	C	D

1. Delay shown for the worst approach/movement.
2. Left turn movement level-of-service.

The intersection volume tables are provided in Appendix C. The 2017 background traffic analysis Synchro intersection worksheets are provided in Appendix F and electronic versions of the files are attached on the accompanying DVD.

IMPROVED INTERSECTION ANALYSIS

Prior to evaluating the project traffic on the adjacent roadway network, the necessary improvements to allow the failing intersections to operate at acceptable level-of-service standards were assumed to be in place. State law requires a developer to only correct those transportation deficiencies that are directly created by the addition of their project traffic.

Chapter 163.3180 Florida Statutes and Chapter 2011-139, Laws of Florida as amended by HB 319 both state, "*If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's*

proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency."

In order for the deficient intersections to operate with every movement/approach operating with a v/c ratio less than 1.0, the following improvements need to be implemented:

Lakewood Ranch Boulevard/SR 64

- Add a third northbound left turn lane to accommodate the 812 left turning vehicles.

Rye Road/SR 64

- Signalize.
- Add a second eastbound left turn lane and receiving lane to accommodate the 808 left turning vehicles.
- Add a southbound right turn lane to accommodate the 504 right turning vehicles.

Lorraine Road/SR 64

- Signalize.
- Add a northbound left turn lane to accommodate the 306 left turning vehicles.

Table 7 summarizes the results of the background intersection analysis with improvements.

Table 7: 2017 Background Traffic Intersection Analysis (with Improvements)

Intersection	Type	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Background			EB	WB	NB	SB
Lakewood Ranch Blvd & SR 64	Signalized	D	D	51.4	0.94	D	D	E	D
Rye Rd & SR 64	Signalized	D	C	24.7	0.85	C	C		B
Lorraine Rd & SR 64	Signalized	D	C	24.3	0.74	C	C	C	C

The 2017 improved background traffic analysis Synchro intersection worksheets are provided in Appendix G and electronic versions of the files are attached on the accompanying DVD.

2017 Total Traffic Conditions

The total traffic conditions were analyzed for 2017. The total traffic conditions consist of the existing PM peak-hour peak-season traffic volumes, annual background growth, reserved traffic, and project traffic. The 2017 total traffic PM peak-hour peak-season total traffic volumes are shown in Figure 6.

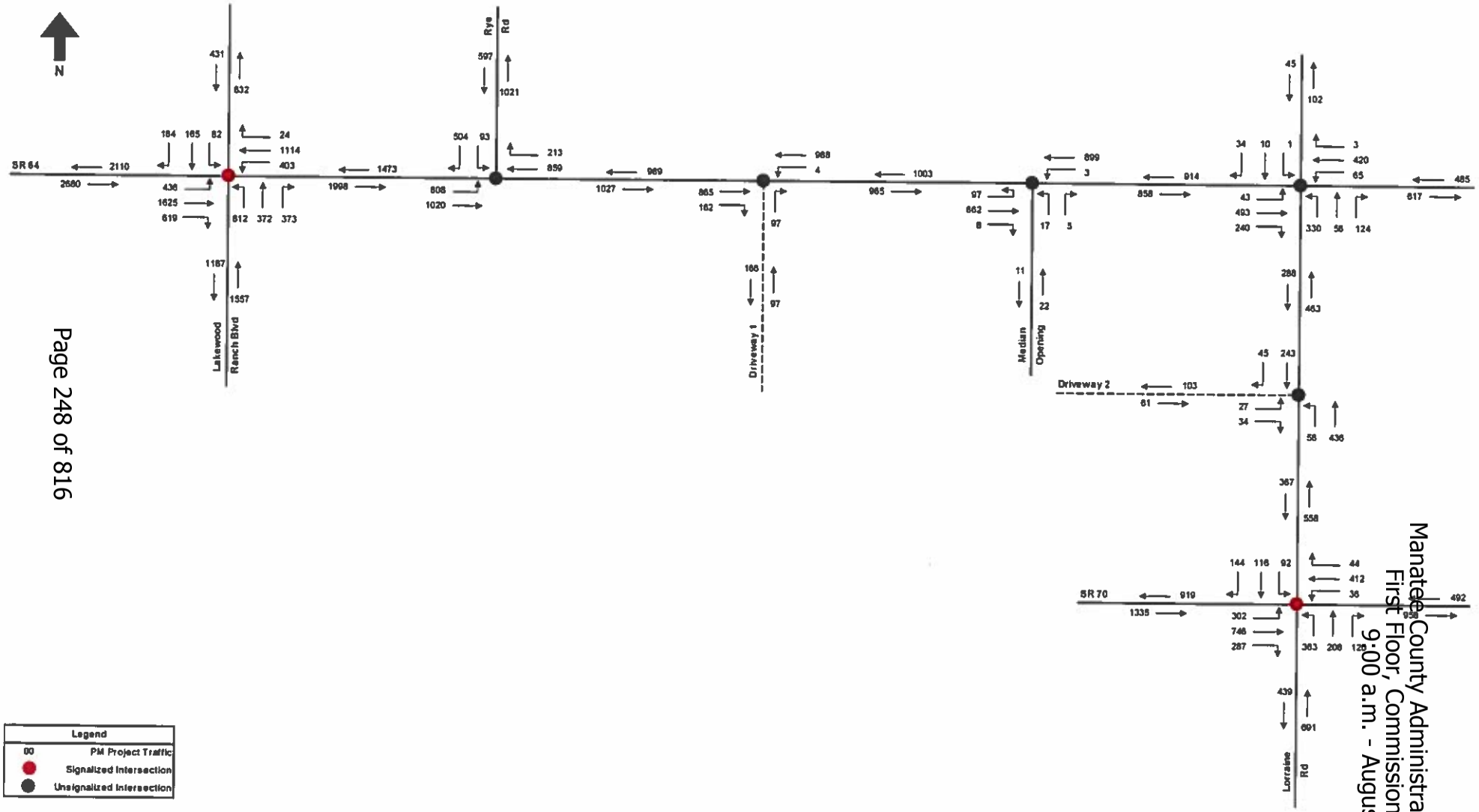


Figure 6: 2017 PM Peak-Hour Total Traffic

ROADWAY ANALYSIS

The results of the 2017 total traffic level-of-service analysis are summarized in Table 8 and indicate that all segments within the study area are anticipated to continue to operate within Manatee County's adopted level-of-service standards. No roadway improvements are required in conjunction with this project.

Table 8: 2017 Total Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2017 Bkgd Volume	Project Traffic	2017 Total Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume				
Lorraine Road								
Site to SR 64	NB	D	1	1,190	436	27	463	No
SR 64 to Site	SB				243	45	288	No
SR 70 to Site	NB	D	1	1,190	501	57	558	No
Site to SR 70	SB				334	33	367	No
SR 64								
Lakewood Ranch Blvd to Rye Rd	EB	D	2	2,000	1,823	175	1,998	No
Rye Rd to Lakewood Ranch Blvd	WB				1,370	103	1,473	No
Rye Rd to Site	EB	D	2	3,240	825	202	1,027	No
Site to Rye Rd	WB				871	118	989	No
Site to Lorraine Rd	EB	D	2	3,240	830	28	858	No
Lorraine Rd to Site	WB				871	43	914	No

INTERSECTION ANALYSIS

The intersection analysis was again performed using Synchro. The 2017 total traffic intersection analysis used the same geometry as the background traffic analysis. In addition, the improvements identified at the Lakewood Ranch Boulevard/SR 64 intersection, Rye Road/SR 64 intersection and Lorraine Road/SR 64 intersection needed to correct the background traffic deficiencies were also assumed to be in place. The results of the Synchro intersection analysis are summarized in Table 9 and indicate that the v/c ratios are less than 1.0 for all movements/approaches at all intersections in the study area with the addition of project traffic. No intersection improvements are required in conjunction with this project.

Table 9: 2017 Total Traffic Intersection Analysis

Intersection	Type	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Total			EB	WB	NB	SB
Lakewood Ranch Blvd & SR 64	Signalized	D	D	54.4	0.96	D	D	E	D
Rye Rd & SR 64	Signalized	D	C	26.3	0.86	C	C		C
Lorraine Rd & SR 64	Signalized	D	C	25.0	0.77	C	C	C	C
Lorraine Rd & SR 70	Signalized	D	D	38.6	0.93	C	D	D	E

The intersection volume tables are provided in Appendix C. The 2017 total traffic analysis Synchro intersection worksheets are provided in Appendix H and electronic versions of the files are attached on the accompanying DVD.

Site Access Analysis

The development will utilize two new connections, one connection to SR 64 and one connection to Lorraine Road. A copy of the site plan is attached in Appendix A. The site access analysis evaluated the need for right and left turn lanes at the site access points as well as the level-of-service for approach lanes into the site and the v/c ratio for the driveway approaches. Figure 3 shows the project distribution from the site.

DRIVEWAY 1/SR 64 CONNECTION

The westbound right turn lane warrant was performed based on the FDOT *Driveway Information Guide*. The report identifies the threshold of right turns requiring an exclusive turn lane for speeds above and below 45 mph. For speeds greater than 45 mph, a maximum of 55 right turns per hour on multi-lane roads are allowed. During the PM peak hour it is estimated that there will be 162 eastbound right turn movements. Given that there are greater than 55 right turning vehicles, the eastbound right-turn-lane warrant threshold volume is satisfied.

The SR 64 connection has preliminary approval from FDOT to have a directional median opening allowing westbound left turn vehicles to enter the site. The westbound left turn lane warrant was based on the AASHTO *2011 Green Book Table 9-23*. During the PM peak-hour it is estimated that there will be four westbound left turn movements. The posted speed on SR 64 is 60 mph. Using an operating speed of 60 mph, Table 9-23 gives a maximum of 800 opposing vehicles per hour and 230 advancing vehicles per hour warranting a left turn lane when the percent of left turning vehicles represents 5% or less of the advancing volume. It is projected that both the advancing and opposing volumes will approximately be 1,000 vehicles. Given that the projected future

advancing and opposing volumes are greater than the maximum thresholds in Table 9-23, a westbound left turn lane is warranted.

DRIVEWAY 2/LORRAINE ROAD CONNECTION

The southbound right turn lane warrant was performed based on the FDOT *Driveway Information Guide*. The report identifies the threshold of right turns requiring an exclusive turn lane for speeds above and below 45 mph. For speeds greater than 45 mph, a maximum of 35 right turns per hour on two-lane roads are allowed. During the PM peak hour it is estimated that there will be 45 southbound right turn movements. Given that there are greater than 35 right turning vehicles, the southbound right-turn-lane warrant threshold volume is satisfied.

The northbound left turn lane warrant was based on the AASHTO *2011 Green Book Table 9-23*. During the PM peak-hour it is estimated that there will be 58 northbound left turn movements. The posted speed on Lorraine Road is 50 mph. Using an operating speed of 50 mph, Table 9-23 gives a maximum of 800 opposing vehicles per hour and 210 advancing vehicles per hour warranting a left turn lane when the percent of left turning vehicles represents 10% or less of the advancing volume. It is projected that advancing volume will be approximately 500 vehicles and the opposing volume will be approximately 300 vehicles. Given that the projected future advancing volume is greater than the maximum advancing volume threshold of 210 vehicles in Table 9-23, a northbound left turn lane is warranted.

LEVEL-OF-SERVICE ANALYSIS

A Synchro analysis was performed to identify the required left turn queue lengths and ensure that the turn lanes into the site operate at acceptable level-of-service standards. Manatee County has not adopted level-of-service standards for driveways. The driveway approaches were checked to ensure that the v/c ratio did not exceed 1.0.

Because the connection to SR 64 only has a directional median opening, traffic exiting the site cannot make a northbound to westbound left turn and will need to make a u-turn at the median opening east of the project's connection. It is estimated that during the PM peak-hour project traffic will generate 94 eastbound u-turn movements at the median opening. In addition to an analysis of the two driveway connections, an analysis of the median opening was also performed to ensure the existing eastbound left turn lane is adequate to accommodate the project traffic. Table 10 demonstrates that the turn lanes into the site will operate at acceptable level-of-service standards and the driveway approaches will have v/c ratios less than 1.0.

Table 10: Site Access Level-of-Service Analysis

Intersection	Type	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
		Standard	Total			EB	WB	NB	SB
Driveway 1 & SR 64	Unsignalized	D	n/a	13.3[2]	0.20	–[3]	A[4]	B	
Median Opening East of Site & SR 64	Unsignalized	D	n/a	22.9[2]	0.21	B[2]	A[4]	C	
Lorraine Rd & Driveway 2	Unsignalized	D	n/a	14.2[2]	0.15	B		A[4]	–[3]

1. Queue for the inbound left turn movement to the site.
2. Delay shown for the worst site-related approach/movement.
3. No left turn movement for approach.
4. Left turn movement level-of-service.

As shown in Table 10, the required queue storage for the inbound left turn lanes are less than two vehicles. AASHTO recommends that queue storage for at least two vehicles be provided. FDOT *Standard Index 301* specifies a deceleration length of 405 feet for a speed of 60 mph (SR 64) and a deceleration length of 290 feet for a speed of 50 mph (Lorraine Road). The required turn lane lengths are summarized in Table 11. At the median opening east of the site on SR 64, there is an existing eastbound left turn lane; however, it is only 330 feet, which does not conform to FDOT standards. The left turn lane will need to be lengthened 125 feet to meet FDOT standards and accommodate the project traffic.

Table 11: Required Turn Lane Lengths at Site Access Points

Intersection	Auxiliary Lane	Deceleration Length (ft)	Queue Length (ft)	Total Length (ft)
Driveway 1 & SR 64	Right Turn	405		405
	Left Turn	405	50	455
Median Opening East of Site & SR 64	Left Turn	405	50	455
Lorraine Rd & Driveway 2	Right Turn	290		290
	Left Turn	290	50	340

The site access analysis Synchro intersection worksheets are provided in Appendix I and electronic versions of the files are attached on the accompanying DVD.

Conclusion

The River Sands residential development consists of 475 single-family dwelling units and is estimated to generate 427 PM peak-hour trip ends (269 entering; 158 exiting). The analysis evaluated a build-out year of 2017. A transportation concurrency analysis and site access analysis were both performed for the project during the PM peak-hour.

As the capacity analysis documented in this report indicates, all study area roadway segments are currently operating at acceptable level-of-service standards and are anticipated to continue to operate at acceptable level-of-service standards with the addition of the project traffic. All four intersections in the study area currently have every movement/approach operating with a v/c ratio less than 1.0, but only the Lorraine Road/SR 70 intersection is anticipated to continue have every movement/approach operating with a v/c ratio less than 1.0 with the addition of the project traffic. The background traffic conditions require the following intersection improvements to be made in order for the deficient intersections to operate with v/c ratios less than 1.0 for all movements/approaches.

<u>Lakewood Ranch Boulevard/SR 64</u>

- Add a third northbound left turn lane.

<u>Rye Road/SR 64</u>

- Signalize.
- Add a second eastbound left turn lane and receiving lane.
- Add a southbound right turn lane.

<u>Lorraine Road/SR 64</u>

- Signalize.
- Add a northbound left turn lane.

Chapter 2011-139, Laws of Florida; and Chapter 163.3180 of the Florida Statutes as amended by HB 319, exempt developers from contributing proportionate-share monies to correct preexisting transportation deficiencies. Because the failures at the Lakewood Ranch Boulevard/SR 64 intersection, Rye Road/SR 64 intersection, and Lorraine Road/SR 64 intersection are preexisting conditions and not caused by the addition of this project's traffic, improvements to correct the deficiencies can be considered in place. The improvements to correct the preexisting deficiencies at the intersection are sufficient to handle the addition of project traffic. The project traffic will not create any further deficiencies that would require additional improvements. Therefore, the River Sands development will not require any off-site traffic improvements.

The site access analysis evaluated the two new connections to the regulated roadway network, one connection to SR 64 and one connection to Lorraine Road. In addition to an analysis of the two driveway connections, an analysis of the median opening on SR 64 east of the site where project traffic will need to make a u-turn was also performed.

Right and left turn lanes were identified to be warranted at both connections. At the median opening on SR 64 east of the site, it was identified that the existing eastbound left turn lane does not currently meet FDOT standards and needs to be lengthened by 125 feet. The petitioner needs to construct the turn lanes specified below in conjunction with the project. All turn lanes should be constructed in accordance with the FDOT *Plans Preparation Manual* and *Standard Index 301*.

Driveway 1/SR 64

- Construct a 405-foot eastbound right turn lane.
- Construct a 455-foot westbound left turn lane.

Median Opening East of the Site/SR 64

- Extend the existing 330-foot eastbound left turn lane by 125 feet.

Driveway 2/Lorraine Road

- Construct a 290-foot southbound right turn lane.
- Construct a 340-foot northbound left turn lane.

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 17
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

Bradenton Herald
July 30, 2014
Miscellaneous Notices

NOTICE OF
ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) - CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) - SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) - PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 - MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one

dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) - THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) - MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR - (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2) Remove the 12.0 acre marina and designate the parcel for residential use;
3) Update the conditions to reflect compliance with requirements contained therein; and
4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñacres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) - SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 - MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

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

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MANATEE COUNTY
PLANNING COMMISSION
Manatee County Building and Development Services
Department
Manatee County, Florida
07/30/2014

DEVELOPMENT DATA

PRELIMINARY SITE PLAN CHECKLIST ITEMS:

EXISTING SITE CONDITIONS

1. TOTAL PROJECT AREA IS 304.39± AC.
2. EXISTING ZONING IS A. EXISTING LAND USE ONSITE IS AGRICULTURE (GRAZING/PASTURE) AND EXISTING LAND USES WITHIN 200' OF PROPERTY BOUNDARY ARE SHOWN ON THE AERIAL SITE PLAN SHEET
3. THE LOCATION AND SIZE OF EXISTING EASEMENTS, PLATTED STREETS, DRAINAGEWAYS, UTILITIES AND BUILDINGS ARE SHOWN ON THE PRELIMINARY SITE PLAN SHEETS. THERE ARE NO KNOWN HISTORIC SITES ON THE PROJECT AREA.
4. THE LOCATION OF EXISTING AND PLATTED STREETS, DRAINAGEWAYS, AND UTILITIES ON CONTIGUOUS PROPERTIES 100' BEYOND THE PROJECT BOUNDARY ARE SHOWN ON THE PRELIMINARY SITE PLAN SHEETS.
5. THE EXISTING TOPOGRAPHIC CONTOURS WERE CREATED FROM SWFWMD AERIALS. TOPOGRAPHIC SURVEY DATUM IS NAVD 88. THE NAVD 88 DATUM IS 0.95 FEET LOWER THEN THE NGVD 29 DATUM IN THE PROJECT AREA.
6. THIS SITE LIES IN FLOOD ZONES "X", "AE" WITH BASE FLOOD ELEVATIONS BETWEEN 24'-30' NAVD 1988, AND "A" WITH NO BASE FLOOD ELEVATION DETERMINED PER FIRM PANELS 12081C 0331E, 0332E, 0333E, 0334E. EFFECTIVE 3/17/2014. NO LOT PLATTED WITHIN FLOODWAY.
7. THIS PROJECT DOES EXCEED 100 ACRES.
8. WETLAND DATA PROVIDED BY STANTEC.
9. EXISTING TREE GROUPINGS ARE SHOWN ON THE LANDSCAPE PLANS AND AERIAL.

DEVELOPMENT DESCRIPTION

10. PROPOSED SITE COVERAGE:

THE PROPOSED PROJECT INCLUDES:

475 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS
318 – 50' LOTS
0 – 65' LOTS (OPTIONAL)
157 – 75' LOTS
PASSIVE RECREATIONAL OPEN SPACE, OPTIONAL COMMUNITY AMENITY CENTER WITH POOL.

11. GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE

GROSS RESIDENTIAL ACREAGE = 304.39 AC

PROPOSED NUMBER OF RESIDENTIAL UNITS = 475

GROSS DENSITY = 1.56 DU/ACRE
475/304.39± AC

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

AREA OF WETLAND = 7.69± AC
AREA OF WETLAND BUFFER = 3.17± AC
AMENITY AREA ACREAGE = 7.44± AC
LANDSCAPE BUFFERS = 13.42± AC
OTHER OPEN SPACE = 81.03± AC
TOTAL AREA = 92.75 AC
NET DENSITY = 2.24 DU/AC
475/(304.39 AC – 92.75 AC = 211.64 AC)

REQUIRED OPEN SPACE (25% 304.39 DEVELOPED SITE AREA) = 76.10± AC

AREA OF WETLAND = 7.69± AC
AREA OF WETLAND BUFFER = 3.17± AC
RECREATIONAL FACILITIES ACREAGE = 7.44± AC
TOTAL LAKES = 63.42± AC
LANDSCAPE BUFFER = 13.42± AC
OTHER OPEN SPACE = 61.03± AC
TOTAL AREA = 158.17± AC
TOTAL OPEN SPACE PROVIDED 51% (156.17 AC/304.39 AC)

12. NA – NO NON-RESIDENTIAL USES PROVIDED
13. NA – NO NON-RESIDENTIAL USES PROVIDED
14. PROJECT CONSTRUCTION TO START Q4 2014 AND BE COMPLETED Q3 2016. SITE WILL BE DEVELOPED IN PHASES.

PROPOSED SITE DESIGN

15. DIMENSIONS AND LOCATION OF PROPOSED LOT LINES, LAND USES, STRUCTURES, INFRASTRUCTURE, EASEMENTS, OPEN SPACE AREAS, PARKING AND LOADING AREAS ARE SHOWN ON THE PRELIMINARY SITE PLAN SHEETS AND THE LANDSCAPE PLANS.
16. RESIDENTIAL LOT REQUIREMENTS:

BUILDING SETBACKS:
FRONT – 23' TO FACE OF FRONT LOAD GARAGE
20' TO FACE OF BUILDING OR SIDE LOAD GARAGE
SIDE – 6'
REAR – 15'
MINIMUM LOT SIZE = 7,400 S.F.
UPLAND EDGE OF WETLAND BUFFER AND ADJACENT STRUCTURES – 15'

MINIMUM WATERFRONT SETBACK: 30'
MINIMUM AGRICULTURAL BUFFER SETBACK: 35'
MAXIMUM BUILDING HEIGHT: 35'

17. AMENITY CENTER SETBACKS SHALL BE A MINIMUM OF 15' FROM EACH PROPERTY LINE.
18. NO STREET LIGHTING IS PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND WILL BE SUBMITTED WITH THE FINAL SITE PLAN.

REQUIRED IMPROVEMENTS

19. WATER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING COUNTY FACILITIES AS DEPICTED HEREIN AND IS PROPOSED TO BE PUBLICLY MAINTAINED.
20. SEWER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING COUNTY FACILITIES AS DEPICTED HEREIN AND IS PROPOSED TO BE PUBLICLY MAINTAINED.
21. SOLID WASTE SERVICE WILL BE VIA RESIDENTIAL CAN PICKUP.
22. FIRE FLOW OF 1000 GPM WILL BE PROVIDED TO PROPOSED HYDRANTS (TO BE DEMONSTRATED AT TIME OF FINAL SITE PLAN).
23. IRRIGATION WILL BE PROVIDED BY A NON POTABLE SERVICE.
24. SIDEWALKS, EXISTING AND PROPOSED, ARE DEPICTED HEREIN.
25. ACCESS, INCLUDING CROSS SECTIONS, ARE DEPICTED HEREIN.
26. GENERAL DRAINAGE DESIGN INTENT IS DEPICTED HEREIN.

SUPPLEMENTAL INFORMATION

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

ADDITIONAL NOTES:

28. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR OTHER APPROPRIATE ENTITY SUCH AS THE LAKEWOOD RANCH STEWARDSHIP DISTRICT.
29. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE SUBDIVISION ROADS WILL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. SEE TYPICAL ROADWAY SECTION.
30. SEWER AND POTABLE WATER DEPICTED HEREIN TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE.
31. THE POTABLE WATER, RECLAIMED WATER, IRRIGATION AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
32. ALL SIGN AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. SIGNAGE AND STRIPING PLANS WILL BE PART OF, AND APPROVED WITH THE FINAL SITE PLAN.
33. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
34. STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH SWFWMD AND MANATEE COUNTY CODE.
35. THE SITE LIES APPROXIMATELY 10,000 L.F. TO THE NEAREST SCHOOL.

PRELIMINARY SITE PLAN

RIVER SANDS

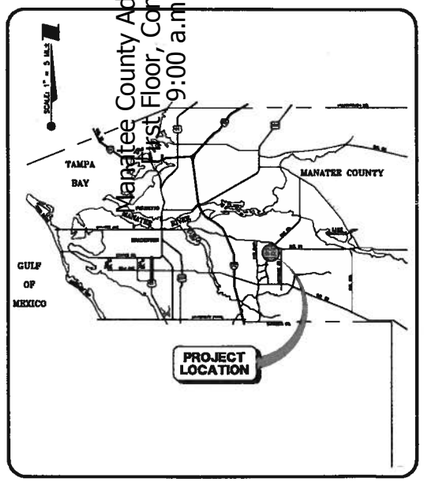
SECTION 33 TOWNSHIP 34 SOUTH, RANGE 19 EAST,
SECTION 3 AND 4 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY

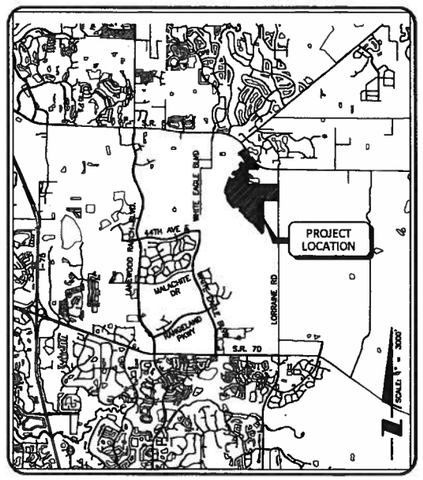
MERITAGE HOMES OF FLORIDA, INC

10150 HIGHLAND MANOR DRIVE, SUITE 120
TAMPA, FLORIDA 33610
(813) 386-8740

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL SITE PLAN
3	MASTER SITE PLAN
4	KEY SHEET
5	PRELIMINARY SITE PLAN
6	PRELIMINARY SITE PLAN
7	PRELIMINARY SITE PLAN
8	PRELIMINARY SITE PLAN
	LANDSCAPE
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE DETAILS AND NOTES
	BOUNDARY SURVEY

NO.	DATE	DESCRIPTION	BY
3			
2			
1			
3			
2			
1			
3	05/16/14	REVISED PER COUNTY COMMENTS	TMS/95367
2	04/03/14	REVISED PER COUNTY COMMENTS	TMS/95367

STATUS : REVISIONS

PROJECT PLANNER	PROJECT SURVEYOR	PROJECT MANAGER
DARENDA D. MARVIN, AICP GRIMES GOEBEL GRIMES HAWKINS GLADFELTER & GALVANO, P.L.	ROBERT R. CUNNINGHAM, P.S.M. FLORIDA CERTIFICATE NO. 3824	ROBERT A. ENGEL, P.E. FLORIDA LICENSE NO. 58602

PRELIMINARY SITE PLAN

PROJECT NAME: RIVER SANDS

APPROVED _____ Date _____ File Number _____

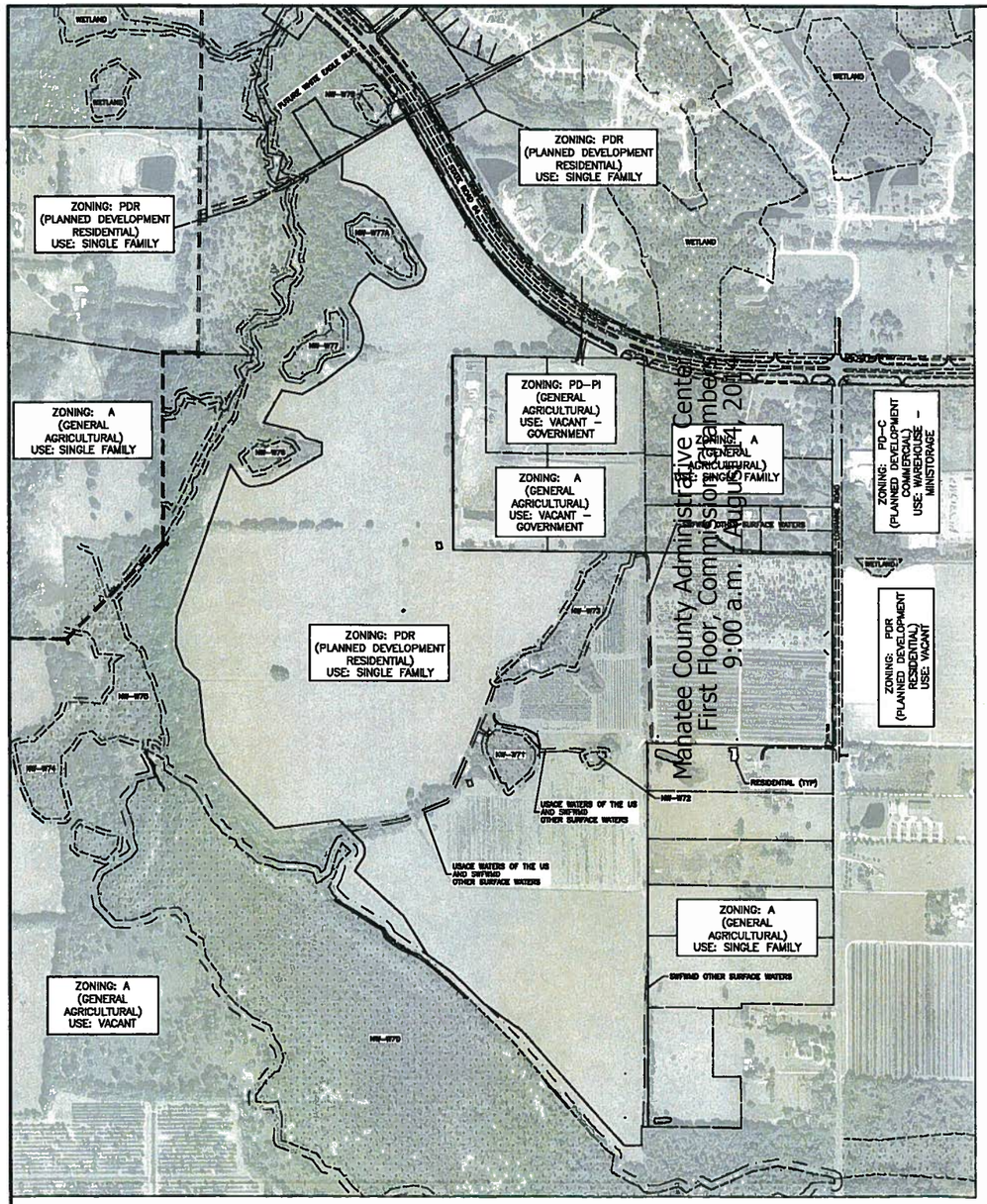
Project Planner (PD) _____
Project Engineer (PW) _____
Concurrency (PC) _____
Natural Resources Dept. _____
Environmental Health _____
Fire District _____
Owner/Agent _____

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

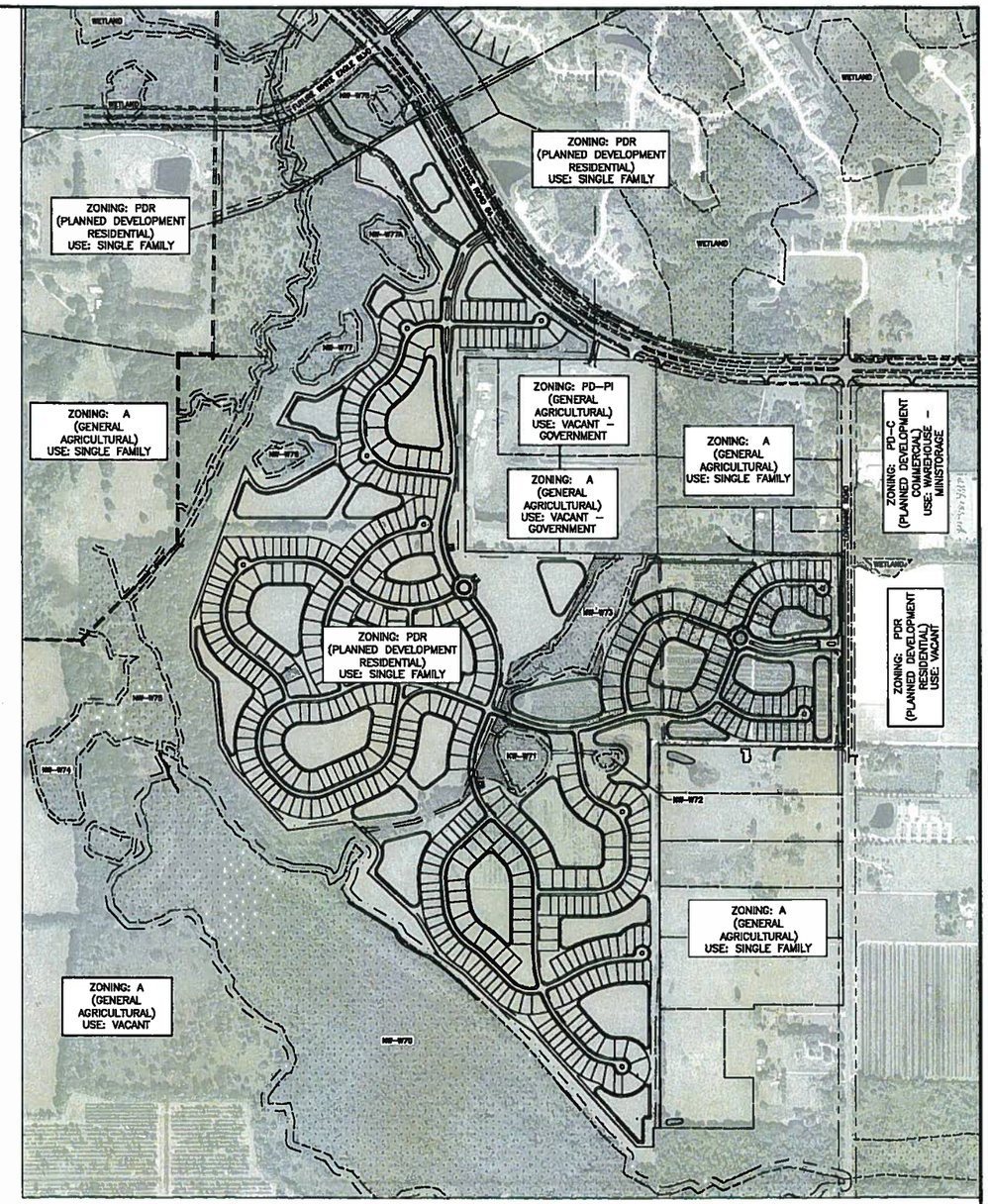
PROJECT NUMBER
215611850

DATE	INDEX NUMBER
FEBRUARY 2014	215611850-01C-001CV

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



EXISTING CONDITIONS AERIAL PLAN



PROPOSED CONDITIONS AERIAL PLAN

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. / August 4, 2014

ΔREV NO.	REVISION	DATE	DRWN BY / CHK. NO.	CHKDBY / CHK. NO.
8	REVISED ZONING DELINEATIONS	6/18/14	TMC/95367	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	TMC/95367	2/2014
DRAWN BY:	TMC/95367	2/2014
CHECKED BY:		
CONTRACT ADMIN. BY:		
SIM APPROVES BY:		

Stantec
8500 Professional Parkway East, Sarasota, FL 34240-9414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2415 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to drawings and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: MERITAGE HOMES OF FLORIDA, INC

PROJECT: RIVER SANDS

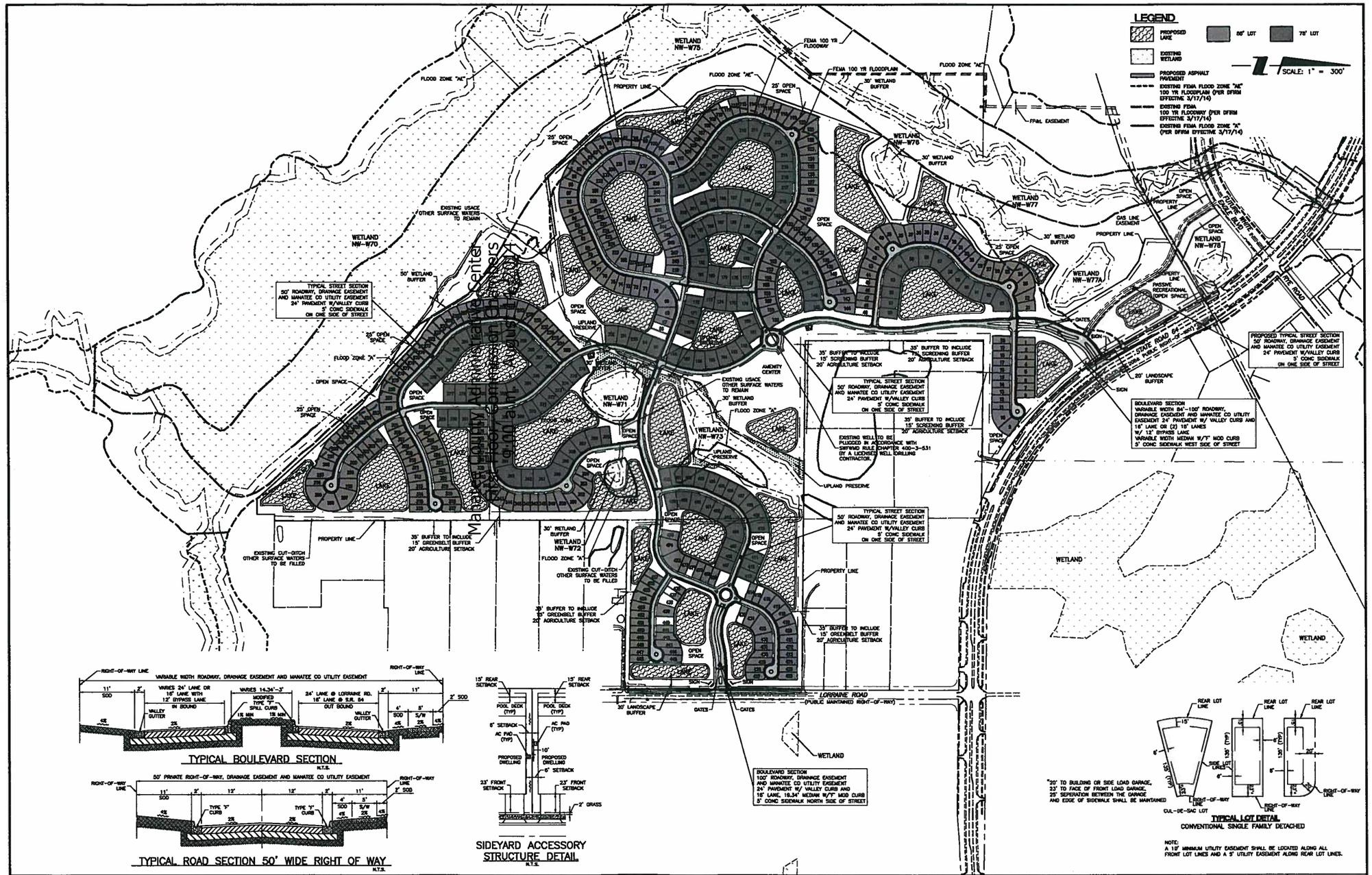
DATE: 2/2014
HORIZONTAL SCALE: 1" = 400'
VERTICAL SCALE:
SEC. TWP. RGE.
3 35S 19E

TITLE: AERIAL SITE PLAN

CADD REFERENCE FILE NO.:
PROJECT NUMBER: 215611850

ROBERT A. CHISD, P.E.
FLORIDA LICENSE NO. 50602
PLOT NUMBER: 215611850-02C-002PL
SHEET NUMBER: 2 of 8

Saved: 8/14/2014 8:51:02 AM TCHISD | Plotted: 8/6/2014 8:42:16 AM TCHISD | W:\215611850\civil\drawing\02C-Site_Plan_Zoning_Map\Zoning_Map\215611850-02C-002PL.dwg\Layout1



REV. NO.	REVISION	DATE	DRAWN BY / DWG. NO.	CHECKED BY / DWG. NO.	VISE APPROVED BY:
B	REVISED OPEN SPACE AND BUFFER CALL-OUTS, ADD NOTE FOR SEPARATION ON TYPICAL LOT DETAIL	6/16/14	TMO/95367		
A	ADD DFIRM FLOOD ZONE CALL-OUTS, ADD OPEN SPACE CALL-OUTS	4/3/14	TMO/95367		

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	TMO/95367	2/2014
DRAWN BY:	TMO/95367	2/2014
CHECKED BY:		
CONTRACT ADMIN. BY:		
VISE APPROVED BY:		

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CLIENT: MERITAGE HOMES OF FLORIDA, INC

PROJECT: RIVER SANDS

DATE: 2/2014
HORIZONTAL SCALE: 1" = 300'
VERTICAL SCALE:
SEC. | TWP. | RGE.: 13 | 35S | 18E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611850

TITLE: MASTER SITE PLAN

ROBERT A. ENGEL, P.E.
FLORIDA LICENSE NO. 58602
DRAWING NUMBER: 215611850-02C-101SP
SHEET NUMBER: 3 OF 8

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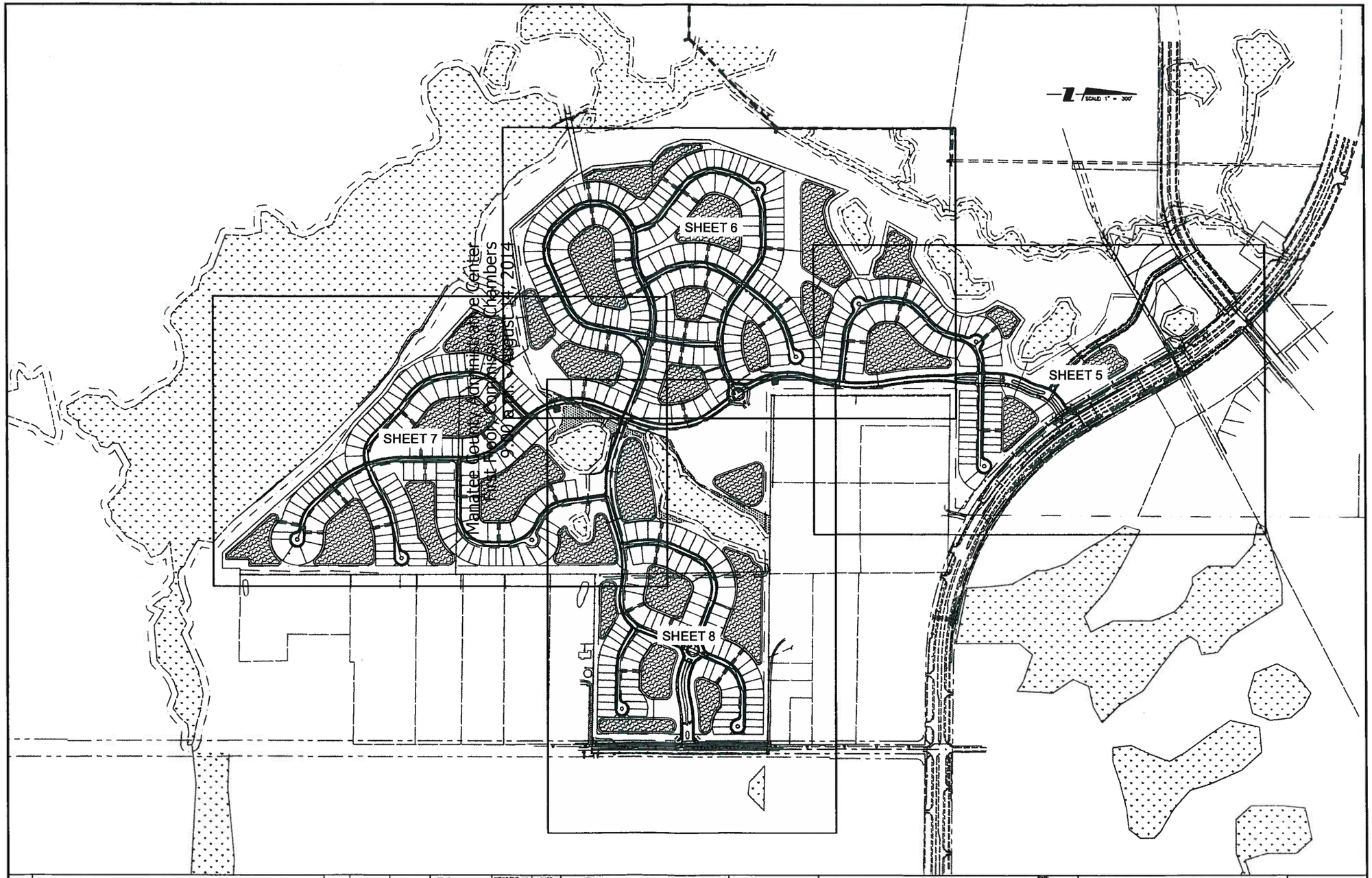

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DRAWN BY:	TMG/95367	2/2014
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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

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CLIENT: MERITAGE HOMES OF FLORIDA, INC

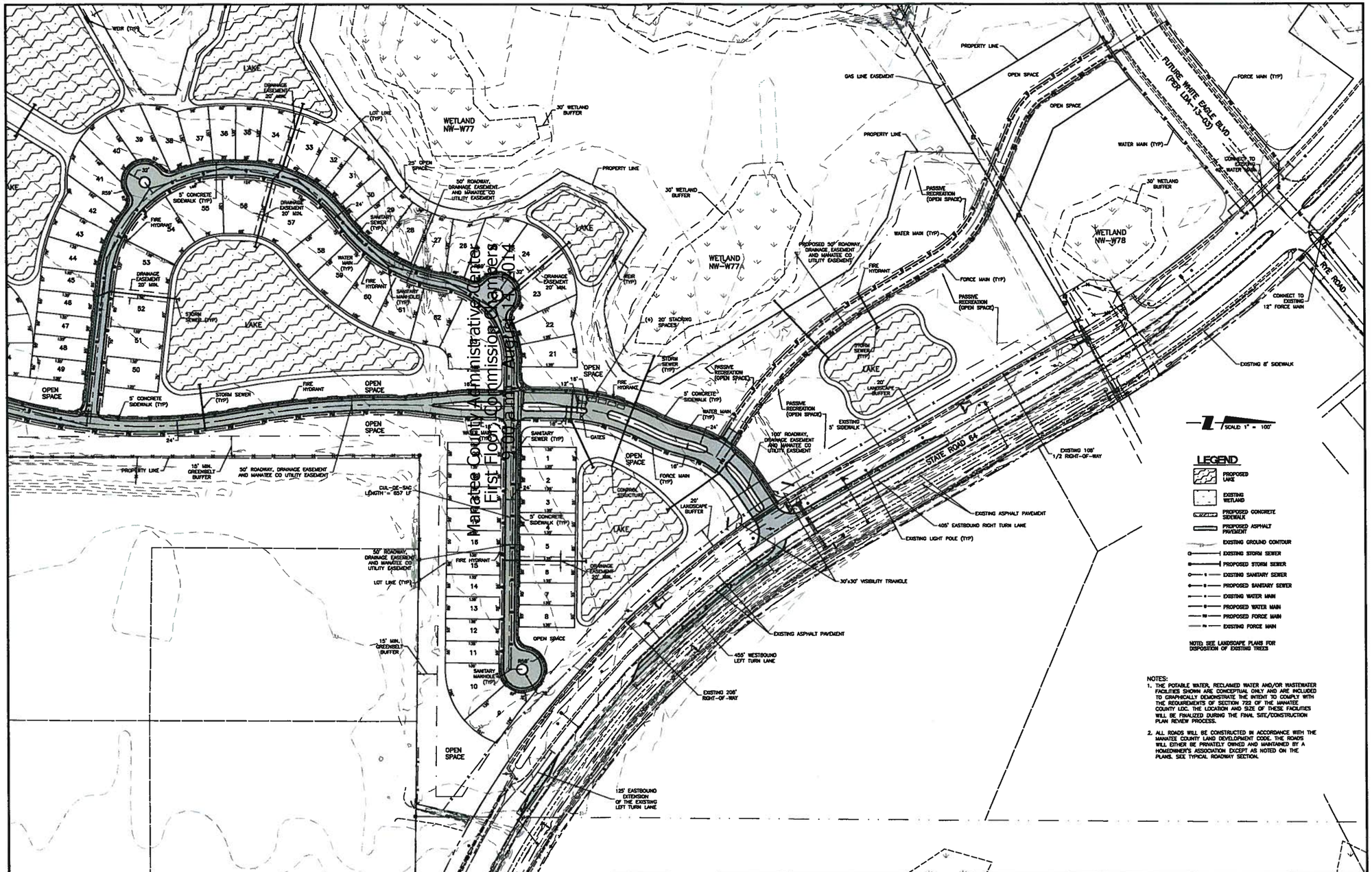
PROJECT: RIVER SANDS

DATE: 2/2014
HORIZONTAL SCALE: 1" = 300'
VERTICAL SCALE:
SEC. TWP. RGE: 34 35S 19E
CROSS REFERENCE FILE NO.:

TITLE: KEY SHEET

PROJECT MANAGER: 215611850

ROBERT A. EVANS, P.E.
FLORIDA LICENSE NO. 54922
LAND MANAGER:
215611850-02C-102KP
SHEET NUMBER: 4 OF 8



NOTES:

1. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
2. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE ROADS WILL EITHER BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION EXCEPT AS NOTED ON THE PLANS. SEE TYPICAL ROADWAY SECTION.

Δ/REV NO.	REVISION	DATE	DRAWN BY / CHK. NO.	CHECKED BY / CHK. NO.
B	ADD 25' OPEN SPACE CALL-OUT	6/16/14	TMG/95367	
A	ADD CUL-DE-SAC LENGTHS AND R/W WIDTHS, REV FIRE HYDRANT LOCATIONS	4/3/13	TMG/95367	

ACTIVITY	INITIALS/CHK. NO.	DATE
DESIGNED BY:	TMG/95367	2/2014
DRAWN BY:	TMG/95367	2/2014
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: MERITAGE HOMES OF FLORIDA, INC

PROJECT: RIVER SANDS

DATE: 2/2014
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE:
SEC. TWP. RGE.: 3 35S 19E
CROSS REF/ASSOC. FILE (#s):

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215611850

SERGIO A. DIAZ, P.E.
FLORIDA LICENSE NO. 58662
GROUP MANAGER: 215611850-02C-111SP
SHEET NUMBER: 5 of 8

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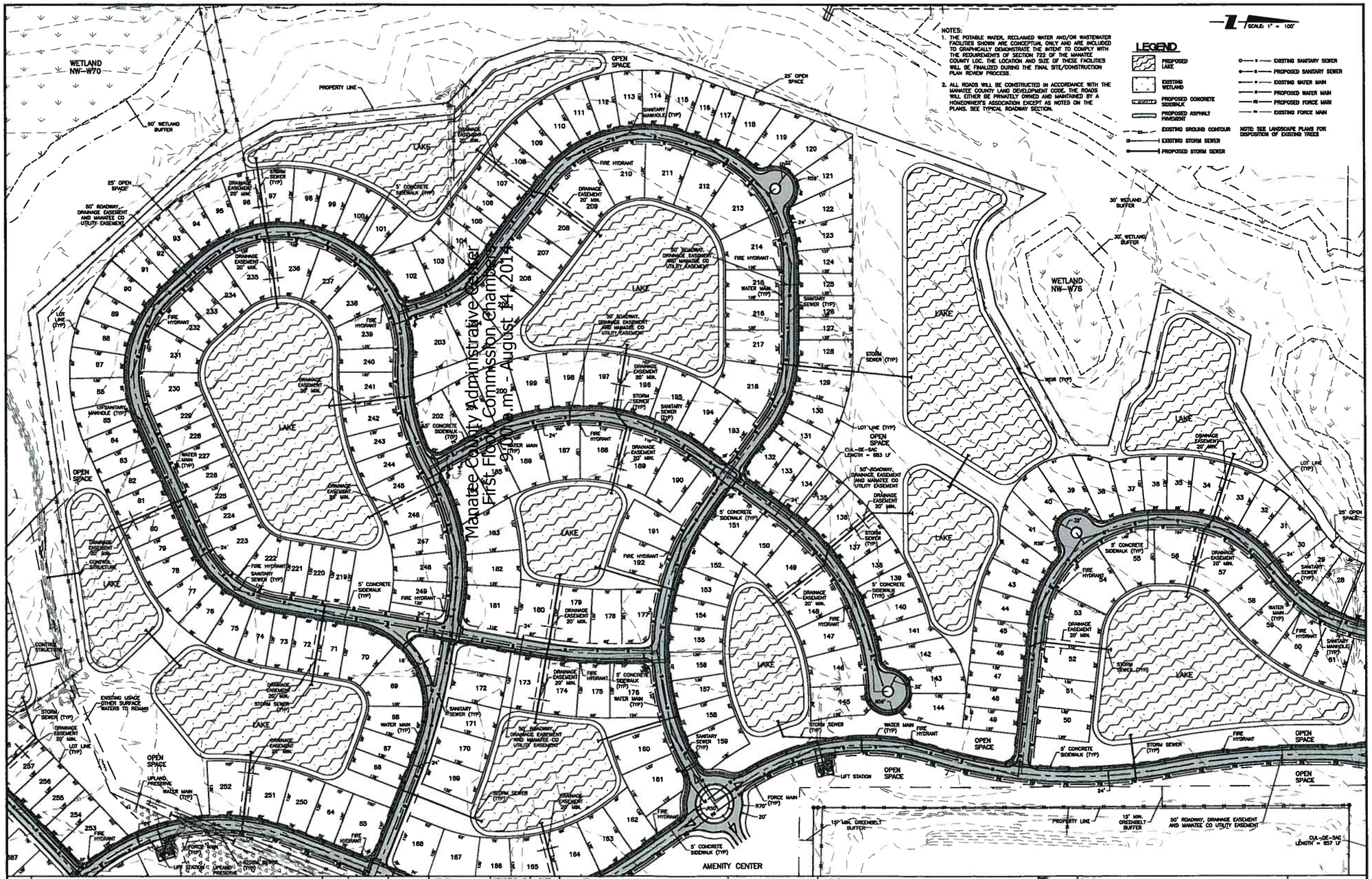
Manatee County Administrative Center
First Floor, Commission Chambers
April 17, 2014



Manatee County Administrative Center
First Floor Commission Chambers
9:00 a.m. - August 14, 2014

					ACTIVITY	INITIALS/EMP. NO.	DATE
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					DRAWN BY:	TMG/95367	2/2014
B	ADD 25' OPEN SPACE CALL-OUT	6/18/14	TMG/95367		CHECKED BY:		
A	ADD CUL-DE-SAC LENGTHS, REV FIRE HYDRANT LOCATIONS	4/3/14	TMG/95367		CONTRACT ADMIN. BY:		
DWG NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:		

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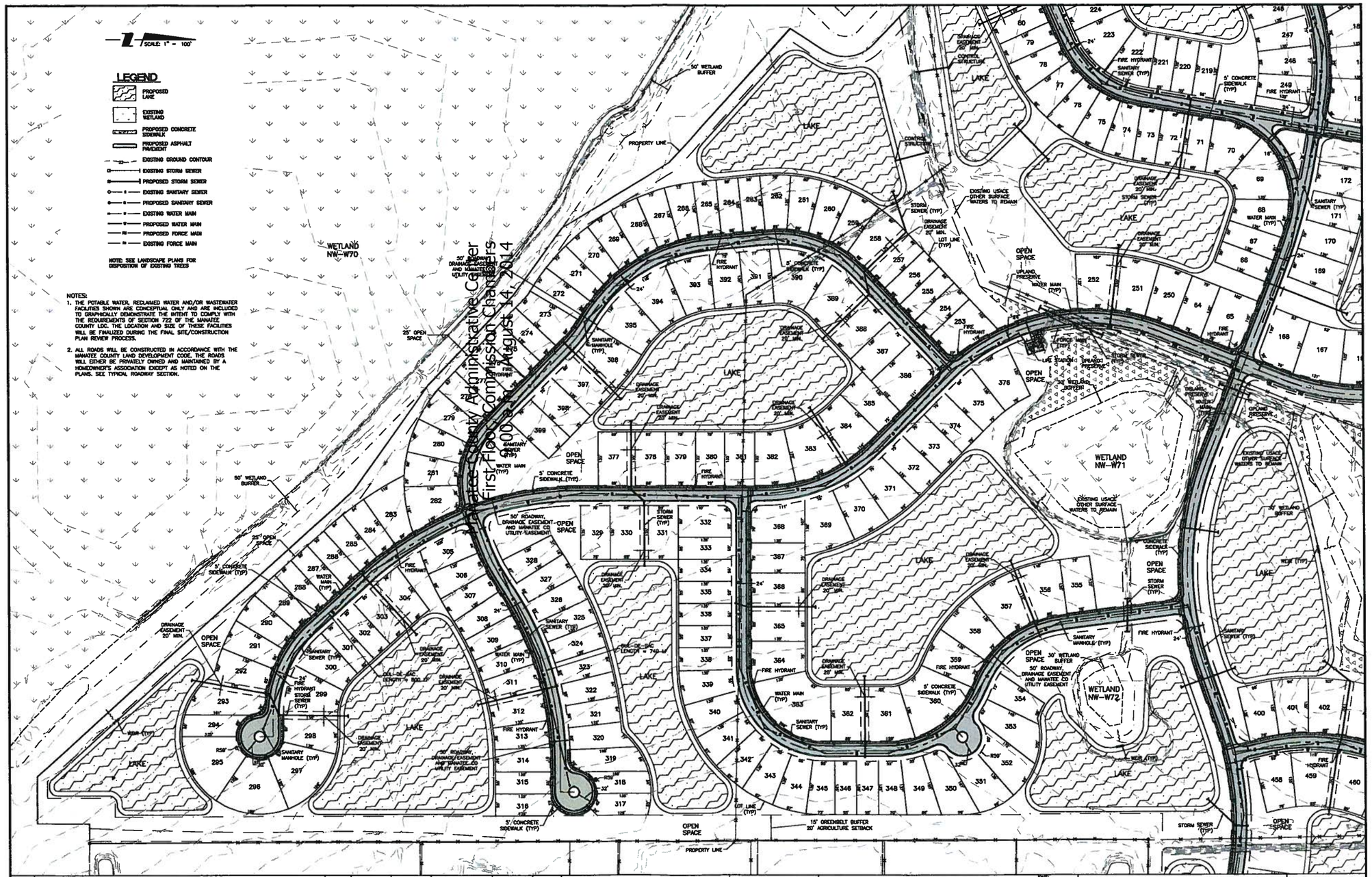
CLIENT: MERITAGE HOMES OF FLORIDA, INC

PROJECT: RIVER SANDS

DATE: 2/2014
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE:
DES. TMG | DRN. RDD | CHKD. JS | APP. JSS
CADD REFERENCE FILE NO.:
PROJECT NUMBER: 215611850

TITLE: PRELIMINARY SITE PLAN

ROBERT A. BAKER, P.E.
FLORIDA LICENSE NO. 39908
CHIEF ENGINEER
215611850-02C-111SP
SHEET NUMBER: 6 OF 8



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B	ADD 25' OPEN SPACE CALL-OUT	6/16/14	TMG/95367		CHECKED BY:		
A	ADD CUL-DE-SAC LENGTHS, REV FIRE HYDRANT LOCATIONS	4/3/14	TMG/95367		CONTRACT ADMIN. BY:		
Δ REV NO.	REVISION	DATE	DRAWN BY / DSR. NO.	CHECKED BY / DSR. NO.	TEM APPROVED BY:		

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CLIENT: MERITAGE HOMES OF FLORIDA, INC

PROJECT: RIVER SANDS

DATE: 2/2014
ORIGINAL SCALE: 1" = 100'
VERTICAL DATUM:
HORIZ. DATUM: NAD 83/90
GRID: TWP. 33S RGE. 19E
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215611850

ROGER A. CHICO, P.E.
FLORIDA LICENSE NO. 68602
PROJ. NUMBER: 215611850-02C-1111SP
SHEET NUMBER: 7 of 8

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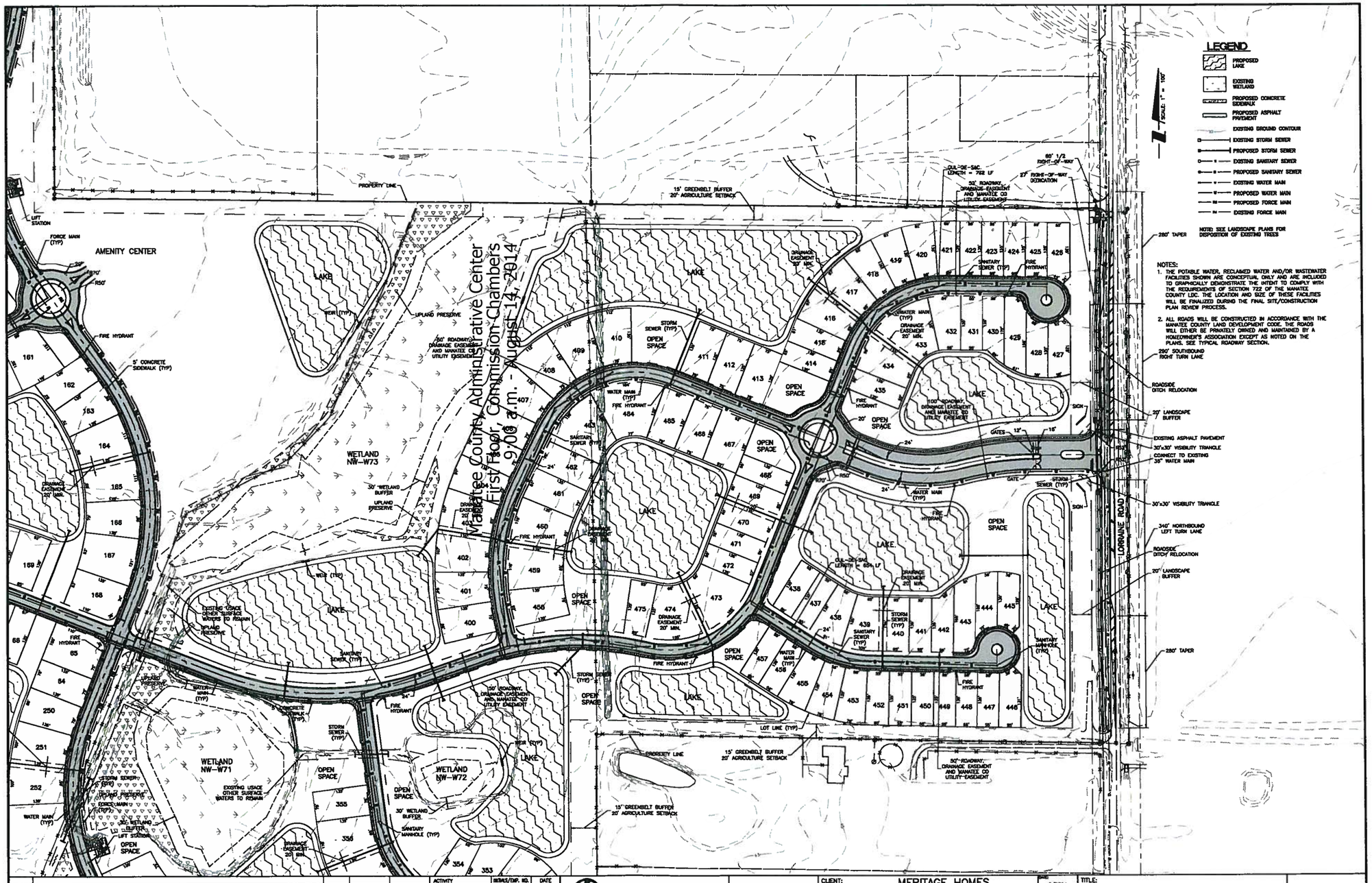
Manatee County Administrative Center
First Floor Commission Chambers
August 14, 2014



Manatee County Administrative Center
First Floor, Commission Chamber's
9:00 a.m. - August 14, 2014

A	ADD CUL-DE-SAC LENGTHS AND R/W WIDTHS, REV FIRE HYDRANT LOCATIONS	4/3/14	TMG/95367		
ΔREV NO.	REVISION	DATE	DRWN BY / DIP. NO.	CHECKED BY / DIP. NO.	SIM APPROVED BY:

ACTIVITY	INITIALS/DIP. NO.	DATE
DESIGNED BY:	TMG/95367	2/2014
DRAWN BY:	TMG/95367	2/2014
CHECKED BY:		
CONTRACT ADMIN. BY:		
SIM APPROVED BY:		

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CLIENT: MERITAGE HOMES OF FLORIDA, INC

PROJECT: RIVER SANDS

DATE: 2/2014
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE:
DES. | DWN. | REVIEW: 355 | 19E
CROSS REFERENCE FILE NO(s):

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215611850

SHEET NUMBER: 8 OF 8

ROBERT A. ENGEL, P.E.
FLORIDA LICENSE NO. 58866
PAGE NUMBER: 215611850-02C-1125P

August 14, 2014 Planning Commission
Agenda Item #6

Subject
PDR-14-11(P) - Magnolia Ridge at Mote Ranch - DTS20140113 - 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, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-14-11(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.4, B.1-B.7, C.1-C.8, and D.1; GRANTING Special Approval for a project : 1) within the Watershed Protection Evers Overlay District, 2) within the Special Treatment Overlay District, 3) adjacent to a perennial stream, and 4) with habitable structures located within the 25-year floodplain; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Sections 714.8.7, 715.3.4, 715.3.2.1, and 907.7.3 of the Land Development Code, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• The 8.96± acre vacant site is located on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road

• The site is zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay Districts) and within the RES-6 (Residential – six dwelling units per acre) Future Land Use Category (FLUC).

• In 1982, the site was rezone from A1/WP/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to PDR/WP/ST zoning district, as part of the rezoning and approval of a Conceptual Development Plan for 465 acres (Z-81-55 fka PDR-81-05 – Mote Ranch).

• The current request is to approve a Preliminary Site Plan for a maximum of 14 single-family detached lots. The Preliminary Site Plan proposes:
- One access point from Honore Avenue, an arterial roadway.
- Lots located along both sides of a 24 feet wide internal roadway (50 feet wide public right-of-way), which has terminus in a cul-de-sac.
- A minimum lot size of 6,450 sq. ft. (55' x 117').
- A gross and net density of 1.56 and 3.21 dwelling units per acre respectively.
- A 15-foot wide roadway buffer along Honore Avenue right-of-way. The applicant requests Specific Approval to reduce the width of the buffer from 20 feet to 15 feet since the site is constrained by natural features and the lots will be separated at least 110 feet from the drive lanes.
- A 15-foot wide greenbelt landscape buffer along the west property boundary. To the east, and south there is existing vegetation within a wooded conservation easement area that provide natural buffer.
- 5-foot wide sidewalk along one side of the internal roadway (there is an existing 5 feet wide sidewalk along Honore Avenue).
- Stormwater management and floodplain compensation area which is located in the west portion of the site.
- More than 66% of the site designate as open space (5.96 acres) which exceeds the minimum requirement for a project within the Watershed Overlay District. Non recreational acreage or amenities are provided.
- No impacts to wetland (3.0 acres) or wetland buffers.

• The site is located entirely within the Braden River Watershed, and the Coastal Planning Area. It lies in Zone AE (100-year floodplain) with a base flood elevation of 10.1' NAVD 1988 determined per FIRM 12081C0340E, effective 03/17/2014, and partially within the Manatee County 25-year floodplain. Also, the site is adjacent to Rattlesnake Slough, and "No-Rise Certification" shall be required for any encroachment, including fill, within the regulatory floodway of Rattlesnake Slough.

• Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a project:
- Within the Braden River Watershed (Evers Reservoir Watershed Protection and Special Treatment Overlay Districts).
- Adjacent to a perennial stream (Rattlesnake Slough).
- With improvements (roads, lots, habitable structures, etc) within the Manatee County 25-year floodplain.

• The applicant requests Specific Approval to:
- Reduced replacement tree sizes (LDC Section 714.8.7)
- To allow one canopy tree per lot frontage (LDC Section 715.3.4)
- Reduced roadway buffer width (LDC Section 715.3.2.1)
- To deviate from lot shape requirements (LDC Section 907.7.3)

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

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on July 7, 2014.

Reviewing Attorney
Schenk

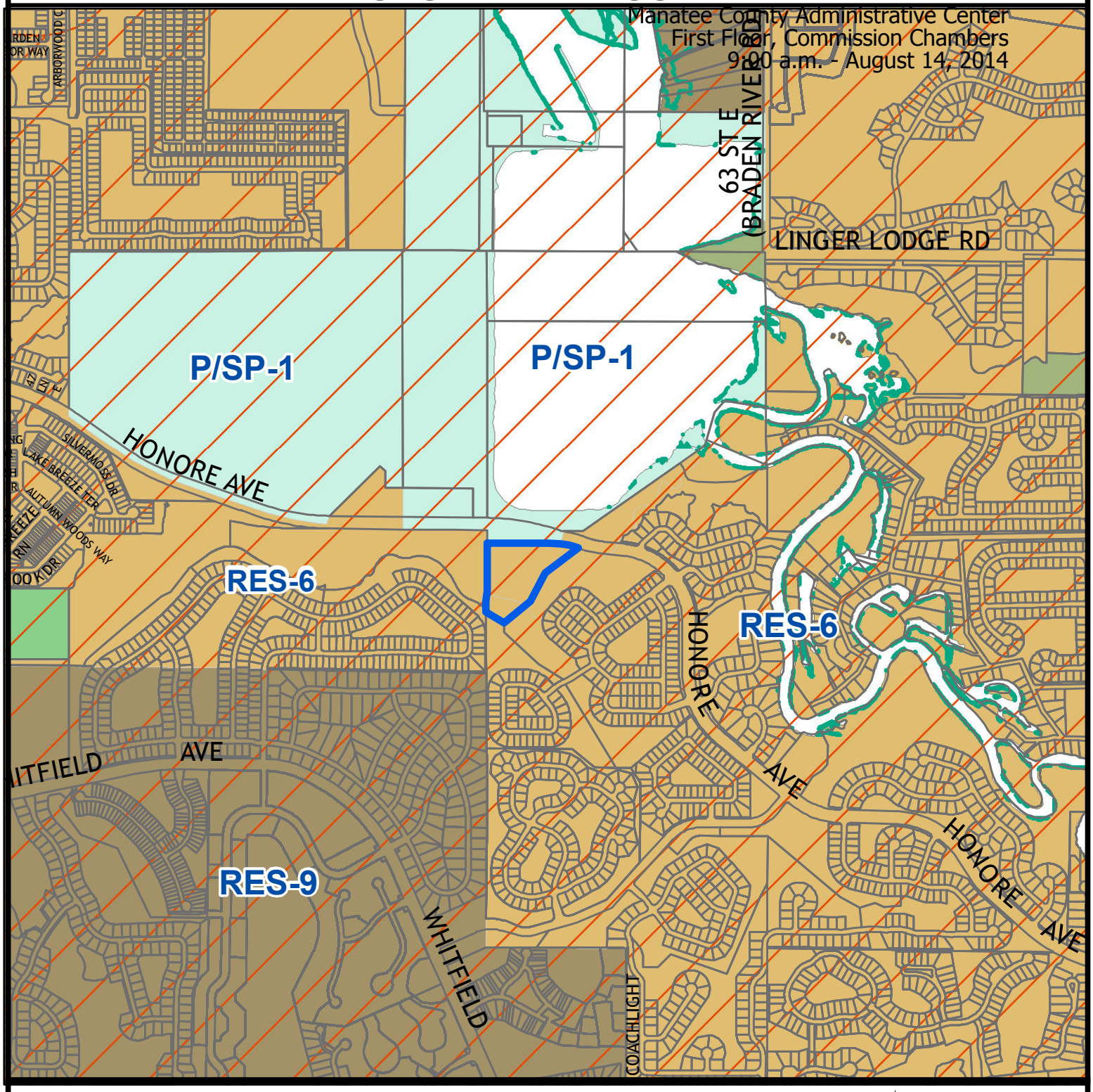
Instructions to Board Records
n/a

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 - PDR-14-11 - MagnoliaRidge - 081414 PC.pdf
Attachment: Staff Report - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Statement - Magnolia Ridge at Mote Ranch - PDR-14-11(P).pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-14 PC.pdf
Attachment: Site Plan - Magnolia Ridge at Mote Ranch - PDR-14-11(P) - 8-14-2014 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 1920430179

Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 1,281 feet

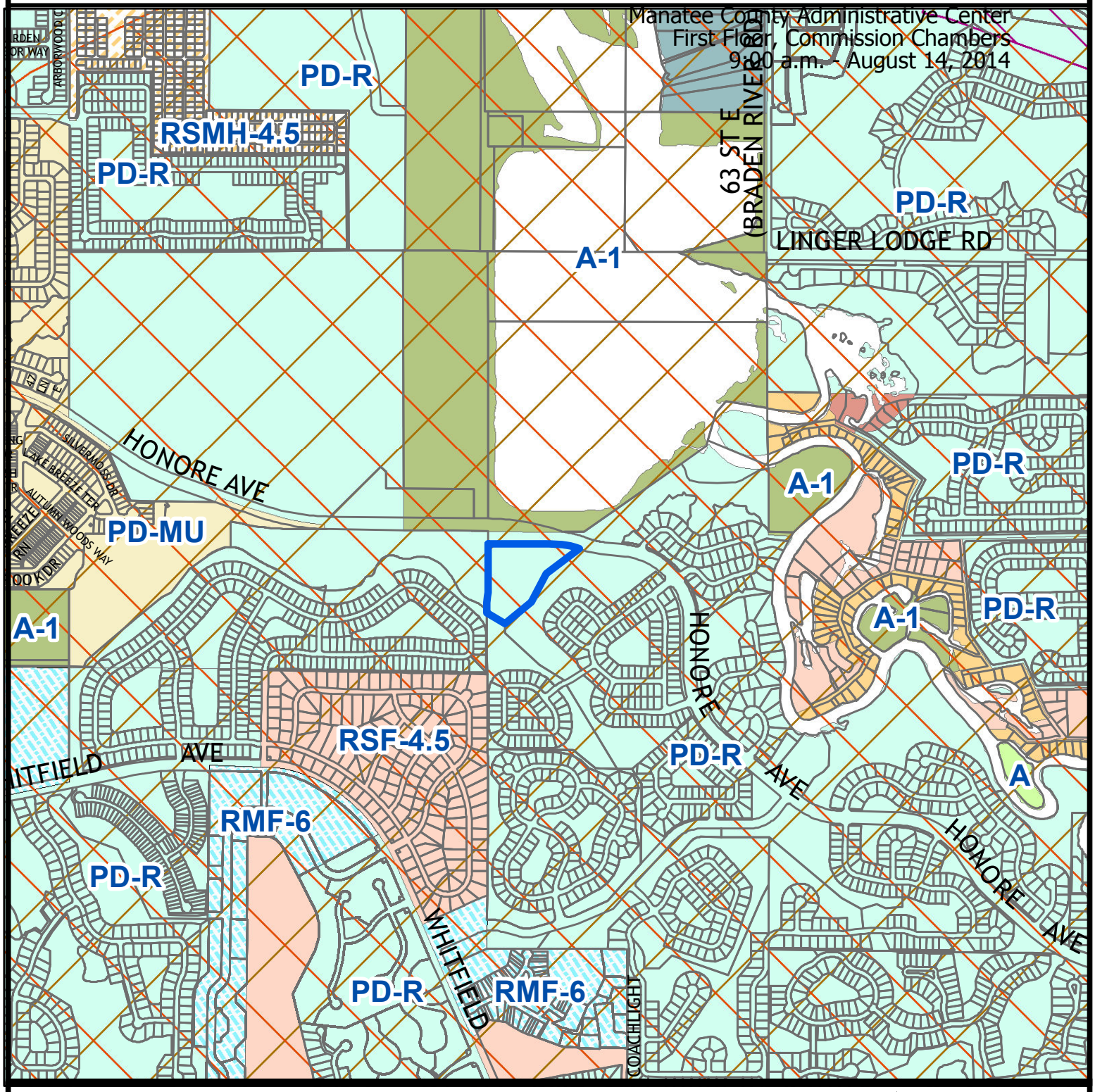
Project Name: Magnolia Ridge at Mote Ranch
Project #: PDR-14-11 (P) / 14-S-04 (P)
DTS#: 20140113
Proposed Use: Residential

Evers Watershed (WPE)

S/T/R: Sec 22 Twn 35 Rng 18
Acreage: 8.96
Existing Zoning: PD-R
Existing FLU: RES-6
Overlays: ST
Special Areas: NONE

CHH: N
Watershed: WPE
Drainage Basin: Rattlesnake Slough
Commissioner: Vanessa Baugh

ZONING



Parcel ID #(s) 1920430179

Manatee County
Staff Report Map

Map Prepared 4 / 2014

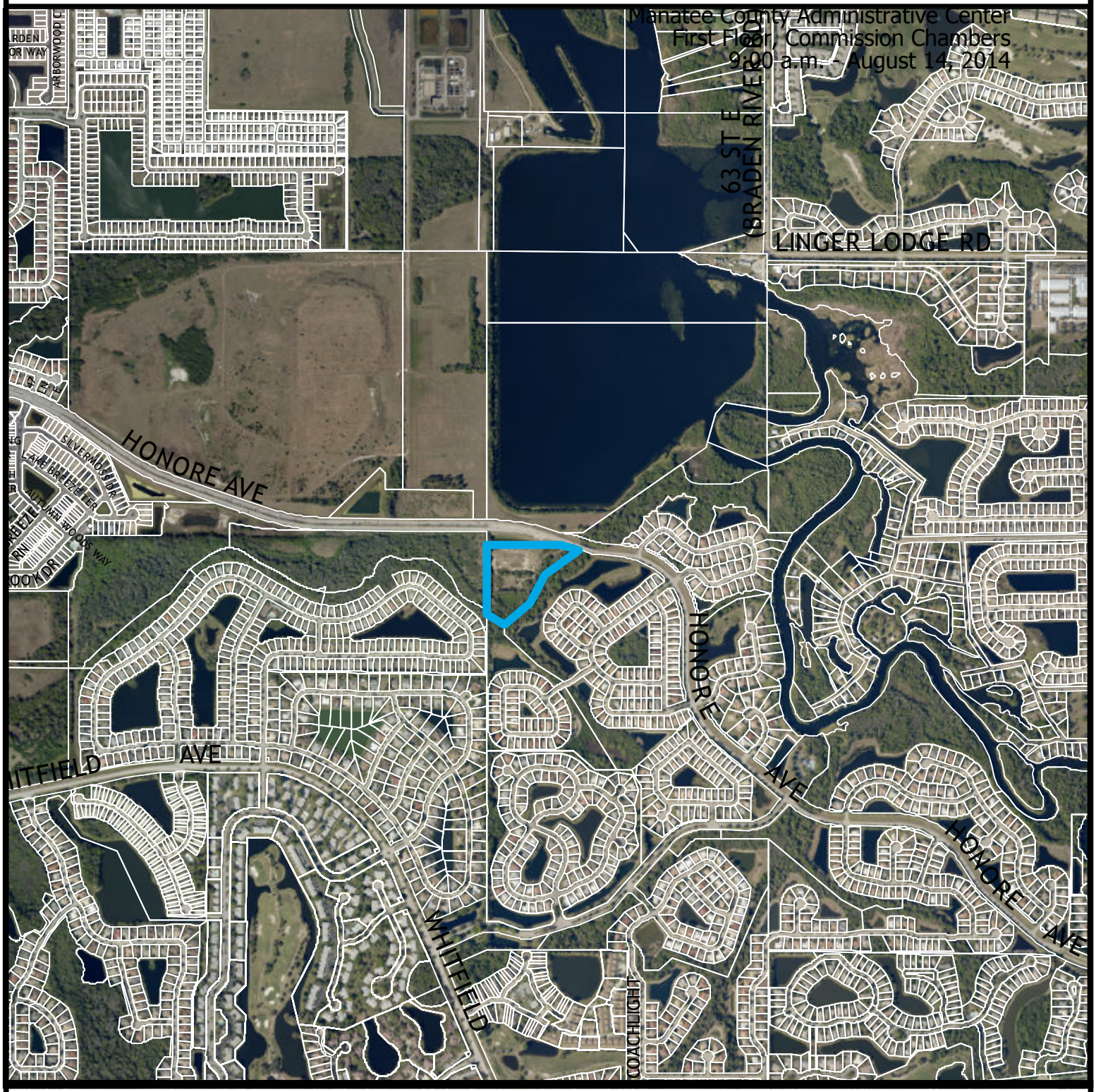
1 inch = 1,281 feet

Special Treatment

Evers Watershed (WPE)

Project Name:	Magnolia Ridge at Mote Ranch
Project #:	PDR-14-11 (P) / 14-S-04 (P)
DTS#:	20140113
Proposed Use:	Residential
S/T/R:	Sec 22 Twn 35 Rng 18
Acreage:	8.96
Existing Zoning:	PD-R
Existing FLU:	RES-6
Overlays:	ST
Special Areas:	NONE
CHH:	N
Watershed:	WPE
Drainage Basin:	Rattlesnake Slough
Commissioner:	Vanessa Baugh

AERIAL



Parcel ID #(s) 1920430179

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,281 feet

Project Name: Magnolia Ridge at Mote Ranch
Project #: PDR-14-11 (P) / 14-S-04 (P)
DTS#: 20140113
Proposed Use: Residential

S/T/R: Sec 22 Twn 35 Rng 18
Acreage: 8.96
Existing Zoning: PD-R
Existing FLU: RES-6
Overlays: ST
Special Areas: NONE

CHH: N
Watershed: WPE
Drainage Basin: Rattlesnake Slough
Commissioner: Vanessa Baugh

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH
(DTS #20140113)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 08/14/2014 **B.O.C.C.: 09/04/2014**

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-14-11(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.4, B.1-B.7, C.1-C.8, and D.1; GRANTING Special Approval for a project : 1) within the Watershed Protection Evers Overlay District, 2) within the Special Treatment Overlay District, 3) adjacent to a perennial stream, and 4) with habitable structures located within the 25-year floodplain; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Sections 714.8.7, 715.3.4, 715.3.2.1, and 907.7.3 of the Land Development Code, as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDR-14-11(P) (DTS # 20140113)**
PROJECT NAME	**Magnolia Ridge at Mote Ranch**
APPLICANT(S):	**Sandra S. Rinehart**
PROPOSED ZONING:	**N/A**
EXISTING ZONING:	**PDR (Planned Development Residential) - 8.96 acres**
PROPOSED USE(S):	**14 lots for single-family detached residences**
CASE MANAGER:	**Rossina Leider**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

The 8.96 ± acres vacant site is located on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road. The site is zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay Districts) and within the RES-6 (Residential – six dwelling units per acre) Future Land Use Category (FLUC).

The site was rezone in 04/02/1982 from A1/WP/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to PDR/WP/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay Districts) zoning district, as part of the rezoning and approval of a Conceptual Development Plan for 465 acres (Z-81-55 fka PDR-81-05 – Mote Ranch).

The current request is to approve a Preliminary Site Plan for a maximum of 14 single-family detached lots. The Preliminary Site Plan proposes:

- One access point from Honore Avenue, an arterial roadway.
- Lots located along both sides of a 24 feet wide internal roadway (50 feet wide public right-of-way), which has terminus in a cul-de-sac.
- A minimum lot size of 6,450 sq. ft. (55’ x 117’).
- A gross and net density of 1.56 and 3.21 dwelling units per acre respectively.
- A 15-foot wide roadway buffer along Honore Avenue right-of-way. The applicant requests Specific Approval to reduce the width of the buffer from 20 feet to 15 feet

since the site is constrained by natural features and the lots will be separated at least 110 feet from the drive lanes.

- A 15-foot wide greenbelt landscape buffer along the west property boundary. To the east, and south there is existing vegetation within a wooded conservation easement area that provide natural buffer.
- 5-foot wide sidewalk along one side of the internal roadway (there is an existing 5 feet wide sidewalk along Honore Avenue).
- Stormwater management and floodplain compensation area which is located in the west portion of the site.
- More than 66% of the site designate as open space (5.96 acres) which exceeds the minimum requirement for a project within the Watershed Overlay District.
- No impacts to wetland (3.0 acres) or wetland buffers.
- Non recreational acreage or amenities are provided.

The typical lot size proposes for this project (6,450 sq. ft.) is consistent with the development patterns of approved projects in the surrounding area with lot sizes that vary from 3,200 sq. ft. (cottages units at Woodbrook I) to 11,007 sq. ft. (Mote Ranch V). The most recently approved projects show lots sizes that vary from 6,240 sq. ft. (Woodland Trace) to 6,760 sq. ft. (Fox). The proposed gross and net density (1.56 and 3.21 du/acre) is below to the maximum density threshold allowed in the RES-6 FLUC (6 du/acre gross and 12 du/acre net).

The site is located entirely within the Braden River Watershed, and the Coastal Planning Area. It lies in Zone AE (100-year floodplain) with a base flood elevation of 10.1' NAVD 1988 determined per FIRM 12081C0340E, effective 03/17/2014, and partially within the Manatee County 25-year floodplain.

The Braden River Watershed identifies additional 100-year floodplain delineation within the project limits, and the floodplain delineation provided from the Braden River Watershed model can be utilized for floodplain compensation calculation. Also, the site is adjacent to Rattlesnake Slough, and "No-Rise Certification" shall be required for any encroachment, including fill, within the regulatory floodway of Rattlesnake Slough.

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

In addition, the proposed preliminary site plan reflects the subdivision utilizing existing retention ponds along Honore Avenue for stormwater attenuation, floodplain compensation, and treatment. The retention ponds were originally permitted to serve as stormwater facilities for the Honore Avenue and this proposed subdivision. The western retention pond is located totally within County Right-of-Way, and the eastern pond is partially located within County Right-of-Way. Staff requested through stipulation (Stipulation C.1) that:

- The existing retention ponds be turned over to the proposed Homeowner's Association (HOA) for maintenance.

Staff recommends a Hurricane Evacuation Plan be approved by the Emergency Management Division of the Public Safety Department prior to Final Site Plan approval, as is required per Comprehensive Plan Policy 4.4.2.2 for new developments located within the Coastal Planning Area.

Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a project:

- Within the Braden River Watershed (Evers Reservoir Watershed Protection and Special Treatment Overlay Districts). The purpose of the Special Approval request is satisfied by the proposed project's design that will provide 150% of the normally required water quality treatment, and twenty five percent (25%) peak rate reduction to the calculated pre-development flow rate for all stormwater outfall flows either directly or indirectly into Rattlesnake Slough/Braden River.
- Adjacent to a perennial stream (Rattlesnake Slough).
- With improvements (roads, lots, habitable structures, etc) within the Manatee County 25-year floodplain. Stormwater engineering staff supports the Special Approval request since:
  a) proposed home-sites are concentrated to the greatest extent along the periphery and outside of the 25-year floodplain,
  b) flood plain compensation is provided for the 25-year and 100-year storm event, and
  c) proposed finish floor elevation of home-sites will be at minimum one-foot above Base Flood Elevation (B.F.E).

The applicant requests Specific Approval to:
- Reduced replacement tree sizes (LDC Section 714.8.7)
- To allow one canopy tree per lot frontage (LDC Section 715.3.4)
- Reduced roadway buffer width (LDC Section 715.3.2.1)
- To deviate from lot shape requirements (LDC Section 907.7.3)

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

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**6375 Old Farm Road**
GENERAL LOCATION:	**South of Honore Avenue, approximately one mile east of Lockwood Ridge Road**
ACREAGE:	**8.96 ± acres**
EXISTING USE(S):	**Vacant**
FUTURE LAND USE CATEGORY(S):	**RES-6/WO (Residential - six dwelling units per acre/Watershed Overlay)**
DENSITY:	**1.56 gross 3.21 net**
SPECIAL APPROVAL(S):	**1) Project within the WP-E (Watershed Protection Evers) Overlay District 2) Project within the ST (Special Treatment) Overlay District 3) Adjacent to a perennial stream 4) Habitable Structures located within the 25-year floodplain**
OVERLAY DISTRICT(S):	**WP-E (Watershed Protection Evers) ST (Special Treatment)**
SPECIFIC APPROVAL(S):	**1) Reduced replacement tree size 2) To allow one canopy tree per lot frontage 3) Reduced roadway buffer width 4) To deviate from lot shape requirements**

SURROUNDING USES & ZONING	
NORTH	**Vacant land (right-of-way) zoned PDR (Planned Development Residential). Across Honore Avenue, stormwater retention area (City of Bradenton) zoned A-1 (Suburban Agriculture)**
SOUTH	**Vacant residential tract (Mote Ranch) zoned PDR (Planned Development Residential)**
EAST	**Vacant residential tract (Mote Ranch) zoned PDR (Planned Development Residential)**
WEST	**Vacant land (City of Bradenton & Carlyle@Village of PalmAire Subdivision) zoned PDR (Planned Development Residential)**

SITE DESIGN DETAILS		
LOT SIZE(S):	**6,450 sq. ft. (55' x 117') Typical lot**	
SETBACKS: (*) 25-foot separation between the garage and edge of sidewalks. Corner lots shall provide a 15-foot setback from the structure (non-garage) to the property line adjacent to the other street.	**Front** **Side** **Rear** **Waterfront**	**23'/20'(*)** **5'** **15'** **30'**
OPEN SPACE:	**Required: 35% or 3.14 acres** **Provided: 66.6% or 5.96 acres**	
RECREATIONAL AMENITIES:	**None**	
RECREATIONAL ACREAGE:	**None**	
BUFFERS: (*) Applicants request Specific Approval to reduce roadway buffer width (**) Along to the east and south property boundaries there are preservation areas, wetlands, and the Rattlesnake Slough	• **15' roadway buffer along Honore Avenue (*)** • **15' greenbelt buffer along west property boundary (*)**	
ACCESS:	**One access point along Honore Avuenue (Arterial roadway)**	
FLOOD ZONE(S)	**Zones AE with Base Flood Elevation of 10.1' NAVD 1988 per FIRM Panel 12081C 0340E, effective 3/17/2014.**	
AREA OF KNOWN FLOODING	**Yes, rainfall/riverine. 50% reduction in allowable runoff required** **<u>Watershed/Basin</u>: Rattlesnake Slough. Site encroaches the regulatory floodway of Rattlesnake Slough.**	
UTILITY CONNECTIONS	**Water and sewer available**	

ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**3.0 acres**
Proposed Impact Acreage:	**None**

<u>Wetlands</u>
According to the environmental narrative provided by Eco Consultants dated March 2014 there are 2 wetlands on-site, a portion of Rattlesnake Slough that is 1.95 acres and a Wetland Scrub area adjacent to the slough that is 1.05 acres, for a total of 3.0 acres of wetlands.

Rattlesnake Slough requires a 50' wetland buffer, which is depicted on the site plan. The scrub wetland is contiguous to the slough so there is a 50' wetland buffer provided around it as well. The applicant is proposing a variable width buffer adjacent the 1.05 acre wetland. The variable width buffer is to allow construction of the proposed floodplain compensation areas. The area of encroachment into the buffer has no existing native vegetation and is necessary due to physical constraints the existing wetlands create for the parcel. Wetland buffer compensation areas are being provided. The proposed variable width buffer is consistent with Comprehensive Plan Policy 3.3.1.6

Uplands

According to the FLUCCS map and environmental narrative there is 0.27 acres of Mixed Hardwoods habitat within the project area. This habitat falls within the required wetland buffer that is being provided around the slough, so it will be preserved, meeting the native habitat preservation requirement for the project.

Endangered Species

According to the environmental narrative there were no state or federally listed species observed and no nesting or denning activities within the habitats on this project site. Prior to Final Site Plan approval, an updated survey will be required. A stipulation is provided for this.

Trees

The landscape plan shows 6 trees to be removed. Trees to remain on-site at the perimeter of the project area will be required to be protected with chain link fence or another acceptable barricade method, at time of Final Site Plan. A stipulation is provided.

Tree replacement will be in accordance with Section 714.8.7 of the LDC, with Specific Approval recommended by staff to allow replacement sizes of 3"/4"/4" in lieu of 3"/5"/7".

Landscaping/Buffers

The applicant has requested Specific Approval to Section 715.3.2.1 to allow the roadway buffer along Honore Avenue to be reduced from 20' to 15'. The applicant will provide the same quantities of landscaping materials in this reduced buffer area, therefore, staff supports the approval of the Specific Approval request. The greenbelt buffer along the west side of the project area is proposed at 15' wide, also with the required plantings. The greenbelt buffer requirement along the remainder of the site will be met by existing vegetation within the heavily wooded conservation easement area.

Staff is also recommending Specific Approval for Section 715.3.4 of the LDC to allow a reduction to the quantity of street trees from 1 tree per 50 linear feet to 1 tree per lot per frontage. The applicant has reflected this on the site plan.

NEARBY DEVELOPMENT					
RESIDENTIAL					
Project	**Lots / Units**	**Density (du/acre)**	**FLUC**	**Minimum Lot Size**	**Year Approved**
Fox	37	1.85	RES-6	6,760 sq. ft.	2014
Woodbrook II	77	1.43	RES-6	6,500 sq. ft.	2014
Woodland Trace	53	1.82	RES-6	6,240 sq. ft.	2013
Woodbrook I	248	2.61	RES-6	3,200 sq. ft (cottages)	2012
Cascades@Sarasota	621	2.48	RES-6	6,050 sq. ft.	2002
Barrington Ridge	313	2.18	RES-6	7,475 sq. ft.	2005
Mandalay	164	2.22	RES-6	8,400 sq. ft.	2005
Woodridge Oaks	60	3.0	RES-6	7,000 sq. ft.	2000
Mote Ranch V	37	1.2	RES-6	11,000 sq. ft.	1996
Villages of PalmAire	570	1.84	RES-9	7,200 sq. ft.	1998
Mote Ranch Village I	116	2.02	RES-6	8,050 sq. ft.	1988
SaraPalms	66	2.2	RES-6	6,000 sq. ft.	1986
Centre Lake	61	3.3	RES-6	7,000 sq. ft.	1986

POSITIVE ASPECTS

- **The surrounding area is developed mostly with low and moderate density single-family residential developments.**
- **The design shows 66% open space.**
- **PDR allows the Board to stipulate development to ensure compatibility.**

NEGATIVE ASPECTS

- **The site is entirely within the 100-year floodplain and the Coastal Planning Area, and partially within the FEMA floodway and County 25-year floodplain.**
- **Future residents of lots abutting Honore Avenue may experience some noise impacts from vehicles traveling along this arterial roadway.**
- **No recreational acreage is provided.**

MITIGATING MEASURES

- **Proposed home-sites are concentrated to the greatest extent along the periphery and outside of the 25-year floodplain, flood plain compensation is provided for the 25-year and 100-year storm event, and proposed finish floor elevation of**

home-sites will be at minimum one-foot above B.F.E.

- **Staff stipulated that a Hurricane Evacuation Plan shall be provided at Final Site Plan, and approved by the Emergency Management Division of the Public Safety Department.**
- **Lots will be located at least 110 feet away of the drive lanes of Honore Avenue and separated by a stormwater pond and the proposed roadway buffer.**

PLANNING COMMISSION AND STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

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

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

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

4. Prior to Final Site Plan Approval, the applicant shall submit to the Public Safety Department's Emergency Management Division a Hurricane Evacuation and Disaster Plan.

B. STORMWATER CONDITIONS:

1. The applicant shall obtain an Environmental Resource Permit modification to identify the proposed Homeowner's Association as the maintenance entity for the existing retention ponds along the south side of Honore Avenue and along the northern boundary of this project. The applicant shall provide, in conjunction with the initial Final Plat submittal, a Maintenance Agreement between the Homeowner's Association and Manatee County for the Homeowner's Association to claim maintenance responsibility of the retention ponds. The applicant shall also dedicate a Perpetual Public Drainage Easement for the retention pond facility and associated outfall drainage system located within the project boundaries. The Notice to Buyers shall identify the HOA as the operations and maintenance entity responsible for routine maintenance, inspection, and certification of the existing retention ponds.

2. The engineer of record will have the option of submitting a watershed analysis that would demonstrate an alternative stormwater design that would create no adverse impacts to the watershed with respect to staging and flow rates; or the Engineer of Record shall demonstrate through modeling a 25% peak rate reduction for the project.

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

3. This project shall be required to provide 150% water quality treatment for Braden River/Evers Watershed Protection Overlay.

4. A no-rise permit will be required for all encroachment within the FEMA 100-year floodway of Rattlesnake Slough. Any existing or proposed structures within the floodway shall be modeled.

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

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

  -or-

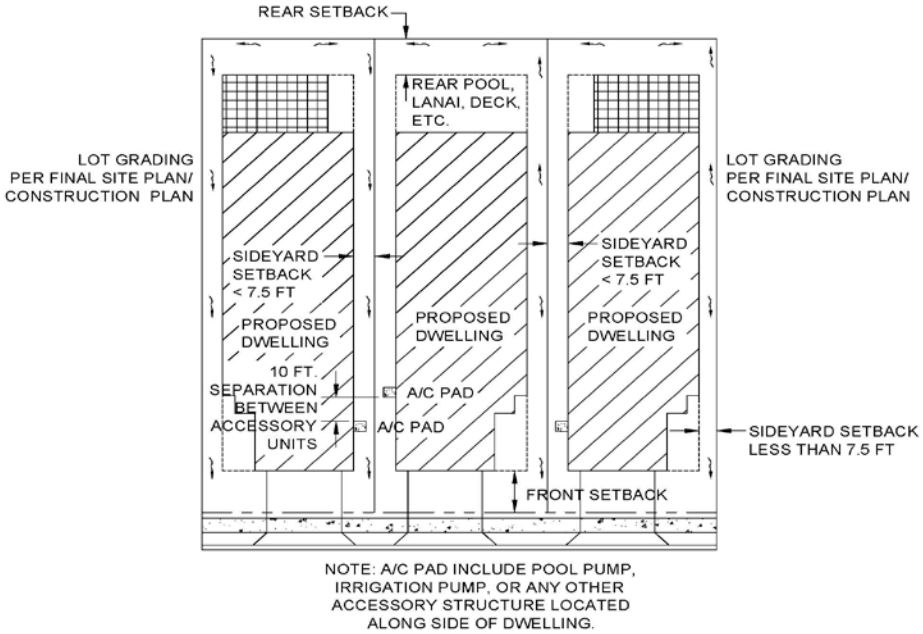
- Provide a stormwater routing model that utilizes Rattlesnake Slough reverse flow into the on-site lakes during a 100 year, 24 hour storm event the volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume

  -or-

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

6. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along Rattlesnake Slough within the project boundaries. Manatee County is only responsible for maintaining the free flow of drainage through this system.

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



C. ENVIRONMENTAL CONDITIONS:

1. Prior to Final Site Plan approval the applicant shall provide a Wetland Buffer Restoration/Planting Plan for wetland buffers and wetland buffer impact compensation areas, to be reviewed and approved by Environmental Planning.

2. Tree barricades for trees to be preserved shall be located at the drip line, unless approved by the Planning Department. 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 Planning Department.

3. The developer shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the Planning Department for any listed species found on-site, prior to Final Site Plan approval.

4. 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.

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

6. 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.

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

- 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.

8. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

D. <u>NOTICES</u>

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

a. Planned thoroughfare adjacent to the project (i.e. Honore Avenue, an existing arterial that is planned to be a 120-foot wide four-lane arterial roadway).
b. Potential noise associated with the planned roadways.
c. Manatee County has no obligation relative to Rattlesnake Slough to maintain, change, improve, clean, repair erosion, or restore the natural changes in the course of the Rattlesnake Slough stream bed.

d. The Homeowner's Association is the operations and maintenance entity responsible for routine maintenance, inspection, and certification of the existing retention ponds.

d. The site is in the pre-development 100-year floodplain and partially in the 25-year floodplain and may be subject to flooding. Proposed subdivided lots are to be graded such that residences will be located outside of the post-development 100-year and 25-year floodplains.

e. The site is within the Coastal Planning Area.

f. A Hurricane Evacuation and Disaster Plan has been submitted to the Emergency Management Division of the Public Safety Department for this project. You are advised to obtain a copy of "All-Hazard Guide", Red Cross brochure "Your Family Disaster Plan", and Evacuation Zone Map.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED
None

COMPLIANCE WITH LDC				
Standard(s) Required	**Design Proposal**	**Compliance**		**Comments**
		Y	**N**	
BUFFERS				
20' roadway buffer, Honore Avenue	**15' roadway buffer shown**		**N**	**Applicant request Specific Approval to reduce roadway buffer width.**
15' greenbelt buffer	**Shown along west property boundary**	**Y**		**Meets standards. Along to the east & south property boundaries there is existing vegetation within the heavily wooded conservation area.**
Buffer landscaping	**Shown**	**Y**		**To be in accordance of LDC Section 715**
SIDEWALKS				
5' internal sidewalks	**Shown**	**Y**		**Meets standards. One side of internal roadway**
5' sidewalk, exterior	**Shown**	**Y**		**Meets standards. Existing sidewalk along Honore Avenue.**
ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	**Shown**	**Y**		**Streets to be public**
24' paved roadways	**Shown**	**Y**		**Meets standard**

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

Physical Characteristics
The ±8.96-acre site is currently vacant and conforming by an irregular shape lot with frontage along Honore Avenue (±867 feet - north property boundary). The site encroaches the floodway of Rattlesnake Slough that flows through the east portion of the site with direction northeast-southwest. The site contains approximately 3.0 acres of wetlands. No impacts to the wetlands and wetland buffer are proposed. There is 0.27 acres of upland habitats on-site (Mixed Hardwoods).

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

The site is within the School Service Area 3. The schools serving the area are Willis Elementary, Braden River Middle School, and Braden River High School. Per Manatee County School Board, there is sufficient capacity to support the proposal which trigger a generation of 5 potential students.

Compatibility
The site is surrounding to the east, south, and west by vacant tracts zoned PDR part of single-family residential developments (Chaparral at Mote Ranch and Carlyle at Village of Palm Aire). To the north, across Honore Avenue, there is vacant land (Honore Avenue right-of-way) zoned PDR, and stormwater retention area (City of Bradenton) zoned A-1.

Further east, south, and west, there are several subdivisions zoned PDR (i.e. Cascades at Sarasota, Woodridge Oaks, Fox, SaraPalms), RSF-4.5 (PalmAire at Sarasota), and PDMU (Woodbrook I).

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

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

Design Quality
The project includes 14 single-family lots, with a minimum lot width of 55 feet and a minimum lot size of 6,450 square feet. The lots are arranged with frontage along an internal roadway with terminus in a cul-de-sac at the west portion of the property. A main access point is connecting the internal roadway to Honore Avenue (four-lane arterial roadway).

As part of the design, the Preliminary Site Plan includes a floodplain compensation area on the south-central portion of the site, and open space along the east side of the development that includes preservation areas as wetlands and wetland buffers, and the floodway of the Rattlesnake Slough. No recreational acreage has been provided.

Adjacent Property
Properties to the east, south, and southwest are vacant tracts part of residential subdivisions PDR and RSF-4.5. To the north, across Honore Avenue, there is vacant land (Honore Avenue right-of-way) zoned PDR, and stormwater retention area (City of Bradenton) zoned A-1.

A 15-foot wide roadway buffer is provided along to the right-of-way of Honore Avenue, which cointains a stormmwater pond adjacent to the property. A 15-foot wide greenbelt buffer separates the project from properties to the west (Carlyle at Village of PalmAire and vacant land at City of Bradenton). To the east and south there are large forested areas that provides a natural buffer between the site and the adjacent subdivisions.

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

Pedestrian Systems
The preliminary site plan shows the existing sidewalk along Honore Avenue and the required sidewalk on one side of the internal roadway (five feet wide). The site is not within two-mile walking radius of any existing school.

Natural and Historic Features, Conservation and Preservation Areas
According to the environmental narrative, there are approximately 3.0 acres of wetland on-site, and no impacts to the wetland or the required 50' wetland buffer are proposed. There are no known recordered historic or archaelogical resources on the site.

Density
The proposed density (1.56 gross and 3.21 net) is below to the maximum allowable potential density for a project within the RES-6 FLUC, and comparable to the approved project in the nearby area.

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

Fences, Screening, and Landscaping
No perimeter fencing is proposed. To the north, the applicant request to reduce the width of required roadway buffer along Honore Avenue from 20 feet to 15 feet in order to accommodate the dwelling unit product without reduce the required front yard setback. The roadway buffer will be planted with 2 canopy trees and 33 shrubs every 100 ft. and no additional landscape or noise mitigation measures have been requested by staff since the lots will be located at least 110 feet away of the drive lanes of Honore Avenue and separated by a stormwater pond.

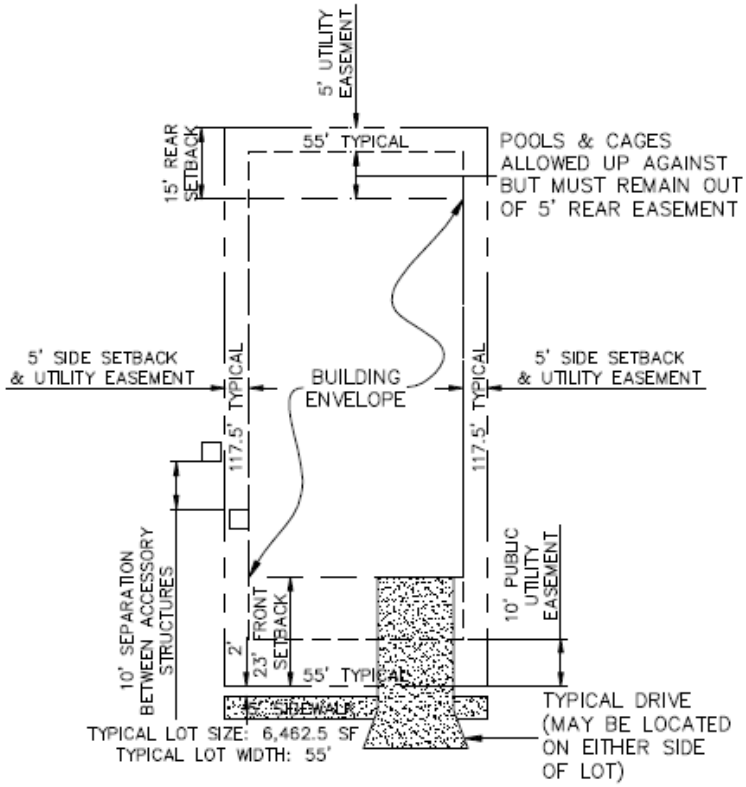
The proposed greenbelt buffer along adjacent properties to the west will be 15-foot wide and screened with landscaping in accordance with LDC Sections 603.7.4.5 and 715 (one shade tree planted every 30 ft. on center). To the east and south there are forested areas that will provide natural buffering and screening to the adjacent properties.

Yards and Setbacks

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

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

(*) A 25-foot separation between the garage and edge of sidewalks is provided. Corner lots shall provide a 15-foot setback from the structure (non-garage) to the property line adjacent to the other street.



NOTE: ACCESSORY STRUCTURE INCLUDES A/C PAD, POOL PUMP, IRRIGATION PUMP, OR ANY OTHER LOCATED ALONG SIDE OF DWELLING

TYPICAL LOT

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

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

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

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

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

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

Stormwater Management
The project is entirely within the 100-year floodplain (Zone AE) based upon the present 2014 FIRM, and partially located within the Manatee County 25-year floodplain, and the FEMA floodway.

Stormwater facilities will be reviewed in greater detail with future site plan submittals. The design of the stormwater facilities will be required to meet the requirements of LDC Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. In addition, all development and new construction shall meet the requirements of LDC Section 718 and the Manatee County Floodplain Ordinance 13-39.

Open Space.
The site plan shows 66% or 5.96 acres of open space is provided with this project.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

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

Policy 2.2.1.11.1 Intent. The use is consistent with the intent of the RES-6 FLUC which provides for low density urban or clustered low-moderate density urban, residential environmental. The proposed density (1.56 gross and 3.21 net) is consistent and below to the allowable maximum potential density (6 gross and 12 net) in the RES-6 FLUC.

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

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

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design shows no impacts to the 3.0 acres of wetland on-site.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 66% open space (5.96 acres). 35% open space (3.14 acres) is required for a Planned Development within the Evers Watershed Protection Overlay District.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Honore Avenue, which is designated as a four lane arterial in the Comprehensive Plan's Future Traffic Circulation Map and requires right of way of 120 feet.

Transportation Concurrency

Transportation Concurrency was evaluated as part of the review of this project. The applicant prepared a Traffic Impact Statement (TIS) to determine impacts to the segment of Honore Avenue, near the project site. The results of the TIS, which was reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate above the level of service (LOS) "D" performance standard with project-

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

Access

The traffic study also included review of the site access points. The project will have access via one driveway connection to Honore Avenue. Based on the access review, staff found that no site-related improvements will be required for the project.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	FUTURE LOS (W/ PROJECT)
Honore Avenue	**5097**	**D**	**C**

OTHER CONCURRENCY COMPONENTS

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request:

1. **Alternative to LDC Section 714.8.7 – Tree Replacement Size**
   LDC Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three or four inches.

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

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

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

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

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as providing fewer trees will prevent future removal to prevent conflicts with infrastructure.

3. **Alternative to LDC Section 715.3.2.1– Roadway buffer width**
LDC Section 715.3.2.1 requires a twenty (20) foot wide buffer along rear property lines abutting right-of-way. The applicant is proposing a reduction of this buffer from 20 to 15 feet. The landscaping plantings will be pulled closer to the north edge of the buffer.

Staff Analysis and Recommendation:
Staff is in support of the request for Specific Approval for an alternative to Section 715.3.2.1 of the LDC to allow a reduction of the roadway buffer from 20 to 15 feet, as the applicant will provide the same quantity of landscaping material in the buffer, which will still meet the intent of the requirement in a smaller space.

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as the same amount of landscaping material will be provided in the buffer to meet the intent of this section.

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

of 100 feet from the right-of-way line. The request is to allow four (4) lots shall be platted having side lot lines that deviate from the above regulation.

Staff Analysis and Recommendation

Lots 7, 8, 9, and 10 include side lot lines that deviate more than 22.5 degrees for a distance less than 100 feet from the right-of-way line. The applicant has offered a lot layout that maximizes the views at the end of the cul-de-sacs and promotes safe vehicular circulation, which influenced the geometry of these four lots.

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

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of Section 907.7.3 of the Land Development Code, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed lot shapes for Lots 7, 8, 9, and 10, because all requirements for the placement of driveways, utilities, and housing will work from a design standpoint.

SPECIAL APPROVAL – FINDINGS

"Special Approval" is a process requiring an additional level of review pursuant to the Comprehensive Plan. It is defined as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC. The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

Special Approval is required for a project:

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

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

The design of this project shall demonstrate through modeling that will provide twenty five percent (25%) peak rate reduction to the calculated pre-development flow rate for all stormwater outfall flows either directly or indirectly into Rattlesnake Slough. In addition, the project will provide 150% of the normally required stormwater quality treatment, consistent with requirements of Outstanding Florida Waters (OFW), and LDC Section 717.3.7.

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

Adjacent to a perennial stream, and habitable structures located within the 25-year floodplain

The Comprehensive Plan requires Special Approval for projects adjacent to a perennial stream (Policy 3.2.2.1), and with habitable structures located within the 25-year floodplain (Policy 2.3.3.4).

The site is adjacent to Rattlesnake Slough (perennial stream), and partially within the County delineated 25-year floodplain. The proposed plan shows:

- No encroachment in the regulatory floodway of Rattlesnake Slough,
- Home-sites concentrated to the greatest extent along the periphery and outside of the 25-year floodplain,
- Floodplain compensation for the 25-year and 100-year storm event, and
- Finish floor elevation of home-sites at least one-foot above B.F.E.

Additionally, since the site is entirely within the Coastal Planning Area, staff stipulated that a Hurricane Evacuation Plan approved by the Emergency Management Division of the Public Safety Department shall be provided prior to approval of a Final Site Plan.

The proposed preliminary site plan appears appropriate and consistent with the applicable regulations related to preserve and protect natural features and sensitive environments.

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

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Request for Specific Approval**
3. **Traffic Impact Statement (TIS)**
4. **Copy of Newspaper Advertising**

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

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

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

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

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

Policy: 2.2.2.2.4 Effect of Mapping:

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

b) See also policies listed under Policy 2.2.2.2.3 above.

c) Manatee County will accept, and review on a case-by-case basis, submittal of appropriate hydrological studies by any owner or authorized representative of

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

possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Policy: 2.6.1.1

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

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity [see policy 2.6.1.3]

Objective 2.9.1

Strong Communities: Create and maintain communities which are characterized by their:

- connection, integration, and compatibility with surrounding land uses,
- community spaces and focal points,
- protection of the natural environment,
- connection and integration of pedestrian, bicycle, and vehicular systems,
- usable open spaces, and public access to water features,
- unifying design elements and features,
- variety of housing stock,
- pedestrian oriented structures, and pedestrian friendly design,
- connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.

Policies: 2.9.1.1

Minimize the development of residential projects which create isolated neighborhoods.

Policy: 2.9.1.2

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

Policy: 2.9.1.3	Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.
Policy: 2.9.1.4	Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1)
Policy: 2.9.1.5	Promote the development of pedestrian friendly designs.
Policy: 2.9.1.6	Promote the use of unifying design elements and features.
Policy: 2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy: 2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policy: 2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)
Policy: 3.2.2.1	Require all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that project impacts on these waterbodies are identified and minimized. [See policy 2.3.1.2]

10520 Portal Crossing
Suite 105
Bradenton FL 34211

May 13, 2014

Rossina Leider
Joel Christian
Dorothy Rainey
Manatee County Building & Development Services Department
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: PROJECT NAME: Magnolia Ridge at Mote Ranch
PROJECT NUMBER: PDR-14-11(P)/14-S-04(P), 20140113(1)
SPECIFIC/SPECIAL APPROVAL REQUEST

All,

Rinehart Homes is requesting specific approval of the following:

Specific Approval Request #1:
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. We are requesting 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 agrees 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.

Specific Approval Request #2:
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. We are requesting an alternative to Section 715.3.4 of the LDC to allow only 1 tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

Specific Approval Request #3:
LDC Section 715.3.2.1 requires a twenty (20) foot wide buffer along rear property lines abutting right-of-way. We are requesting an alternative to Section 715.3.2.1, reducing the 20' buffer to 15'. The landscaping plantings will be pulled closer to the North line/Honore Ave of the buffer; this will help accomodate the prduct line for the building area of the homesites and swimming pools. Additional plantings can be added to the buffer at the final site plan stage.

Specific Approval Request #4:
LDC Section 907.7.3 requires that side lot lines be as close as practical to right angles with the street line. The lot line is not to deviate more than 22.5 degrees from the side lot line drawn perpendicular to the street line or radical curving street lines for a minimum distance of 100 feet from the right-of-way line.

The site plan includes 4 lots (7, 8, 9 & 10) that have side lot lines that deviate more than 22.5 degrees a distance less than 100 feet from the right-of-way line. The deviation in the lot shape requirement is due to a lot layout that maximizes the views at the end of each cul-de-sac. The lot layout and street design is intended to promote safe vehicular circulation while also providing view corridors for residents. These lots can and will be platted. Sufficient space exists to provide utilities and driveways on all lots.

Special Approval Request #1:
"10. Please be aware that Special Approval is required for a project:
- Adjacent to a perennial stream.
- Within the Evers Watershed Protection (WP-E) and Special Treatment (SP) Overlay Districts.
- Partially within the Coastal High Hazard Overlay District."

We acknowledge this project requires special approval due to the above, and the project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities and will meet the specific criteria established for these items in the Comprehensive Plan or the LDC.

Thank you.

Sincerely,

Marcus Helmuth
Agent

Manatee County Planning
MAR 19 2014
APPROVED

TRAFFIC IMPACT STATEMENT

Magnolia Ridge at Mote Ranch

Application Number: PDR-14-11 (P)/**Project Number:** 14-S-04 DTS 20140113

Narrative

The proposed Magnolia Ridge at Mote Ranch residential development is located along the south side of Honore Avenue, between Old Farm Road and Lockwood Ridge Road, near Rattlesnake Slough. The residential development is proposed to consist of 14 single-family detached dwelling units. Access to the site is proposed onto Honore Avenue via the existing driveway curb cut. A project location map is provided below.

Project Location Map

Existing Data

In Table 1 below, the link information outlined for the existing data on the first directly accessed, functionally classified (concurrency regulated) roadway segment along Honore Avenue, between Old Farm Road and Lockwood Ridge Road, has been provided. It should be noted that the most recent Manatee County link sheet identifies this segment as a 4-lane divided cross-section. However, the project site is located where Honore Avenue transitions from a 4-lane divided cross-section to a 2-lane undivided cross-section. Therefore, the service volume presented below is based on information from the Florida Department of Transportation's Quality/Level of Service Handbook for a Class II, 2-lane undivided cross-section.

TABLE 1

Link No.	Road Name	From Street	To Street	Cross Section	Peak-Hour two-way LOS Standard Service Volume	5%Peak-Hour two-way LOS Standard Service Volume	LOS Standard	Existing LOS
5097	Honore Ave	Old Farm Rd	Lockwood Ridge Rd	2U	1,197	60	D	C

Criteria 1

Criteria 1 requires the trip generation by the proposed site to be equal to or <50 P.M. gross (total) peak-hour trips. Table 2 below indicates the estimated trips using ITE's *Trip Generation Manual*, 9th Edition. The trips generated by this project alone will not exceed the 50 P.M. peak-hour trip threshold.

TABLE 2

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single-Family Detached	14 dwelling units	9	5	14

Criteria 2

Criteria 2 requires the project traffic not to exceed 5% of the P.M. peak-hour, two-way LOS Standard Service Volume for the connecting roadway segment. The proposed site is expected to generate 14 trips. Based upon the information shown in Table 2, this number does not exceed the 5% peak-hour LOS Standard Service Volume of 67 as shown in Table 1.

Criteria 3

Criteria 3 requires the project to be located on a roadway segment that does not have an "existing" concurrency issue which pertains to current traffic conditions only. Based upon information in Table 1, Honore Avenue from Old Farm Road to Lockwood Ridge Road (Link Number 5097), *appears to be operating at or above the currently adopted LOS standard according to the most recent Manatee County Link Sheet, during the P.M. peak-hour.*

Turn-Lane Evaluation

In addition to the above information, Manatee County requested a turn-lane evaluation to determine the need for exclusive turn lanes into the project site. A P.M. peak-hour turning movement count was conducted at the site driveway on February 26, 2014. Based on the traffic volumes from the turning movement count and the estimated project volumes from Table 2, the turn-lane evaluation was performed based on the NCHRP 279 methodology. To provide a worst-case scenario, each of the turn-lane evaluations (right-turn and left-turn) assumed 100% of the inbound project traffic making either a right-turn or a left-turn. The results of this evaluation indicate that exclusive turn lanes into the site are not warranted at this time. Documentation of the turn-lane evaluation is provided as an attachment to this letter.

If you have any questions or comments regarding the above matter, please contact me as soon as possible.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam T. Gibson, P.E.
Project Manager

Cc: Marcus Helmuth, Whiteoak Development

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ATTACHMENTS

Manatee County Planning Department
Concurrency Transportation Link Sheet

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

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	UTR	(#1) Crs Sec	Sig/ Mile	Num Sig	Class Grp	Left Turns	5% Peak Hour LOS Vol	Los Std	Exist Los	Projected LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	OCS	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	Dem Rs	Stn Num
5090	GOLF COURSE RD	FT HAMER RD	RYE RD	MC	MIC	T	2U	0.00	0	US	Y	52	D	C	E		10	1940	0.096		186	867	1,053	1,040	-13	0.000				11-17
5095	HONORE AV	UNIVERSITY PKWY	COOPER CREEK BLVD	MC	UC	U	4D	0.00			Y	154.8	D	C	C		10	13255	0.095		1,259	484	1,743	3,096	1,353	0.000				07-54
5096	HONORE AV	COOPER CREEK BLVD	OLD FARM ROAD	MC	UC	U	4D	0.00				154.8	D	C	C		10	5704	0.095		542	145	687	3,096	2,409	0.000				07-55
5097	HONORE AVE	OLD FARM RD	LOCKWOOD RIDGE RD	MC	UC	U	4D	0.00			Y	154.8	D	C	C		10	5704	0.098		559	211	770	3,096	2,326	0.000				07-55
2590	I-275	I-75	US 41	ST	F/PA	U	4D	0.00	0	G1		267.5	C	C	C		10	40000	0.097	O	3,880	196	4,076	5,350	1,274	0.000			0	0058
2600	I-275	US 41	US 19	ST	F/PA	R	4D	0.00	0			267.5	C	B	B		10	33000	0.097	O	3,201	82	3,283	5,350	2,067	0.000			0	0059
2610	I-275	US 19	HILLSBOROUGH CO	ST	F/PA	R	4D	0.00	0			267.5	C	C	C		10	52000	0.097	O	5,044	0	5,044	5,350	306	0.000			0	1000
2530	I-75	UNIVERSITY PK	SR 70	ST	F/PA	U	6D	0.00	0	G1	Y	416	C	E	E		10	106000	0.097	O	10,282	956	11,238	8,320	-2,918	0.000			0	0039
2540	I-75	SR 70	SR 64	ST	F/PA	U	6D	0.00	0	G1	Y	416	C	D	E		10	96000	0.097	O	9,312	1,611	10,923	8,320	-2,603	0.000			0	0040
2550	I-75	SR 64	US 301	ST	F/PA	U	6D	0.00	0	G1	Y	416	C	D	E		10	89500	0.097	O	8,682	1,588	10,270	8,320	-1,950	0.000			0	0041
2560	I-75	US 301	I-275	ST	F/PA	U	6D	0.00	0	G1	Y	416	C	C	D		10	76000	0.097	O	7,372	1,005	8,377	8,320	-57	0.000			0	0042
2570	I-75	I-275	MOCCASIN WALLOW RD	ST	F/PA	U	6D	0.00	0	G1	Y	416	C	B	D		10	57000	0.097	O	5,529	2,830	8,359	8,320	-39	0.000			0	0043
2580	I-75	MOCCASIN WALLOW R	HILLSBOROUGH CO	ST	F/PA	R	6D	0.00	0	US		384.5	C	C	C		10	57000	0.100	O	5,700	1,302	7,002	7,690	688	0.000			0	0043
3228	LAKEWOOD RANCH BLVD	UNIVERSITY PKY	SR 70	MC	MA	U	4D	0.00	0	I	Y	147.5	D	C	D		10	16213	0.096		1,556	1,035	2,591	2,950	359	0.000				11-34
3239	LAKEWOOD RANCH BLVD	SR 70	SR 64	MC	MA	R	2D	0.00	0		Y	73	D	D	F		10	13711	0.096		1,316	3,850	5,166	1,480	-3,706	0.000				11-33
6035	LEFFINGWELL AV	US 301	ELM ST	MC	UC	U	2U	0.00			Y	69.5	D	C	C		10	1274	0.095		121	0	121	1,390	1,269	0.000				09-63
6036	LENA RD	SR 64	41AV E	MC	UC	U	2U	0.00			N	55.6	D	C	C		10	3100	0.095		295	149	444	1,112	668	0.000				08-51
2630	LINGER LODGE RD	BRADEN RIVER RD	I-75	MC	UC	U	2U	0.00	0	US	Y	55.6	D	C	C		10	2266	0.095	O	215	340	555	1,112	557	0.000				07-46
5080	LINGER LODGE RD	I-75	85 ST CT E	MC	UC	U	2U	0.00	0		Y	69.5	D	C	C		10	2266	0.096	C	218	297	515	1,390	875	0.000				07-46
2640	LOCKWOOD RIDGE RD	UNIVERSITY PKY	TALLEVAST RD	MC	UC	U	4D	0.34	1			147.5	D	C	C		10	17607	0.095	O	1,673	147	1,820	2,950	1,130	0.000				07-12

Quality Counts

N Δ

N/S Street: Development Dwy

Speed: NA

E/W Street: Honore Ave

Speed: 35

Site Code: 12430201

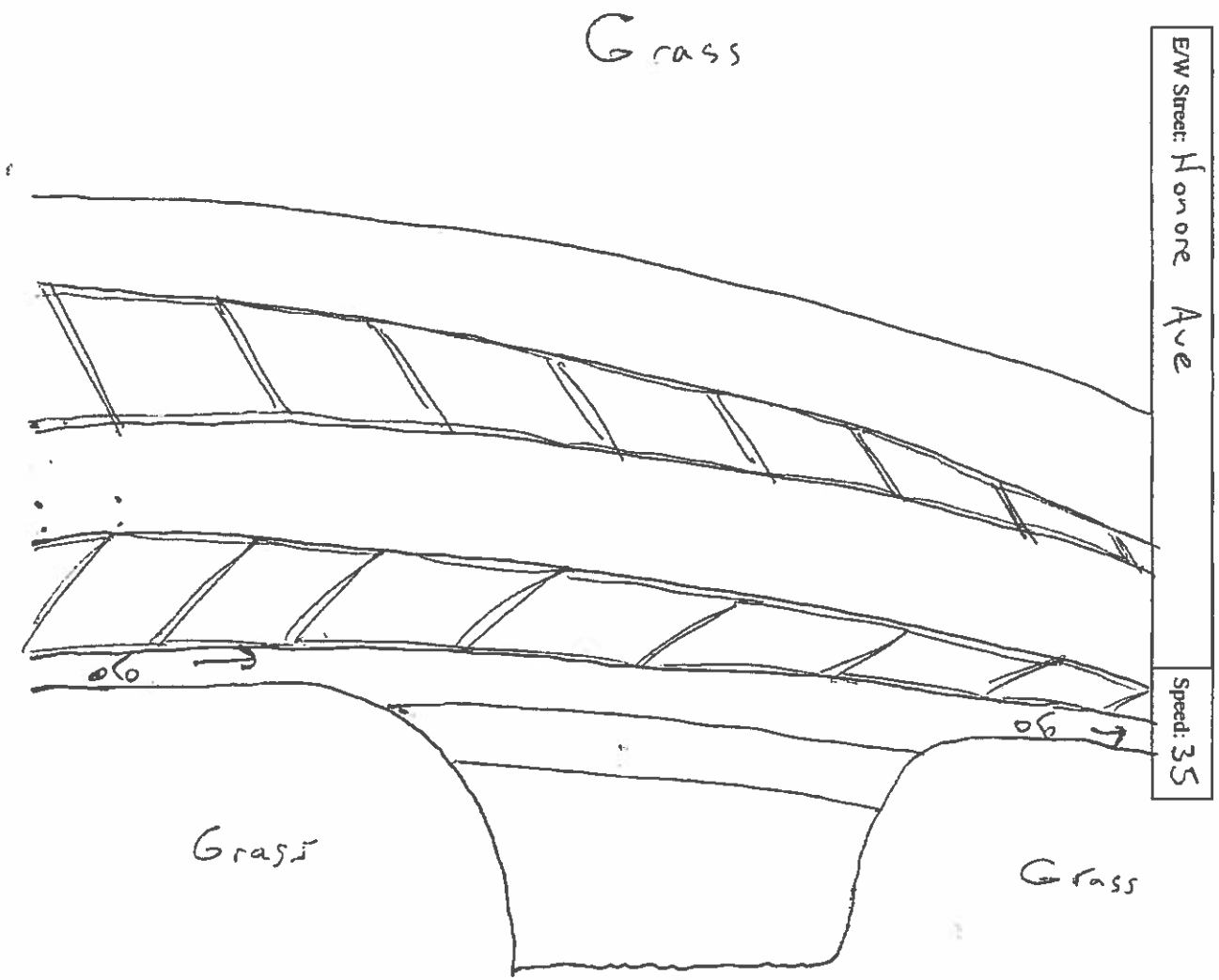
Date: 2-26-2014

Weather: clear

City: Bradenton

County: Manatee

Count Times: 4:00 PM - 6:00 PM



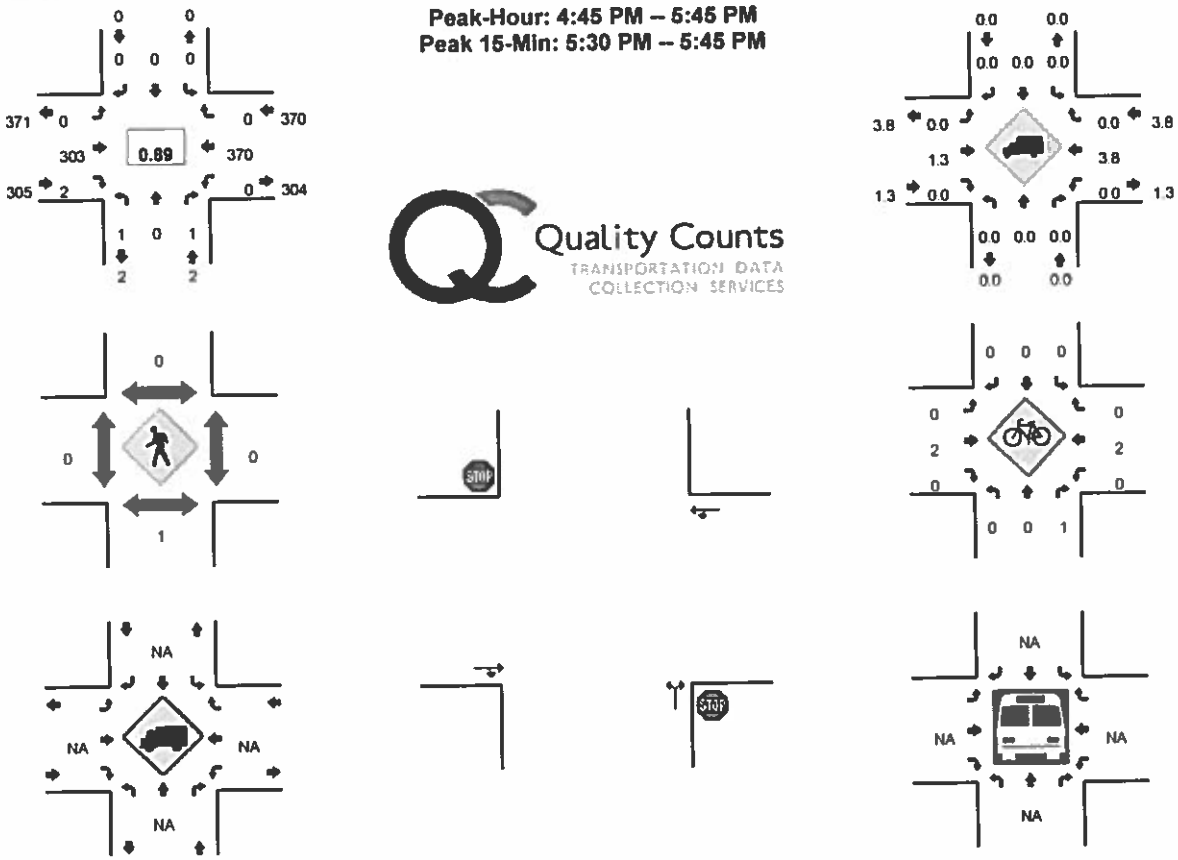
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Development Dwy – Honore Ave
CITY/STATE: Bradenton, FL

QC JOB #: 12430201
DATE: Wed, Feb 26 2014

Peak-Hour: 4:45 PM – 5:45 PM
Peak 15-Min: 5:30 PM – 5:45 PM



15-Min Count Period Beginning At	Development Dwy (Northbound)				Development Dwy (Southbound)				Honore Ave (Eastbound)				Honore Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	52	0	0	0	65	0	0	117	
4:15 PM	0	0	0	0	0	0	0	0	0	73	0	0	0	65	0	0	138	
4:30 PM	0	0	0	0	0	0	0	0	0	63	0	0	0	77	0	0	140	
4:45 PM	0	0	0	0	0	0	0	0	0	75	0	0	0	82	0	0	157	552
5:00 PM	0	0	0	0	0	0	0	0	0	81	0	0	0	109	0	0	170	605
5:15 PM	1	0	0	0	0	0	0	0	0	71	1	0	0	87	0	0	160	627
5:30 PM	0	0	1	0	0	0	0	0	0	98	1	0	0	92	0	0	190	677
5:45 PM	0	0	0	0	0	0	0	0	0	56	0	0	0	66	0	0	122	642

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	4	0	0	0	0	0	0	384	4	0	0	368	0	0	760
Heavy Trucks	0	0	0		0	0	0		0	8	0		0	8	0		16
Pedestrians		0				0				0				0			0
Bicycles	0	0	1		0	0	0		0	1	0		0	2	0		4
Railroad																	
Stopped Buses																	

Comments Driveway may not have traffic.

Report generated on 3/4/2014 4:00 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Intersection:	Honore Ave & Site Driveway
Scenario:	PM Peak Hour
Analyst:	KHA
Date:	2/28/2014

Direction (NB,SB, EB, WB):	WB
Speed (40, 50, 60 mph):	40
Number of Lanes:	2
(L)eft/(R)ight:	L

	Va	% Turns
RT	TH	LT

%Turns			
Va	303	303	LT
			TH
			RT

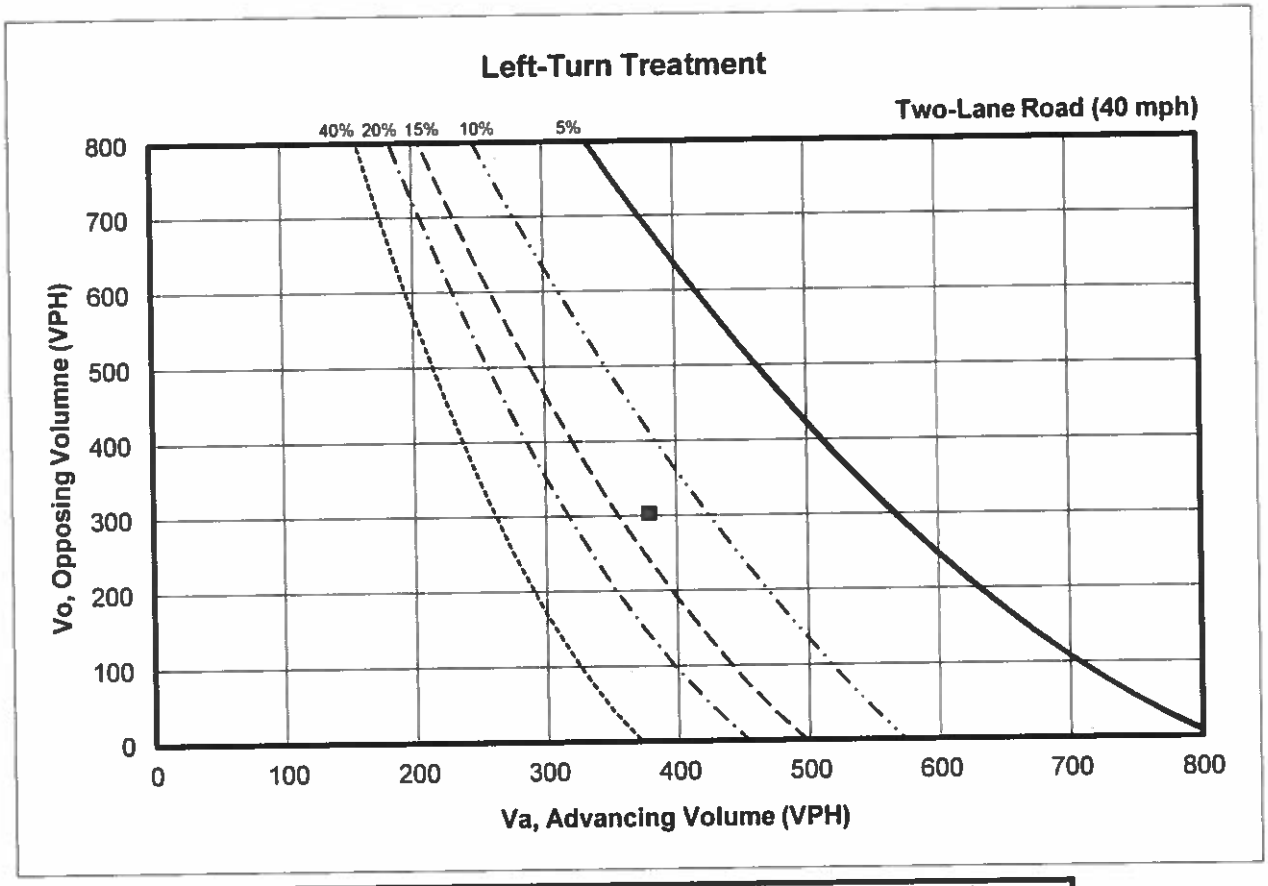
RT			
TH	370	379	Va
LT	9	2.4%	% Turns

LT	TH	RT
2		3
40.0%	5	
% Turns	Va	

NORTH

Notes: If VI is greater than 40%, then analysis based upon VI = 40%.
If VI is less than 5%, then analysis based upon VI = 5%.

Warrant Values	
VI:	9
Va:	379
Vo:	303
% Left Turns:	2.4%



Warrant Treatment:	Left-Turn Lane Not Warranted

Intersection:	Honore Ave & Site Driveway
Scenario:	PM Peak Hour
Analyst:	KHA
Date:	2/28/2014

Direction (NB,SB, EB, WB):	EB
Speed (mph):	35
Number of Lanes:	1
(L)eft/(R)ight:	R

	% Turns	Va	
	RT	TH	LT

			LT
Va	312	303	TH
%Turns	2.9%	9	RT

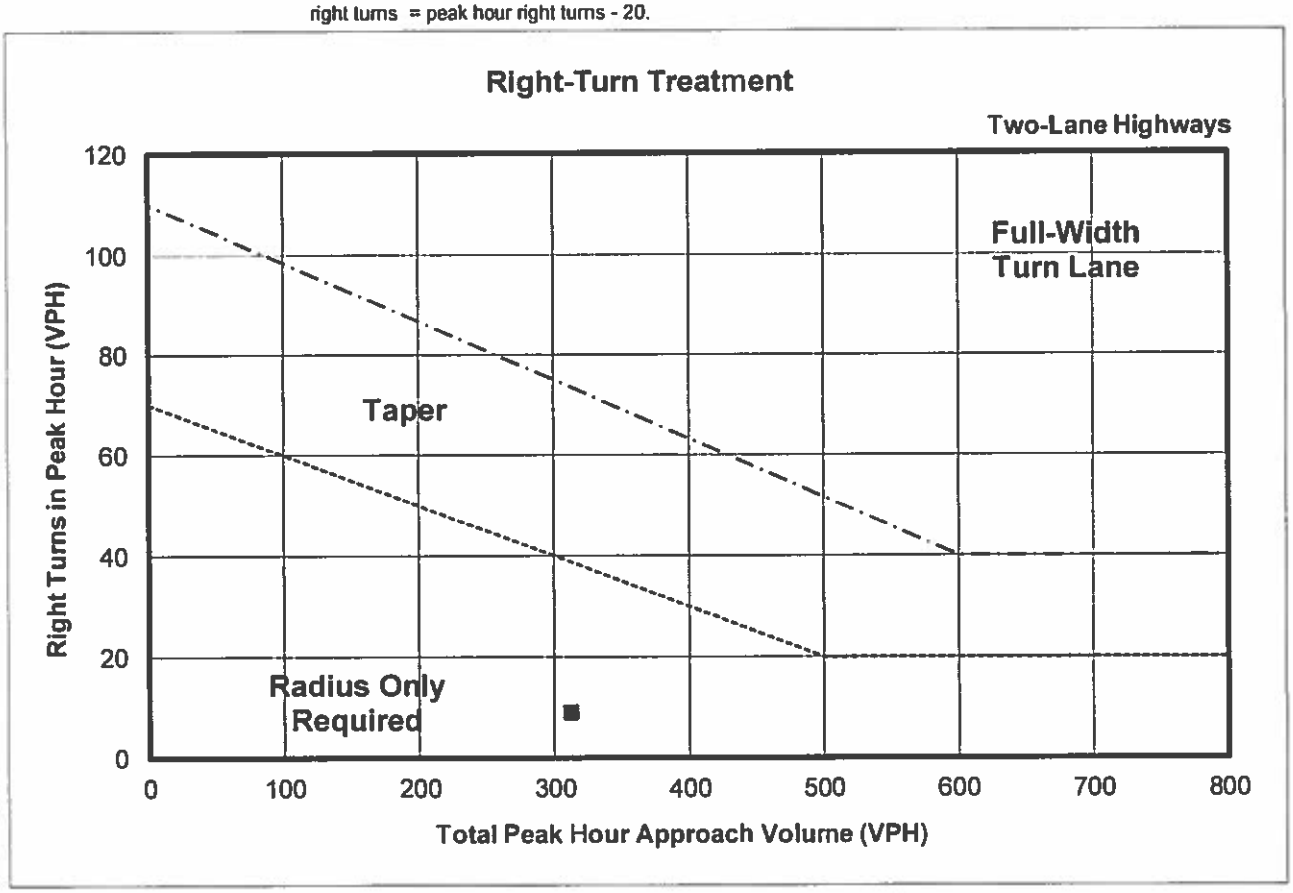
RT			% Turns
TH	370	370	Va
LT			

LT	TH	RT
2		3
	5	60.0%
	Va	% Turns

NORTH

Notes: For posted speed limits at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes. Adjust peak hour right turns = peak hour right turns - 20.

Warrant Values	
Vr:	9
Va:	312
Vo:	370
% Right Turns:	2.9%



Warrant Treatment:	Radius Only Required

Magnolia Ridge at Mote Ranch PDR 14-11 (P) / 14-S-04 DTS 20140113

Steve Kollar to: Adam.Gibson 03/19/2014 12:18 PM

Cc: Jason Utley, Susan Barfield, Clarke Davis, Tim Collins, Mark Mayer, Rossina Leider, Paul Villaluz

RE: Magnolia Ridge at Mote Ranch - Traffic Impact Statement
Petition # PDR 14-11 (P) / 14-S-04 DTS 20140113
Consultant: Kimley Horn and Associates.

Manatee County Public Works Department, Transportation Planning Division, has reviewed has reviewed and approved the Traffic Impact Statement (TIS), dated March 18, 2014, as prepared by Kimley Horn and Associates, Inc. Based on the data provided in this document, the Applicant has addressed the Comprehensive Plan requirements, and provided appropriate traffic-related information to substantiate the findings. In conjunction with this outcome, the Transportation Planning Division recommends transportation concurrency approval.

Please note that the project will directly impact Link # 5097 (Honore Avenue from Old Farm Road to Lockwood Ridge Road.) with 14 pm peak-hour trips.

Please do not hesitate to contact me at the number below if you have any questions or require further assistance.

Sincerely,

Steve Kollar
Transportation Systems Modeler
AutoDesk Contract Administrator
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7604
steve.kollar@mymanatee.org

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 1 BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

Bradenton Herald
July 30, 2014
Miscellaneous Notices

NOTICE OF
ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 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:

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Z-14-02 - MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one

dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) - THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
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PDR-14-11(P) - MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
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ORD-14-37/HERITAGE HARBOUR - (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2) Remove the 12.0 acre marina and designate the parcel for residential use;
3) Update the conditions to reflect compliance with requirements contained therein; and
4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñacres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) - SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 - MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23ñ acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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
07/30/2014

PRELIMINARY SITE PLAN / PRELIMINARY PLAT

FOR

MAGNOLIA RIDGE AT MOTE RANCH

IN

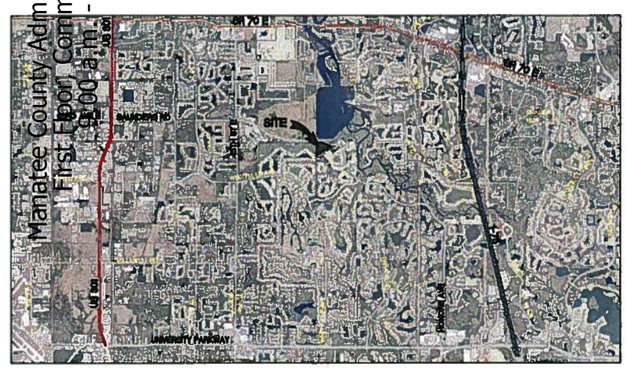
SECTION 22, TOWNSHIP 35S, RANGE 18E

MANATEE COUNTY, FLORIDA

BY

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/
Certificate of Authorization No. 8120
2937 Bee Ridge Rd #9 (941) 924-1600
Sarasota, Fl. 34239 fax (941) 371-9420

Manatee County Administrative Center
First Floor Commission Chambers
1:00 p.m. - August 14, 2014



VICINITY MAP

DATE: 02/19/14
APPROXIMATE SCALE: 1" = 4500'

PROPOSED SITE DESIGN

1. LOT LINES SHOWN ON THE PLAN.
2. NO STRUCTURES PLANNED, UNTIL DETACHED SINGLE FAMILY HOMES ARE BUILT ON EACH LOT.
3. WATER AND SEWER LINES IN RIGHT-OF-WAY AND IN EASEMENTS.
4. DRAINAGE AND BUFFER EASEMENTS SHOWN ON PLAN.
5. OPEN SPACE AREAS SHOWN ON PLAN (BUFFERS, LAKES, AND WETLANDS).
6. NO SPECIFIC PARKING OR LOADING AREAS.
7. VEHICULAR CIRCULATION VIA THE PROPOSED STREETS.
8. DRAINAGE TO LAKES, OUTFALLS TO EXISTING WATERBODIES.
9. PROPOSED WATER LINE, INTERNAL SYSTEM.
10. GRAVITY SEWER SERVICE TO EACH LOT CONNECTED.
11. SOLID WASTE PICK-UP AT EACH LOT.
12. NEW FIRE HYDRANTS INSTALLED WITH SPACING PER FIRE MARSHALL APPROVAL.
13. REUSE WATER IS NOT AVAILABLE.
14. 5' SIDEWALK ON W AND N SIDES OF STREET.
15. THE STORMWATER SYSTEM DESIGN WILL COMPLY WITH MANATEE COUNTY REQUIREMENTS AND CHAPTER 40D-4 OR 40D-40 F.A.C. (S.W.F.W.M.D.).
16. ALL LANDSCAPING SHALL COMPLY WITH SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC), INCLUDING PRESERVATION OF NATIVE HABITAT, REQUIRED BUFFERS, LOCAL RESIDENTIAL STREET TREE PLANTING, AND COMMON AREA MAINTENANCE AND IRRIGATION. TREE REPLACEMENT WILL BE PROVIDED IN ACCORDANCE WITH SECTION 714 OF THE LDC.
17. RESIDENTIAL STREET TREES MEETING THE SPECIFICATIONS OF SECTION 715.3.4 OF THE LDC SHALL BE PLANTED AT A RATE OF 1 TREE FOR EVERY 50 LINEAR FEET OF INTERNAL RIGHT-OF-WAY AT THE SAME TIME EACH HOME IS BUILT. THE PROPOSED PROJECT HAS 300 LINEAR FEET OF RESIDENTIAL STREET FRONTAGE WHICH EQUATES TO A REQUIREMENT OF 12 TREES.
18. DETAILED PLANS WILL BE PROVIDED WITH THE FINAL SITE PLAN.
19. ALL SIGNS, INCLUDING THE LOCATION OF SUCH SIGNS, SHALL BE PERMITTED SEPARATELY AND APPROVED BY THE BUILDING DEPARTMENT.
20. THE LOWEST QUALITY OF WATER AVAILABLE, INCLUDING BUT NOT LIMITED TO STORMWATER REUSE AND ALTERNATIVE IRRIGATION SOURCES, SHALL BE USED TO ADEQUATELY AND SAFELY MEET IRRIGATION NEEDS. IF RETENTION POND WATER IS USED, A SEPARATE COLOR-CODED IRRIGATION SYSTEM SHALL BE INSTALLED, AND WRITTEN INFORMATION STATING THAT "THE WATER IS NOT FOR HUMAN CONSUMPTION" SHALL BE PROVIDED TO THE RESIDENTS. USE OF MANATEE COUNTY PUBLIC WATER SUPPLY SHALL BE PROHIBITED FOR IN GROUND IRRIGATION SYSTEMS, INCLUDING THOSE ON INDIVIDUAL LOTS.
21. THE ENGINEER OF RECORD MUST PROVIDE DOCUMENTATION TO PROVE THAT CONCURRENCY HAS BEEN MET RELATIVE TO FIRE FLOW, AND SHALL PROVIDE A LETTER FROM THE FIRE MARSHALL INDICATING COMPLIANCE WITH THESE REQUIREMENTS.
22. GENERAL DESCRIPTIONS OF PROPOSED LEGAL MEASURES TO PROVIDE ANY EASEMENTS, DEDICATIONS AND RESERVATIONS: EASEMENTS, DEDICATIONS AND RESERVATIONS WILL BE COMPLETED THROUGH THE PLATTING PROCESS.
23. HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN COMMON OR DEDICATED OPEN SPACE.
24. STATEMENT OF SCHOOL NEEDS (ESTIMATED) (SCHOOL NEED LETTER REQUESTED FROM SCHOOL BOARD)
    - ELEMENTARY SCHOOL: 02 STUDENTS
    - MIDDLE SCHOOL: 01 STUDENTS
    - HIGH SCHOOL: 02 STUDENTS
25. THERE ARE NO KNOWN WELLS ON SITE. IF WELLS FOUND THEY ARE TO BE PLUGGED BY LICENSED WELL DRILLER.
26. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MANATEE COUNTY DEVELOPMENT STANDARDS.
27. ALL SIGNS WILL COMPLY WITH SECTION 737.5.3 OF THE LAND DEVELOPMENT CODE.
28. THE IRRIGATION SOURCE WILL BE A WELL. LOCATION TO BE DETERMINED THROUGH FINAL SITE PLAN PROCESS.
29. RESIDENTIAL PARKING: 2 SPACES PER LOT IN GARAGE

GENERAL NOTES FOR MAGNOLIA RIDGE AT MOTE RANCH:

1.	TOTAL PROJECT ACREAGE:	8.95 AC
2.	EXISTING ZONING:	PD-R/WP-E/ST
3.	PROPOSED ZONING:	PDR
4.	EXISTING LAND USE:	VACANT
5.	ZONING WITHIN 200 FEET OF SITE BOUNDARIES:	AS SHOWN ON PLANS
6.	LOCATION OF EXISTING AND PLATTED STREETS, DRAINAGE WAYS, AND UTILITIES ON CONTIGUOUS PROPERTIES:	AS AHOWN ON PLANS
7.	TOPOGRAPHIC CONTOURS ON SITE:	AS SHOWN ON PLANS
8.	FLOOD ZONE:	FLOOD ZONE AE FEMA FIRM PANEL 340 OF 575 MAP NO. 12081C0340E EFFECTIVE DATE MARCH 17, 2014 (EL 10.1 '88 DATUM)(100 YR) EL 10.5 '88 DATUM (25 YEAR) PER BRADEN RIVER STUDY
9.	FLOOD PROTECTION ELEVATION DATA:	EL 11.1 NAVD '88 DATUM
10.	SITE SIZE:	SITE DOES NOT EXCEED 100 ACRES IN SIZE
11.	PRELIMINARY WETLANDS DELINEATION:	N/A
12.	LOCATION OF EXISTING TREE GROUPINGS:	AS SHOWN ON AERIALS AND SITE PLAN
13.	TOTAL NUMBER OF LOTS:	14 LOTS
14.	TYPE OF USE:	DETACHED SINGLE FAMILY HOMES
15.	RESIDENTIAL DENSITY:	GROSS: 14 UNITS/8.95AC=1.56 UNITS/ACRE, NET: 14 UNITS/4.36AC=3.2 UNITS/ACRE
16.	NON-RESIDENTIAL DENSITY:	N/A
17.	LOT AREA:	6,463 SF (TYPICAL)
	LOT WIDTH:	55' WIDTH (TYPICAL)
	LOT DEPTH:	117.50' DEPTH (TYPICAL)
	BUILDING ENVELOPE:	AS SHOWN ON PLANS - TYPICAL
	FRONT BUILDING SETBACK:	23 FEET / 15 FEET (SECONDARY)
	SIDE BUILDING SETBACK:	5 FEET
	REAR BUILDING SETBACK:	15 FEET
	WETLAND BUFFER SETBACK:	15 FEET
	WATERFRONT SETBACK:	30 FEET
18.	BLOCK DATA AND ORIENTATION:	N/A
19.	LOT NUMBERS:	AS SHOWN ON PLANS
20.	STREETS:	PUBLIC / OWNED AND MAINTAINED BY MANATEE COUNTY
21.	EASEMENTS:	
	FRONT YARD UTILITY EASEMENTS:	10 FEET
	SIDE YARD UTILITY EASEMETNS:	5 FEET
	REAR YARD EASEMENTS:	5 FEET
	OTHER EASEMENTS:	AS SHOWN ON PLANS
22.	OPEN SPACE SUMMARY:	35% REQUIRED / 66.6% (5.96 AC / 8.95 AC) PROVIDED
	RATTLESNAKE SLOUGH:	1.95 AC } THE MINIMUM REQUIRED OPEN SPACE
	WETLAND SCRUB:	1.05 AC } DOES NOT INCLUDE MORE THAN
	EXISTING POND OPEN WATER (NOT IN WETLAND BUFFER):	0.23 AC } 75% OF WETLANDS AND OPEN WATER BODIES
	EXISTING POND OPEN WATER IN WETLAND BUFFER:	0.01 AC } 3.67 AC x 0.75
	PROPOSED POND OPEN WATER (NO WETLAND BUFFER):	0.42 AC } 2.75 AC
	EXISTING POND BANK (NOT IN WETLAND BUFFER):	0.06 AC
	EXISTING POND BANK IN WETLAND BUFFER:	0.10 AC
	PROPOSED POND BANK (NOT IN WETLAND BUFFER):	0.24 AC
	PROPOSED POND BANK IN WETLAND BUFFER:	0.13 AC (WETLAND BUFFER WITHIN PROPOSED FLOODPLAIN COMPENSATION
	50' WETLAND BUFFER (EXCLUDING PONDS):	1.02 AC POND TOTALING 0.066 ACRES, TO BE COMPENSATED WITH
	ADDITIONAL WETLAND BUFFER	0.09 AC ADDITIONAL PROPOSED WETLAND BUFFER TOTALING 0.069 ACRES)
	HARDWOOD AREA IN MIDST OF WETLANDS	0.27 AC (SEE PLAN)
	LANDSCAPE BUFFERS:	0.32 AC
	MISCELLANEOUS OPEN SPACE:	0.07 AC
	TOTAL	5.96 AC 5.04 AC (EXCLUDING 25% OF WETLAND AND OPEN WATER AREAS)
23.	LANDSCAPE PLAN:	ALL LANDSCAPING TO MEET SECTION 715 OF LDC
24.	DRAINAGE SYSTEM:	CLOSED DRAINAGE SYSTEM
25.	DELINEATION OF ALL REQUIRED YARDS:	AS SHOWN ON PLANS TYPICAL
26.	MAXIMUM BUILDING HIGHTS:	35 FEET
27.	APPROXIMATE START DATE FOR CONSTRUCTION:	AUGUST 2014 (NO PHASING)
	APPROXIMATE END DATE FOR CONSTRUCTION:	JANUARY 2015 (WITHIN 3 YEARS OF L.O.S.)
28.	FLOOD PLAIN MANAGEMENT PERMIT:	TO BE SUBMITTED AT BUILDING PERMIT STAGE
29.	WETLAND INFORMATION:	ONE WETLAND ON THIS SITE
30.	GENERAL SIGN PRINCIPLE:	AS SHOWN ON PLANS
31.	OUTDOOR LIGHTING PLAN:	IF STREET LIGHTING IS PROPOSED, IT WILL BE DONE BY FP&L
32.	FOCAL POINT:	LAKE (RECREATIONAL AREA)
33.	UTILITIES - WATER / SEWER:	PUBLIC
34.	COMPLIANCE WITH SECTION 722 OF LDC:	AS APPLICABLE
35.	LAKE AREA AT NORMAL WATER LEVEL:	0.87 AC
36.	JOINT USE STORMWATER PONDS:	IN RIGHT-OF-WAY OF HONORE AVENUE

PROFESSIONAL DATA:

ENGINEER
R.J. Rhodes Engineering, Inc.
2937 Bee Ridge Road #9
Sarasota, Florida 34239
Phone: 941-924-1600
Fax: 941-371-9420

SURVEYOR
Schappacher Engineering & Surveying, LLC
P.O. Box 21203
Bradenton, Florida 34204-1203
Physical Address: 3604 53rd Ave East
Bradenton, Florida 34203
Phone: 941 748-8340
Fax: 941 896-9938

ENVIRONMENTAL CONSULTANT:
Eco Consultants Inc
7357 International Pl # 107
Sarasota, Florida 34240-8426
Phone: 941-388-0505
Fax: 941-373-6796

Landscape Architect:
Kurt R. Crist
Landscape Architect, Inc
2350 Bern Creek Loop
Sarasota, Florida 34240
Phone: 641-378-8080
Fax: 941-378-8080

INDEX TO DRAWINGS

SHEET No.	NAME
1	COVER SHEET
2	PRELIMINARY SITE PLAN
3	PRELIMINARY PLAT

SHEETS BY OTHER DESIGN PROFESSIONALS ATTACHED FOR CONVENIENCE

	LANDSCAPE PLAN BY:
LA-1	KURT R. CRIST LANDSCAPE ARCH., INC

WATER AND SEWER SERVICE TO BE PROVIDED BY MANATEE COUNTY

RALPH J. RHODES FL. P.E. NO. 31861
DATE: 8-4-14

Manatee County Building & Development Services Department Signature Block

Project Number: _____ Project Name: _____
Approval Type : _____ DTB Number: _____

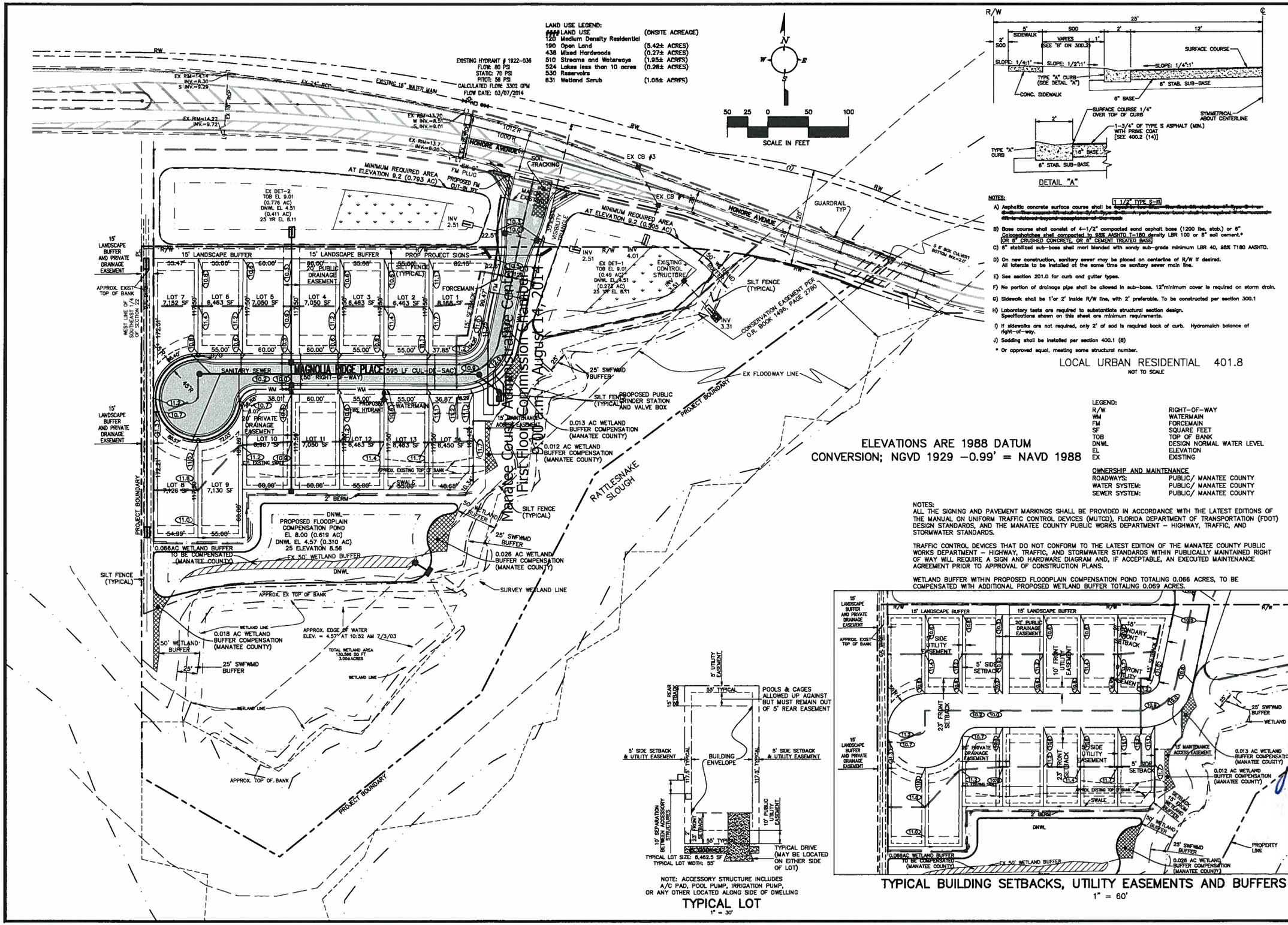
PROJECT PLANNER		DATE
PROJECT ENGINEER		DATE
CONCURRENCY		DATE
NATURAL RESOURCES		DATE
ENVIRONMENTAL HEALTH		DATE
FIRE DISTRICT		DATE

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

Rec'd by OWNER/AGENT: _____ DATE _____

LAND USE LEGEND:

	LAND USE	(ONSITE ACREAGE)
120	Medium Density Residential	
190	Open Land	(5.42± ACRES)
438	Mixed Hardwoods	(0.27± ACRES)
510	Streams and Waterways	(1.95± ACRES)
524	Lakes less than 10 acres	(0.28± ACRES)
530	Reservoirs	
631	Wetland Scrub	(1.05± ACRES)



ELEVATIONS ARE 1988 DATUM
CONVERSION; NGVD 1929 −0.99' = NAVD 1988

DETAIL "A"

NOTES:

A) Asphaltic concrete surface course shall be 1 1/2" TYPE S-III ~~[illegible]~~

B) Base course shall consist of 4-1/2" compacted sand asphalt base (1200 lbs. stab.) or 6" Calcareous base shall compacted to 98% AASHTO T-180 density LBR 100 or 8" soil cement.* OR 6" CRUSHED CONCRETE, OR 8" CEMENT TREATED BASE

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

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

E) See section 201.0 for curb and gutter types.

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

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

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

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

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

* Or approved equal, meeting same structural number.

LOCAL URBAN RESIDENTIAL 401.8
NOT TO SCALE

LEGEND:

R/W	RIGHT-OF-WAY
WM	WATERMAIN
FM	FORCEMAIN
SF	SQUARE FEET
TOB	TOP OF BANK
DNWL	DESIGN NORMAL WATER LEVEL
EL	ELEVATION
EX	EXISTING

OWNERSHIP AND MAINTENANCE

ROADWAYS:	PUBLIC/ MANATEE COUNTY
WATER SYSTEM:	PUBLIC/ MANATEE COUNTY
SEWER SYSTEM:	PUBLIC/ MANATEE COUNTY

NOTES:
ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.

TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS WITHIN PUBLICALLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

WETLAND BUFFER WITHIN PROPOSED FLOODPLAIN COMPENSATION POND TOTALING 0.066 ACRES, TO BE COMPENSATED WITH ADDITIONAL PROPOSED WETLAND BUFFER TOTALING 0.069 ACRES.

NOTE: ACCESSORY STRUCTURE INCLUDES A/C PAD, POOL PUMP, IRRIGATION PUMP, OR ANY OTHER LOCATED ALONG SIDE OF DWELLING

TYPICAL LOT
1" = 30'

TYPICAL BUILDING SETBACKS, UTILITY EASEMENTS AND BUFFERS
1" = 60'

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number, 8120
Certificate of Authorization No. 8120
2937 Bee Ridge Rd #9 (941) 924-1600
Sarasota, Fl. 34239 fax (941) 371-9420

Project Name: MAGNOLIA RIDGE AT MOTE RANCH

Sheet Title: PRELIMINARY SITE PLAN
PRELIMINARY PLAT

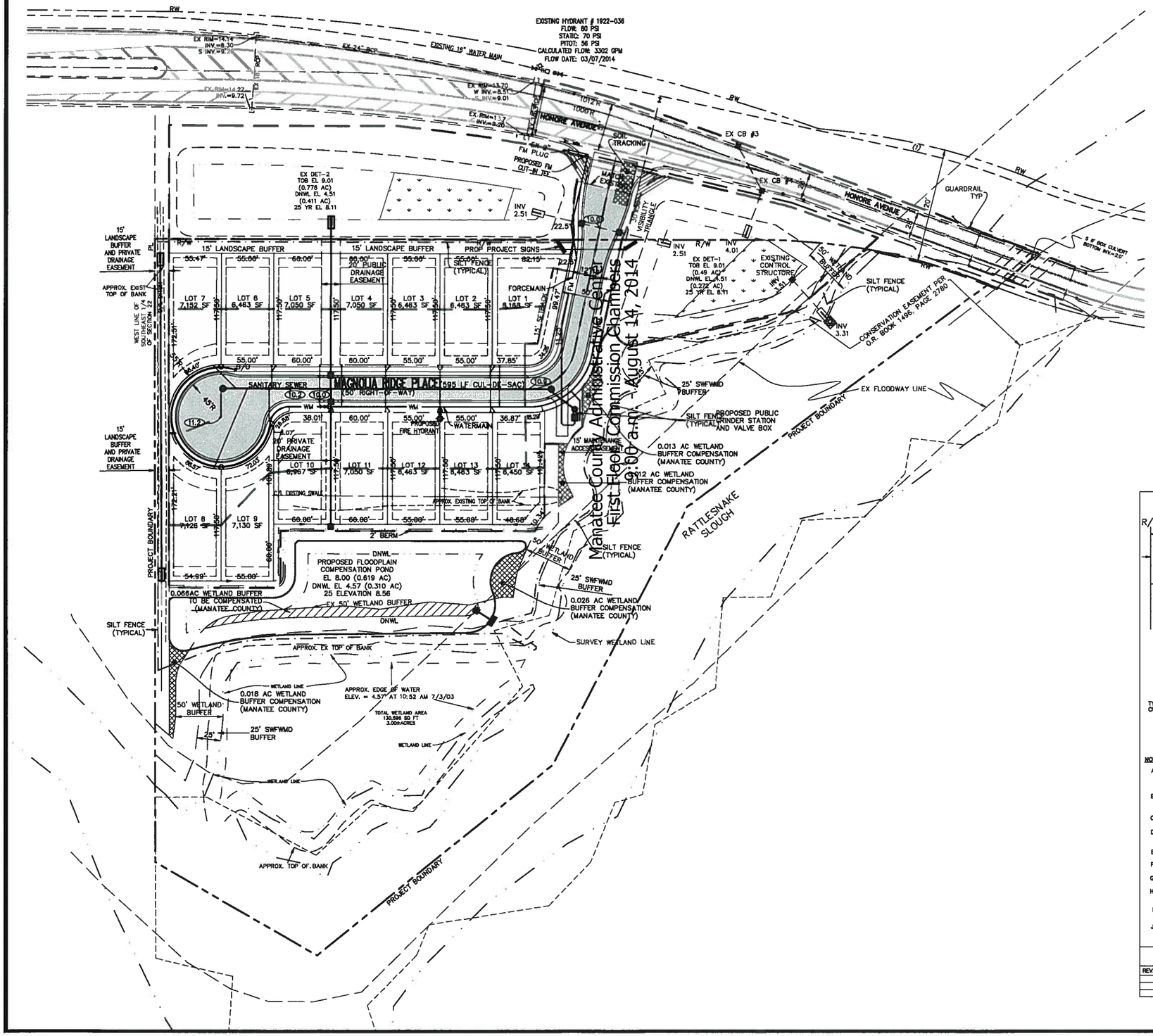
Revised By:	Date

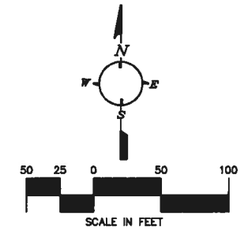
Revision Block

Seal: B-4-14

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 14104 CONST 022014
Project Number: 14104
Date: FEB 2014
Scale: 1" = 50'
Drawn By: JK
Checked By: RJR
Drawing No. 2





LEGEND:

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TOB	TOP OF BANK
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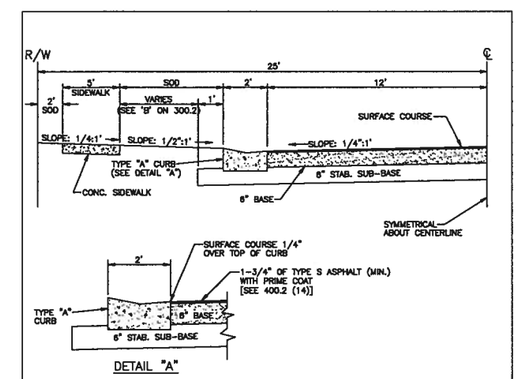
OWNERSHIP AND MAINTENANCE

ROADWAYS:	PUBLIC/ MANATEE COUNTY
WATER SYSTEM:	PUBLIC/ MANATEE COUNTY
SEWER SYSTEM:	PUBLIC/ MANATEE COUNTY



NOTES:

A) Asphaltic concrete surface course shall be ~~layed in two lifts. The first lift shall be 1" Type S-III. The second lift shall be 3/4" Type S-III. A performance bond shall be required if the second lift is delayed beyond acceptance of the road.~~ 1 1/2" TYPE S-III

B) Base course shall consist of 4-1/2" compacted sand asphalt base (1200 lbs. stab.) or 8" Calcareshatchee shell compacted to 98% AASHTO T-180 density LBR 100 or 8" soil cement.* [OR 8" CRUSHED CONCRETE, OR 8" CEMENT TREATED BASE]

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* Or approved equal, meeting same structural number.

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

R. J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
2937 Bee Ridge Rd #9 Sarasota, FL 34239
(941) 924-1600 fax (941) 371-9420

Project Name: MAGNOLIA RIDGE AT MOTE RANCH

Sheet Title: PRELIMINARY PLAT PRELIMINARY PLAT

Date	Description	Revised By:

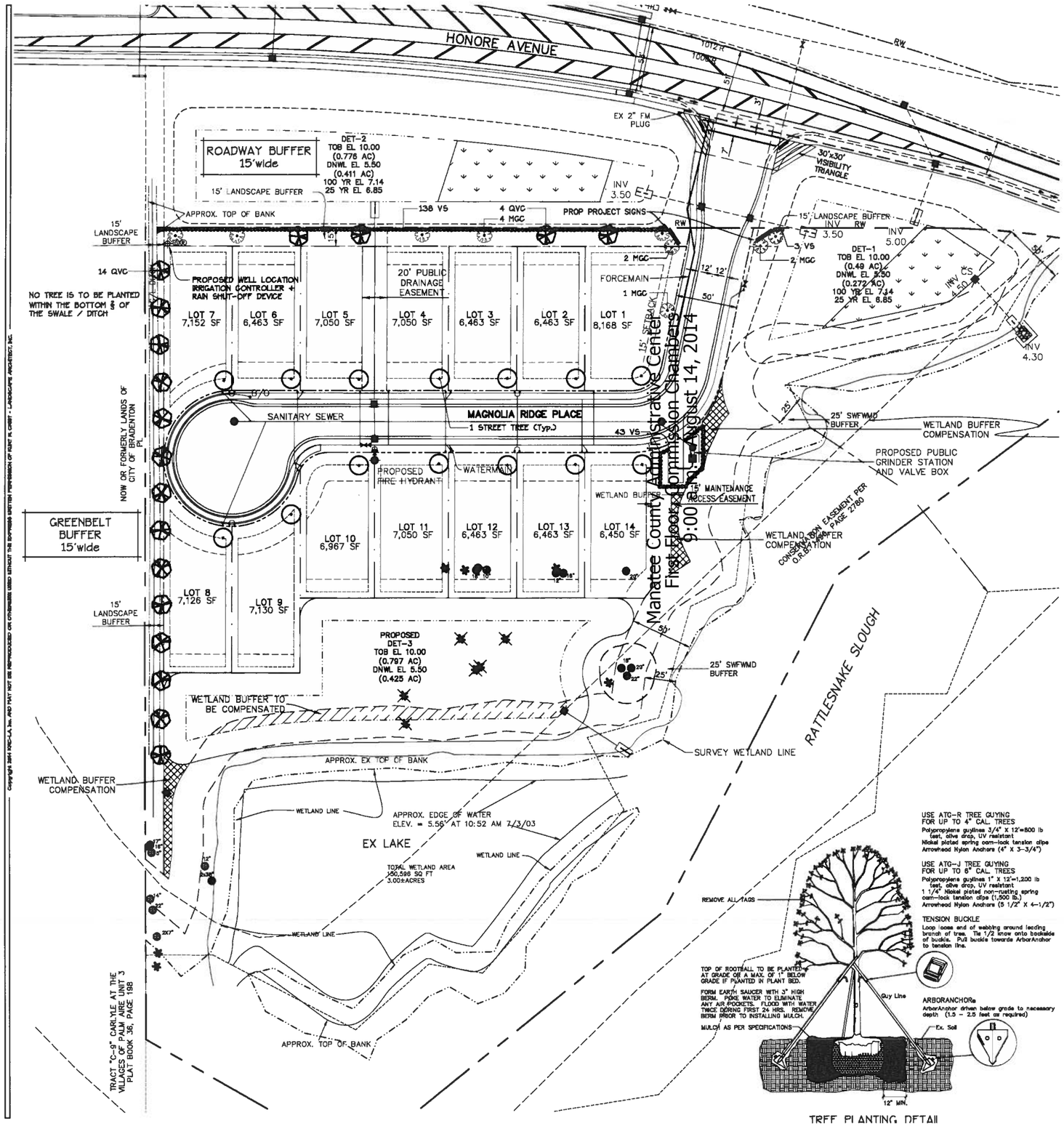
Revision Block

Seal:

Ralph J. Rhodes
Fl. Registration #31861

Drawing Name: 14104 CONST 022014
Project Number: 14104
Date: FEB 2014
Scale: 1" = 50'
Drawn By: JK
Checked By: RJR

Drawing No. 3



TREE PLANTING DETAIL

LANDSCAPE REQUIREMENTS:

ROADWAY BUFFER REQUIREMENT (20'Wide)

2 Canopy Trees / 100 ln. ft.
33 Shrubs / 100 ln. ft.

516.54' Less ingress/egress/ex. ditch - 88.97) / 100 = 4.27.G

4.2 x 2 = 8.4
4.2 x 33 = 138.6

8 MGC Magnolia Tree 2 1/2'cal.
4 QVC Live Oak Tree 2 1/2'cal.
141 VS Sandankwa Viburnum 24'h. 3 gal.

9 CANOPY TREES REQUIRED
139 SHRUBS REQUIRED

12 CANOPY TREES PROPOSED

141 SHRUBS PROPOSED

PERIMETER GREENBELT BUFFER REQUIREMENT (30'wide)

WEST PROPERTY LINE

1 Canopy Tree / 30 linear feet

14 QVC Live Oak Tree 12'-14'h. 3'cal. — 14 CANOPY TREES PROPOSED

INTERIOR / ROADWAY

1 Canopy Tree required per lot frontage

KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
MGC	Magnolia grandiflora 'Brackens Br. Beauty'	Brackens Br. Magnolia Tree	12'h. 2 1/2'cal. Full to Pot
STREET TREE	Acer rubrum	Red Maple Tree	2 1/2" caliper
	Bucida buceras 'Shady Lady'	Shady Lady Black Olive Tree	2 1/2" caliper
	Koelreuteria elegans	Golden Raintree	2 1/2" caliper
	Liquidamber styraciflua	Sweetgum Tree	2 1/2" caliper
	Tabebuia caraiba	Gold Tree	2 1/2" caliper
	Tabebuia chrysotricha	Gold Trumpet Tree	2 1/2" caliper
	Tabebuia heterophylla	Pink Trumpet Tree	2 1/2" caliper
	Tabebuia impetiginosa	Purple Trumpet Tree	2 1/2" caliper
	Ulmus americana floridana	Florida Elm Tree	2 1/2" caliper
	Ulmus alata	Winged Elm	2 1/2" caliper
	Ulmus parvifolia	Chinese Elm Tree	2 1/2" caliper

NOTE: Street tree may be any of the above species installed at the size specified on the plan for each lot. Trees will be adjusted for utilities, drives as necessary. Palms to be installed = 2 for 1.

GENERAL NOTES:

A minimum of 2 days and a maximum of 5 days prior to the commencement of any work, Sunshine State One Call shall be notified @ 1 800 432-4770 per Florida Statute 553.851.

The general / site contractor shall be responsible for construction grade preparation, including grading for berms if required, and site drainage unless otherwise specified. Drainage preparation and clean topsoil backfill shall be provided and installed by the general / site contractor to establish construction grades.

The site is to be received by the landscape contractor with finished grades at plus or minus one-tenth of one foot and clear of debris and weed growth. Finished grades in areas abutting curbs, walks, or pavement to be provided flush by the general / site contractor or others. The landscape contractor is responsible for fine grading by hand which consists of smooth, even grades. The landscape contractor is to cut all grades down to minus two inches (-2") below all walks, curbs, pavement, in planters or other abutments in order to contain sod or mulch as specified.

All plants to be Florida grade #1 or better. Workmanship should be of the highest nursery standards.

All plants are to be planted free flush to one inch (1") above finished grade of soil. All trees are to be planted flush with existing grade if surrounded by grass / sod. If planted within a plant bed, trees are to be planted flush to one inch (1") below finished grade to create a shallow basin to hold water and mulch. Sod ring mounds around plants or trees for water must be graded / removed prior to mulch installation. DO NOT backfill any soil over the top of the rootball of any plant or tree.

Apply fertilizer at the rate of 8 pounds per 1000 square feet of lawn or as recommended by the manufacturer for turf areas a minimum of two weeks after sod installation. All plants / trees / palms are to be fertilized with a granular type fertilizer at time of planting. All fertilizer is to be installed in an even ring / circle outside the edge of the rootball or at the edge of the dripline. Do Not broadcast fertilizer on plants. Follow the application rate: 1 gallon plants 2-4 fluid ounces of granular fertilizer, 3 gallon plants 4-6 fluid ounces, 10-15 gallon plants 8 fluid ounces (1 pound), 30 gallon plants 2 pounds, trees 1 pound per caliper inch, palms 3-4 pounds on small palms, 5-6 pounds on palms 15'oa, 8-10 pounds on palms over 15'oa.

All areas within the property boundaries which require sod are to be sodded with Argentine Bahia sold sod, unless otherwise specified, free from pests and weeds, layed in staggered rows with no gaps. The contractor is to substantiate all sod quantities before final installation.

Use only Grade "B" cypress bark mulch, 2" deep in all plant bed areas. All trees are to have a mulched bed a minimum of three feet (3') in diameter and three inches (3") deep.

All trees are to be guaranteed for six (6) months and all plants are to be guaranteed for ninety (90) days from the date of final acceptance of the job by the owner / representative. Vandalism, theft, abuse, lack of proper maintenance, watering, or abnormal acts of God are not included.

IRRIGATION NOTES:

The irrigation system designed will provide 100% coverage for all proposed trees and shrubs as specified and indicated on the plans. A rain / moisture sensing cut-off device will be installed at the controller location (as per plan). All plants will be designed to be irrigated by drip or low volume sprays. All trees will watered delivered by a .5 gpm bubbler.

A 4" well with a 3HP submersible pump is to be installed to provide water for irrigation purposes only. Approximate location per plan.

All sleeves as designated on plans are to be Schedule 40 pvc and sized per plan or 2 times the diameter of the internal pipe. All wires are to be installed in a separate sleeve.

ADDITIONAL NOTES:

Street trees will be installed in accordance with sec. 715.3.4 of the LDC and will be field adjusted to avoid conflicts with driveways, utilities, and signage. Palm trees may not be utilized to meet this requirement unless they are grouped with a minimum of two (2) used for each canopy tree. A maximum of twenty-five (25%) percent of all proposed residential street trees may be Palm trees.

Trees and shrubs shall not be place within the middle two-thirds (2/3) of any drainage swale or within three (3') feet measured horizontally from the centerline of the drainage swale whichever is greater. Swales must allow the positive flow of water without any obstruction.

Required street trees located in individual lots will be installed prior to certificate of occupancy issuance. Irrigation of these trees is the responsibility of the individual lot owner.

Required street trees located in common open space areas will be installed or bonded before final plan approval.

Landscape buffers shall utilize existing vegetation. Where needed, additional plant material will be installed where existing buffer vegetation does not meet sec. 715 of the LDC.

EXISTING TREE LEGEND

- 22" OAK (Caliper)
- CABBAGE PALM
- TREE (To Be Removed)

PLANT LIST:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
9	MGC	Magnolia grandiflora 'Brackens Br. Beauty'	Brackens Br. Magnolia Tree	12'h. 2 1/2'cal., Full to Pot
18	QVC	Quercus virginiana	Live Oak Tree	12'-14'h. 2 1/2'cal.
184	VS	Viburnum suspensum	Sandankwa Viburnum	24'h. 3 gal. (3'o.c.)
14	STREET TREE	Magnolia grandiflora 'Brackens Br. Beauty'	Brackens Br. Magnolia Tree	12'h. 2 1/2'cal., Full to Pot
		Acer rubrum	Red Maple Tree	3" or 4" caliper
		Bucida buceras 'Shady Lady'	Shady Lady Black Olive Tree	3" or 4" caliper
		Koelreuteria elegans	Golden Raintree	3" or 4" caliper
		Liquidamber styraciflua	Sweetgum Tree	3" or 4" caliper
		Tabebuia caraiba	Gold Tree	3" or 4" caliper
		Tabebuia chrysotricha	Gold Trumpet Tree	3" or 4" caliper
		Tabebuia heterophylla	Pink Trumpet Tree	3" or 4" caliper
		Tabebuia impetiginosa	Purple Trumpet Tree	3" or 4" caliper
		Ulmus americana floridana	Florida Elm Tree	3" or 4" caliper
		Ulmus alata	Winged Elm	3" or 4" caliper
		Ulmus parvifolia	Chinese Elm Tree	3" or 4" caliper

8.4.14

Kurt R. Crist
FL Reg. LA #0001444

Date

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Kurt R. Crist - Landscape Architect, Inc.
FL REG. LA # 0001444
2350 Bern Creek Loop
Sarasota, Florida 34240
Office: (941) 378-8888
Fax: (941) 378-8888
email: krclandscape@aol.com

No.	Revision	Date
1	Rev. per County comments	5/13/14
2	Street Name	8/5/14

MAGNOLIA RIDGE AT MOTE RANCH

Honore Avenue
Manatee County, Florida

LANDSCAPE PLAN

Designed	krc
Drawn	cadd
Scale	1"=40'
Date	3/10/14
Sheet	140008a

LA1 of 1

Project 140008

August 14, 2014 Planning Commission
Agenda Item #7

Subject
PDO-14-14(Z)(G) - Shriyog Corporation/Dr. Parikh - DTS20140166 - MEPS00000300 - 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, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDO-14-14(Z)(G); APPROVAL the General Development Plan with Stipulations A.1-A.5, B.1-B.2, and C.1-C.2; GRANTING Special Approval for a project: 1) with mixed uses in the RES-9 FLUC, 2) within the Watershed Protection Evers Overlay District, and 3) within the Special Treatment Overlay; ADOPTION the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to LDC Sections 714.8.7 (Tree Replacement Size), 603.10.4.3 (Yards and Setbacks in the PDO Zoning District), 715.3.2.c.2 (Screening Buffers), 710.1.3.3.1 (Location of Parking Areas and Driveways in Required Yards), 715.3.1.g (Perimeter Landscaping Requirement – Vehicular Use Area), 715.3.2 - Figure 715C (Screening – Perimeter Buffer Options), and 710.2.17.2 (Off-Street Loading) as recommended by staff.

Enabling/Regulating Authority

Manatee County Land Development Code

Manatee County Comprehensive Plan

Background Discussion

• The 2.23± acre vacant site is located on the north side of University Parkway, approximately 1,150 feet east of Lockwood Ridge Road.

• The site is zoned A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) and within the RES-9 (Residential – nine dwelling units per acre) Future Land Use Category (FLUC).

• The request is to rezone the property to PDO (Planned Development Office) retaining the Overlay Districts (WP-E/ST) and approve a General Development Plan for 13,800 square feet of non-residential uses to include offices, retail, and eating establishment uses in two buildings.

• The General Development Plan shows two phases and includes:
- A 7,500 sq. ft. building for medical offices (North Building – Phase I), and a 6,300 sq. ft. building for retail uses, eating establishment, and offices (South Building – Phase II). The final use of the South Building will be determined in the future, and if a retail use is chosen, a loading space shall be provided in lieu of four parking spaces.

- The maximum building height will be 35 feet (one story), and the proposed Floor Area Ratio (FAR) is 0.14.
- One access point from University Parkway, an existing six–lane arterial roadway and limited access facility.
- A 24-foot wide internal driveway that runs parallel to the east property line (south to north direction) and provides connection to proposed buildings and parking areas, a cross access easement to the west connecting the site with a warehousing facility, and into a private access driveway to the north (12 feet wide) to serve a single-family unit.
- 86 parking spaces including four (4) handicap spaces, a dumpster area.
- A 10 foot wide roadway buffer along University Parkway, and the following screening buffer:
a. 5 feet wide buffer along the west property line adjacent to an existing warehousing and storage facility (8 feet wide separation is providing along the areas adjacent to vehicular use areas),
b. 15 feet wide buffer along the north property line adjacent to a single-family residence,
c. 15 feet wide buffer along the southern portion of the east property line (± 229 linear feet) for commercial uses adjacent to single-family residences at Country Oaks Subdivision, and
d. variable width buffer (15 feet to 6 feet wide) along the northern portion of the east property line (± 368 linear feet) for office uses and stormwater areas adjacent to residential lots (Country Oaks Subdivision).
- Stormwater facility on the northern portion of the site, and
- 35.4 % of open space (0.79 acres) which exceeds the minimum requirement for a project within the Watershed Overlay District (30% required).

• The site is located entirely within the Braden River Watershed (Evers Reservoir Watershed Protection and Special Treatment Overlay Districts), and lies in Zone X per FIRM Panel 12081C0319E, effective 03/17/2014. The project's design will provide 150% of the normally required water quality treatment, and twenty five percent (25%) reduction to the calculated pre-development flow rate for all stormwater outfall flows either directly or indirectly into Braden River Watershed.

• There are no jurisdictional wetlands within the boundary of this proposal, and no upland habitat on-site. There are no known historic or archaeological resources on the site.

• Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a project:

- with mixed uses project in the RES-9 FLUC
- within the Braden River Watershed (Evers Reservoir Watershed Protection and Special Treatment Overlay Districts).

• The applicant requests Specific Approval to:

- Reduced replacement tree sizes (LDC Section 714.8.7)
- Reduced minimum side yard setback in the PDO zoning District (LDC Section 603.10.4.3)
- Reduce required screening buffer width along the northern portion of east buffer (LDC Section 715.3.2 .c.2)
- Allow vehicular use areas located less than 8 feet from property line (LDC Section 710.1.3.3.1)
- Planting alternative for vehicular use area (LDC Section 715.3.1.g)
- Planting alternative for screening buffer along west property boundary (LDC Section 715.3.2, Figure 715C)
- Alternative for the minimum required off-street loading area for commercial use (LDC Section 710.2.17.2).

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

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email on July 16, 2014.

Reviewing Attorney
Schenk

Instructions to Board Records
n/a

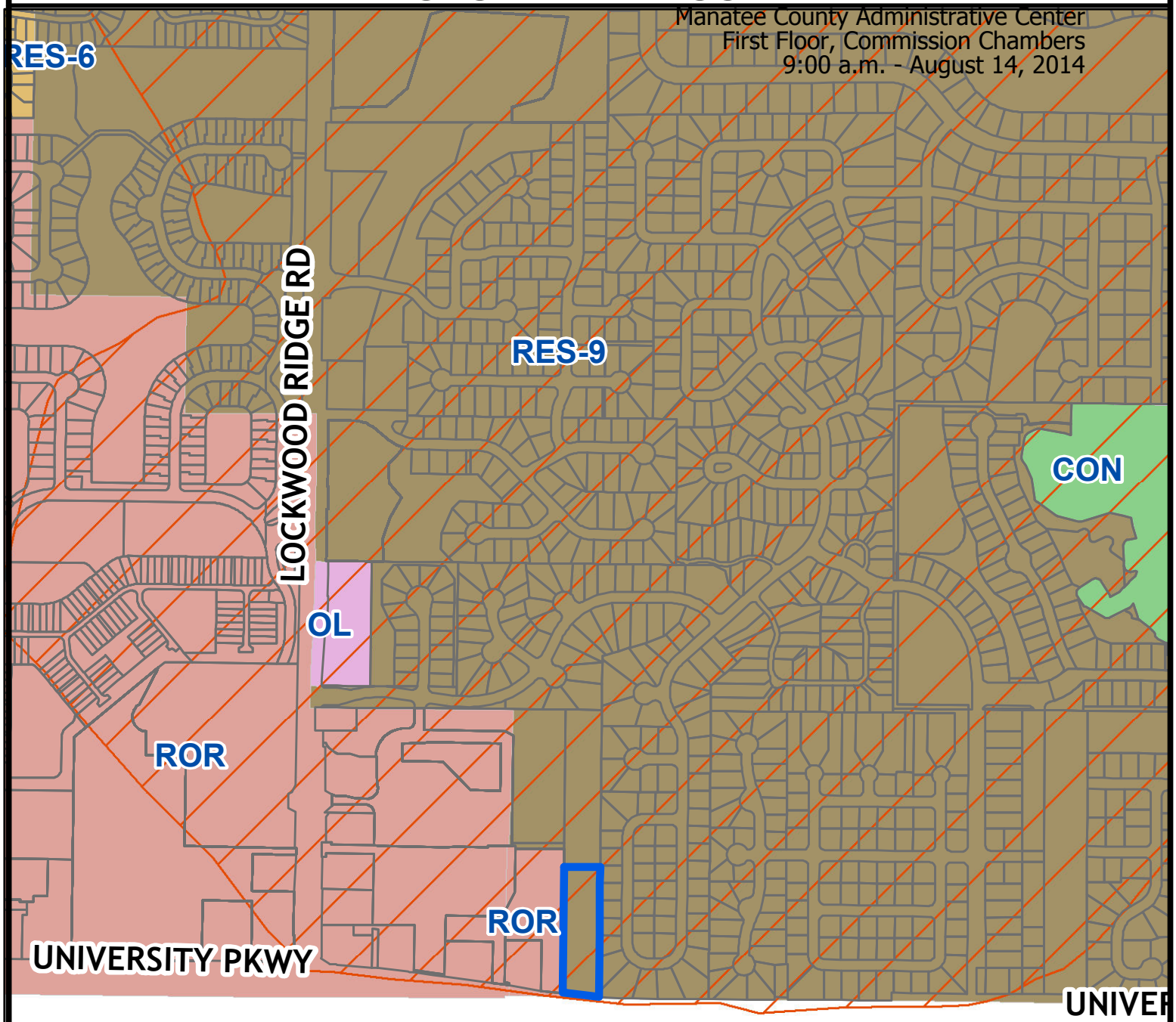
Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf

Attachment: Staff Report - Shriyog Corporation Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavit - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P).pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(G) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(G) - 8-14-14 PC.pdf
Attachment: Site Plan - Shriyog Corp. Dr. Parikh - PDO-14-14(Z)(P) - 8-14-14PC.pdf

FUTURE LAND USE



Parcel ID #(s) 2050900006

Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 665 feet

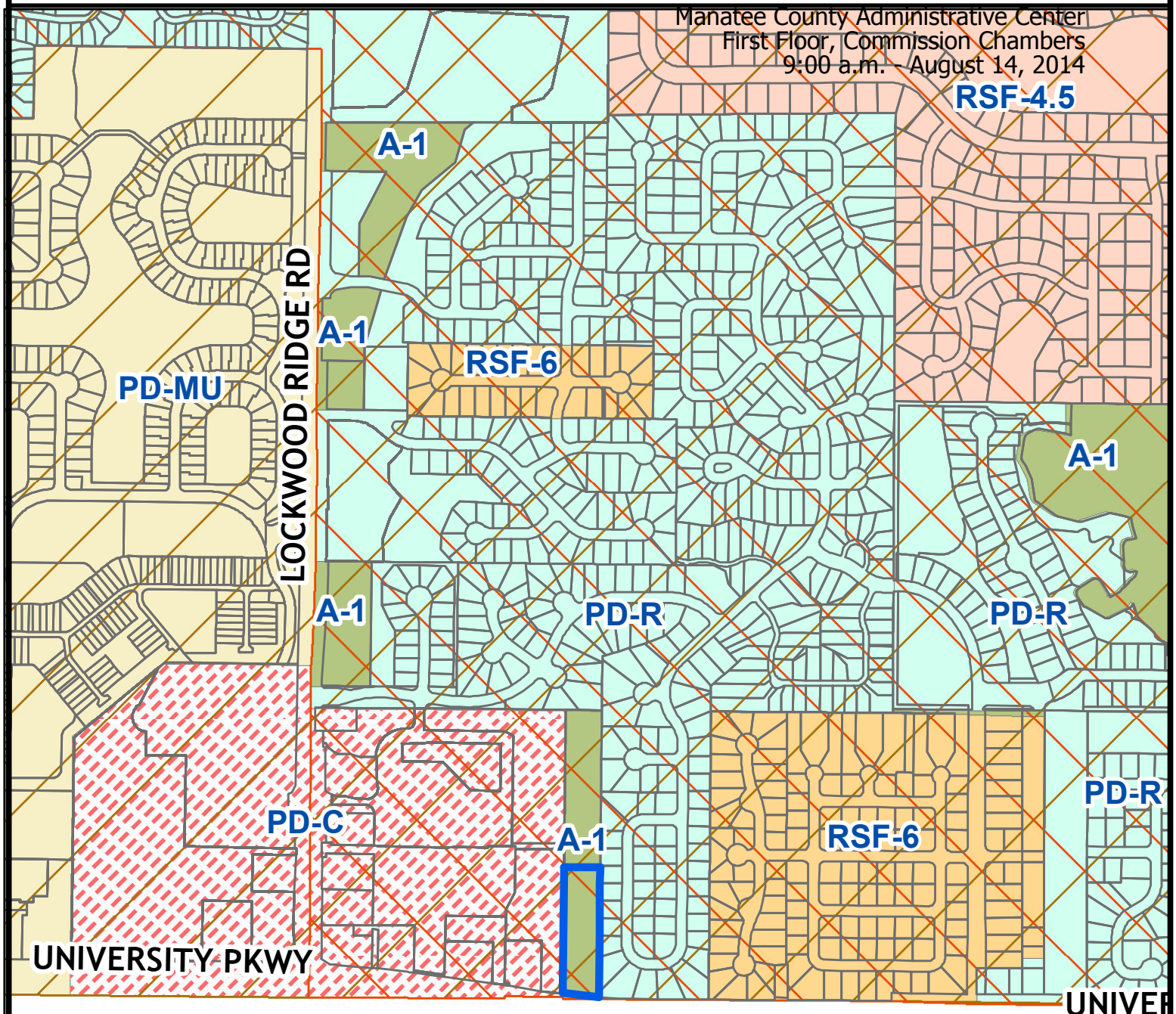
Project Name: Dr Parikh
Project #: PDO-14-14 (Z)(G)
DTS#: 20140166
Proposed Use: Office

S/T/R: Sec 33 Twn 35 Rng 18
Acreage: 2.23
Existing Zoning: A-1
Existing FLU: RES-9
Overlays: ST
Special Areas: NONE

Evers Watershed (WPE)

CHH: N
Watershed: WPE
Drainage Basin: Rattlesnake Slough
Commissioner: Vanaess Baugh

ZONING



Parcel ID #(s) 2050900006

Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 665 feet

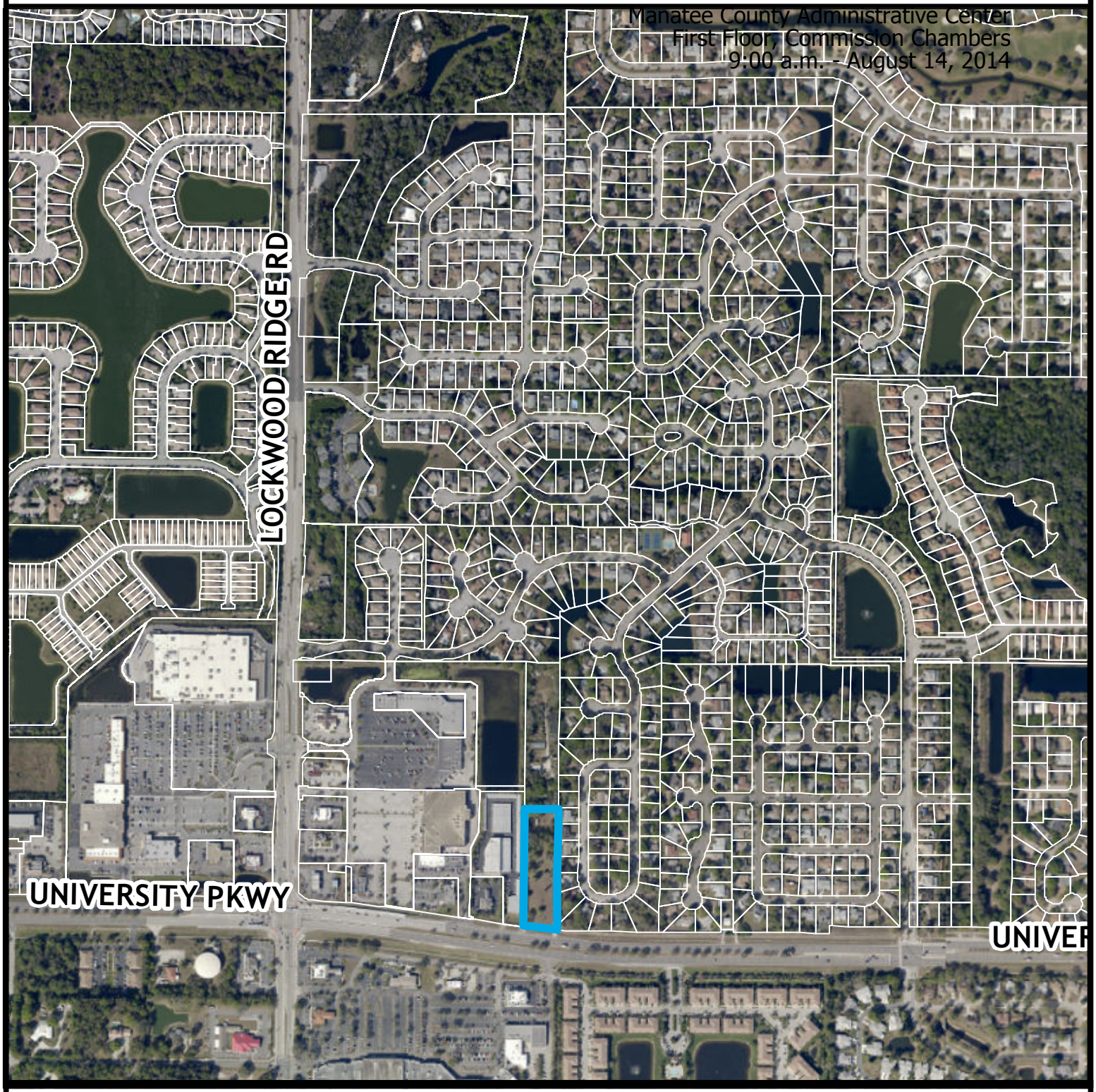
Project Name:	Dr Parikh
Project #:	PDO-14-14 (Z)(G)
DTS#:	20140166
Proposed Use:	Office
S/T/R:	Sec 33 Twn 35 Rng 18
Acreage:	2.23
Existing Zoning:	A-1
Existing FLU:	RES-9
Overlays:	ST
Special Areas:	NONE

Special Treatment

Evers Watershed (WPE)

CHH:	N
Watershed:	WPE
Drainage Basin:	Rattlesnake Slough
Commissioner:	Vanaess Baugh

AERIAL



Parcel ID #(s) 2050900006

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 665 feet

Project Name:	Dr Parikh
Project #:	PDO-14-14 (Z)(G)
DTS#:	20140166
Proposed Use:	Office
S/T/R:	Sec 33 Twn 35 Rng 18
Acreage:	2.23
Existing Zoning:	A-1
Existing FLU:	RES-9
Overlays:	ST
Special Areas:	NONE
CHH:	N
Watershed:	WPE
Drainage Basin:	Rattlesnake Slough
Commissioner:	Vanaess Baugh

PDO- 14-14(Z)(G)- Shriyog Corporation/Dr. Parikh
(DTS #20140166, MEPS 00000300)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district; retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 08/14/2014 **B.O.C.C.: 09/04/2014**

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDO-14-14(Z)(G); APPROVAL the General Development Plan with Stipulations A.1-A.5, B.1-B.2, and C.1-C.2; GRANTING Special Approval for a project: 1) with mixed uses in the RES-9 FLUC, 2) within the Watershed Protection Evers Overlay District, and 3) within the Special Treatment Overlay; ADOPTION the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to LDC Sections 714.8.7 (Tree Replacement Size), 603.10.4.3 (Yards and Setbacks in the PDO Zoning District), 715.3.2.c.2 (Screening Buffers), 710.1.3.3.1 (Location of Parking Areas and Driveways in Required Yards), 715.3.1.g (Perimeter Landscaping Requirement – Vehicular Use Area), 715.3.2 - Figure 715C (Screening – Perimeter Buffer Options), and 710.2.17.2 (Off-Street Loading) as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDO-14-14(Z)(G)** **(DTS# 20140166, MEPS00000300)**
PROJECT NAME	**Dr. Parikh**
APPLICANT(S):	**Shriyog Corporation**
PROPOSED ZONING	**PDO (Planned Development Office)**
EXISTING ZONING:	**A-1 (Suburban Agriculture)**
PROPOSED USE(S):	**Office and retail complex to include:** - **7,500 sq. ft. of medical offices** - **6,300 sq. ft. of retail uses, eating establishment, and offices**
CASE MANAGER:	**Rossina Leider**
STAFF RECOMMENDATION:	**Approval**

DETAILED DISCUSSION

The 2.23± acre vacant site is located on the north side of University Parkway, approximately 1,150 feet east of Lockwood Ridge Road. The site is zoned A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) and within the RES-9 (Residential – nine dwelling units per acre) Future Land Use Category (FLUC).

The request is to rezone the property to PDO (Planned Development Office) retaining the Overlay Districts (WP-E/ST) and approve a General Development Plan for 13,800 square feet of non-residential uses to include offices, retail, and eating establishment uses in two buildings. The applicant submitted a plan that includes:

- A 7,500 square foot building for medical offices, and a 6,300 square foot building for retail uses, eating establishment, and offices with a maximum Floor Area Ratio (FAR) of 0.14, and a maximum building height of 35 feet (one story).
- 86 parking spaces including four (4) handicap spaces, and a dumpster area.
- One access point from University Parkway, an existing six–lane arterial roadway and limited access facility.
- A 24-foot wide internal driveway (± 265 feet long) that runs parallel to the east property line (south to north direction) and provides connection to proposed buildings and parking areas, a cross access easement to the west connecting the site with a warehousing facility, and into a private access driveway to the north (12 feet wide and

± 325 feet in length) to serve a single-family unit.

- A 10 foot wide roadway buffer along University Parkway, and the following screening buffer:
  - 5 feet wide buffer along the west property line adjacent to an existing warehousing and storage facility (8 feet wide separation is providing along the areas adjacent to vehicular use areas),
  - 15 feet wide buffer along the north property line adjacent to a single-family residence,
  - 15 feet wide buffer along the southern portion of the east property line (± 229 linear feet) for commercial uses adjacent to single-family residences at Country Oaks Subdivision, and
  - variable width buffer (15 feet to 6 feet wide) along the northern portion of the east property line (± 368 linear feet) for office uses and stormwater areas adjacent to residential lots (Country Oaks Subdivision).
- Stormwater facility on the northern portion of the site, and
- 35.4 % of open space (0.79 acres) which exceeds the minimum requirement for a project within the Watershed Overlay District (30% required).

The site plan shows two phases:

Phase I: North building (7,500 sq. ft. of medical offices), 50 parking spaces (including two handicap spaces), access driveway, cross access easement to the west, private access drive to the north, and all required improvements related to stormwater, dumpsters, buffering, screening and landscaping.

Phase II: South building (6,300 sq. ft. building for retail uses, offices, and eating establishment), and 36 parking spaces (including two handicap spaces). The final use of this building will be determined in the future, and if a retail use is chosen, a loading space shall be provided in lieu of the numbered parking spaces 27 through 30 in the general development plan. This requirement has been stipulated and will be enforced at Final Site Plan stage (Stipulation A.4).

Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a mixed-use project in the RES-9 FLUC. The purpose of the Special Approval request is satisfied since:

- proposed uses are consistent with the intent and range of potential uses of the RES-9 FLUC, which provides areas for neighborhood retail and residential support uses for a complement of the daily activities of residents,
- the proposed FAR (0.14) is below to the maximum threshold allowed in the RES-9 FLUC (0.23), and
- the site is eligible to be considered for commercial development since it is within 1,500 feet of two functionally classified roadways (University Parkway and Lockwood Ridge Road) complying with the requirements of the commercial locational criteria.

The site is located entirely within the Braden River Watershed (Evers Reservoir Watershed Protection and Special Treatment Overlay Districts), and lies in Zone X per FIRM Panel 12081C0319E, effective 03/17/2014. Special Approval is required for a project within the Braden River Watershed, and the purpose of the Special Approval request is satisfied by the proposed project's design that will provide 150% of the normally required water quality

treatment, and twenty five percent (25%) reduction to the calculated pre-development flow rate for all stormwater outfall flows either directly or indirectly into Braden River Watershed.

There are no jurisdictional wetlands within the boundary of this proposal, and no upland habitat on-site. There are no known historic or archaeological resources on the site.

The applicant hosted a neighborhood meeting on 05/21/2014. The applicant explained the scope of the project including possible use of the south building, hours of operation, internal vehicular movements, and screening alternatives along the east property boundary. No major concerns were raised during the meeting.

The applicant requests Specific Approval to:

- Reduced replacement tree sizes (LDC Section 714.8.7)
- Reduced minimum side yard setback in the PDO zoning District (LDC Section 603.10.4.3)
- Reduce required screening buffer width along the northern portion of east buffer (LDC Section 715.3.2.c.2)
- Allow vehicular use areas located less than 8 feet from property line (LDC Section 710.1.3.3.1)
- Planting alternative for vehicular use area (LDC Section 715.3.1.g)
- Planting alternative for screening buffer along west property boundary (LDC Section 715.3.2, Figure 715C)
- Alternative for the minimum required off-street loading area for commercial use (LDC Section 710.2.17.2).

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

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**3425 University Parkway, Sarasota (Manatee County)**
GENERAL LOCATION:	**North side of University Parkway, approximately 1,150 feet east of Lockwood Ridge Road**
ACREAGE:	**2.23± acres (97,138.8 square feet)**
EXISTING USE(S):	**Vacant**
FUTURE LAND USE CATEGORY(S):	**RES-9 (Residential, nine dwelling units per acre)**
FLOOR AREA RATIO (FAR):	**0.14**
SPECIAL APPROVAL(S):	**1. Mixed-use project in the RES-9 FLUC 2. Project within the WP-E (Watershed Protection Evers) Overlay District 3. Project within the ST (Special Treatment) Overlay District**

OVERLAY DISTRICT(S):	**WP-E (Watershed Protection Evers)** **ST (Special Treatment)**
SPECIFIC APPROVAL(S):	**1. Reduced replacement tree size** **2. Reduced minimum side yard setback in PDO zoning district** **3. Reduced perimeter buffer width on a portion of the east buffer** **4. To allow vehicular use areas located less than 8' from east property line** **5. Planting alternative for vehicular use area** **6. Planting alternative for screening buffer along west perimeter buffer** **7. To allow an alternative for required off-street loading area for commercial use**
SURROUNDING USES & ZONING	
NORTH	**Single-family residence zoned A-1 (Suburban Agriculture)**
SOUTH	**Across University Parkway, commercial sites (Parkway Collection Shopping Center) and a multi-family complex at Sarasota County**
EAST	**Single-family residence in Country Oaks Subdivision zoned PDR (Planned Development Residential)**
WEST	**Value Self Storage (warehousing & ministorage) at University Square III zoned PDC (Planned Development Commercial)**

SITE DESIGN DETAILS			
BUILDING SQUARE FOOTAGE:	**North Building: 7,500 square feet of medical office** **South Building: 6,300 square feet of retail space, eating establishment, and office**		
PROPOSED SETBACKS (PER PLAN):		**Required**	**Proposed**
	Front	**25'**	**82'**
	East Side	**15'**	**30'**
	West side	**15'**	**10'**
	Rear	**15'**	**114'**
	Waterfront	**30'**	**30'**
OPEN SPACE REQUIRED:	**30% or 0.67± acres (29,141.64 sq. ft.)**		
OPEN SPACE PROVIDED:	**35.4% or 0.79± acres (34,387.14 sq. ft.)**		

ACCESS:	• **One main access point along University Parkway (limited access roadway)** • **One cross access easement to the west property (University Square)**
FLOOD ZONE(S)	**Zone X per Panel 12081C0319E, effective 03/17/2014**
AREA OF KNOWN FLOODING	**Yes, rainfall. 25% reduction in allowable runoff required.** **Watershed/Basin: Rattlesnake Slough/Braden River**
UTILITY CONNECTIONS	**County water and sewer**
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**None**
Proposed Impact Acreage:	**None**

Wetlands:
According to the ecological statement produced by King Engineering there are no wetlands on-site.

Uplands:
Since the site was formerly occupied by residences there is no upland habitat on-site.

Endangered Species:
Since the site formerly contained residences, there is little likelihood of the presence of threatened or endangered species.

Trees:
The tree replacement table provided on the site plan indicates a total of 41 trees and 5 palms will be removed for the project. Replacement will be 24 trees at 3” caliper, 37 trees at 4” caliper and 5 palm trees. Tree replacement will be addressed in detail with the Final Site Plan and will be in accordance with Section 714.8.7 of the LDC with the exception of the Specific Approval for smaller replacement size trees. Trees to be preserved will be shown and addressed with the Final Site Plan.

Landscaping/Buffers:
The GDP indicates the roadway buffer along University Parkway will be provided at a width of 10’. Perimeter buffers for the north and east boundaries are shown to be 15’ and 6’ – 15’ respectively. The applicant is proposing to provide shrubs in the east buffer to screen the existing segments of fencing that are on the single family lots that abut the property line of the project. The shrubs should provide 80% opacity at planting and will serve as a continuous buffer, in the event that the residents to the east remove their fences. Trees will also be required, and species to be determined at Final Site Plan.

The west boundary shows an 8' wide buffer in accordance with the requirements of Section 715.3.1.g. of the LDC where vehicle use areas abut the buffer and 5' in the balance of this buffer, which meets the minimum requirement of the perimeter buffer matrix in the LDC.

Staff is recommending that only hedge material be provided in the west buffer, and is in support of Specific Approval for this, as there are already large oak trees planted on the adjacent site along the west property line from the southwest corner all the way to just south of the cross-access drive that the project will be connecting to. Also, the rear of the adjacent mini-warehouse building serves as a wall for buffering and screening. The balance of the west property line will be required to have one of the options provided for in Figure 715.C of the LDC.

NEARBY DEVELOPMENT

PROJECT	LOTS / UNITS	DENSITY (du/acre)	FLUC	APPROVED
Country Oaks , PH I	63 lots	1.82	RES-9	1984
Lakeridge Falls Z-89-46(R3)/FSP-00-50	261	1.53	ROR	2000
University Groves West	133 lots	2.73	MU	2013

PROJECT	Bldg Size	FAR	FLUC	APPROVED
University Commons	443,289 sf commercial; 10,000 sf office; 240 multi-family units; 130 single-family attached units; 120-bed skilled nursing facility	0.14 FAR 3.69 du/acre	ROR	1989, as amended
University Walk Z-89-46R4)/FSP-00-106	117,730 sq. ft. retail (including outparcels)	0.10	ROR	2001
University Square Shopping Center PDC-97-03(G)(R3)	227,202 sq. ft. retail & mini-warehouse	0.20	ROR	2002
University Groves PDMU-06-16	110,000 sq. ft. office 270,645 sq. ft. commercial & recreational (including 120 hotel rooms) 699 residential units (detached, attached, multi-family & independent living) 120 bed group care home 80 bed residential treatment facility	0.23 FAR 4.89 du/acre	RES-6 MU	2003, as amended

POSITIVE ASPECTS

- The nearby area is characterized for a mix of commercial, offices, warehousing, and residential uses.
- The site has direct access to an arterial roadway (University Parkway).
- The proposed facility will provide more services choices (medical offices and neighborhood retail uses) for residents and visitors in the area.

NEGATIVE ASPECTS

- There are residential uses to the north and east which may be impacted by noise and glare.
- Reduction of the required buffer width along of a portion of the east buffer adjacent to residential properties.

MITIGATING FACTOR

- There are existing fences along the east property boundary on the single-family lots abutting the project.
- Staff recommends that shrubs along the east perimeter buffer will provide 80% opacity at planting.
- Parking areas are proposed at least 30 feet from adjacent residential properties.
- There will be limited vehicular movements thru the northern portion of the internal driveway (private access to a single-family residence).
- Staff recommends a stipulation limiting the hours of truck deliveries.

STAFF RECOMMENDED STIPULATIONS

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

1. All roof mounted HVAC equipment shall be screened from view from adjacent roadways and residential uses. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings. Details of screening shall be submitted with the Final Site Plan.

2. The dumpsters shall be screened from view from adjacent driveways. Screening shall consist of building materials matching the principal building on site.

3. All deliveries and truck loading (unrelated to construction activity for both Phases I and II) shall be prohibited between the hours of 8:00 p.m. and 7:00 a.m. Construction activity for both Phases I and II shall be limited to the hours from 7 a.m. to 5 p.m.

4. If the Phase II building (south building) shown in the General Development Plan (GDP) is planned for commercial occupancy which requires a loading space, then parking spaces 27 through 30, as numbered on the GDP will be shown as a loading zone in lieu of parking and this will be approved by the Building and Development Services and Public Works Departments at the time of Final Site Plan.

5. The east buffer shall be planted with 2.5 canopy trees and 33 shrubs (6 feet in height and 80% opaque within three years of planting) per 100.

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

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

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

2. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

C. <u>STORMWATER CONDITIONS:</u>

1. This project shall be required to reduce the calculated pre-development flow rate by a full twenty-five percent (25%) for all stormwater outfall flow directly or indirectly into the Braden River Watershed. Modeling shall be used to determine pre- and post-development flows.

2. Project shall be required to provide 150% water quality treatment for the Braden River Watershed.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED
None

COMPLIANCE WITH LDC				
Standard(s) Required	**Design Proposal**	**Compliance**		**Comments**
		Y	**N**	
BUFFERS				
10' wide roadway buffer along University Parkway	**10' wide shown with 5 understory trees & 50 shrubs per 100 feet**	**Y**		**Meets standard**
5' wide adjacent to warehousing use (west boundary)	**5' wide shown planting with shrubs**	**Y**		**Applicant request Specific Approval to provide only shrubs for screening**
8' wide vehicular use area	**8' wide shown**	**Y**		**Applicant request Specific Approval to provide only shrubs or a hedge for screening**
10' wide adjacent to residential use along north boundary	**15' wide shown with 2.5 canopy trees & 33 shrubs per 100 feet**	**Y**		**Exceeds standard**
15' wide buffer for commercial use adjacent to residential along east boundary (± 229 linear feet)	**15' wide shown with 2.5 canopy trees & 33 shrubs (80 opacity at 6' height) per 100 feet**	**Y**		**Meets standard. Planting requirement has been stipulated**
10' wide buffer for office use adjacent to residential along east boundary (± 368 linear feet)	**Variable width (15' to 6') with 2.5 canopy trees & 33 shrubs (80 opacity at 6' height per 100 feet)**		**N**	**Applicant request Specific Approval to reduce the buffer width to accommodate a private access driveway. Planting requirements has been stipulated.**
SIDEWALKS				
5' wide sidewalk, exterior	**5' wide sidewalk existing along University Parkway**	**Y**		**Meets standard**
6' wide sidewalk, interior	**6' wide**	**Y**		**Shown**
ROADS & RIGHTS-OF-WAY				
24' Internal driveways	**24' wide shown**	**Y**		**A 12-foot private driveway is proposed to provide access to a single-family residence to the north**

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

Physical Characteristics:
The ±2.23-acre site is currently vacant and conforming by one rectangular parcel with frontage along the University Parkway (±165 feet - south property boundary). According to the ecological statement provided by the applicant, there are no wetlands or upland habitat on- site.

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

Compatibility:
The site is surrounding to the north, and east by single-family residential units zoned PDR (County Oaks Subdivision) and A-1. To the south, across University Parkway, and west there are several commercial, office, and warehousing uses (University Square Shopping Center zoned PDC and Parkway Collection Shopping Center at Sarasota County. The proposed use is comparable and consistent with the existing commercial and offices development trends and patterns of nearby properties to the west and south along University Parkway.

PDO zoning requires approval of a site plan by the Board of County Commissioners to address any compatibility concerns. Also, PDO zoning provides greater flexibility for the project to establish appropriate buffers to help minimize any compatibility and transition concerns with the surrounding residential zoning and land uses to the north and east.

Special Approval is required for a mixed-use project in the RES-9 FLUC, which may be acquired through the planned development process.

Transitions:
The site is located in an area that is developed mostly with commercial and offices complex, and also, urban and suburban residential uses. The site is the only vacant parcel along this segment of University Parkway (from Lockwood Ridge Road to Country Parkway). The timing of this request appears to be consistent with the growing development trends in the surrounding area.

Design Quality, Streets, and Driveways
The applicant proposes a general development plan for 13,800 square feet of non-residential uses in two buildings as follows:

- North Building: a 7,500 square foot building for medical offices, and
- South Building: a 6,300 square foot building for retail uses, including eating establishment, and offices. In order to allow future flexibility, the applicant is proposing a variety of uses to be operated on this building since its occupant is not defined at the time of General Development Plan submittal. The use of this building will be

determined at Final Site Plan.

Associate parking areas are proposed to the south and north of the "South Building", and to the south of the "North Building". The stormwater facility will be located at the northern portion of the site, and the dumpsters to the west of development between two parking areas.

Additionally, the plan shows an internal driveway from the main access point at University Parkway that runs with south-north direction and provides connection to proposed buildings and parking areas, and to adjacent properties. This driveway will be the result of the relocation of an existing north/south access drive that runs near to the eastern property line with a variable width and separation from this boundary (6 feet minimum) and which will be partially move further to the west. The proposed driveway will have 2 segments as follows:

- Southern segment: 24 feet wide, 265 feet long, and separated 15 feet away from the east property line. This segment provides access to proposed buildings, parking areas, and to an existing cross access easement to the west (University Square Shopping Center).
- Northern segment: 12 feet wide, 325 feet long, and with a variable separation from the east property line (15 feet to 6 feet). This segment provides access drive to the adjacent property to the north (single-family residences), and will be subject to limited vehicular movements (private access driveway). Specific Approval has been requested to allow a vehicular use area will be located less than 8 feet from the east property line (LDC Section 710.1.3.3.1).

Adjacent Property

The north and east of the site are residential properties. The proposed buildings will be separated at least 30 feet from the east property line adjacent to Country Oaks Subdivision, and 120 feet from the north property line adjacent to an existing single-family residence. To the west, the proposed buildings will be setback 10 feet from the adjacent property line where is a warehouse and ministorage complex.

Parking and Service Areas:

A total of 69 parking spaces are required. The site plan shows 86 parking spaces to be provided including 4 (four) handicap spaces. Per LDC Section 710.1.4.6, reduction of the required parking spaces up to 20% is encouraged for projects within the WP-E (Watershed Protection Evers) Overlay District); however, the applicant provided a parking study based on the volume of patients, providers, and employees of his actual medical practice office in Palmetto. The number of the proposed parking spaces will support the proper function of the high-volume medical practice office to be located on the north building, and the future requirement of the business to be operated on the south building (retail, office, or eating establishment).

One (1) loading spaces is required for the first 10,000 square feet of gross floor area for retail uses (LDC Section 710.2.17.2). No loading space is provided, and the applicant agreed to include a stipulation that requires a loading space if the "South Building" is planned for commercial occupancy (Stipulation A.4).

Parking areas, access points, internal drives, and pedestrian ways are designed to provide for safe internal circulation on the site.

Pedestrian Systems:
The design shows adequate pedestrian safety zones. Five-foot wide sidewalk exists along the north side of University Parkway. A minimum five-foot wide internal sidewalk extends northward from the entrance connecting sidewalks within the vehicle use area. There are sidewalks adjacent to the buildings (six feet wide).

Historic Features:
There are no known historic or archaeological resources on the site.

Intensity:
The Floor Area Ratio (FAR) of 0.14 is below the maximum FAR (0.23) allowed for project within the RES-9 FLUC.

Height:
The site plan indicates a maximum 35-foot building height. This height should not create any external impacts that would adversely affect the surrounding developments.

Fences, Screening, and Landscaping:
No fences are proposed, and the General Development Plan shows the following landscaped buffers:

- 10 feet wide roadway buffers along the south boundary (adjacent to University Parkway), planting with 5 understory trees and 50 shrubs per 100 linear feet.
- 5 feet wide perimeter buffer along the west property line adjacent to an existing warehouse and ministorage complex, and 8 feet wide separation along the vehicular use areas (parking areas). In order to provide a unified buffer along the west property line, the applicant is requesting specific approval for an alternative to the planting requirement for vehicular use area (parking) and screening buffer (LDC Section 715.3.1.g and Figure 715.C) which considered only shrubs along this buffer. Staff supports the request since the site is adjacent to an existing warehouse facility that has mature trees in the south portion of the buffer and a fence in the north portion.
- 15 feet wide perimeter buffer along the north property line adjacent to a single-family residence, planting with 2.5 canopy trees and 33 shrubs per 100 linear feet. The proposed buffer exceeds the required minimum width (10 feet wide).
- East boundary:
    - a 15-foot wide buffer is required and provided along the southern portion of the east property line (±229 linear feet) where the project is proposing commercial uses adjacent to residential (Country Oaks Subdivision).
    - a variable width buffer (15 feet to 6 feet) along the northern portion of the east property line (±368 linear feet) where a minimum 10 feet wide buffer is required (office uses adjacent to residential). The proposed 6 feet wide segment of the buffer has a length of 77 linear feet. The applicant requests specific approval to reduce the width of the buffer in order to accommodate a private access driveway to the adjacent parcel to the north. Staff is supporting the request since the proposed driveway will have limited vehicular movements, and no

buildings are proposed to be located in this area.

In order to provide additional screening to the adjacent residential properties that already have individual fences abutting the property line, staff stipulated that the east buffer shall be planted with 2.5 canopy trees and 33 shrubs (6 feet in height and 80% opaque within three years of planting) per 100 linear feet.

Landscaping for vehicle use areas and building foundation will be provided according to the requirements of LDC Sections 715.3.1 and 715.3.3 respectively.

Yards and Setbacks:
The following chart includes the minimum setback requirements for a project in the PDO zoning district and the proposed setbacks shown in the General Development Plan:

Yards and Setbacks				
Type	**Front (University Parkway)**	**Rear**	**Side (East)**	**Side (West)**
Required	25’	15’	15’	15’
Proposed per plan (min.)	82’	114’	30’	10’

The project exceeds the minimum required setbacks, except for the yard setback provided on the west side of the project where a 10-foot separation between the buildings and the property line is proposed. The applicant requests Specific Approval to allow a setback reduction from 15 feet to 10 feet, and staff has no objection to the proposal since this portion of the site abuts a warehousing complex.

Trash and Utility Plant Screens:
The site plan shows a designated area in the west part of the site (south of the proposed access cross access easement) for dumpsters. The dumpsters are placed away from the adjacent residential uses to alleviate any potential noise impacts, and in compliance with the regulations of the LDC Section 728.5.1

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

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

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

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

Stormwater Management
The project lies in Zone X per FIRM Panel 12081C0319E, effective 03/17/2014.

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

Open Space.
The site plan shows 35.4% or 0.79 acres of open space is provided with this project.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the RES-9 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

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

Policy 2.2.1.13.1 Intent. The proposed use is consistent with the intent of the RES-9 FLUC which provides for low and moderate density urban residential uses, and for a complement of residential support uses normally utilized during the daily activities of residents; however, Special Approval is required for a mixed-use project in the RES-9 FLUC.

Policy 2.2.1.13.2 Range of Potential Uses. The range of potential uses for project within the RES-9 FLUC includes suburban or urban residential uses, neighborhood retail uses, dormitories, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses.

Policy 2.2.1.13.3 Range of Potential Intensity. The proposed FAR (0.14) is in compliance and below to the maximum threshold (0.23) in this category.

Policy 2.6.1.1 Compatibility. The proposed design and use is compatible with surrounding developments.

Policy 2.6.5.4 Preserve/Protect Open Space. The General Development Plan shows 35.4% open space (0.79± acres) which exceeds the minimum requirement. 30% (0.67± acres) of open space is required for non-residential project within the WP-E (Watershed Protection Evers) Overlay District.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to University Parkway, an existing six-lane arterial roadway which is designated as a six-lane arterial roadway in the adopted Future Traffic Circulation Maps. The site is also near Lockwood Ridge Road, an existing four-lane arterial roadway which is designated as a four-lane arterial roadway in the adopted Future Traffic Circulation Maps.

Transportation Concurrency

As the applicant is seeking a rezoning and General Development Plan approval at this time, Concurrency must be deferred until the Preliminary Site Plan (PSP)/Final Site Plan (FSP) stage of the project. At that time, the applicant will be required to submit a Traffic Impact Analysis (TIA) to determine if any off-site concurrency-related improvements are required by the project. However, the applicant did provide a Traffic Impact Statement (TIS) to accompany the rezoning application. The TIS indicated that both University Parkway and Lockwood Ridge Road near the project site will have sufficiency capacity to accommodate the proposed project traffic.

Access

The site will have access via University Parkway and through existing shopping center driveways to Lockwood Ridge Road. At the time of the traffic impact analysis, all access points will be evaluated to determine if site-related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE TRANSPORTATION CONCURRENCY

CLOS APPLIED FOR: Concurrency must be deferred with a GDP
TRAFFIC STUDY REQ'D: A TIS was reviewed and approved

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
University Parkway	**3211**	**D**	**C**
Lockwood Ridge Road	**2640**	**D**	**C**

OTHER CONCURRENCY COMPONENTS

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request:

1. **Alternative to LDC Section 714.8.7 – Tree Replacement Size**
   LDC Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three or four inches.

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

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

2. **Alternative to LDC Section 603.10.4.3 – Yards and Setbacks in the PDO zoning District:**
   LDC Section 603.10.4.3 requires a side yard setback of 15 feet. The request is to reduce the side yard setback along the west property line 10 feet.

   Staff Analysis and Recommendation:
   The west boundary of the site is adjacent to an existing warehouse and mini-storage facility part of a bigger commercial development. Staff is not opposed to the reduced setback since the proposed office and neighborhood retail facility will be similar in intensity to adjacent non-residential uses, and allows increasing the buildings setback along the east property boundary adjacent to residential properties.

   Finding for Specific Approval:
   Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.10.4.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree because the location of the building should help to alleviate any potential adverse impacts on adjacent residents, promoting general health, and safety.

3. **Alternative to LDC Section 715.3.2.c.2 – Screening Buffers:**
   LDC Section 715.3.2.c.2, Screening Buffers requires a 10’ perimeter buffer where office uses are adjacent to residential uses. The request is to allow a reduction to the buffer width along the northern one third of the east property line where the “office use” is proposed adjacent to residential, to a range of 10’ down to 6’.

Staff Analysis and Recommendation:
Staff is in support of the request for Specific Approval for an alternative to Section 715.3.2.c.2 of the LDC to allow a reduction from 10' to 6', which is necessary to maintain connection to the existing driveway and access. The required screening and buffering material will still fit within the narrower buffer area, with careful selection of species for trees at the Final Site Plan stage.

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required screening and buffering material will still be provided within the narrower buffer area.

4. **Alternative to LDC Section 710.1.3.3.1 – Location of parking areas and driveway in required yard:**
LDC Section 710.1.3.3.1 requires that drive-aisles be located at least eighth (8) feet from any lot line. The applicant requests two (2) feet reduction to the minimum requirement locating a driveway with a six (6) foot separation from the east property line.

Staff Analysis and Recommendation:
There is an existing driveway that runs south to north with a variable separation from the east property line. The applicant is relocating the majority of drive-aisle to the west, and only a small portion of it (±77 linear feet) will be located six feet away from the property line approximately in the current location.

Staff is in support of the request since the proposed driveway will not serve parking areas or buildings within the project, will have a limited traffic (private access to residence to the north), and will not create any additional impacts to adjacent residential properties to the east.

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.3.3.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as the same amount of landscaping material with additional screening (80% opacity) will be provided in the buffer to meet the intent of this section.

5. **Alternative to LDC Section 715.3.1.g – Perimeter Landscaping Requirements (Vehicular Use Area):**
LDC Section 715.3.1.g, Perimeter Landscaping Requirements (Vehicle Use Area) requires a minimum width of 8' with one canopy tree per 40 linear feet and either shrubs, hedges, berming or fences, or any combination thereof, to reach a height of 42" two (2) years after installation, and being 80% opaque. The request is to allow planting of only shrubs or a hedge for screening.

Staff Analysis and Recommendation:
Staff is in support of the request for Specific Approval for an alternative to Section 715.3.1.g of the LDC to allow a reduction to the landscape and screening material to provide only the hedge or shrubs to be 80% opaque and 42" in height within 2 years of planting, as the adjacent use is a mini-warehouse with the rear wall of the building serving as a wall and there are canopy trees planted within the adjacent buffer.

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.1.g, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because screening is already present in the form of the rear wall of the mini-warehouse next door and the canopy trees planted in the adjacent perimeter buffer, making the hedge material the only additional screening needed for this use.

6. **Alternative to LDC Section 715.3.2, Figure 715C - Screening – Perimeter Buffer Options:**
LDC Section 715.3.2, Figure 715C, Screening – Perimeter Buffer Options requires a buffer width of 5' and plantings from the options provided under Figure 715C. The request is to allow the option of providing a hedge only, as trees will not fit in the 5' buffer due to the canopy trees planted on the adjacent property buffer.

Staff Analysis and Recommendation:
Staff is in support of the request for Specific Approval for an alternative to Section 715.3.2, Figure 715.C of the LDC to allow only shrubs or hedge material in this buffer, as the hedge material will be adequate to supplement what's already provided off-site in the form of the rear wall of the mini-warehouse building and the canopy trees.

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2, Figure 715C, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required screening is already provided by the adjacent use.

7. **Alternative to LDC Section 710.2.17.2 – Off-Street Loading:**
LDC Section 710.2.17.2 requires one (1) loading space for the first 10,000 square feet of gross floor area for retail and business establishment, plus one (1) space for each additional 15,000 square feet or major fraction thereof (Standard B). The applicant requests to stipulated that a loading spaces will be provided in the event that the Phase II Building (6,300 square feet building) will be occupied for a retail or business establishment.

Staff Analysis and Recommendation:
Staff is in support of the request since the use of Phase II Building will be determined in the future, and the applicant is willing to provide a loading space if a retail use is chosen. No loading space is required for offices. A loading space will be provided In

lieu of the numbered parking spaces 27 through 30 in the General Development Plan. This requirement has been stipulated and will be enforced at Final Site Plan stage (Stipulation A.4).

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.2.17.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as a loading spaces will be provided in the event that Phase II Building will be occupied for a retail or business service use.

SPECIAL APPROVAL – FINDINGS

"Special Approval" is a process requiring an additional level of review pursuant to the Comprehensive Plan. It is defined as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC. The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

Special Approval is required for a project:

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

The design of this project shall demonstrate through modeling that will provide twenty five percent (25%) reduction to the calculated pre-development flow rate for all stormwater outfall flows either directly or indirectly into Braden River Watershed. In addition, the project will provide 150% of the normally required stormwater quality treatment, consistent with requirements of Outstanding Florida Waters (OFW), and LDC Section 717.3.7.

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

Mixed-Use in the RES-9 FLUC
The Comprehensive Plan requires Special Approval for mixed-use projects in the RES-9 FLUC (Policy 2.2.1.13.4.a).

The proposal is for 13,800 square feet of non-residential uses to include office and commercial uses. The site has frontage along an "Arterial" roadway (University Parkway), is adjacent to a major retail and warehousing center to the west, and nearby to other similar commercial service uses including a development of regional impact (University Commons).

Medical offices and neighborhood retail establishments will serve the residents and visitors of the area, and the design provides adequate buffers and screening.

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

ATTACHMENTS

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

APPLICABLE COMP PLAN POLICIES		
Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.13	**RES-9:** Establish the Residential-9 Dwelling Units/Gross Acre future land use category as follows:
Policy:	2.2.1.13.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low-moderate urban, or clustered moderate density urban residential environment. Also to provide for a complement of residential support uses normally utilized during the daily activities of residents of these urban areas.
Policy:	2.2.1.13.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy:	2.2.1.13.3	Range of Potential Density/Intensity: Maximum gross residential density: 9 dwelling units per acre Minimum Gross Residential Density: 7.0 only in CRA's and UIRA for residential projects that designate a minimum of

25% of the dwelling units as "affordable housing".

Maximum net residential density:
16 dwelling units per acre

20 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing". (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.23 (0.35 for mini-warehouse uses)
1.00 inside the CRA's and UIRA

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

Policy: 2.2.1.13.4

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 gross residential density exceeds 6 dwelling units per acre, or in which any net residential density exceeds 9 dwelling units per acre shall require special approval.

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

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

Policy:	2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to: - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3] Implementation Mechanism(s): a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations. b) Planning Department review of development approvals to ensure policy compliance.
Policy:	2.6.1.2	Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.
Policy:	2.6.2.1	Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.
Policy:	2.10.3.2	Require that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as

		collector or higher, at time of issuance of a development order. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.
Policy:	2.10.3.4	Permit exceptions to Policies 2.10.3.2 and 2.10.3.3 only in instances where required access criteria are conflicting with other access criteria associated with an Entranceway, as described in Policies 2.9.4.1 & 2.9.4.2 and in Urban Core Areas where access on a local road provides a safer alternative than direct access to the functionally classified roadway, or within the MU-C Future Land Use Category and its Sub Areas.

The proposed use is consistent with the intent and range of potential uses of the RES-9 FLUC, which provides areas for neighborhood retail and residential support uses for a complement of the daily activities of residents, and the proposed FAR (0.14) is below to the maximum threshold allowed in the RES-9 FLUC (0.23); additionally, the site is eligible to be considered for commercial development since it is within 1,500 feet of two functionally classified roadways (University Parkway and Lockwood Ridge Road) complying with the requirements of the commercial locational criteria. However, Special Approval is required for a mixed-use project in the RES-9 FLUC.

The proposed buildings will share drive aisles and ingress and egress. The drive aisles are designed to for two-way traffic as follows:

- 24' wide minimum to connect University Parkway to the south, and University Square Shopping Center to the west (cross access easement), and
- 12' wide (private access drive) to connect to a single-family residence to the north.

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

Project name: Shriyog Corporation

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER Check if owner (✓) or contract purchaser ( )	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Parikh, Shetal S.	100%

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

Signature: Shetal S. Parikh

(Applicant): SHETAL S. PARIKH

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20th day of Feb 2014 by Shetal S. Parikh, who is personally known to me or who has produced _____ as identification.
(type of identification)

Notary Signature

My Commission Expires: August 7, 2017

Meredith Gwinn
Print or type name of Notary

Commission No: FF043496

admin. assistant
Title or Rank

Revised 2/8/10
B-4

MEREDITH CHARIDO GWINN
MY COMMISSION #FF043496
EXPIRES August 7, 2017
(407) 398-0153 FloridaNotaryService.com

King
ENGINEERING ASSOCIATES, INC.

SERVICES
Civil Engineering
Environmental Engineering
Transportation Planning & Engineering
Pavement Management
Land Planning
Ecological Services
Surveying & Mapping
Construction Management
GIS Mapping
Landscape Architecture
(FL #LC26000183)

OFFICE LOCATIONS

FLORIDA
Jacksonville
Miami
Sarasota
Tampa

TEXAS
Austin

May 30, 2014

Mr. Bob Schmitt, AICP
Manatee County Building & Development Dept.
P.O. Box 1000
Bradenton, FL 34206-1000

RE: Shriyog Corporation – Requests for Specific Approval (Revised)
B00000300/DTS 20140166/PDO-14-14(Z)(G)

Dear Bob,

This letter is written in accordance with Section 603.3.2 of the Land Development Code to request Specific Approval for alternatives to standard Land Development Code requirements for a Planned Development project. On behalf of the Shriyog Corporation, King Engineering Associates respectfully requests alternatives to the standards of Section 714.8.7, 715.D, Figure 715 C, 603.10.4.3, 710.2, and Section 710.1.3.3.1, as explained below.

1. Section 714.8.7, Tree Removal/Replacement Standards.

Section 714.8.7 reads as follows:

714.8.7. When trees are removed with an approved tree removal permit, such trees shall be replaced as follows:

Existing Tree Size	Required Replacement Caliper Minimum	Ratio of Replacement Trees to Removed Trees
4″—15″ D.B.H.	3″	1:1
16″—30″ D.B.H.	5″	2:1
Over 30″ D.B.H.	7″	3:1

King requests the following change in the standard regulations, in accordance with the planned Land Development Code amendments and current County practices:

DBH Removed	Caliper Replacement
4" – 15"	3"
16" – 30"	4"
OVER 30"	4"

2930 University Parkway
Sarasota, Florida 34243
phone 941.358.6500
fax 941.358.6540

www.kingengineering.com

2. Section 715.D, Buffer Matrix.

Section 715.D of the Land Development Code contains the following buffer screening matrix for evaluating the required separation between land uses:

BUFFER SCREENING MATRIX
WIDTH OF BUFFER REQUIRED (IN FEET)

	Abutting Use/or Zoning													
Proposed Use	Res. Excl. M.F.	Multi-Family	Res. Sup. Uses	Community Service Uses	Retail Commercial	Svc Commercial	Misc. Services	Service	Industrial	Misc. Uses	Rec. Uses	Transp. Uses	Ware-house	Intensive Ag Uses*
Res. Excl. M.F.	0	10	10	10	15	10	15	15	20	15	10	20	20	15
Multi-Family	10	0	5	10	15	10	10	10	20	10	10	20	15	10
Res. Sup. Uses	10	5	0	5	10	5	5	5	10	10	5	15	15	10
Community Svc. Uses	10	10	5	0	5	5	5	5	10	5	5	10	10	10
Retail Commercial	15	15	10	5	0	5	5	5	10	5	5	10	5	5
Svcs. Commercial	10	10	5	5	5	0	5	5	10	5	5	10	5	5
Misc. Service	15	10	5	5	5	5	0	5	10	5	5	10	5	5
Services	15	10	5	5	5	5	5	0	10	5	5	10	5	5
Industrial	20	20	10	10	5	5	5	5	0	10	10	5	5	5
Misc. Uses	15	10	10	5	5	5	5	5	10	0	5	10	10	10
Rec. Uses	10	10	5	5	5	5	5	5	10	5	0	10	10	10
Transp. Uses	20	20	15	10	10	10	10	10	5	10	10	0	5	5
Warehouse	20	15	15	10	5	5	5	5	5	10	10	5	0	5
Intensive Ag* Uses	15	10	10	10	5	5	5	5	0	10	10	5	5	0

The LDC matrix above requires a minimum buffer of 15' in width along the eastern property line, where the project is adjacent to the southern building (planned for commercial/retail/eating establishment), and requires a minimum 10' wide buffer along the same property line for the northern building, planned for a medical office. The site plan shows a 15' wide buffer for the southern portion of the site, including some of the parking area. This buffer tapers to a minimum width of 6' as it extends to the northern boundary. There is a small area (77 linear feet of the approximate 597 foot boundary) that shows only the 6' wide buffer. The main reason for the reduced perimeter buffer in this area is due to an existing access drive that runs north to south along the eastern boundary, which serves as access to the property lying north of the subject site. We have shifted this existing driveway as much as possible farther west in order to reduce the current impact to the residents who live east of this site. We stopped short of moving the planned stormwater facility and buffer any farther west at the northern end of the site in an effort to save the existing trees located along the northwestern boundary. The location of this access is also largely determined by the connection point on the property to the north.

The applicant requests a 4' reduction in the 10' buffer between the property line and the vehicular use area requirement to allow for the 6' buffer along a small portion of the boundary, as referenced above.

The portion of the deficient buffer is nearly equally balanced by the larger (12') buffer provided along the same boundary, where the 10' buffer is required. Additionally, staff recommends a fence be placed between the access road and the eastern property boundary, adjacent to the 6' wide portion of the buffer and the applicant does not object to this requirement.

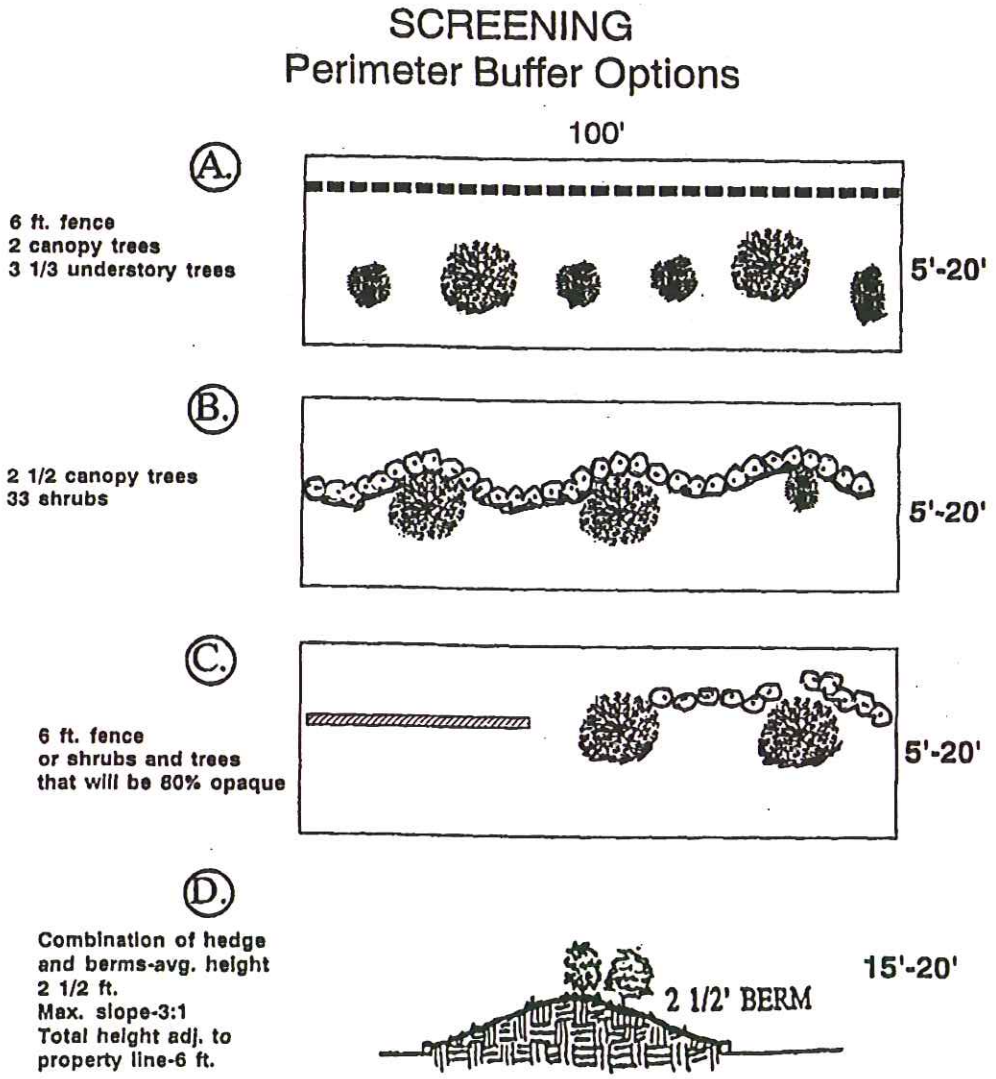
There will be very limited traffic on this drive-aisle, as it only serves the property that lies to the north of the subject site. The planned office complex will not increase traffic along this portion of the drive, since there is no parking planned in this area. Also, this drive-aisle runs parallel to the boundary, not perpendicular to it, which eliminates the possibility of headlights intruding on to the neighboring properties. Finally, the residential subdivision contains a wooden fence along this boundary between the homes and the drive-aisle, which helps to satisfactorily screen the two properties.

It can be found that providing the larger buffer along a portion of the eastern boundary satisfactorily balances the small buffer deficiency at the northeastern end. This factor, combined with the site design and additional fencing meets the intent of this regulation to an equivalent standard.

3. Figure 715 C, Screening Perimeter Buffer Options.

Figure 715.C contains options to apply when screening is required along property boundaries between two land uses, and reads as follows:

Figure 715.C



E. *OPTION E shall include a solid, decorative, opaque wall a minimum six (6) feet in height with two (2) canopy trees and three and one-third (31/3) understory trees per one hundred (100) l.f.*
The wall shall be placed at the interior edge of the buffer and the landscaping shall be placed on the exterior side of the wall. Should the applicant wish to propose an alternative to this requirement, the project must receive specific approval through the Planned Development Process.

The applicant requests relief from the landscaping required for screening between the access road on the north end of the site and the eastern property boundary, where the planned buffer is 6' in width. This is a distance of only 77 linear feet. There is a fence on the Country Oaks Subdivision property and staff has recommended a second fence be placed on the subject property where the buffer width is compromised. Placing landscaping in between the two fences is not necessary or recommended since it cannot be maintained. The applicant will provide the required screening for the balance of the eastern property line, as required by the LDC. The dual fences will adequately screen the adjacent property from the existing access road, which meets the LDC standard to an equivalent degree.

4. Section 710.1.3.3.1, Location of parking in required yards.

Section 710.1.3.3.1 requires that drive-aisles be located a minimum of 8' from any lot line. This section of the LDC reads as follows:

> *710.1.3.3. Location in Required Yards.*
> *710.1.3.3.1. Generally. Except as may be qualified elsewhere in this Code, vehicle use areas, including parking spaces and drive-aisles that are located on the ground and are open to the sky may be located in any required yard but not nearer to any lot line than eight (8) feet, or in a drainage easement. Parking spaces shall not be located: immediately at entrances; in front of exits closer than five (5) feet from the exit; in front of dumpsters; in pedestrian ways; in fire lanes; in a loading space; in a turning radius for a loading space; in a visibility triangle; or in locations impeding proper traffic flow or maneuvering of other vehicles. Parking spaces shall be so arranged that backing of a vehicle from a parking space into the driveway access or egress is avoided. All parking spaces shall also be located at least ten (10) feet from all street rights-of-way.*

The existing north/south access drive located near the eastern property boundary varies in location and is a minimum of 6' from this boundary. The applicant is relocating a portion of this drive by transitioning a large portion of it to the west, farther away from the adjacent residential uses to the east. The applicant requests a 2' reduction in the 8' separation requirement for a small portion of the drive that is located at the northern end of the site. This portion of the access is existing in the current location, and the impact to the adjacent property is not being increased with this application.

The portion of the deficient setback is off-set by the larger (12'-15') setback provided elsewhere along this boundary with the relocated drive. Additionally, staff recommends a fence be placed between the access road and the eastern property boundary, adjacent to the reduced setback area and the applicant does not object to this requirement.

There will be very limited traffic on this drive-aisle, as it only serves the property that lies to the north of the subject site. The planned office complex will not increase traffic along this portion of the drive, since there is no parking planned in this area. Also, this drive-aisle runs parallel to the boundary, not perpendicular to it, which eliminates the possibility of headlights intruding on to the neighboring properties. Finally, the residential subdivision contains a wooden fence along this boundary between the homes and the drive-aisle, which helps to satisfactorily mitigate the reduced setback.

It can be found that providing the larger setback elsewhere along this boundary satisfactorily balances the deficiency combined with the site design and additional fencing meets the intent of this regulation to an equivalent standard.

5. Section 603.10.4.3 minimum side setback of 15' in the PDO zoning district.

Section 603.10.4.3 of the LDC requires a minimum side setback of 15' in the PDO zoning district and reads as follows:

> *603.10.4.3. Yards and Setbacks. Yard and setback requirements shall be established for each PDO district which promote general health, safety, welfare and design excellence and neighborhood compatibility. A minimum front yard of twenty-five (25) feet and side yard of fifteen (15) feet, the minimum rear yard setback of fifteen (15) feet is required.*

The western boundary of the subject site is shared with intensive commercial development, including a mini-storage facility and a shopping center. The planned 10' side setback along this property boundary is appropriate and compatible with the adjacent uses since the planned office and commercial uses will be neighborhood serving uses that are less intensive than the existing adjacent development.

It can be found that the 10' setback promotes general health, safety, welfare, and design excellence when considering the adjacent uses.

6. Section 710. 2, Off-Street Loading

Section 710.2 requires off-street loading for certain land uses, and reads as follows:

> *710.2.1. Applicability. With the exception of residential, financial institutions and office, all buildings built or erected and all uses established after the effective date of the Code shall provide accessory off-street loading space in accordance with this Section. When an existing structure or use is expanded in floor area, volume, or capacity, accessory off-street loading space shall be provided in accordance with this Section for the area, or capacity of such expansion.*
> *710.2.2. Location. All required off-street loading spaces shall be located on the same lot as the use served; provided that the Planning Director may waive such location requirement in those instances where the provisions of Section 710.2.4 below are satisfied.*
> *710.2.3. Cooperative Loading Facilities. Required off-street loading spaces may be provided cooperatively for two (2) or more uses, subject to an easement and arrangements that will assure the permanent availability of such spaces to the satisfaction of the Planning Director.*
> *710.2.4. Reduction in Required Loading Space. All Required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner, except upon approval by the Planning Director in either of the following circumstances:*

710.2.4.1. Substitution. Such space may be reduced by the amount of which other space, conforming to the provisions of this Code, is provided for the use that is involved, or
710.2.4.2. Reduction in Need. Such space may be reduced in an amount which is justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant.
710.2.5. Distance From Intersections; Setbacks. No loading space or berth shall be located within forty (40) feet of the nearest point of intersection of the edges of the travelway or the curbs of any two (2) streets. The surfaced portions of all loading areas, excluding driveways, shall observe a twenty (20) foot setback from all front lot lines, a ten (10) foot setback from all other lot lines, and visibility triangles.
710.2.6. Relationship to Off-street Parking. The required off-street loading area shall not include the required maneuvering area to satisfy the space requirement for any off-street parking facilities. No loading area shall be so located as to interfere with the free circulation of pedestrian and vehicles in any off-street area.
710.2.7. Use Limitations. No motor vehicle repair work, gasoline or oil facilities, except emergency service, shall be permitted in association with any required off-street loading activity. There shall be no storage of material or equipment, display of merchandise, long term storage of containerized facilities in any loading dock area.
710.2.8. Access; Parking. Each off-street loading space shall be provided with safe and convenient access to a street, without it being necessary to cross or enter any other required loading space. If any such space is located contiguous to a street, the street side access of the loading space shall be provided only through driveway openings in the curb of such dimension, location and construction as may be approved by the Planning Department, in accordance with adopted specifications, In addition, loading spaces shall be designed to prohibit parking and shall be painted with diagonal stripes, marked "Loading Only." Spaces shall be so arranged that no maneuvering, directly incidental to entering or leaving a loading space, shall be on any street, alley, walkway, fire lane, parking space, or landscaped area. The exit discharge at the loading dock area shall comply with Section 710.1.5.3.
710.2.9. Construction. All off-street loading areas including drive aisles and driveways shall be constructed and maintained with an all-weather dustless surface, in accordance with the Manatee County Development Standards.
710.2.10. Design. All off-street loading areas shall be designed in accordance with the Manatee County Development Standards; but in no event shall the required dimensions be less than fifteen (15) feet wide, thirty-five (35) feet long, and fifteen (15) feet high, except that where one (1) such loading space has been provided, any additional loading space lying alongside, contiguous to, and not separated from such first loading space need not be wider than twelve (12) feet. All maneuvering areas shall have a minimum vertical clearance of fifteen (15) feet.
710.2.11. Reserved.
710.2.12. Screening. All off-street loading areas shall comply with the provisions of screening and buffering outlined in Section 715, Landscaping as necessary to protect

adjacent property and rights-of-way. Loading spaces, berths, associated maneuvering areas and driveways shall be arranged and designed so as to prevent damage to such screening measures.

710.2.13. Combination of Uses. Where a given use or building on the same lot contains a combination of uses, as set forth in the following paragraphs, loading facilities shall be provided in such a manner as to encourage combined usage of facilities.

710.2.14. Maximum Requirements Apply in Cases of Uncertainty. If there is uncertainty with respect to the amount of loading space required by the provisions of this Code as a result of an indefiniteness as to the proposed use of a building or land, the maximum requirement for the general type of use allowed in that district shall govern.

710.2.15. Unlisted Uses—Determination by the Planning Director. Where the required number of loading spaces is not set forth for a particular use in the following paragraphs, and where there is no similar general type of use listed, the Planning Director shall determine the basis of the number of spaces to be provided.

710.2.16. Off-street Loading Plans Required. A plan shall be submitted with every application for site plan approval for any use or structure required to provide off-street loading facilities. The plan shall accurately designate the required off-street loading spaces, maneuvering areas access thereto, dimensions, clearance, and general layout.

710.2.17. Minimum Required Spaces.

710.2.17.1. Ratios. Minimum off-street loading spaces accessory to the uses, designated in Section 710.2.17.2 below, shall be provided in accordance with the following schedule:

710.2.17.1.1. Standard A: One (1) space for the first 5,000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.

710.2.17.1.2. Standard B: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 15,000 square feet or major fraction thereof.

710.2.17.1.3. Standard C: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

710.2.17.2. Uses.

Uses	Standards
Agricultural Products Processing Plants	A
Agricultural Research Facilities	B
Bowling Alley and Any Similar Commercial Recreational Establishment	C
Building Materials Establishment	A
Business Service and Supply Service Establishment	B
College or University	C
Construction Service Establishments	A

Uses	Standards
Farm Equipment and Supply Establishments	B
Farming Service Establishments	C
Food Service Establishment	B
Funeral Chapel, Funeral Home	C
Hospital	C
Hotel, Motel	C
Industrial Service Establishment	A
Lumberyard	A
Manufacturing Establishment	A
Nursing Homes	C
Offices	B
Personal Service Establishments	B
Repair Service Establishment	B
Retail Sales Establishment	B
Sawmills	B
School	C
Scientific Research and Development Establishment	B
Slaughterhouses	A
Stockyards and Feed Lots	A
Vehicle Sale, Rental and Service Establishment	A
Warehousing Establishment	A
Wholesale Trade Establishment	A
Other unlisted uses, with a gross floor area over 10,000 square feet and which require the receipt or distribution by vehicle of materials or merchandise	B

The GDP shows two buildings. One building is planned as a "medical office" and the second building shows "retail/commercial/eating establishment" as potential uses. The property owner is a physician, who plans to occupy the medical office with a pediatric practice and offer space to other uses that will support his business. It is likely that the building shown in Phase II will also be occupied with medical offices, which will not require loading. A range of uses is shown on the plan for Phase II to allow the property owner some flexibility as he decides on the future users of this building. Section 710.2.1 clearly exempts office uses from providing loading.

> *710.2.1. Applicability. <u>With the exception of residential, financial institutions and office, all buildings built or erected and all uses established after the effective date of the Code shall provide accessory off-street loading space in accordance with this Section.</u> When an existing structure or use is expanded in floor area, volume, or capacity, accessory off-street loading space shall be provided in accordance with this Section for the area, or capacity of such expansion.*

In the event the Phase II building is occupied with a use that requires a loading space, one will be provided in accordance with the LDC. To properly address this matter, we ask that staff include the following stipulation in the zoning ordinance:

> *"If the Phase II building shown on the GDP is planned for commercial occupancy which requires a loading space, then parking spaces 27 through 30, as numbered on the GDP will be shown as a loading zone in lieu of parking and this will be approved by the Building and Development Services Department with the Final Site Plan in accordance with Section 710.2 of the LDC."*

The stipulation above will provide assurances to Manatee County that an appropriate loading zone will be provided on site, if needed, thereby meeting the LDC standard to an equivalent degree.

Thank you for your consideration of these requests and for including this Specific Approval request with our application for a rezone and General Development Plan approval.

Sincerely,

Misty Servia, AICP
Planning Dept. Manager

MMS/mcg

cc: Dr. Parikh
File 4948-000-000

King
ENGINEERING ASSOCIATES, INC.

LETTER OF TRANSMITTAL

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

To:	Mr. Steve Kollar Manatee County	**Phone:**	941-748-4501
From:	Swathi Konda, P.E.	**Project Number:**	4948-000-000
Date:	June 12, 2014	**Project Name:**	Shriyog Corporation Professional Office

We are sending you: X **Attached** ___ **Under separate cover**

Via: X **FEDEX** ___ **Courier** ___ **U. S. Mail** ___ **Hand Deliver**

___ Prints ___ Calculations ___ Submittals ___ Report(s)

___ Plans ___ Specifications ___ Proposal ___ Other

Copies	Date	Description
2	6/6/14	Approved Shriyog Corporation Professional Office Transportation Analysis & Project CD

These are transmitted as checked below:

___ As Requested
___ For Your Signature
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___ For Contractor Bids
___ Approved as Submitted
___ Approved as Noted
___ Returned for Corrections

X For Your Information and Files
___ Return to Us

Comments:

Copy: Misty Servia, King

File: 4948-000-000

Transmitted by: Ashlee K Beckley for:
Swathi Konda, P.E.

Title: Sr. Transportation Planner

4921 Memorial Highway, Suite 300 Tampa, Florida 33634 | 813.880.8881 | www.KingEngineering.com

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SHRIYOG CORPORATION PROFESSIONAL OFFICE
3425 University Parkway
Manatee County, Florida

TRANSPORTATION ANALYSIS

Prepared by:

King
ENGINEERING ASSOCIATES, INC.
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(813) 880-8881
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Approved 06/06/2014
Project No.: 4948-000-000

SHRIYOG CORPORATION PROFESSIONAL OFFICE
3425 University Parkway
Manatee County, Florida

TRANSPORTATION ANALYSIS

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SWATHI KONDA
LICENSE
No 73385
STATE OF FLORIDA
PROFESSIONAL ENGINEER
06/11/2014

Swathi Konda, P.E.
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PE Number: 73385
CA Number: 0002610

Approved 06/06/2014
Project No.: 4948-000-000

Project(s):
Shriyog Corporation Professional Office PDO-14-14(Z)(P) / DTS 20140166
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RE: Shriyog Corporation Professional Office - Traffic Impact Analysis
Petition # PDO-14-14(Z)(P) / DTS 20140166
Consultant: King Engineering Associates, Inc.

Dear Ms. Konda,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the Traffic Impact Analysis (TIA) study by King Engineering Associates, Inc. dated May 30, 2014, for the above-referenced project. The Shriyog Corporation Professional Office project will consist of 10,000 square feet of office and 5,000 square feet specialty retail. Based upon data provided in this document, the Applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings. Therefore, Transportation Planning recommends transportation concurrency approval.

Please note that the traffic study identified no off-site concurrency-related improvements which are directly attributed to project impacts, as concurred by the Transportation Planning Division.

The project takes access to the Manatee County Transportation network through an existing driveway on 57th Avenue West and a proposed West Site Access on 57th Avenue West. No site related improvements are required as a result of this development.

Please submit two (2) hard copies of the finalized signed and sealed TIA study, along with a CD of all electronic files and a PDF copy of the final study that includes a copy of this approval letter. Also, please indicate on the cover of the TIA the full approval date (mm/dd/yyyy). The package will be routed to the Building and Development Services Department, at 1112 Manatee Avenue West, Bradenton, FL 34205, for Concurrency and Permanent Records.

If you have any questions or require further assistance, please contact Clarke Davis (clarke.davis@mymanatee.org, 941.708.7450 x7272) or me at the number below.

Sincerely,

Steve Kollar
Transportation Systems Modeler
AutoDesk Contract Administrator
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7604
steve.kollar@mymanatee.org

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I. INTRODUCTION

An office development is planned on a site located at 3425 University Parkway in Manatee County, FL. The project is proposed to consist of a maximum of 10,000 square feet of medical office, pharmacy, and 5,000 square feet of retail/office uses. Access to the property is proposed via an existing access along University Parkway and a cross access with the shopping center on the west. **Figure 1** displays the property location.

A methodology statement documenting the trip generation, project trip distribution, and study area calculation was submitted to the County. A copy of the methodology report is included in **Appendix A**.

The purpose of this report is to perform a transportation analysis as detailed in the methodology statement, which will evaluate the traffic impacts that the proposed project may have on the surrounding roadways and intersections, and to determine what improvements, if any, will be required to maintain adequate levels of service.

Source: Google Earth Imagery (2013)

Figure 1: Project Location

II. TRIP GENERATION

Traffic volumes generated by the project were estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Handbook, 9th Edition. ITE Land Use Code (LUC) 720 for medical-dental office building and LUC 826 for specialty retail were used to determine the trip generation from the proposed office/retail development.

Trip Generation is summarized in **Table 1**. Detailed calculations are documented in **Appendix B**.

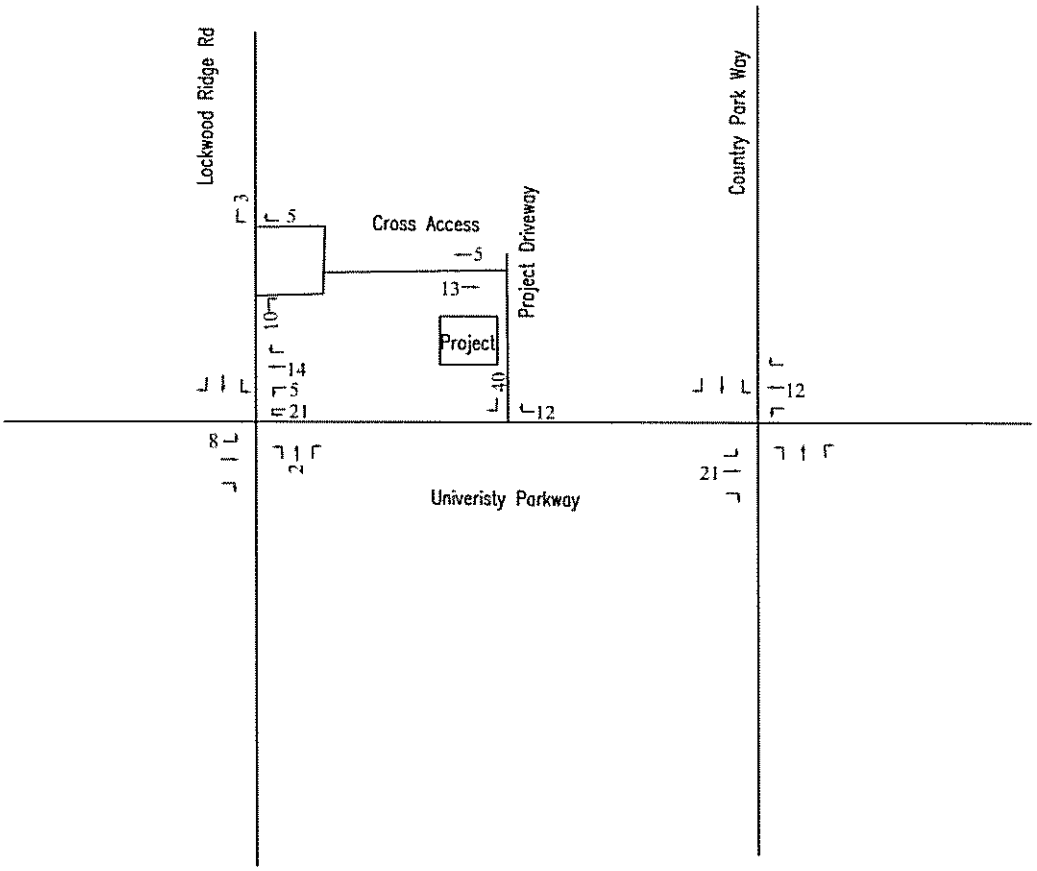
Table 1 - Trip Generation

Land Use	ITE Land Use Code	Intensity	Daily Trips	PM Peak Hour Trips		
				TOTAL	IN	OUT
Medical Office	720	10,000 square feet	194	37	10	27
Specialty Retail	826	5,000 square feet	252	33	15	18
Total Trips	n/a	n/a	446	70	25	45

III. TRIP DISTRIBUTION

Project traffic was distributed based on existing travel patterns in the area, and engineering judgment. Existing travel patterns in the area were estimated based on the existing traffic counts. **Figure 2** illustrates the project traffic distribution for the PM peak hour in the study area.

N.T.S.



KEY:

XX = PM peak hour project traffic volume (vph)

FIGURE 2
(Revised 05/30/2014)

SHRIYOG CORPORATION PROFESSIONAL OFFICE

PROJECT TRAFFIC DISTRIBUTION

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IV. STUDY AREA

Based upon the current Manatee County TIA guidelines, all road segments on which project traffic met or exceeded 5% of the peak hour LOS standard volume (two-way) were included in the study area. In addition, the first directly accessed functionally classified (concurrency regulated) roadway segment was also included in the study area. **Table 2** summarizes the study area for the project.

Table 2 – Study Area

Link No.	Road Name	From Street	To Street	Existing # of Lanes	Project Traffic Percentage	Peak Project Traffic	Peak Hour Capacity (Two-Way)	Percent of Adopted Capacity Consumed	Significant?
3210	University Parkway	Tuttle Avenue	Lockwood Ridge Rd	6D	31.0%	22	4,851	0.45%	No
3211	University Parkway	Lockwood Ridge Rd	Country Park Way	6D	100.0%	70	4,851	1.44%	First directly accessed segment
3212	University Parkway	Country Park Way	Whitfield Avenue	6D	46.0%	32	4,851	0.66%	No

Notes: (1) Peak hour capacities obtained from Table 4 of FDOT's Generalized Service Volume Tables (published 2012). Peak hour two-way LOS D capacity for 6 lane arterial adjusted for non-state roadway is 5,390 x (-10%)
(2) Project trip distribution based on a review of existing travel patterns and surrounding land use

Based on **Table 2** the study area includes the following:

- University Parkway from Lockwood Ridge Road to Country Park Way

The major intersections that are part of impacted roadways were analyzed and are listed below:

- University Parkway and 45th St E/Lockwood Ridge Road
- University Parkway and Country Park Way

V. ANALYSIS

Intersection analysis was performed at the study intersections for the PM peak hour. Turning movement counts were conducted on 2/27/2014 at the study intersections from 4-6 PM to evaluate existing conditions at the study intersections. The field counts were adjusted using the peak-season correction factor published by FDOT to adjust for peak season conditions. The traffic count summary sheets and the peak season factor report from the Florida Traffic Information (FTI 2013) DVD are included in **Appendix C**. Link analyses were performed for the PM Peak Hour.

Existing Conditions

Existing conditions within the study impact area were determined using the roadway volumes obtained from the field turning movement counts. Existing link analysis is summarized in **Table 3**.

Table 3 – Existing Link Analysis Summary

Link No.	Road Name	From Street	To Street	LOS Std.	PM Peak Existing Traffic[1]		Peak Hour Adopted Capacity[2]		Available Capacity	
					EB	WB	EB	WB	EB	WB
3211	University Parkway	Lockwood Ridge Rd	Country Park Way	D	2,138	2,025	2,718	2,133	Yes	Yes

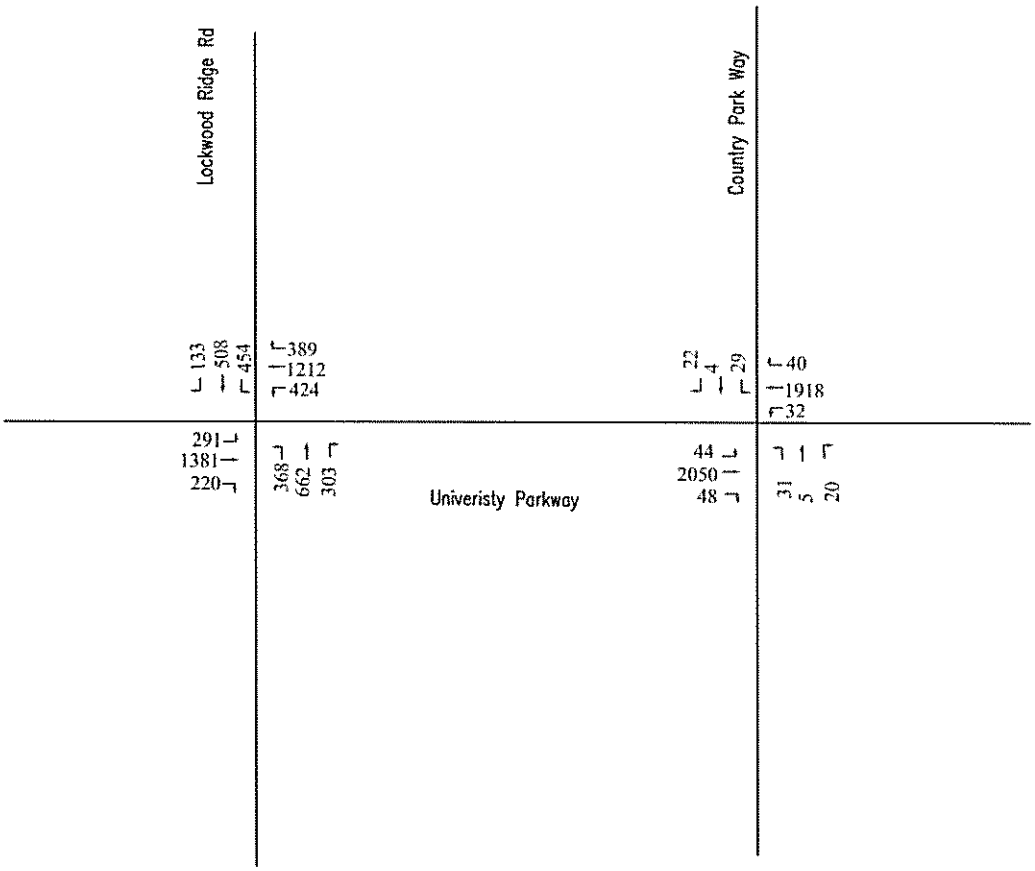
Notes: (1) [1]Existing roadway volumes were obtained from field turning movement counts
(2) [2]Peak hour capacities obtained from Table 7 of FDOT's Generalized Service Volume Tables (published 2012). Peak hour peak direction LOS D capacity for 6 lane arterial adjusted for non-state roadway is 3,020 x (-10%)

As can be seen from the table, based upon the generalized analysis the study segment is operating at or above the adopted LOS standard during the PM peak hour.

Figure 3 illustrates the existing traffic conditions.

The signalized intersections were analyzed in Synchro 8 to evaluate existing operations. Signal timing plans were obtained from Sarasota County. **Table 4** summarizes the intersection analysis results for the PM peak hour.

N.T.S.



KEY:

XX = PM peak hour existing traffic volume (vph)

FIGURE 3

SHRIYOG CORPORATION PROFESSIONAL OFFICE

EXISTING TRAFFIC DISTRIBUTION

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Table 4 – Existing Intersection Analysis Summary

Intersection	Existing Traffic Control Type	Movement	PM Peak Hour v/c ratio
University Pkwy @ Lockwood Ridge Rd	Signal	EBL	0.52
		EBT	0.90
		EBR	0.27
		WBL	0.85
		WBT	0.85
		WBR	0.54
		NBL	0.78
		NBT	0.90
		NBR	0.43
		SBL	0.87
		SBT	0.65
		SBR	0.20
University Pkwy @ Lockwood Ridge Rd	Signal	EBL	0.34
		EBTR	0.55
		WBL	0.28
		WBT	0.53
		WBR	0.04
		NBTL	0.36
		NBR	0.08
		SBTL	0.35
		SBR	0.08

Results indicate that at both the study intersections, the v/c ratios are less than 1.0 for each lane group. The turning movement worksheets are included in **Appendix D**. The intersection analysis summary sheets are attached in **Appendix E**.

Background Conditions

Future year, non-development background traffic was determined by adding reserved trips to the existing traffic counts. Reserved trips along the study segments were obtained from Manatee County and distributed at the study intersections based on existing travel patterns.

Intersection and link analyses were performed for background conditions using the same methods applied for existing conditions.

Table 5 summarizes the link analysis for background conditions.

Table 5 – Background Link Analysis Summary

Link No.	Road Name	From Street	To Street	PM Peak Existing Traffic[1]		PM Peak Reserved Traffic[2]		PM Peak Background Traffic		Peak Hour Adopted Capacity[3]		Available Capacity	
				EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
3211	University Parkway	Lockwood Ridge Rd	Country Park Way	2,138	2,025	128	119	2,266	2,144	2,718	2,133	Yes	Yes[4]

Notes: (1) [1]Existing roadway volumes were obtained from field turning movement counts
(2) [2]Reserved traffic obtained from Manatee County Concurrency Reservations Sheet
(3) [3]Peak hour capacities obtained from Table 7 of FDOT's Generalized Service Volume Tables (published 2012). Peak hour peak direction LOS D capacity for 6 lane arterial adjusted for non-state roadway is 3,020 x (-10%)
(4) [4]Detailed roadway analysis indicates the study segment may operate at or above the adopted LOS.

As indicated on the table, based upon the generalized analysis, University Parkway from Lockwood Ridge Road to Country Park Way, appears to operate below the adopted LOS standard during the PM peak hour. A detailed arterial analysis of the segment indicated that the study segment may operate at or above the adopted LOS. Results of the analysis are included in **Appendix F.**

Intersection analysis was also performed for background (non-project) conditions. **Table 6** summarizes the intersection delay and LOS for background traffic conditions.

Table 6 – Background Intersection Analysis Summary

Intersection	Existing Traffic Control Type	Movement	PM Peak Hour v/c ratio
University Pkwy @ Lockwood Ridge Rd	Signal	EBL	0.60
		EBT	0.98
		EBR	0.31
		WBL	0.88
		WBT	0.89
		WBR	0.57
		NBL	0.82
		NBT	0.90
		NBR	0.45
		SBL	0.90
		SBT	0.67
		SBR	0.26
University Pkwy @ Lockwood Ridge Rd	Signal	EBL	0.34
		EBTR	0.59
		WBL	0.28
		WBT	0.56
		WBR	0.04
		NBTL	0.36
		NBR	0.08
		SBTL	0.35
		SBR	0.08

Results indicate that at both the study intersections, the v/c ratios may continue to be less than 1.0 during the PM peak hour under background traffic conditions. The intersection analysis summary sheets are attached in **Appendix F.**

Future Conditions

Future traffic conditions were estimated by adding project traffic to background traffic volumes. Project traffic was estimated and distributed to the roadway network using the methods previously discussed. **Figure 4** illustrates the future traffic conditions.

For the future traffic conditions with project traffic, the link and intersection analyses are summarized in **Table 7** and **Table 8** respectively.

Table 7 – Future Link Analysis Summary

Link No.	Road Name	From Street	To Street	PM Peak Background Traffic[1]		PM Peak Project Traffic		PM Peak Total Traffic		Peak Hour Adopted Capacity		Available Capacity	
				EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
3211	University Parkway	Lockwood Ridge Rd	Project Driveway	2,266	2,144	34	45	2,300	2,189	2,718	2,133	Yes	Yes[2]
	University Parkway	Project Driveway	Country Park Way	2,266	2,144	34	38	2,300	2,182	2,718	2,133	Yes	Yes[2]

Notes: (1) [1]From Table 5 – Background Link Analysis Summary
(2) [2]Detailed roadway analysis indicates the study segment may operate at or above the adopted LOS.

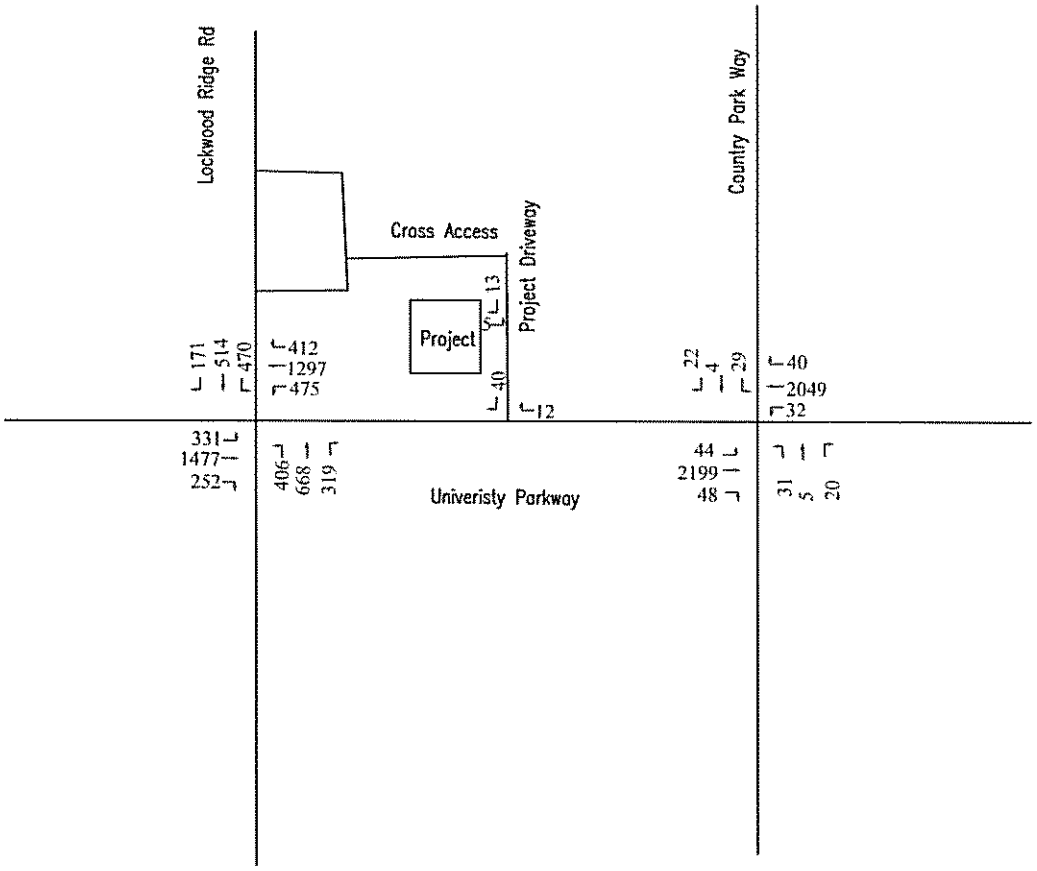
Based upon the generalized analysis, University Parkway from Lockwood Ridge Road to Country Park Way appears to operate below the adopted LOS standard during the PM peak hour upon full build out of the project. A detailed arterial analysis of the segment indicated that the study segment may operate at or above the adopted LOS. Results of the analysis are included in **Appendix G.**

Table 8 – Future Intersection Analysis Summary

Intersection	Existing Traffic Control Type	Movement	PM Peak Hour v/c ratio
University Pkwy @ Lockwood Ridge Rd	Signal	EBL	0.61
		EBT	0.99
		EBR	0.31
		WBL	0.91
		WBT	0.90
		WBR	0.56
		NBL	0.82
		NBT	0.90
		NBR	0.45
		SBL	0.90
		SBT	0.67
		SBR	0.26
University Pkwy @ Lockwood Ridge Rd	Signal	EBL	0.40
		EBTR	0.59
		WBL	0.28
		WBT	0.57
		WBR	0.04
		NBTL	0.36
		NBR	0.08
		SBTL	0.35
		SBR	0.07

Results indicate that at both the study intersections, the v/c ratios may continue to be less than 1.0 during the PM peak hour under future traffic conditions with project traffic in place. The intersection analysis summary sheets are attached in **Appendix G.**

N.T.S.



KEY:

XX = PM peak hour total traffic volume (vph)

FIGURE 4
(Revised 05/30/2014)

SHRIYOG CORPORATION PROFESSIONAL OFFICE

FUTURE TRAFFIC

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VI. TURN LANES AND ACCESS

The proposed project will have access to/from University Parkway via a right-in right out driveway. A cross access with the shopping center to the west of the site is also proposed. A turn lane analysis was performed for the westbound right turn movement at the driveway along University Parkway. An exclusive full width westbound right turn lane is not warranted based on this analysis.

Copy of the warrant analysis is included in **Appendix H**.

VII. CONCLUSION

An analysis was performed to evaluate the overall transportation impacts associated with the proposed medical office and retail uses. The project will be located along University Parkway, east of Lockwood Ridge Road. The project is proposed to consist of a maximum of 10,000 square feet of medical office, pharmacy, and 5,000 square feet of retail/office uses. Access to the property is proposed via an existing access along University Parkway and a cross access with the shopping center on the west.

The intersections of University Parkway and Lockwood Ridge Road, and University Parkway and Country Park Way are anticipated to operate with v/c ratios less than 1.0 for the lane groups under background and future traffic conditions with the existing geometry. A detailed arterial analysis indicated the study segment to operate at an acceptable level of service.

At the project driveway on University Parkway a full width exclusive right turn lane does not appear to be warranted based on the projected traffic distribution.

APPENDIX A
Methodology Statement and Correspondence

King
ENGINEERING ASSOCIATES, INC.

SERVICES
Civil Engineering
Environmental Engineering
Transportation Planning & Engineering
Pavement Management
Land Planning
Ecological Services
Surveying & Mapping
Construction Management
GIS Mapping
Landscape Architecture
(FL #LC26000183)

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Miami
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May 30, 2014

Mr. Steve Kollar
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East
Bradenton, Florida 34208

Re: Shriyog Corporation Professional Office
Traffic Impact Analysis Response to Comments

Dear Steve:

The following information is provided in response to your email dated May 7, 2014. Your comments and/or questions are listed below in **bold** and King Engineering Associates, Inc. (King) responses follow:

1. **Figure 2 - It appears that the 70 project trips are accessing and departing the site using the University Parkway drive. However, in the introduction it states that there is a cross access to the existing shopping center. Please clarify how the trips are distributed to the other existing drives.**

   A cross access to the existing shopping center on the west is proposed. Project trips along Lockwood Ridge Road were redistributed to account for this cross access. Please note that there was no change in the results of the analysis based on this revision.

2. **Tables 3, 5 and 7 - Please verify the westbound available peak hour capacity, the tables indicate 2,133 peak hour adopted capacity. The FDOT Generalized Service Volume Tables indicate the PM peak hour service volume should be 2,718. Please remove the word adopted form the table and replace it with available also please revise all effected tables and appendices and resubmit.**

   For the PM peak hour, based on the existing traffic counts, eastbound appears to be the peak direction of travel. The peak hour adopted capacities were obtained from Table 7 of FDOT's Generalized Service Volume Tables (published 2012). The peak hour peak direction LOS D capacity for a 6-lane arterial adjusted for non-state roadway is 2,718 (=3,020 x (-10%)). The peak hour two-way LOS D capacity for a 6-lane arterial adjusted for a non-state roadway is 4,851 (=5,390 x (-10%)). Based on these, the peak hour off-peak direction LOS D capacity for the segment was calculated as 2,133 (=4,851-2,718). No revisions are required to Tables 3, 5, and 7 based on this comment.

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3. **Table 4 - Please remove any improvement data from this table. Any improvements identified should be added after the background traffic has been assigned and v/c ratio >1.0 for each lane group has been identified.**

   Table 4 has been revised accordingly.

4. **Page 8 - 1st paragraph, please remove the phrase "adopted level of service", Manatee County has not adopted a LOS standard for intersections. However, Manatee County has BOCC direction to maintain a v/c ratio <1.0 for each lane group. Please remove LOS criterion and replace it with v/c ratio <1.0.**

   Comment noted. Please refer to the revised traffic study (dated May 30, 2014). Tables 4, 6, and 8 were revised accordingly.

5. **Page 9 - Background, Manatee County has not adopted a LOS standard for intersections. However, Manatee County has BOCC direction to maintain a v/c ratio <1.0 for each lane group. Please remove LOS criterion and replace it with v/c ratio <1.0. It appears that the southbound left at University and Lockwood Ridge under Background with no improvements is operating at a v/c ratio <1.0. Therefore, no improvements will be required for the Background scenario. Please revise table 8 and Appendix H and resubmit.**

   Comment noted. Please refer to the revised traffic study (dated May 30, 2014). Tables 4, 6, and 8 were revised accordingly.

6. **Page 11 - Future, Manatee County has not adopted a LOS standard for intersections. However, Manatee County has BOCC direction to maintain a v/c ratio <1.0 for each lane group. Please remove LOS criterion and replace it with v/c ratio <1.0. It appears that the southbound left at University and Lockwood Ridge under Future condition will operate at a v/c ratio <1.0 with project traffic. Please review and resubmit.**

   Comment noted. Please refer to the revised traffic study (dated May 30, 2014). Tables 4, 6, and 8 were revised accordingly.

7. **Figure 4 - The title indicates Project Traffic Distribution. However, it appears that total traffic is represented in the graphic. Please review and revise.**

   Figure 4 has been revised accordingly.

8. **Appendix E - Please remove the reference to U.S. 301 from the title.**

   Comment noted.

9. **Please include the signal timing reports form Sarasota County.**

   The signal timing reports are included in Appendix C of the revised report (dated May 30, 2014).

10. **Appendix C - Please revise the HCS reports accordingly.**

    The revised intersection analysis summary output reports are included with this submittal.

11. **Please provide the peak season correction factor used in the report.**

    The peak season correction factor report is included in Appendix C of the revised report (dated May 30, 2014).

12. **Conclusion - Please separate the medical office and the retail use square footage. Please clarify if the cross access language is going to be removed or analyzed. Paragraph 2 please review and revise accordingly.**

    Comment noted.

If you have any additional questions or require further information, please do not hesitate to contact me at 813-880-8881.

Sincerely,

Swathi Konda, P.E.
Transportation Planning Dept. Manager

cc: Misty Servia, King
File: 4948-000-000

King
ENGINEERING ASSOCIATES, INC.

MEMORANDUM

To:	Steve Kollar/Jason Utley Manatee County	**Project Number:**	4948-000-000
From:	Swathi Konda, P.E	**Project Name:**	Shriyog Corp. Professional Office, 3425 University Parkway
Date:	April 7, 2014		

Shriyog Corporation Professional Office – Revised Traffic Analysis Methodology Statement

I. Introduction

An office development is planned on a site located at 3425 University Parkway in Manatee County, FL. The project is proposed to consist of a maximum of 15,000 square feet of medical office, pharmacy and retail/office uses. Access to the project is proposed via a cross access with the shopping center to the west of the site and an existing access on to University Parkway. A build out year of 2018 is assumed. The client wishes to rezone the property to PDO/WP-E (Planned Development Office/Watershed Protection-Evers) with a General Development Plan from the current zoning A-1/WP-E (Suburban Agricultural/Watershed Protection-Evers). This transportation methodology summary will identify the study area and analysis tools to be used in the traffic study for the proposed land use.

II. Study Area

Trip Generation was estimated using the 9th edition of ITE Trip Generation. LUC 720 for medical-dental office building and LUC 826 for specialty retail were used to determine trips generated from the proposed office/retail development.

Table 1: Trip Generation

Land Use	ITE Land Use Code	Intensity	Daily Trips	PM Peak Hour		
				Total	In	Out
Medical Office	720	10,000 square feet	194	37	10	27
Specialty Retail	826	5,000 square feet	252	33	15	18
Total Trips		n/a	446	70	25	45

Note: Trip Generation based on rates or equations provided in ITE Trip Generation Handbook, 9th Edition

Projected trips will be assigned to the adjacent roadway network based on current travel patterns and engineering judgment.

Based upon the current Manatee County TIA guidelines, all road segments on which project traffic will meet or exceed 5% of the peak hour LOS standard service volume (two-way) need to be included in the study area. In addition, the first directly accessed functionally classified (concurrency regulated) roadway segment also needs to be included in the study area even if the 5% threshold is not met. Table 2 summarizes the study area calculations.

Table 2: Study Area

Link No.	Road Name	From Street	To Street	Existing # of Lanes	Project Traffic Percentage	Peak Project Traffic	Peak Hour Capacity (Two-Way)	Percent of Adopted Capacity Consumed	Significant?
3210	University Parkway	Tuttle Avenue	Lockwood Ridge Rd	6D	31.0%	22	4,851	0.45%	No
3211	University Parkway	Lockwood Ridge Rd	Country Park Way	6D	100.0%	70	4,851	1.44%	First directly accessed segment
3212	University Parkway	Country Park Way	Whitfield Avenue	6D	46.0%	32	4,851	0.66%	No

Notes: (1) Peak hour capacities obtained from Table 4 of FDOT's Generalized Service Volume Tables (published 2012). Peak hour two-way LOS D capacity for 6 lane arterial adjusted for non-state roadway is 5,390 x (-10%)
(2) Project trip distribution based on a review of existing travel patterns and surrounding land use

It is anticipated that the study area will include the roadway segment of

- University Parkway from Lockwood Ridge Road to Country Park Way

The following off-site intersections, which are part of the anticipated impacted link, will also be included in the study area:

- University Parkway and 45th St E/Lockwood Ridge Road
- University Parkway and Country Park Way

III. Existing Conditions

Peak period turning movement counts will be collected for each of the study intersections during the PM (4-6 PM) peak period on a typical non-holiday week. Roadway segment volumes obtained from Florida Traffic Online or Manatee County Traffic Engineering Division will be used.

Existing conditions will be analyzed using the data collected and appropriate peak season adjustment factors from FDOT's Florida Traffic Information (FTI) DVD. The analysis will be performed using Synchro 8.0 for signalized intersections and HCS for unsignalized intersections. Intersection signal timings will be obtained from the County. Roadway segments will be analyzed directionally using the FDOT's LOS-PLAN software. Any improvements required under existing traffic conditions to achieve or maintain a v/c ratio less than or equal to 1.0 for each lane group and queuing impacts, if any, will be identified. The results of the analysis will be presented in a table format.

IV. Future Conditions

Future traffic volumes will be calculated by adding the project trips to existing plus background (non-project) traffic. Reserved trips will be obtained from the County to determine the background traffic. Future conditions will also be analyzed using methods discussed in the existing conditions section. Any improvements required under background (non-project) traffic conditions to achieve or maintain a v/c ratio less than or equal to 1.0 for each lane group and queuing impacts, if any, will be identified and presented in a table format. Additional improvements, if any, required for project traffic conditions only will be identified.

Access analysis will be performed along with a review of the turn lane requirements at the project driveway(s). Guidelines from NCHRP 279 and NCHRP 745 will form the basis for right turn and left turn lanes respectively. Deceleration and taper lengths from FDOT Index 301 will be used.

V. Documentation

A report summarizing the results of the analysis will be prepared for submittal to the County.

Source: Google Earth Imagery (2013)

Figure 1: Project Location

3/3/2014

Trip generation For Medical Office

Land Use Code 720

Weekday Peak Hour of Adjacent Street traffic One Hour between 4 and 6 p.m.

Use	Unit 1000 s.f.	Daily Traffic		PM		Enter %	Exit %	Enter Trips	Exit Trips
		Fitted Curve Equation or Average Rate	Daily Trip	Fitted Curve Equation or Average Rate	Trip				
Office	10	T=40.89(X)-214.970	194	Ln(T)=0.90Ln(X)+1.53	37	28	72	10	27

Trip generation For Specialty Retail Center

Land Use Code 826

Weekday Peak Hour of Adjacent Street traffic One Hour between 4 and 6 p.m.

Use	Unit 1000 s.f.	Daily Traffic		PM		Enter %	Exit %	Enter Trips	Exit Trips
		Fitted Curve Equation or Average Rate	Daily Trip	Fitted Curve Equation or Average Rate	Trip				
Retail	5	T = 42.78(X) + 37.66	252	T = 2.40(X) + 21.48	33	44	56	15	18

Project(s):
Shriyog Corporation Professional Office
steve.kollar
to:
skonda
04/03/2014 08:44 AM
Cc:
susan.barfield, jason.utley, clarke.davis
Hide Details
From: steve.kollar@mymanatee.org
To: skonda@kingengineering.com,
Cc: susan.barfield@mymanatee.org, jason.utley@mymanatee.org,
clarke.davis@mymanatee.org
History: This message has been replied to.

The Manatee County Public Works Department, Transportation Planning Division, has reviewed the methodology submitted March 2012, for the Shriyog Corporation Professional Office, and offers the following comments.

1. SECTION II: Study Area Determination Table, Please revise the service volumes to reflect the current FDOT generalized service volumes from the 2012 FDOT Generalized Service Volumes Tables (table 4). The two-way service volume should be 4851 for University Parkway. Please revise and resubmit.

2. SECTION III: Existing Conditions, Please remove the reference to the Link Sheet for the segment volumes. Manatee County Traffic Operations has current counts that should be used until the link sheet has been updated. The counts are located on the county web site at the following location
http://www.mymanatee.org/home/government/departments/public-works/traffic-management/traffic-engineering.html
For each scenario, identify any improvements required to achieve or maintain a v/c ratio less than 1.0 for each lane group or ensure that there are no adverse impacts from queues. For any such improvements, list them under the appropriate scenario in table format. Please revise and resubmit

3. SECTION IV: For each scenario, identify any improvements required to achieve or maintain a v/c ratio less than 1.0 for each lane group or ensure that there are no adverse impacts from queues. For any such improvements, list them under the appropriate scenario in table format. Please revise and resubmit.

5. PLEASE ADD: A review of the turn-lane requirements at the site access connection(s) will be performed. Right turn-lanes warrants will be based on NCHRP-279, left turn-lane warrants will be based on NCHRP-745. If turn-lanes are required, design requirements in the FDOT Design Standards Index No. 301 will be used.

6. PLEASE ADD: Please include a site map indicating the driveway locations.

If you have any further questions please contact Jason Utley at 941-748-7478 or myself at the number below.

Sincerely,

Steve Kollar
Transportation Systems Modeler
AutoDesk Contract Administrator
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7604
steve.kollar@mymanatee.org

Shriyog Corporation Professional Office PDO -14-14(Z)(P) / DTS 20140166

Steve Kollar to: skonda 06/06/2014 08:29 AM

Cc: Jason Utley, Susan Barfield, Clarke Davis, Mark Mayer, Tim Collins, Rossina Leider, mservia, Paul Villaluz, ABeckley

RE: Shriyog Corporation Professional Office - Traffic Impact Analysis
Petition # PDO-14-14(Z)(P) / DTS 20140166
Consultant: King Engineering Associates, Inc.

Dear Ms. Konda,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the Traffic Impact Analysis (TIA) study by King Engineering Associates, Inc. dated May 30, 2014, for the above-referenced project. The Shriyog Corporation Professional Office project will consist of 10,000 square feet of office and 5,000 square feet specialty retail. Based upon data provided in this document, the Applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings. Therefore, Transportation Planning recommends transportation concurrency approval.

Please note that the traffic study identified no off-site concurrency-related improvements which are directly attributed to project impacts, as concurred by the Transportation Planning Division.

The project takes access to the Manatee County Transportation network through an existing driveway on 57th Avenue West and a proposed West Site Access on 57th Avenue West. No site related improvements are required as a result of this development.

Please submit two (2) hard copies of the finalized signed and sealed TIA study, along with a CD of all electronic files and a PDF copy of the final study that includes a copy of this approval letter. Also, please indicate on the cover of the TIA the full approval date (mm/dd/yyyy). The package will be routed to the Building and Development Services Department, at 1112 Manatee Avenue West, Bradenton, FL 34205, for Concurrency and Permanent Records.

If you have any questions or require further assistance, please contact Clarke Davis (clarke.davis@mymanatee.org, 941.708.7450 x7272) or me at the number below.

Sincerely,

Steve Kollar
Transportation Systems Modeler
AutoDesk Contract Administrator
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7604
steve.kollar@mymanatee.org

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 17
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

Bradenton Herald
July 30, 2014
Miscellaneous Notices

NOTICE OF
ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) - CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) - SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) - PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 - MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one

dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) - THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) - MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR - (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2) Remove the 12.0 acre marina and designate the parcel for residential use;
3) Update the conditions to reflect compliance with requirements contained therein; and
4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñacres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) - SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 - MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23ñ acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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
07/30/2014

SHRIYOG CORPORATION

GENERAL DEVELOPMENT PLAN

LOCATED IN

SECTION 33, TOWNSHIP 35 S, RANGE 18 E

MANATEE COUNTY, FLORIDA

NOTES

1. THE SITE IS CURRENTLY ZONED A-1/WP-E/ST

2. PROPOSED REZONE PDO/WP-E/ST

3. PROPOSED GROSS FLOOR AREA: 13,800 SF

4. PROPOSED USES: MEDICAL OFFICE AND RETAIL/COMMERCIAL/EATING ESTABLISHMENT

5. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS, MIDDEN AREAS, HISTORIC SITES,OR HISTORIC BUILDINGS LOCATED ON THIS SITE.

6. THERE ARE NO WETLANDS UNDER THE JURISDICTION OF SWFWMD AND/OR FDEP WITHIN THE BOUNDARIES OF THE PROJECT AREA.

7. THERE IS A WELL IDENTIFIED WITHIN THE BOUNDARIES OF THE PROJECT AREA USED FOR IRRIGATION.

8. THERE ARE NO PERENNIAL STREAMS ON SITE OR ADJACENT TO THE PROJECT.

9. SOLID WASTE COLLECTION VIA PROPOSED DUMPSTER.

10. PROJECT TO BE BUILT IN TWO PHASES IN ACCORDANCE w/ APPROVED CLOS.
PHASE I -MEDICAL OFFICE AND ALL PARKING AND SITE IMPROVEMENTS.
PHASE II - RETAIL/OFFICE/COMMERCIAL/EATING ESTABLISHMENT

11. NEW LIGHTING TO BE APPROVED WITH FSP

12. MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET

13. SITE IS CURRENTLY VACANT.

14. THIS PROJECT IS NOT LOCATED IN A DESIGNATED ENTRANCEWAY.

15 ALL NUISANCE EXOTIC VEGETATION TO BE REMOVED PRIOR TO C.O.

16. NO LOADING PROPOSED PROPOSED FOR OFFICE USES. LOADING TO BE PROVIDED FOR COMMERCIAL USES, AS REQUIRED BY THE LDC.

17. A MINIMUM OF 30% NATIVE SPECIES TO BE USED FOR LANDSCAPE MATERIALS.

18. PROJECT IS NOT LOCATED IN THE 25 YR OR 100 YR FLOODPLAIN.

19. THE LOWEST QUALITY WATER AVAILABLE WILL BE USED FOR IRRIGATION AND MAY INCLUDE STORM WATER FACILITIES, WELL OR EFFLUENT REUSE.

3425 UNIVERSITY PARKWAY

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

FOR:

SHRIYOG CORPORATION

6167 9TH AVENUE CIRCLE N.E.
BRADENTON, FL 34212

BY:

King
ENGINEERING ASSOCIATES, INC.

2930 University Parkway
Sarasota, Florida 34243
Phone 941 358-6500
Fax 941 358-6540
www.kingengineering.com
Engineering License #2610

Sheet List Table	
Sheet Number	Sheet Title
--	COVER
C2.01	EXISTING CONDITIONS
C4.01	GENERAL DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	APP'D BY
1	XXXXX	XXXXXX	

JOB NO. 4948-000-000
DATE: 12-10-2013
C1.01

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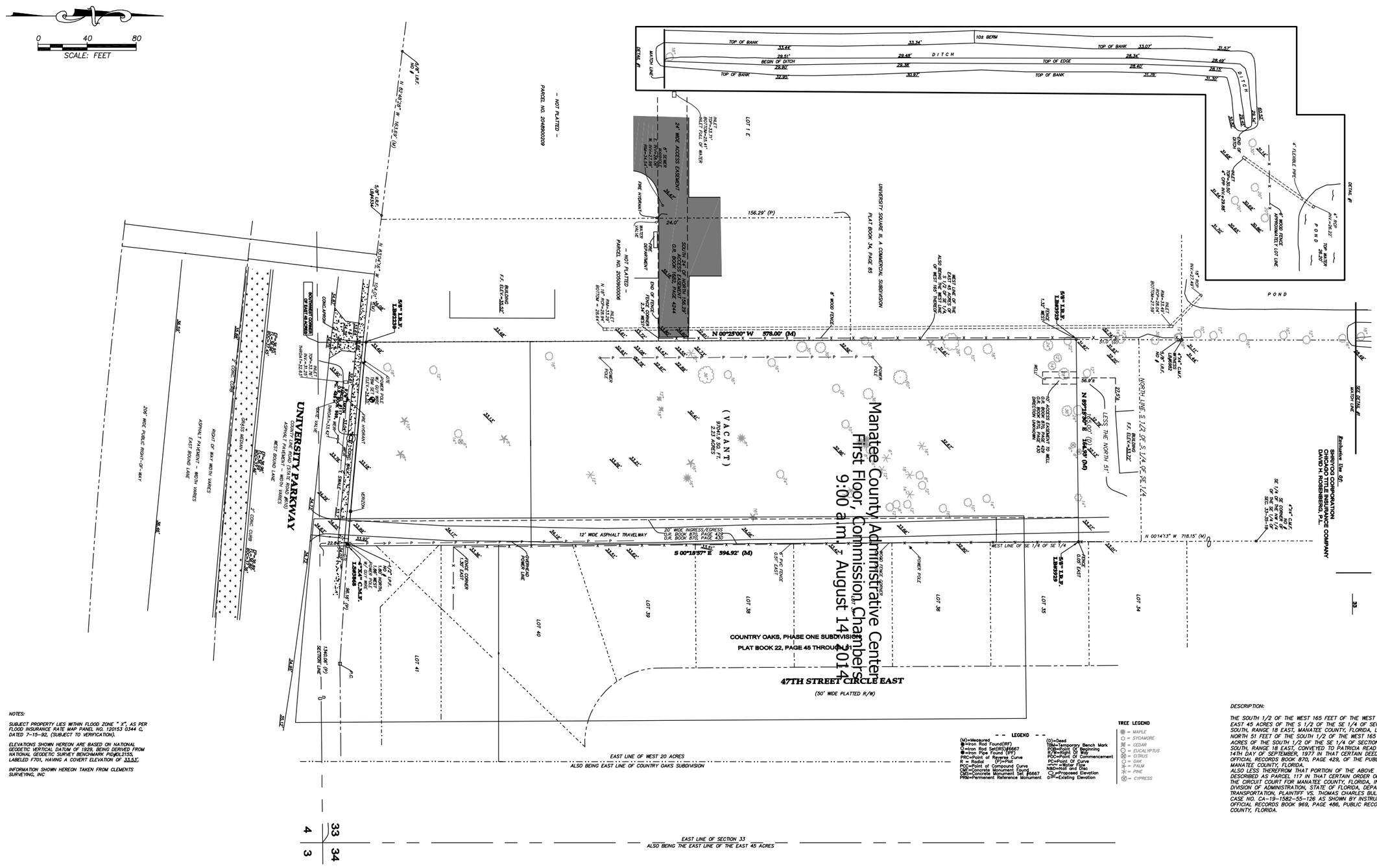

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m., August 14, 2014

NOTES:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE " X", AS PER FLOOD INSURANCE RATE MAP PANEL NO. 120153 0544 C, DATED 7-15-92. (SUBJECT TO VERIFICATION)

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, BEING DERIVED FROM NATIONAL GEODETIC SURVEY BENCHMARK PID#JL2155, LABELED F701, HAVING A COVERT ELEVATION OF 33.53'.

INFORMATION SHOWN HEREON TAKEN FROM CLEMENTS SURVEYING, INC

- - LEGEND - -

(M)=Measured
●=Iron Rod Found(IRF)
○=Iron Rod Set(IRS)#6667
●=Iron Pipe Found (IPF)
PRC=Point of Reverse Curve
R = Radial
PCC=Point of Compound Curve
CMF=Concrete Monument Found
CMS=Concrete Monument Set #6667
PRM=Permanent Reference Monument
(D)=Deed
TBM=Temporary Bench Mark
POB=Point Of Beginning
R/W=Right Of Way
POC=Point Of Commencement
PC=Point Of Curve
WM=Water Meter
N&D=Nail and Disc
Cp=Proposed Elevation
Ep=Existing Elevation

TREE LEGEND

= MAPLE
= SYCAMORE
= CEDAR
= EUCALYPTUS
= CITRUS
= OAK
= PALM
= PINE
= CYPRESS

DESCRIPTION:

THE SOUTH 1/2 OF THE WEST 165 FEET OF THE WEST 20 ACRES OF THE EAST 45 ACRES OF THE S 1/2 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LESS THEREFROM THE NORTH 51 FEET OF THE SOUTH 1/2 OF THE WEST 165 FEET OF THE EAST 45 ACRES OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 18 EAST, CONVEYED TO PATRICIA READY DAWSON ON THE 14TH DAY OF SEPTEMBER, 1977 IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 870, PAGE 429, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
ALSO LESS THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DESCRIBED AS PARCEL 117 IN THAT CERTAIN ORDER OF TAKING ENTERED BY THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA, IN AN ACTION STYLED DIVISION OF ADMINISTRATION, STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, PLAINTIFF VS. THOMAS CHARLES BULL, ET.AL., DEFENDANTS CASE NO. CA-19-1982-55-126 AS SHOWN BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 969, PAGE 486, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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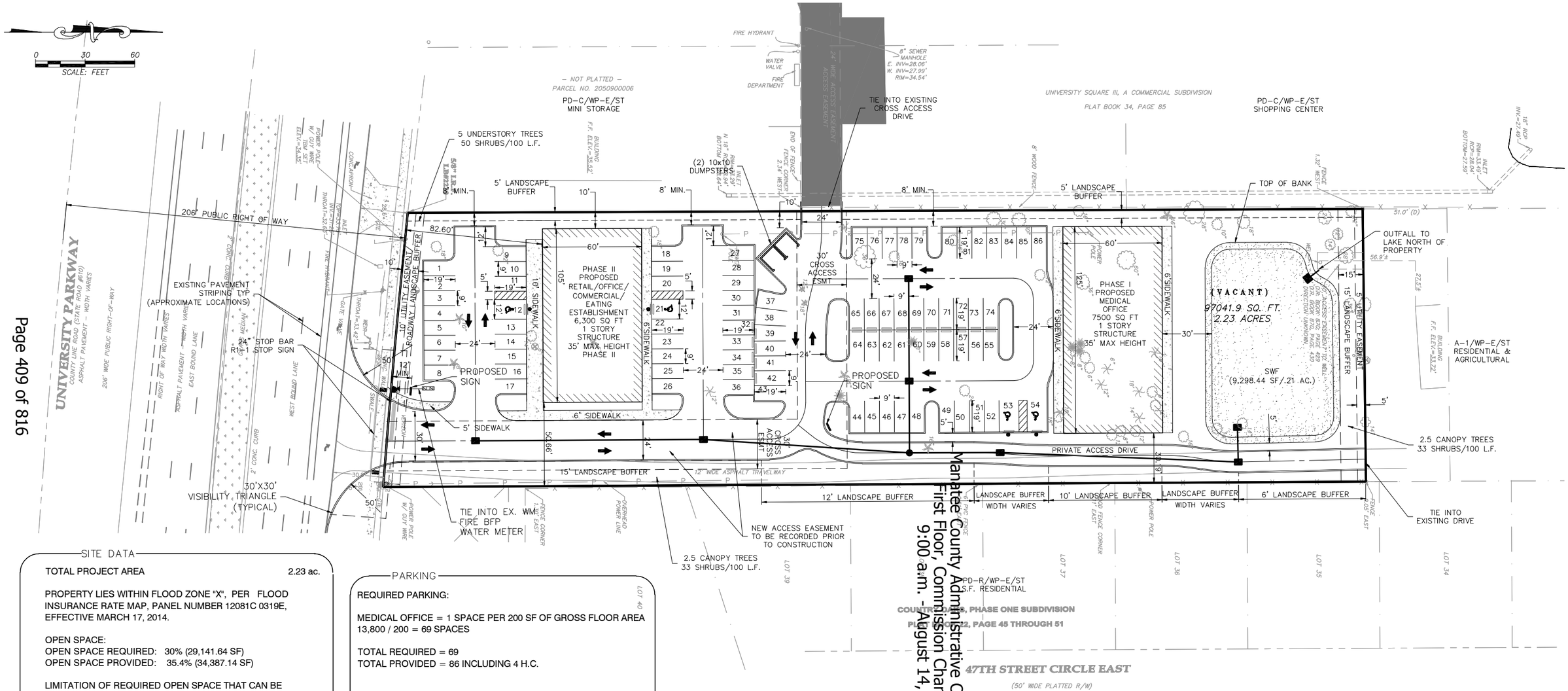
DESIGNED: ODG	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.	King ENGINEERING ASSOCIATES, INC.	SHRIYOG CORPORATION 3425 UNIVERSITY PARKWAY MANATEE CO. FL	EXISTING CONDITIONS	JOB NO. 4948-000-000 DATE: 12/10/2013 SCALE: AS SHOWN
DRAWN: MSP		2930 University Parkway Sarasota, Florida 34243 Phone 941 358-6500 Fax 941 358-6540 www.kingengineering.com Engineering License #2610			SHEET NO. C2.01
CHECKED: MS					
Q.C.: ODG					

NO.	DATE	DESCRIPTION	APP'D BY



SITE DATA

TOTAL PROJECT AREA 2.23 ac.

PROPERTY LIES WITHIN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 12081C 0319E, EFFECTIVE MARCH 17, 2014.

OPEN SPACE:
OPEN SPACE REQUIRED: 30% (29,141.64 SF)
OPEN SPACE PROVIDED: 35.4% (34,387.14 SF)

LIMITATION OF REQUIRED OPEN SPACE THAT CAN BE WATERBODIES: 21,856.23 SF (75% OF 29,141.64 SF)
(29,141.64 x 0.75 = 21,856.23 SF)

PROVIDED OPEN SPACE MADE UP OF WATERBODIES (SWF): 9.298.44 SF (32%)

MINIMUM SETBACKS:

FRONT - 25'
SIDE - 10'
REAR - 15'
WATER -30'

BUFFERS

ADJACENT TO UNIVERSITY PARKWAY	10'
NORTH	15'
WEST BOUNDARY	5'-8'
EAST BOUNDARY	6'-15'

FAR:
ALLOWED - 0.23
PROPOSED - 0.14 (13,800 / 97,138.8=0.14)

PARKING

REQUIRED PARKING:

MEDICAL OFFICE = 1 SPACE PER 200 SF OF GROSS FLOOR AREA
13,800 / 200 = 69 SPACES

TOTAL REQUIRED = 69
TOTAL PROVIDED = 86 INCLUDING 4 H.C.

TREE REPLACEMENT TABLE

TREES TO BE REPLACED

DIAMETER (INCHES)	TOTAL TREES	RATIO OF REPLACEMENT TREES TO REMOVED TREES	TOTAL REPLACEMENT TREES REQUIRED	REQUIRED REPLACEMENT CALIPER MINIMUM
4–15" DBH	24	1:1	24	3"
16–30" DBH	14	2:1	28	4"
Over 30" DBH	3	3:1	9	5"
PALMS	5		5	

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

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DESIGNED ODG
DRAWN MSP
CHECKED MS
Q.C. ODG

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

King ENGINEERING ASSOCIATES, INC.
2930 University Parkway
Sarasota, Florida 34243
Phone 941 358-6500
Fax 941 358-6540
www.kingengineering.com
Engineering License #2610

SHRIYOG CORPORATION
3425 UNIVERSITY PARKWAY
MANATEE CO. FL

GENERAL DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	APP'D BY

JOB NO. 4948-000-000
DATE: 12/10/2013
SCALE: AS SHOWN
SHEET NO. C4.01

August 14, 2014 Planning Commission
Agenda Item #8

Subject
PDR-14-14(P) - Summer Woods - DTS20140052 - Quasi-Judicial - Shelley Hamilton

Briefings
None

Contact and/or Presenter Information

Shelley Hamilton

Principal Planner

941-748-4501 ext. 6863

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend APPROVAL of the Preliminary Site Plan PDR-14-14(P) with Stipulations A.1-A.3, B.1–B.6, C.1–C.6, D.1-D.2, and E.1; ADOPTION of the Findings for Special Approval for 1) a project for which gross residential density exceeds one dwelling unit per acre (Comprehensive Plan Policy 2.2.1.11.4); and 2) a project adjacent to a perennial lake or stream (Comprehensive Plan Policy 3.2.2.1); ADOPTION of the Findings for Specific Approval for an alternative to Land Development Code Sections 604.10.3.3(k) (to allow a smaller building setback for buildings, swimming pools, pool cages or other structures that could potentially conflict with buffer vegetation when adjacent to roadway and greenbelt buffers); Section 714.8.7 (to allow the installation of smaller diameter trees) and Section 715.3.4 (to allow one canopy tree per lot frontage instead of one tree per 50 linear feet), as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Summer Woods Preservation, LLC has filed a Preliminary Site Plan (PDP) in an existing PDR (Planned Development – Residential) zone district. The 268.14 + acre site is south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County. The majority of the property was zoned PDR in 2007, with the remaining acreage rezoned to PDR in 2010. In 2007, the property was granted approval for 302 residences (240 single family detached, 60 single family attached, and 2 single family semi-detached). In 2010, an additional 260 units were granted approval.
• This request will adopt a new PSP. The total number of residential units will not change with this new request, just the mix of residential unit types.
• The applicant is requesting Special Approval to allow:

1) The gross density to exceed 1 dwelling unit per acre; and
2) Adjacency to a perennial lake or stream.

• The applicant is requesting Specific Approval to allow:

1) an alternative to LDC Section 604.10.3.3.(k) to allow an alternative to the required building setback for buildings, swimming pools, pool cages, and other structures that could conflict with buffer vegetation where lots are adjacent to roadway and greenbelt buffers;
2) an alternative to LDC Section 714.8.7 to allow installation of smaller diameter trees; and
3) an alternative to LDC Section 715.3.4 to allow one tree per lot frontage as opposed to 1 tree per 50 linear feet

• The site is in Flood Zones “X,” “AE,” and “A”; the developer will establish the Base Flood Elevation in the Zone “A.”
• Water and Sanitary Sewer will be provided; and

- Staff recommends approval with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
William Clague reviewed and responded by email on July 15, 2014

Reviewing Attorney
Clague

Instructions to Board Records
n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Staff Report - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Special Approval Request - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Specific Approval Request - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Affidavit of AD - Sarasota Herald Tribune - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Summer Woods - PDR-14-14(P). - 8-14-14 PC.pdf
Attachment: Public Comment - Summer Woods - PDR-14-14(P) - 8-14-14 PC.pdf
Attachment: Site Plan - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf
Attachment: Maps - Future Land Use, Zoning and Aerial - Summer Woods - PDR-14-14(P) - 8-14-2014 PC.pdf

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)

An Ordinance of the Board of County Commissioners of Manatee County, Florida Board of County Commissioners, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 ± acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 8/14/2014 **B.O.C.C.: 9/4/2014**

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 the Preliminary Site Plan PDR-14-14(P) with Stipulations A.1-A.3, B.1–B.6, C.1–C.6, D.1-D.2, and E.1; ADOPTION of the Findings for Special Approval for 1) a project for which gross residential density exceeds one dwelling unit per acre (Comprehensive Plan Policy 2.2.1.11.4); and 2) a project adjacent to a perennial lake or stream (Comprehensive Plan Policy 3.2.2.1); ADOPTION of the Findings for Specific Approval for an alternative to Land Development Code Sections 604.10.3.3(k) (to allow a smaller building setback for buildings, swimming pools, pool cages or other structures that could potentially conflict with buffer vegetation when adjacent to roadway and greenbelt buffers); Section 714.8.7 (to allow the installation of smaller diameter trees) and Section 715.3.4 (to allow one canopy tree per lot frontage instead of one tree per 50 linear feet), as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDR-14-14(P) - (DTS # 20140052)**
PROJECT NAME	**SUMMER WOODS PRESERVATION, LLC**
APPLICANT(S):	**Neal Communities of Southwest Florida, LLC**
EXISTING ZONING:	**PDR/NCO (Planned Development Residential/North Central Overlay)**
PROPOSED USE(S):	**562 Single Family Units (376 single-family detached, and 186 single-family semi-detached)**
CASE MANAGER:	**Shelley Hamilton**
STAFF RECOMMENDATION:	**APPROVAL w/Stipulations**

DETAILED DISCUSSION

Introduction

Summer Woods Preservation, LLC is located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County. The property has been utilized for agricultural purposes and is currently vacant. In 2007, 191.38 ± acres of the subject property was rezoned to PDR (Planned Development Residential) and granted approval for 302 residences (240 single family detached, 60 single family attached, and 2 single family semi-detached). In 2010, an additional 76± acres was rezoned, also to PDR, and allowing additional units. The total number of development rights following this approval was changed to 562 single family residences (562 detached units) and an optional daycare on the property.

Future Land Use

The subject property is designated UF-3 (Urban Fringe – 3 dwelling units per acre) on the Future Land Use Map for the Comprehensive Plan. The intent of the UF-3 designation is to allow development which follows a logical expansion of the urban environment, typically growing from west to east, consistent with the availability of urban services. The UF-3 designation also anticipates low density or clustered low to moderate density residential development. The density proposed is 2.94 du/acre NET and 2.1 du/acre GROSS. This density is consistent with the intent of the UF-3 designation.

Zoning

The majority of the subject property was zoned PDR (Planned Development Residential in 2007, with the remaining acreage rezoned to PDR in 2010. The requested Preliminary Site Plan is consistent with the existing zoning on the subject property.

The property is also located in the North Central Overlay (NCO). The intent of the NCO district is to preserve the look and feel of the community as "green," "open," "quiet," "natural," and "agricultural" as the community transitions in the manner anticipated by the Comprehensive Plan. To accomplish this, proposed developments will:

- **Strive to provide developments that are visually attractive, compatible with the existing rural components of the community, harmonious with a small town atmosphere and residential character of the area, and respectful of the natural environment;**
- **Utilize characteristics of the existing landscape in the area, such as clusters of native trees and vegetative screening to soften the appearance of new developments;**
- **Promote the use of multi-use trail networks; and**
- **Provide for safe and convenient pedestrian circulation and provide standards for building placement that aids in enhancing the pedestrian qualities of development.**

Request

This request is to adopt a new PSP. The property was previously approved for 562 single family detached units, and an optional day care center. This new request is to allow a mix of residential unit types, including single-family detached and semi-detached units on the 268.14 ± acre site. The total number of units will not change (562). This request will allow lot sizes ranging from 27 feet wide "cottage" lots to 60 foot wide lots for single family detached and 30-foot wide lots for paired villas. The Local Development Agreement is being revised, concurrently, to be consistent with the mix of units proposed.

The site has been used for agricultural purposes in the past, and is currently vacant. The previous approvals granted a mix of residential uses. The property abuts compatible suburban development to the immediate south (Copperstone, which contains single family and single-family attached units), and a proposed mixed use development (Parrish Lakes DRI) located to the south and west.

The proposed development will insure compatibility and the design standards of both the PDR district, and the NCO district.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**10525 and 11333 Moccasin Wallow Road**
GENERAL LOCATION:	**South of Moccasin Wallow Road and approximately one (1) mile west of U.S. 301**
ACREAGE:	**268.14 ± acres**
EXISTING USE(S):	**Vacant**
FUTURE LAND USE CATEGORY(S):	**UF-3 (Urban Fringe, 3 dwelling units per acre) P/SP-1 (Florida Power and Light Easement)**
DENSITY / INTENSITY:	**Gross: 2.1 du/acre Net: 2.94 du/acre**
OVERLAY DISTRICT(S):	**NCO (North Central Overlay)**
SPECIAL APPROVALS	**1) Comprehensive Plan Policy 2.2.1.11.4 – Gross residential density exceeding 1 dwelling unit per acre; and 2) Comprehensive Plan Policy 3.2.2.1 – Adjacent to a perennial lake or stream**
SPECIFIC APPROVALS:	**1) LDC Section 604.10.3.3(k) to allow an alternative to the required building setback for buildings, swimming pools, pool cages, or other structures that could potentially conflict with buffer vegetation when lots are adjacent to roadway and greenbelt buffers; 2) LDC Section 714.8.7 which requires replacement tree calipers to be 3”/5”/7” depending on the size of the tree removed; and 3) LDC Section 715.3.4 which requires one canopy tree every 50 linear feet along rights-of-way in residential developments.**
SURROUNDING USES & ZONING	
NORTH	**Vacant – zoned PDR/NCO**
SOUTH	**Single Family (Copperstone subdivision) – zoned PDR/NCO and Vacant zoned A/NCO**
EAST	**Single Family (Copperstone subdivision) – zoned PDR/NCO and future school site – zoned PDR/NCO**

WEST	**Vacant agricultural (citrus groves, orchard, and grazing) – zoned A/NCO**
SITE DESIGN DETAILS	
LOT SIZE(S):	**Range from 27 feet for "cottage" lots, 30 foot wide of semi-detached units (paired villas), and 60 foot wide lots for single-family detached units**
SETBACKS:	

	Single-Family Detached	Paired Villas	Cottages
Front	23' (Garages) 20' (Structure)	23' (Garages) 20' (Structure)	15'
Side	5'	0'/5'	6'/1' Minimum of 7' between buildings
Rear	15'	15'	7.5'
Waterfront	15'	15'	15'

HEIGHT:	**35 feet**
OPEN SPACE:	**Required: 67.04 ± Acres (25%)** **Provided: 101.85 ± Acres (38%)**
RECREATIONAL AMENITIES:	**2.03 ± acre recreation area including an amenity center and a park**
ACCESS:	**Moccasin Wallow Road and a stub-out to adjacent property to the west and one to the east for future interconnections**
FLOOD ZONE(S)	**Zone X, AE and A per FIRM Panels 12081C0177E and 12081C0179E, effective 3/17/2014; Developer to establish the Base Flood Elevation in the Zone A**
AREA OF KNOWN FLOODING	**Yes, Rainfall**
UTILITY CONNECTIONS	**Water and sewer will be provided to the development through the extension of existing County facilities, and dedicated to Manatee County for ownership and maintenance**

ENVIRONMENTAL INFORMATION

Wetland Impacts

Overall Wetland Acreage:	**25.70 ± Acres**
Proposed Impact Acreage:	**1.13 ± Acres**

Wetland I.D.	Acres Impacted	Type	Quality	Reason for Impact	Staff Objection Yes / No
A	1.13 ± acres	Herbaceous	Low	Roadway	No

According to the environmental narrative provided by Stantec, dated 2/19/2014, there is a total of 25.70 ± acres of wetlands in the project area. Impacts of 1.13 ± acres are proposed to Wetland A (the entire wetland). The previous approval included 4.84 ± acres of wetland impacts. The applicant was able to reduce impacts through the redesign of the project.

According to the narrative, mitigation for this impact will be through enhancement of on-site herbaceous wetland(s) by control of nuisance/exotic plant species and replacement with native hydrophytic species appropriate for this ecological community. The applicant will provide a detailed wetland mitigation plan with the Final Site Plan process.

Wetland buffers for remaining wetlands are provided at the minimum required 30 feet. The site plan reflects temporary wetland buffer impacts in locations where stormwater pop-offs enter the wetland system as a part of the overall stormwater management system.

Uplands

According to the environmental narrative, there a total of 80 ± acres of native upland habitat on-site; 33.19 ± acres of Pine Mesic Oak and 46.81 ± acres of Live Oak. A total of 19.34 ± acres of this habitat is proposed for preservation. Together with wetlands proposed for preservation, a total of 43.91 ± acres of "native habitat" are being preserved and will be required to be placed in a conservation easement. This is 20.45 ± acres more than the minimum required by the Comprehensive Plan and LDC.

Endangered Species

According to the environmental narrative, there were no listed species found using the site for nesting or breeding. Staff has provided a stipulation to require an updated listed species report at the time of Final Site Plan.

Trees

The applicant has provided a "tree impact" exhibit which shows an estimate (based on staff's recommendation of 40 trees per acre) of total of 2,437 trees on-site that will be impacted by development. Of these, 1,261 tree fall within lot boundaries and are not subject to replacement requirements of Section 714.8.7 of the LDC. The remainder, 1,176 trees, will be subject to replacement. The estimates are "worse case scenario" and staff will work with the applicant at the Final Site Plan to preserve any additional trees beyond those shown to be preserved within wetland buffers and designated upland preservation areas.

Landscaping/Buffers

The preliminary landscape plan indicates roadway buffers will be provided at 50' in width, with landscape materials in compliance with the North Central Overlay District. Greenbelt buffers are proposed at 20', and are exclusive of the variable width drainage easement along the south property line, which lies between the top of bank of Buffalo Canal and the south property line, which is mostly one and the same with the centerline of Buffalo Canal.

Street trees will be provided at one tree per lot per frontage, as allowed by the Specific Approval request for an alternative to Section 715.3.4 of the LDC.

NEARBY DEVELOPMENT				
PROJECT	SIZE (LOTS / UNITS)	DENSITY	FLUC	YEAR APPROVED
Copperstone	624	2.22	UF-3	6/21/05
Morgan's Glen	286 units; 227,121 sq. ft. of commercial and office	2.72	UF-3	2009
Eagle Pointe	1,600	2.4	UF-3	Revised PSP – Pending; originally approved for 1,072 units on 6/1/06
Villages of Amazon South	1,999	2.61	UF-3	Pending

POSITIVE ASPECTS

- **Open space to be provided is 103.69 ± acres (39%)**
- **Recreational amenities will be provided on site**
- **The development is proposing a variety of housing types**

NEGATIVE ASPECTS

- **Adjacent A-1 zoning allows agricultural uses which are potentially incompatible with single family homes.**

MITIGATING MEASURES

- **A Notice to Buyers will be provided that puts potential buyers on notice of the adjacency to agricultural uses.**

STAFF RECOMMENDED STIPULATIONS

A. INFRASTRUCTURE CONDITIONS:

1. The project will be required to connect to Central Potable Water and Sanitary Sewer at the developer's expense.

2. The sewer and reclaim tie-in points and transmission lines shall be in accordance with the current version of the applicable master plan for that system.

3. The locations of the potable water and wastewater facilities shown on the Preliminary Site Plan are considered to be conceptual only. The actual locations of these facilities shall be finalized during the Construction Plan review process.

B. STORMWATER CONDITIONS:

1. The applicant is hereby noticed that all building construction will be reviewed based on a delineation of the floodplain, as shown on the 2014 FIRM. If the applicant proposes to formally revise the 100-year floodplain, a Letter of Map Revision (OMR) must be approved by FEMA prior to Final Site Plan approval.

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

- **The available storage volume above the 25-year Design High Water Level of any proposed compensation requirement; or**
- **Provide a stormwater routing model that utilizes reverse flow into the on-site lakes during a 100-year, 24-hour storm event. The volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume; or**
- **Provide a stormwater routing model which utilizes adopted watershed studies to demonstrate, in post-development condition, that no adverse impacts are**

created within the watershed with respect to flood stages, volume, or flow rates associated with the 100-year storm event.

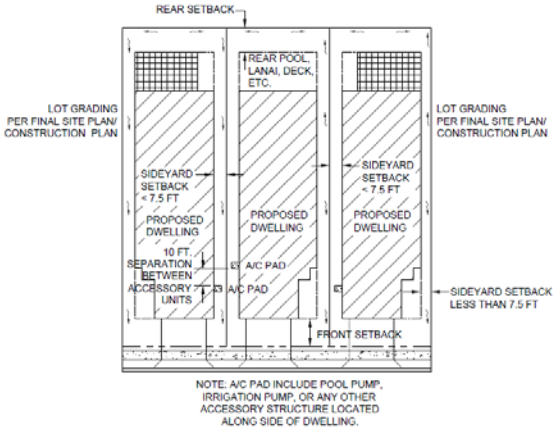
3. **The Engineer of Record will have the option of submitting a watershed analysis that would demonstrate an alternative stormwater design that would create no adverse impacts to the watershed with respect to staging and flow rates; or the Engineer of Record shall demonstrate, through modeling, a 50%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

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

4. **A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along Buffalo Canal/Creek within the project boundaries. In addition, a twenty (20) foot Drainage-Maintenance Access Easement shall be provided along Buffalo Canal/Creek. The Drainage-Maintenance Access Easements may be inclusive of the perimeter Landscape Buffer such that a minimum of 15 feet is clear of proposed trees. Existing vegetation shall not be removed to provide access to or along this easement. Manatee County is responsible only for maintaining the free flow of drainage through these systems.**

5. **A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along all drainage conveyance systems between Moccasin Wallow Road and Buffalo Canal/Creek within the project boundaries. In addition, a twenty (20) foot Drainage-Maintenance Access Easement shall be provided along at least one side of these drainage systems. The Drainage-Maintenance Access Easements may be inclusive of the perimeter Landscape Buffer such that a minimum of 15 feet is clear of proposed trees. Existing vegetation shall not be removed to provide access to or along this easement. Manatee County is responsible only for maintaining the free flow of drainage through these systems.**

6. **Ten (10) feet separation shall be provided between accessory structures (i.e., Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.**



C. ENVIRONMENTAL CONDITIONS:

1. **For landscape buffers adjacent to residential units, all trees shall be planted midway from the edge of the buffer (i.e., 10' in a 20' buffer). In addition, either understory trees, or canopy trees such as (1) Dahoon Holly, (2) Loblolly Bay, and (3) Slash Pine shall be used.**

2. **A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to Manatee County prior to or concurrent with Final Plat approval.**

3. **The development shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the Environmental Planning Section of Building and Development Services for any listed species found on-site, prior to Final Site Plan approval.**

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

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

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

6. **The project shall be in compliance with the landscaping requirements of the North Central Overlay district, with the exception of any Specific Approvals granted with this project. This shall be demonstrated with the Final Site Plan.**

D. PUBLIC WORKS

1. **Construct an eastbound (EB) right-turn lane (queue length 230 feet + 185 feet deceleration & taper) at Moccasin Wallow Road and the main project driveway.**

2. **Construct a westbound (WB) left-turn lane (queue length 300 feet + 1856 feet deceleration and taper) at Moccasin Wallow Road and the main project driveway.**

E. NOTICES

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

   a. **The potential uses associated with adjacent agriculture zoning may have a negative impact on residences (e.g., noise and odor); and**
   b. **Portions of the site are in the 100- and 25-year floodplains.**

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
50’ roadway buffer along Moccasin Wallow Road	50’	Y		Shown on site plan
35’ buffer adjacent to Agricultural zoning	35’	Y		Shown on site plan
20’ Greenbelt buffer	20’	Y		Shown on site plan
Buffer landscaping		Y		Shown on site plan

SIDEWALKS				
5' internal sidewalks		**Y**		**Shown on one side of all internal streets**
5' sidewalk, exterior		**Y**		**Shown on site plan**
ROADS & RIGHTS-OF-WAY				
Internal rights-of-way	**50' to be provided**	**Y**		**Streets to be private**
24' paved roadways	**24' to be provided**	**Y**		**Shown on site plan**

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

Physical Characteristics
The site plan has been prepared without hazards to persons or property, on or off the tract. Based on current site conditions, it appears that soil considerations, as well as other physical characteristics are conducive to the proposed development of the site. There is a portion of the site that lies within a FEMA Floodplain; however development within this area will be mitigated, as required by Federal, State and Local regulations.

Public Utilities, Facilities and Services
This site is within areas that are already served by EMS, Fire and Law Enforcement for Manatee County. It is expected that these services, along with school and other services, will be available for the project at the time of request for Level of Service.

Regarding utilities, an existing Manatee County potable water main runs along the frontage of the project. It is expected that this system will have sufficient capacity to accommodate the proposed development. Sanitary sewer will be provided via a proposed force main (to be installed by others) along Moccasin Wallow Road.

Major Transportation Facilities
The site has direct access to Moccasin Wallow Road/State Highway 683, which is currently constructed as a 2-lane, undivided highway. The roadway is programmed to be a 4-lane arterial roadway pursuant to the Manatee County Future Thoroughfare Plan. This site also has access to 115th Avenue East, an existing boulevard local roadway. Adequate transportation facilities exist to serve the proposed project, without a decrease in the adopted level of service on the adjacent roadways.

Compatibility

The proposed single family development is compatible with the suburban development existing to the immediate south of the site (Copperstone) which includes single family and single family attached units, and the proposed missed-use Parrish Lakes DRI, located to the south and west. Additionally, buffers are proposed which meet or exceed the North Central Overlay district. Building heights will be limited to 35 feet, which is also consistent with the NCO requirements, and in keeping with the existing uses in the area.

Transitions

Given the limited frontage on existing roadways, the majority of the site is not visible to the traveling public. A 35-foot setback/landscaped perimeter buffer is proposed along the north and south property line, adjacent to land either zoned or used for agricultural purposes, with vegetation that is consistent with the North Central Overlay district requirements. For those lots that are adjacent to the perimeter of Copperstone, a 20-foot landscaped perimeter buffer is proposed and lots are either oriented with side-yards facing the buffer, or additional area is provided between the buffer and the lots.

Design Quality

The quality of the design of this proposed development complies with applicable Land Development Code requirements, including the North Central Overlay district development standards, which have been adopted to insure compatibility and a high quality design in the North County area.

Adjacent Property

A 50 foot roadway buffer is proposed to be adjacent to Moccasin Wallow Road. A 35 foot setback/buffer is proposed on the northern boundary of the site that is adjacent to agriculturally used property, zoned PDR. These buffers provide a transition to the existing agricultural use, and the anticipated future development on the site.

On the southern boundary of the property, a 20 foot landscape buffer is proposed. This buffer is in addition to the existing Buffalo Canal, and provides a significant separation and screening buffer from the existing property to the south. A 35 foot setback/buffer is proposed on the southern boundary that is adjacent to the agriculturally zoned property, and provides a transition to the existing agricultural use.

Access

Access to the site is via a proposed divided boulevard section local roadway form Moccasin Wallow Road, as well as to 115th Avenue East, an existing 4-lane divided local roadway. The 115th Avenue East roadway abuts the eastern boundary of the site. Future access is proposed to the west to the planned Sawgrass Road thoroughfare, and two stub-outs are shown for future inter-neighborhood ties to the north.

Streets, Drives, Parking and Service Areas

All lots will have access to proposed local streets that will meet Manatee County Roadway standards. These driveways will provide adequate parking and services access for each lot.

Pedestrian Systems

Five foot (5') sidewalks are proposed on both sides of local roadways. An optional nature trail is proposed to connect open spaces throughout the development.

Natural and Historic Features, Conservation and Preservation Areas

The project contains thirteen forested and herbaceous wetland systems comprising approximately 25.7 acres. The previously approved Summer Woods development authorized impacts to four wetland systems, totaling 4.84 acres. The applicant has adjusted the development area to reduce the impacts to one wetland system, totaling 1.13 acres, while maintaining the number of proposed housing units. The site also contains approximately 105 acres of native habitat. The Plan, as proposed, contemplates the preservation of 43.91 acres. The Buffalo Canal forms the southern border of the site and a 330 foot FPL easement bisects the western portion of the site.

There are no other natural or historic features located on the subject property that are required to be protected.

Density/Intensity

The proposed development yields a gross density of 2.10 dwelling units per acre and a net density of 2.94 dwelling units per acre. Both of these densities are below the allowable density for the subject site per the Comprehensive Plan and the LDC. A Special Approval is required, however, for a development with a gross density in excess of one dwelling unit per acre.

Height

Building heights will be required to be consistent with the Planned Development – Residential zoning district and will be limited to 35 feet.

Fences and Screening

The 20' greenbelt buffer along the eastern, southern (where adjacent to Copperstone), and western property boundaries of the site will be designed to meet or exceed the requirements as set forth in the LDC. A combined 35 foot buffer/setback is proposed along the northern boundary of the site which provides a buffer to the existing agricultural property to the north, and along the southern portion of the site that is adjacent to agriculturally zoned and used property. A 50' roadway buffer is proposed adjacent to the future right-of-way for Moccasin Wallow Road, consistent with the requirements of the NCO.

Yards and Setbacks

Minimum setbacks for the project have been established as 15'/20' (from garages) on the front, 5' from the side, and 15' from the rear. Additionally, there is a requirement for a 30' waterfront setback and a 15' wetland buffer setback. This waterfront setback is measured from the upland edge of the buffer, consistent with the previously approved plan.

Trash and Utility Plant Screens

There are no proposed plant screens. Trash will be collected utilizing individual cans which will be stored accordingly.

Signs

Any proposed neighborhood entry signage will be consistent with the Land Development Code.

Landscaping

All proposed landscaping, as discussed above, will meet or exceed the requirements of the LDC.

Mixed Use or Entranceway Designation

N/A

Water Conservation

The plan promotes water conservation by utilizing existing vegetation areas as buffers, where possible, and detaining stormwater onsite. Existing wells which were previously utilized for agricultural purposes may be converted to irrigation use, or plugged and filled consistent with State standards.

Utility Standards

The project proposed to make connections to existing Manatee County potable water and sanitary sewer systems. All utility infrastructures will be constructed in accordance with Manatee County and Florida Department of Environmental Protection standards.

Stormwater Management

The following is provided for informational purposes only:
Project Located in Flood Prone Area: Yes
Type of Flooding (i.e., rainfall, riverine, storm surge, etc.); Rainfall
Project subject to flow reduction: Yes, 50% reduction is allowable runoff
Project subject to OFW: N/A
Watershed/Basin: Buffalo Canal/Frog Creek
Project located within Floodplain and/or Floodway: Yes, project located within Zone AE and A pursuant to Digital Flood Insurance Rate Map (DFIRM), effective 3/17/2014
Drainage Easements/Access Easements required for existing system(s): Yes

Open Space

The site plan shows 38% open space (101.85 ± acres). 25% open space (67.04 ± acres) is required.

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 property is located within an area of the County transitioning from agricultural and low density to suburban development. Buffering, site design, and density limitations are ensured, with stipulations.

Policy 2.2.1.11.1 Intent. This project complies with the intent of the UF-3 category, which is for development to follow a logical expansion of the urban environment, typically growing from west to east, consistent with the availability of services. The UF-3 category also anticipates lower density or clustered low to moderate density residential. The surrounding uses will be protected with the lower density and the landscaping, design standards, and setbacks that will be provided with the development.

Policy 2.2.1.11.2 Range of Potential Uses. Residential land uses are in the range of potential uses. As stated above, the density proposed will provided compatibility assurance with the existing adjacent uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development because the screening, buffering and design feature will ensure compatibility with existing uses that surround the property.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The proposed 1.13 ± acres of wetland impacts are to a wetland that is separated from the rest of a larger wetland by the establishment of Moccasin Wallow Road. The impact is necessary due to the required roadway improvements associated with this project. The Environmental Planning Section of Building and Development Services has no objection to the wetland impacts, as proposed.

Policy 2.6.5.5 Preserve/Protect Open Space. The site plan shows 38% open space to be provided; 25% open space is required.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Moccasin Wallow Road/State Highway 683, which is designated as a six lane arterial roadway with a planned right-of-way width of 150 feet, and Sawgrass Road, which is designated as a four lane collector roadway with a planned right-of-way of 120 feet currently constructed as a 2-lane undivided highway. The site also has access to 115th Avenue East, an existing local roadway.

Transportation Concurrency

Transportation Concurrency was evaluated for this project for the original application submission in 2010, and the project has an existing LDA. The applicant proposed a PSP amendment to allow for a mix of dwelling unit types but without increasing the total number of dwelling units. No additional transportation impacts are expected above those considered in the prior application. Therefore, staff did not require an updated Traffic Impact Analysis (TIA), and the following concurrency-related improvements of the prior TIA should remain requirements::

1) Construct an eastbound left-turn lane at the intersection of U.S. 301 and Moccasin Wallow Road.

2) Install a traffic signal at the intersection of U.S. 301 and Moccasin Wallow Road when warrants are met.

3) Install a traffic signal at the intersection of U.S. 301 and S.R. 62 when warrants are met.

These improvements were included in the Amended and Restated Local Development Agreement (LDA), approved in 2009, and they are retained in the proposed LDA amendment accompanying the PSP amendment.

Access

The traffic study also included review of site access points. The property will have access via one local road connection to Moccasin Wallow Road, and one local road connection to 115th Avenue East. The TIA identified the following two site-related improvements at the project access locations:

1) Construct an eastbound (EB) right-turn lane (queue length 230 feet + 185 feet deceleration & taper) at Moccasin Wallow Road and the main Project Driveway.

2) Construct a westbound (WB) left-turn lane (queue length 300 feet + 185 feet deceleration & taper) at Moccasin Wallow Road and the main Project Driveway

Future access is proposed to the west to the planned Sawgrass Road, which is a major thoroughfare, and two stub-outs for future inter-neighborhood ties to the north.

CERTIFICATION OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Y __X___ N _____
TRAFFIC STUDY REQ'D: Y __X___ N _____ (with original project application)

NEAREST THOROUGHFARES	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)

Moccasin Wallow Road	**I-75 to U.S. 301 (Link 2750)**	**D**	**D**

OTHER CONCURRENCY COMPONENTS

The project has an existing CLOS that expires on December 31, 2017, for solid waste, transit, and parks. Potable water, sanitary sewer and school facilities will be reviewed and approved with the Final Site Plan.

SPECIAL APPROVALS
ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1) **Comprehensive Plan Policy 2.2.1.11.4 requires all projects for which gross residential density exceeds one dwelling unit per acre, or in which, any net residential density exceeds 3 dwelling units per acre, to obtain Special Approval.**

Staff Analysis and Recommendation
The proposed density of 2.1 dwelling units per acre is below the maximum allowed density of 3 dwelling units per acre net in the UF-3 Future Land Use category. Staff is in support of the request for Special Approval of a residential density exceeding one dwelling unit per acre. The resulting gross density for the proposed development is in keeping with similar densities in the area. This development will satisfy the demand to live in the country while still being in a community providing nearby amenities for the residents.

Finding for Special Approval
Notwithstanding the failure of this project to comply with the requirements of Comprehensive Plan Policy 2.2.1.11.4(b), the Board finds that the purpose of the Comprehensive Plan, specifically the intent of the UF-3 Future Land Use designation which states that properties should development at a reasonable density at the time that adequate services are available to ensure the transitioning of these lands, is satisfied to an equivalent degree by the proposed design.

2) **Comprehensive Plan Policy 3.2.2.1 requires all projects adjacent to a perennial lake or stream to obtain a Special Approval.**

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

As further assurance that the water quality will be maintained to the perennial stream, the applicant will be required to provide 150% of the normally required stormwater quality treatment as the project will discharge to an Outstanding Florida Waterway; this

requirement is enforced by both Manatee County Public Works and the Southwest Florida Water Management District. As the primary means of treatment will be the rain gardens proposed, water quality over and above the normal project standards will be achieved due to the increased nutrient removal efficiencies of infiltration systems like the rain gardens versus more traditional wet detention.

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

SPECIFIC APPROVALS
ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1) **LDC Section 604.10.3.3.(k) requires lots adjacent to roadway and greenbelt buffers to have a minimum fifteen foot building setback for buildings, swimming pools, pool cages, or other structures that would potentially conflict with buffer vegetation.**

Staff Analysis and Recommendation
Staff is in support of the request to all an alternative to Section 604.10.3.3.(k) of the LDC. This request will reduce the minimum 15' setback to 5'. In this case, the adjacent roadway and greenbelt buffer areas, will provide additional separation and the ability to place trees further away from the inside edge of the buffer area. A stipulation has been offered to ensure the alternative indicated is complied with at the Final Site Plan stage.

Finding of Specific Approval
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.10.3.3.(k), the Board finds that the purpose of the LDC regulations is satisfied to an equivalent degree, as providing a wider roadway and greenbelt buffer in the location of the reduction of the setback and the stipulation provided will require planting of the trees with enough separation and from rear lot lines to allow for no conflicts within the adjacent lots, between tree canopies and structures at the reduced setback distance.

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

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

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

3) 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 supports a Specific Approval for an alternative to LDC Section 715.3.4 to allow only 1 tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

Finding for Specific Approval
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4. the Board Finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as providing less trees will prevent future removal to prevent conflicts with infrastructure.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Requests for Special Approval**
3. **Requests for Specific Approval**
4. **Copy of Newspaper Advertising**
5. **Public Comment Letter**

ATTACHMENT #1 – APPLICABLE COMPREHENSIVE PLAN POLICIES

Policy 2.1.2.1 Provide opportunities for, and allow, new residential, and nonresidential development to occur at locations defined as appropriate in the Adopted Land Use Concept Resolutions and the established Mapping Methodology. (See TSD-Land Use).

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

Implementation Mechanism(s):

a) Designation of maximum allowable densities on the Future Land Use Map to permit consistent and compatible residential development on vacant areas within and adjacent to existing residential areas.

b) Designation of nonresidential categories on the Future Land Use Map to permit compatible nonresidential development on vacant areas within and, where appropriate, adjacent to existing nonresidential development.

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

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

Implementation Mechanism(s):

a) Designation of maximum allowable residential densities on the Future Land Use Map which would encourage transition in densities proximate to existing residential areas, and which are conducive to a wide range of residential uses in areas established for new residential development. Such areas will also serve as alternative locations to those residential areas described in Policy 2.1.2.1.

b) Designation of a variety of future nonresidential areas on the Future Land Use Map at locations conducive to the development of a variety of employment generators. Such areas will serve as alternative locations to those future nonresidential areas described in Policy 2.1.3.1.

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

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

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

Implementation Mechanism(s):

a) Planning Department review of all plan amendments and development proposals for consistency with this policy.

b) Placement of conditions, as necessary, on development orders to ensure policy compliance.

Policy 2.2.1.11 **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 if 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. through 2.2.1.7, 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 (150,000 sf)
Large (300,000 sf)*

*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 non-residential project exceed 30,000 square feet shall required special approval.

Policy 2.3.3.1 Prohibit any new development (except redevelopment) with the floodway of any perennial stream, except for water-dependent uses and except for projects which generally would not result in an increase in flood levels in the community during the occurrence of the base (100 years) flood discharge.

(See policy 2.3.1.2)

Policy 2.3.3.2 Require that all fill within the 100-year floodplain shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within the 100-year floodplain. Areas within the 100-year floodplain adjacent to a tidally influenced water body shall not be subject to this level of service performance standard.

Policy 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

- use of undisturbed or undeveloped and landscaped buffers
- use of increased size and opacity of screening
- increased setbacks
- innovative site design (which may include planned development review)
- appropriate building design
- limits on duration/operation of uses
- noise attenuation techniques
- limits on density and/or intensity (see policy 2.6.1.3)

Implementation Mechanism(s):

a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.

b) Planning Department review of development approvals to ensure policy compliance.

Policy 2.6.1.3 Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also 2.6.1.1).

Policy 2.6.2.7 Require clustering, as appropriate, to limit impacts of residential development, on adjacent agricultural, conservation open space, or environmentally sensitive uses.

Implementation Mechanism:

a) Planning Departments review and conditioning of development orders to ensure compliance with this policy.

Policy 2.6.5.4 Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.

Land Uses within the Watershed Overlay District shall meet additional

requirements required by the Comprehensive Plan (see also Policy 2.2.2.2.5.)

Implementation Mechanism:

a) Development and maintain land development regulations containing these minimum open space standards, or equivalent standards.

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

Implementation Mechanism:

a) Planning Department review and comment regarding connection to larger community system.

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

Implementation Mechanism(s):

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

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

Policy 2.9.1.5 Promote the development of pedestrian friendly designs.

Implementation Mechanism(s):

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

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

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

Implementation Mechanism(s):

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

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

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

February 21, 2014

File: 215611771 220

Attention: Mr. Bob Schmitt, AICP, Planning Division Manager
Manatee County Building and Development Services Dept.
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: Summer Woods – Special Approval Request
PDR-09-14/ PSP-14-09 DTS 20140052 B00000286

Dear Mr. Schmitt,

On behalf of our Client, Summer Wood Preservation, LLC, we respectfully request special approval for the following Land Development Code waivers:

1. **Policy 2.2.1.11.4 which requires all projects for which gross residential density exceed one dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, to obtain special approval.**

   The applicant requests special approval for a project with a gross residential density of 2.10 dwelling units per acre. This proposed density is below the maximum allowable density of 3 dwelling units per acre in the UF-3 future land use category. Other nearby residential developments have been approved with similar densities to what is proposed with this development. Parrish Plantation, located at SR 62 and US 301 was originally approved in 2007 with a density of 1.85 dwelling units per acre. SR 62 Holdings, LLC/ Cone Ranch, also located east of US 301, along SR 62, was approved in 2009 with a proposed density of 1.7 dwelling units per acre. Morgan's Glen, located east of this site on Moccasin Wallow Road, was most recently granted Special Approval for a gross density of 1.98 dwelling units per acre in 2010 with an amendment to increase commercial entitlements and reduce residential entitlements. Copperstone, (f/k/a Valencia Groves), also located east of this site, was approved in 2005 with a gross density of 2.22 dwelling units per acre.

   The How Will We Grow? Report describes activity centers as nodes of exchange located near large residential areas. These exchanges may include residential, commercial and retail, as well as employment, depending on the location. This property is an appropriate location for increased densities, because it is located adjacent to an existing and future thoroughfare (Moccasin Wallow Road and Sawgrass Road). Activity centers typically include a greater mixing of uses, both horizontally and vertically, and include higher densities and increased building heights. Parrish and Port Manatee were identified as activity centers in this recent report. The report says that Parrish naturally lends itself to being a future activity center because of the arterial and collector roadways in the area. The Port area lends itself to being an activity center due to port related freight movements and industries along an arterial road (US 41) that is close to I-75 and I-275. This proposed community offers residential opportunities for a major employment center like the Port and supports densities that are required to realize the potential of the Parrish activity center.

Design with community in mind

Reference: Summer Woods – Special Approval Request
PDR-09-14/ PSP-14-09 DTS 20140052 B00000286

A significant amount of non-residential development has either been approved, or is pending approval nearby. Morgan's Glen was approved with 345,367 square feet of commercial and office uses. Parrish Centre, a proposed DRI, includes 3,200 residential units, 300,000 square feet of light industrial/ warehouse, 900,000 square feet of commercial/ retail and 375,000 square feet of office. Robinson Gateway, located on the northeast side of the interchange of I-75 and Moccasin Wallow Road, proposes 1,553,000 square feet of office/ retail, 350 hotel rooms, 222 multi-family units, and 320 single family units. The proposed density of Summer Woods (2.09 dwelling units per acre) is low density and is consistent with the approved densities of nearby developments. Residential development at densities greater than 1 dwelling unit per acre should be approved in order to support proposed non-residential development and for Parrish to become an activity center.

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

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

Thank you for your thoughtful consideration of this request. If you have any questions, please contact our office.

Regards,

STANTEC CONSULTING SERVICES INC.

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

c. John Neal, Neal Communities, Inc.
Michael Neal, Neal Communities, Inc.
Stewart Carlin, Neal Communities, Inc.
Pat Neal, Neal Communities, Inc.
Maryann Grgic, Neal Communities, Inc.

Design with community in mind
Klabarr 02/21/2014 - JVEGA
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Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
Fax: (941) 907-6910

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

February 21, 2014

File: 215611771 220

Attention: Mr. Bob Schmitt, AICP, Planning Division Manager
Manatee County Building and Development Services Dept.
1112 Manatee Avenue West
Bradenton, FL 34205

Reference: Summer Woods - Specific Approval Request
PDR-09-14/ PSP-14-09 DTS 20140052 B00000286

Dear Mr. Schmitt,

On behalf of our Client, Summer Woods Preservation, LLC, we respectfully request specific approval for the following Land Development Code waivers:

1. **LDC Section 604.10.3.3(k) - Requires lots adjacent to roadway and greenbelt buffers to have a minimum fifteen (15) foot building setback for buildings, swimming pools, pool cages, or other structures that would potentially conflict with buffer vegetation.**

   The applicant requests specific approval from LDC Section 604.10.3.3(k), which requires a 15 foot building setback for accessory uses such as swimming pools and pool cages on lots adjacent to the greenbelt or roadway buffers. This request is consistent with the previous approval granted for the PDR-06-10(Z)(P) and PDR-09-15(Z)(P).

   In order to insure adequate room for the required greenbelt landscaping, the site plan shows a 35 foot buffer along the northern and southern boundaries of the site, where adjacent to active agriculture and a 20 foot buffer/ maintenance easement along the southern boundary of the site, where adjacent to Copperstone and the Buffalo Canal. These buffers provide adequate room without conflicts for landscaping in the greenbelts on the site. Lots along the eastern boundary are separated from the existing roadway by an additional buffer on the adjacent property (either lake or small area of upland), and therefore the 20 foot buffer is more than adequate to provide for the growth of required buffer landscaping.

   The site plan shows a fifty foot (50') roadway buffer adjacent to Moccasin Wallow Road. The applicant would accept a stipulation regarding the roadway buffer, where adjacent to residential units, that specifies the location of large canopy trees (i.e. oak, sycamore) to be a minimum of 15 feet from potential accessory structures and limits the trees which may be closer to the property line to a combination of those that are columnar in form or understory (i.e. Slash Pine, Loblolly Bay and Dahoon Holly). The following stipulation is proposed: "For roadway buffers that are adjacent to residential units, large canopy trees (i.e. oak, sycamore) shall be planted a minimum of 15 feet from potential accessory structures. Trees that may be planted closer to the property line shall be limited to a combination of those that are either understory or columnar in form (i.e. slash pine, Loblolly Bay and Dahoon Holly)."

Design with community in mind

Reference: Summer Woods - Specific Approval Request
PDR-09-14/ PSP-14-09 DTS 20140052 B00000286

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

The LDC requires replacement trees be sized 3" / 5" / 7". However, County staff requests the

applicant replace trees at smaller sizes of 3" / 4" / 4". The applicant concurs with staff's recommendation due to the fact that planting smaller trees will allow better performance for the new trees and will increase their survival rate.

3. LDC Section 715.3.4 – Canopy Trees

LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments, to allow for one canopy tree per lot per frontage. As lot sizes have changed over time, this requirement has resulted in conflicts between trees and infrastructure. County staff recommends this request for Specific Approval, in order to avoid potential conflicts between trees and infrastructure on individual lots.

Thank you for your thoughtful consideration of these requests. If you have any questions, please contact our office.

Regards,

STANTEC CONSULTING SERVICES INC.

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

c. Pat Neal, Neal Communities, Inc.
John Neal, Neal Communities, Inc.
Michael Neal, Neal Communities, Inc.
Stewart Carlin, Neal Communities, Inc.
Maryann Grgic, Neal Communities, Inc.

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AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 1_
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

_____
Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

Bradenton Herald
July 30, 2014
Miscellaneous Notices

NOTICE OF
ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) - CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) - SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) - PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 - MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one

dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) - THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) - MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR - (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2) Remove the 12.0 acre marina and designate the parcel for residential use;
3) Update the conditions to reflect compliance with requirements contained therein; and
4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñacres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) - SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 - MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23ñ acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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
07/30/2014

Mr. Anthony Tiona
7717 112th Avenue East
Parrish, Florida 34219
(941) 746-6783

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

August 4, 2014

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205

Application: PDR-14-14(P)/DTS20140052
Summer Woods

Dear Ms. Hamilton,

Please enter my comments into the official record regarding the Summer Woods application that is being heard before the Manatee County Planning Commission on August 14, 2014.

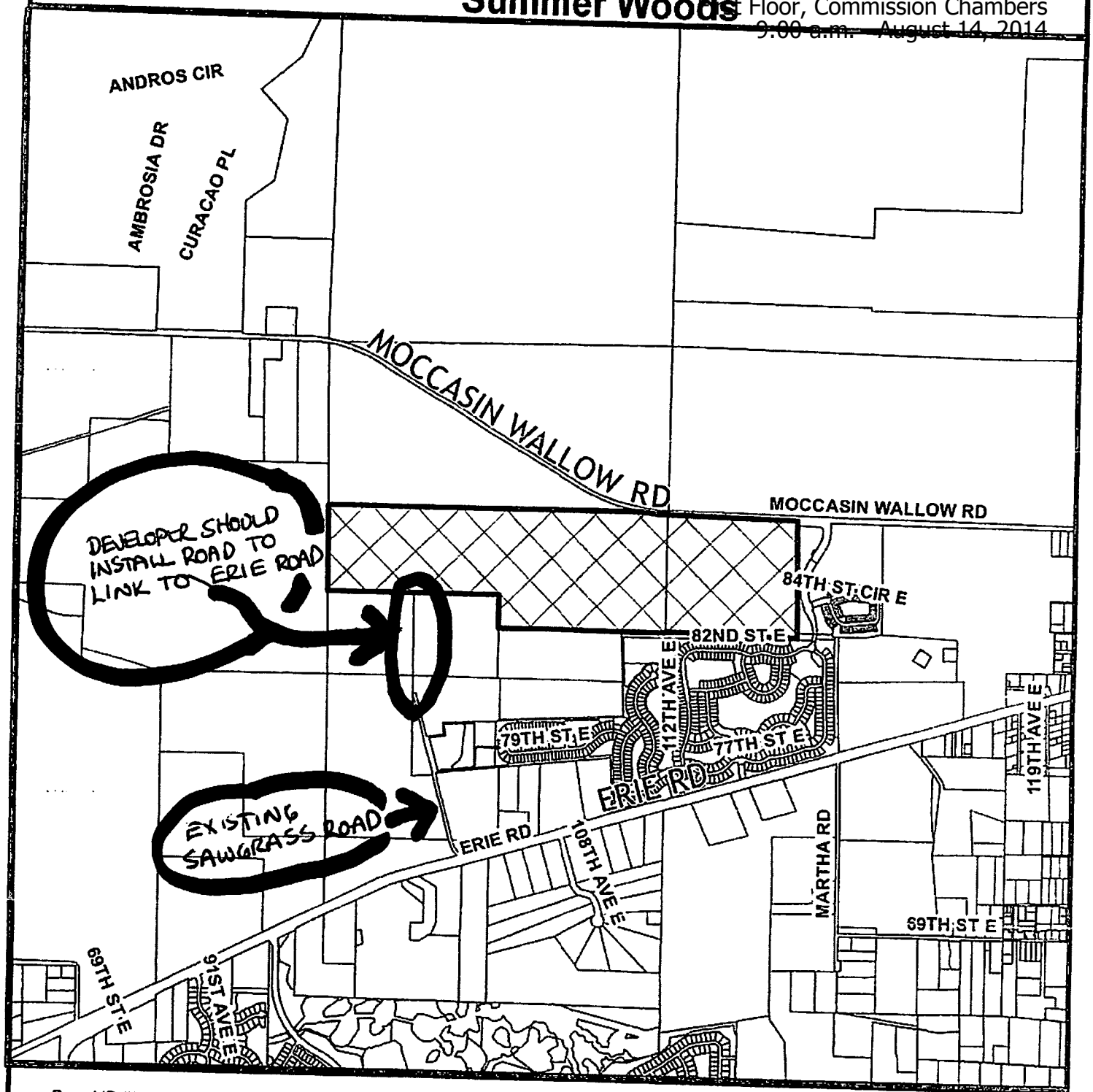
It is my recommendation, that in order for the developer of Summer Woods to be approved for this project, they should be required to include in their planned construction plan an access road from this community to the existing Sawgrass Road (see attached map).

My concern is that once this development is complete, Summer Woods homeowners are going to use our gated community access road (115th Avenue East) to cut through to Erie Road to gain access to convenient shopping, medical, and restaurants establishments located on U.S. 301.

Anthony Tiona

Anthony Tiona
(941) 746-6783

Summer Woods



Parcel ID #(s) 401600002, 651800005

Manatee County
Staff Report Map

Map Prepared 6/22/2011
1 inch = 2,064 feet

Project Site

Project Name:	Summer Woods
Project #:	LDA-09-04 (R2)
DTS#:	20140052
Proposed Use:	Residential
S/T/R:	Sec 19,23,24 Twn 33 Rng 19,18
Acreage:	268.14
Existing Zoning:	PD-R
Existing FLU:	UF-3, P/SP-1
Overlays:	NCO
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	BUFFALO CREEK
Commissioner:	Larry Bustle

DEVELOPMENT DATA

1. TOTAL SITE AREA = 268.14 AC

   PROPOSED SITE COVERAGES (RESIDENTIAL SITE):

   TOTAL UPLANDS = 242.44 AC
   TOTAL WETLANDS EXISTING = 25.70 AC
   IMPACTED EXISTING WETLANDS = 1.13 AC
   EXISTING WETLANDS TO REMAIN = 24.57 AC
   CREATED WETLANDS = 0.74 AC
   GROSS RESIDENTIAL ACREAGE = (UPLANDS + WETLANDS TO REMAIN)
   GROSS RESIDENTIAL ACREAGE = (242.44 + 24.57 + 0.74) = 267.75 AC
   PROPOSED NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL UNITS = 562 DU'S

   GROSS DENSITY = 2.10 DU/ACRE
   (562/267.75 AC±)

   NET DENSITY: TOTAL UNITS / GROSS ACREAGE- EXISTING AND CREATED WETLANDS, WETLAND BUFFERS, AMENITY AREA, LANDSCAPE BUFFERS AND OTHER UPLAND OPEN SPACES.

   RECREATIONAL FACILITIES = 2.03± (AMENITY CENTER AND PARK)
   WETLAND = 24.57 AC.±* (REMAINING AFTER PROPOSED IMPACTS. SEE NOTE #6 BELOW)
   CREATED WETLAND = 0.74 AC.±
   WETLAND BUFFER = 9.23 AC.±*
   LANDSCAPE BUFFERS = 13.34 AC.±
   FPL EASEMENT = 9.89 AC.±
   OTHER (INCLUDES REMAINING GREEN SPACE) = 16.89 AC.±
   TOTAL = 76.69 AC±

   *INCLUDES AREAS WITHIN FUTURE SAWGRASS AND MOCCASIN WALLOW ROAD RIGHT-OF-WAY DEDICATION
   NET DENSITY = 2.95 DU/AC
   562/190.32 AC (267.01-76.69 = 190.32)

   OPEN SPACE REQUIRED = 25% DEVELOPED SITE AREA = (268.14 X 0.25) = 67.04± AC
   OPEN SPACE PROVIDED = 103.69± AC (39%)
   -INCLUDING:
   RECREATIONAL FACILITIES = 2.03± (AMENITY CENTER AND PARK)
   LAKES = 27.00 AC± (AT NORMAL WATER LEVEL)
   WETLAND = 24.57 AC.±* (REMAINING AFTER PROPOSED IMPACTS. SEE NOTE #6 BELOW)
   CREATED WETLAND = 0.74 AC.±
   WETLAND BUFFER = 9.23 AC.±*
   UPLAND PRESERVATION = 9.11 AC.±
   LANDSCAPE BUFFERS = 13.34 AC.±
   FPL EASEMENT = 9.89 AC.±
   OTHER (INCLUDES REMAINING OPEN SPACE) = 7.78 AC.±
   TOTAL = 103.69 AC±
   *INCLUDES AREAS WITHIN FUTURE SAWGRASS AND MOCCASIN WALLOW ROAD RIGHT-OF-WAY DEDICATION

2. THIS SITE IS CURRENTLY UTILIZED AS COW PASTURE AND IS VACANT.
3. THE SITE IS CURRENTLY ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL) – FLU IS UF-3 258.25± ACRES AND P/SP-1 9.89± ACRES.
4. TOPOGRAPHIC CONTOURS ARE BASED ON TOPOGRAPHIC FILES RECEIVED FROM KIMLEY HORN (FOR THE LAND EAST OF THE POWER LINES) AND FIELD SURVEY PERFORMED BY WILSON MILLER (FOR THE LAND WEST OF THE POWER LINES). THIS DATA HAS BEEN CONVERTED FROM NGVD 29 TO NAVD 88 USING A FACTOR OF –0.95'. ALL ELEVATIONS INDICATED ON THE PLANS ARE IN NAVD 88.
5. THIS SITE LIES WITHIN FLOOD ZONE "X", "X-SHADED", "AE" & "A" IN ZONE AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY DFIRM PANEL 0177E & 0179E MAP NO. 12081C0179E & 12081C0177E. THE EFFECTIVE DATE OF THE DFIRM 100-YEAR FLOODPLAIN DELINEATION IS MARCH 17, 2014.
6. THIS PROJECT PROPOSES 1.13 ACRES OF WETLAND IMPACTS.
7. THE EXISTING LAND USE IS AGRICULTURAL. THERE ARE NO KNOWN STREETS, PLATS AND/OR HISTORIC SITES ON THE PROPERTY.
8. THERE ARE PROPOSED PRIVATE-USE FACILITIES ON THE SITE, INCLUDING GAZEBOS, POOLS, PLAY FEATURES AND RECREATION AREAS TO BE MAINTAINED BY EITHER A COMMUNITY DEVELOPMENT DISTRICT (CDD) OR HOMEOWNER'S ASSOCIATION.
   --RECREATION AREA = 2.03 AC.± (AMENITY CENTER AND PARK)
9. STORMWATER MANAGEMENT FACILITIES/COMMON AREAS SHALL BE PRIVATELY MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT OR HOMEOWNERS ASSOCIATION.
10. UNIT TYPES/SETBACKS/LOT SIZES: (ALL UNITS ARE SINGLE FAMILY DETACHED HOMES)

SETBACKS	SINGLE FAMILY DETACHED	PAIRED VILLAS	COTTAGE
FRONT	23' GARAGE** 20' STRUCTURE	23' GARAGE** 20' STRUCTURE	15'
SIDE	5'	0'/5'	6'/1' (MINIMUM 7' SEPARATION BETWEEN BUILDINGS)
REAR	15'	15'	7.5'
WETLAND BUFFER	15'	15'	15'
NORMAL WATER LEVEL	30'	30'	30'
MAXIMUM BUILDING HEIGHT	35'	35'	35'

   ON CORNER LOTS, THE MINIMUM SETBACK FROM THE SIDE OF THE BUILDING TO THE RIGHT-OF-WAY (THAT IS NOT USED FOR DRIVEWAY ACCESS) SHALL BE A MINIMUM OF 15 FEET FOR ALL LOTS.
   ** 15' FRONT SETBACK FOR SIDE ENTRY GARAGES.

11. THE PROJECT WILL BE CONSTRUCTED IN PHASES: PHASING TO BE DEPICTED ON FSP. ESTIMATED CONSTRUCTION TIME FRAME 2015-2020
12. ALL REQUIRED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 722, "INSTALLATION OF REQUIRED IMPROVEMENTS," OF THE MANATEE COUNTY LDC.
13. THE STORMWATER SYSTEM WILL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND CHAPTER 40-D F.A.C. REQUIREMENTS. STORMWATER TREATMENT WILL BE PROVIDED FOR ADJACENT IMPROVEMENTS TO MOCCASIN WALLOW ROAD AND SAWGRASS ROAD IN ACCORDANCE WITH DEVELOPER'S AGREEMENTS WITH MANATEE COUNTY.
14. WATER QUALITY TREATMENT WILL BE PROVIDED BY THE PROPOSED WET DETENTION LAKES.
15. NO STREET LIGHTING IS PROPOSED AT THIS TIME.
16. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
17. THERE ARE NO KNOWN EXISTING DEED RESTRICTIONS OR COVENANTS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
18. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY EITHER A CDD OR HOMEOWNER'S ASSOCIATION.
19. ON SINGLE FAMILY DETACHED LOTS, DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE. A TEN FOOT (10') MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES AND FIVE FOOT (5') UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES. FOR COTTAGE LOTS A TEN FOOT (10') PRIVATE UTILITY EASEMENT SHALL BE PROVIDED ALONG THE FRONT LOT LINE. SIDE YARD EASEMENTS SHALL BE PROVIDED SUCH THAT A SIX FOOT (6') EASEMENT ADJOINS A ONE FOOT (1') EASEMENT ON THE ADJACENT LOT SIDEYARD FOR A TOTAL COMBINED EASEMENT WIDTH OF SEVEN FEET (7'). LOCATION OF THE 6' AND 1' EASMENTS SHALL CORRESPOND WITH THE 6' AND 1' SETBACKS PROVIDED, RESPECTIVELY. A FIVE FOOT (5') UTILITY EASEMENT ALONG THE REAR LOT LINE. NO OVERHANG OF ROOF SHALL BE ALLOWED ON ADJACENT PROPERTY". FOR PAIRED VILLAS, 10' FRONT/5' SIDE (NON-SHARED LOT LINE).
20. ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE, UNLESS AS OTHERWISE APPROVED BY THE BOCC.
21. KNOWN EXISTING WELL LOCATIONS SHOWN ON PLAN. EXISTING WELLS NOT UTILIZED FOR IRRIGATION ARE TO BE ABANDONED AND SHALL BE PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER PRIOR TO DEVELOPMENT OR EXCAVATION OF THE PROSPECTIVE PHASE IN WHICH THE EXISTING WELL IS LOCATED.
22. ALL LOCAL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND MANATEE COUNTY PUBLIC WORKS STANDARDS, AND MAINTAINED BY EITHER A CDD OR HOMEOWNER'S ASSOCIATION.
23. FIRE HYDRANTS SHALL BE INSTALLED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. A MINIMUM OF 1,000 GPM OF FIRE FLOW WILL BE PROVIDED AT EACH HYDRANT. DETAILED PLANS OF FIRE HYDRANT SPACING AND WATER DISTRIBUTION MAINS WILL BE SUBMITTED WITH THE FINAL SITE PLANS AND CONSTRUCTION PLANS.
24. NO HOMES WILL BE CONSTRUCTED IN THE POST-DEVELOPMENT 25 YEAR FLOODPLAIN.
25. IRRIGATION SOURCE TO BE WELLS AND/OR THE STORMWATER MANAGEMENT SYSTEM.
26. SEWER AND POTABLE WATER SERVICE WILL BE PROVIDED THROUGH THE EXTENSION OF EXISTING COUNTY FACILITIES, AND WILL BE DEDICATED TO MANATEE COUNTY FOR OWNERSHIP AND MAINTENANCE.
27. EXISTING RIGHT-OF-WAYS ADJACENT TO THE PROJECT AREA ARE SHOWN ON THE PLANS.
28. UPLAND HABITAT AREAS SHOWN WITHIN THIS PLAN SET REPRESENT GENERAL LIMITS OF THE UPLAND HABITAT AREA. THERE WILL LIKELY BE MINOR GRADING ACTIVITIES THAT WILL OCCUR WITHIN THE FRINGES OF THE LIMITS TO SUPPORT THE CONSTRUCTION OF LAKE BANKS AND RETURN SLOPES BACK TO EXISTING GRADE FOR THE DEVELOPMENT. ANY SUCH AREAS TO BE GRADED SHALL BE PLANTED WITH NATIVE VEGETATION/GRASSES.
29. THERE ARE SEVERAL AREAS WHERE EXISTING AND PROPOSED STORMWATER CONVEYANCE ACTIVITIES TAKE PLACE WITHIN THE UPLAND HABITAT AREAS. THESE AREAS WILL BE ENCOMPASSED WITH DRAINAGE EASEMENTS AND THE ACTIVITIES WILL BE LIMITED TO INITIAL CONSTRUCTION AND ONGOING MAINTENANCE ONLY. ANY EXISTING STORMWATER DITCHES THAT ARE LOCATED WITHIN PROPOSED UPLAND PRESERVATION AREAS THAT WILL NO LONGER BE USED FOR CONVEYANCE MAY BE FILLED TO MATCH THE SURROUNDING GRADES.
30. ALL DRAINAGE EASEMENTS FOR ALL PIPE SYSTEMS SHALL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT DESIGN MANUAL (20 FT MINIMUM WIDTH).
31. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.
32. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

PRELIMINARY SITE PLAN FOR

SUMMER WOODS

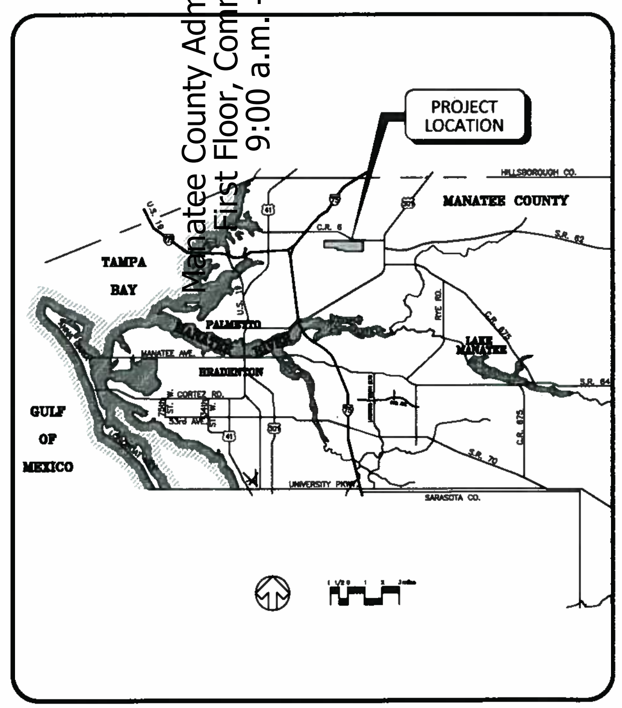
PART OF SECTION 19 TOWNSHIP 33 SOUTH, RANGE 19 EAST AND
PART OF SECTION 24 TOWNSHIP 33 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY

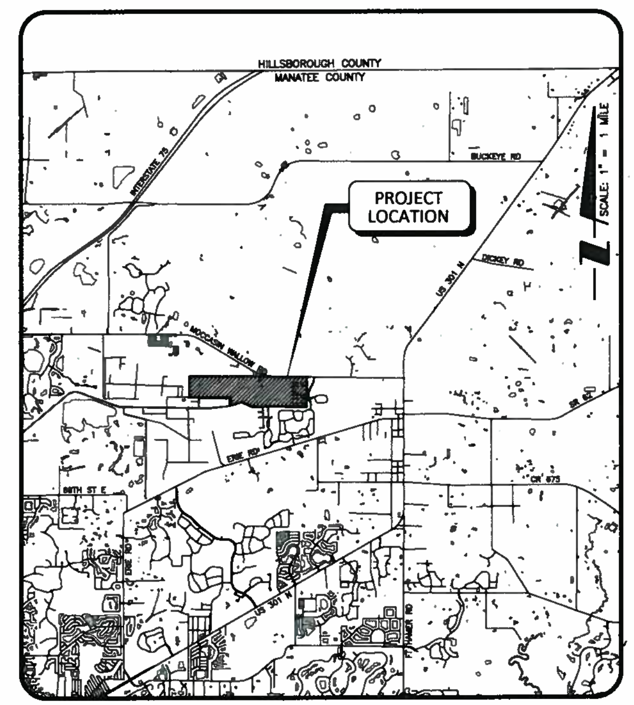
SUMMER WOODS PRESERVATION, LLC

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

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



LOCATION MAP



SITE MAP

Stantec

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

REDUCED COPY
NOT TO SCALE

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL SITE PLAN
3	MASTER PRELIMINARY SITE PLAN/KEY MAP
4-11	PRELIMINARY SITE PLAN
12	COTTAGE LOT DETAIL AND NOTES
13	FEMA 100 YR DFIRM FLOODPLAIN BOUNDARY
14	PRELIMINARY LANDSCAPE PLAN

PRINTED
JUL 17 2014
Stantec

NO.	DATE	DESCRIPTION	BY
9			
8			
7			
6			
5			
4			
3	07/16/14	REVISED PER MANATEE COUNTY COMMENTS	DKL/89396
2	06/18/14	REVISED PER MANATEE COUNTY COMMENTS	DKL/89396
1	05/02/14	REVISED PER MANATEE COUNTY COMMENTS	DKL/89396

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STATUS : REVISIONS

PROJECT PLANNER	PROJECT ENGINEER	PROJECT MANAGER
KATIE LABARR, AICP	MELANIE D. SMITH, P.E. FLA LICENSE NO. 75447	ANDREW D. EILAND, P.E. FLA LICENSE NO. 69810

PRELIMINARY SITE PLAN

PROJECT NAME: SUMMER WOODS

APPROVED ______ Date ______ File Number ______

Project Planner (PD) ______
Project Engineer (PW) ______
Concurrency (PD) ______
Environmental Planning Division ______
Environmental Health ______
Fire District ______
Owner/Agent ______

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

PROJECT NUMBER
215611771

DATE
FEBRUARY 2014

INDEX NUMBER
215611771-01C-001CV

Saved: 7/17/2014 11:30:47 AM KLOSH | Plotted: 7/17/2014 11:48:14 AM KLOSH | V:\2156\active\215611771\civil\drawing\01-psp\sheet_files\215611771-01C-001CV.dwg[PSP

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

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REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89398	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89398	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:	DKL/89398	02/2014
CHECKED BY:	ADE/84503	02/2014
CONTRACT ADMIN. BY:	ADE/84503	02/2014
WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

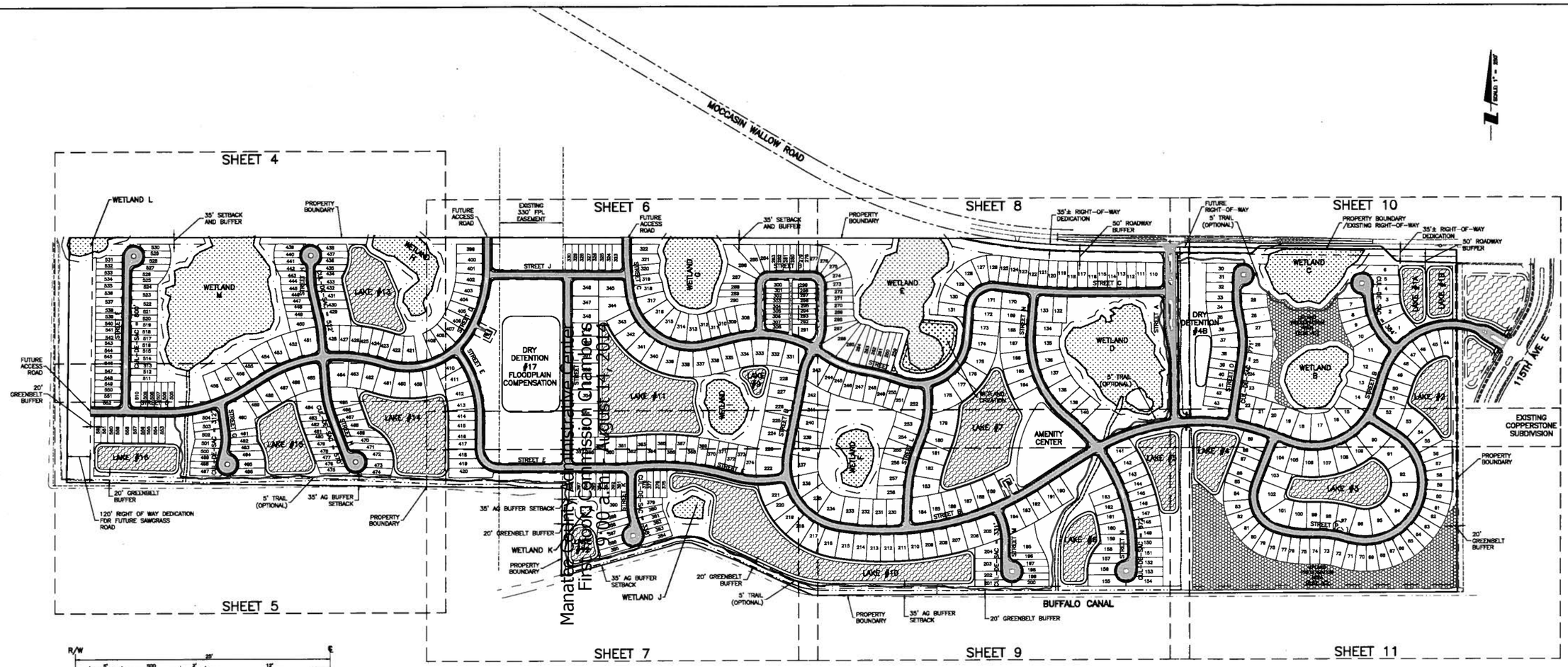
DATE: 02/2014
HORIZONTAL SCALE: 1" = 300'
VERTICAL SCALE:
SEC. 19 24 | TWP. 33S | RGE. 18,19

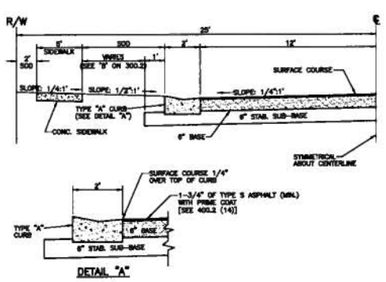
TITLE: AERIAL LOCATION MAP

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

ANDREW D. ELLAND, P.E.
FLORIDA LICENSE NO. 58819
INDEX NUMBER: 215611771-01C-002AP
SHEET NUMBER: 2 OF 14

Saved: 6/18/2014 1:42:13 PM KLOBH | Plotted: 7/17/2014 11:42:33 AM KLOBH | V:\2156\active\215611771\shell\drawing\01-psp\sheet_files\215611771-01C-002AP.dwg





LOCAL URBAN RESIDENTIAL

MANATEE COUNTY TRANSPORTATION DEPARTMENT
DETAIL 401.8

NOTES:

A) Asphaltic concrete surface course shall be layed in two lifts. The first lift shall be 1" Type S-I or S-III. The second lift shall be 3/4" Type S-III. A performance bond shall be required if the second lift is delayed beyond acceptance of the road.

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

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

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

E) See section 201.0 for curb and gutter types.

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

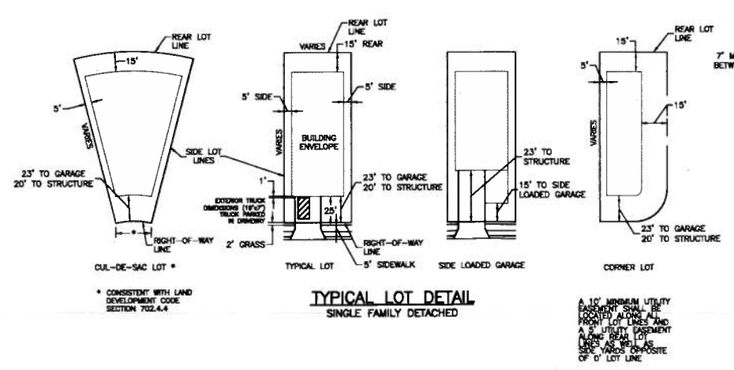
G) Sidewalk shall be 1'or 2' inside R/W line, with 2' preferable. To be constructed per section 300.1

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

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

J) Sodding shall be installed per section 400.1 (3)

* Or approved equal, meeting same structural number.

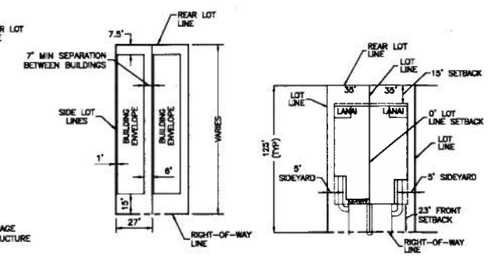


* CONSISTENT WITH LAND DEVELOPMENT CODE SECTION 702.4.4

TYPICAL LOT DETAIL

SINGLE FAMILY DETACHED

A 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES AND A 5' UTILITY EASEMENT ALONG REAR LOT LINES AS WELL AS SIDE YARDS OPPOSITE OF 0' LOT LINE

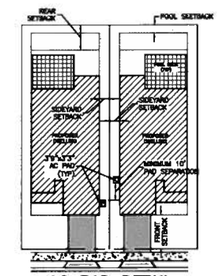


TYPICAL LOT DETAIL

COTTAGES

TYPICAL LOT DETAIL

PAIRED VILLAS



AC PAD DETAIL

					ACTIVITY	INITIALS/EMP. NO.	DATE
					DESIGNED BY:	MDS/89566	02/2014
C	REVISED PER MANATEE COUNTY COMMENTS – ADD PRESERVATION ACREAGE	07/16/14	DKL/89396		DRAWN BY:	DKL/89396	02/2014
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396		CHECKED BY:	ADE/84503	02/2014
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396		CONTRACT ADMIN. BY:	ADE/84503	02/2014
△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: 1" = 250'
VERTICAL SCALE:
SEC. 19 20 21 24 | TWP. 33 34 | RGE. 335 18,19

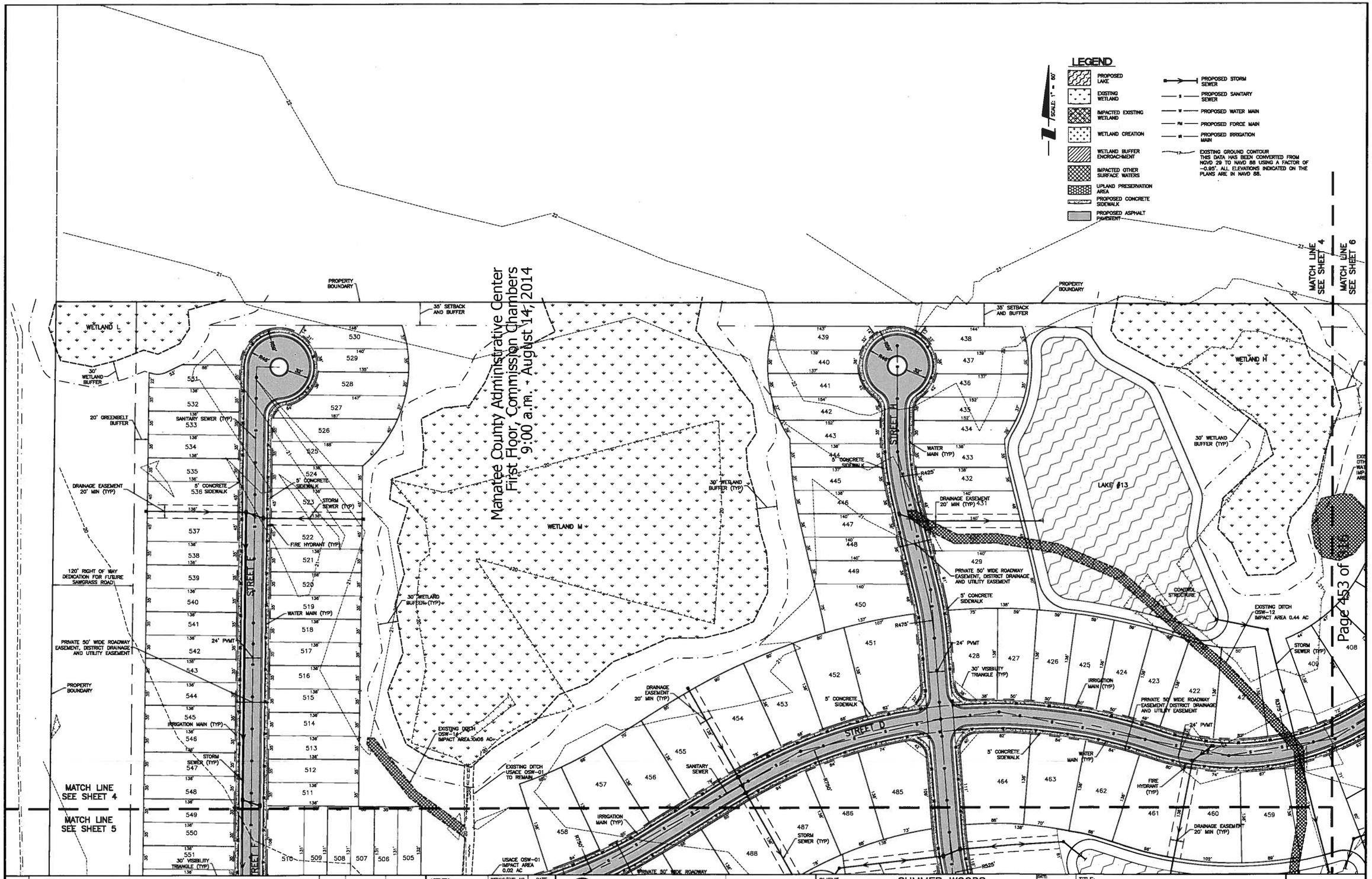
TITLE: MASTER PRELIMINARY SITE PLAN/KEY MAP

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 86610
MDCF NUMBER: 215611771-01C-101SP
SHEET NUMBER: 3 of 14

Saved: 7/17/2014 11:38:00 AM KLOSH | Plotted: 7/17/2014 11:45:37 AM KLOSH | V:\215611771\active\215611771\civil\drawing\01-prp\sheet_files\215611771-01C-101SP.dwg(Layout1)

Manatee County Planning Commission Hearing Chambers
Fine Look Commission Chambers
9:00 a.m.
August 14, 2014



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:	DKL/89396	02/2014
CHECKED BY:	ADE/84503	02/2014
CONTRACT ADMIN. BY:	ADE/84503	02/2014
WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE:
SEC: 19 24 TWP: 35S RGE: 18,19

TITLE: PRELIMINARY SITE PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611771

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 89910

INDEX NUMBER: 215611771-01C-111SP

SHEET NUMBER: 4 OF 14

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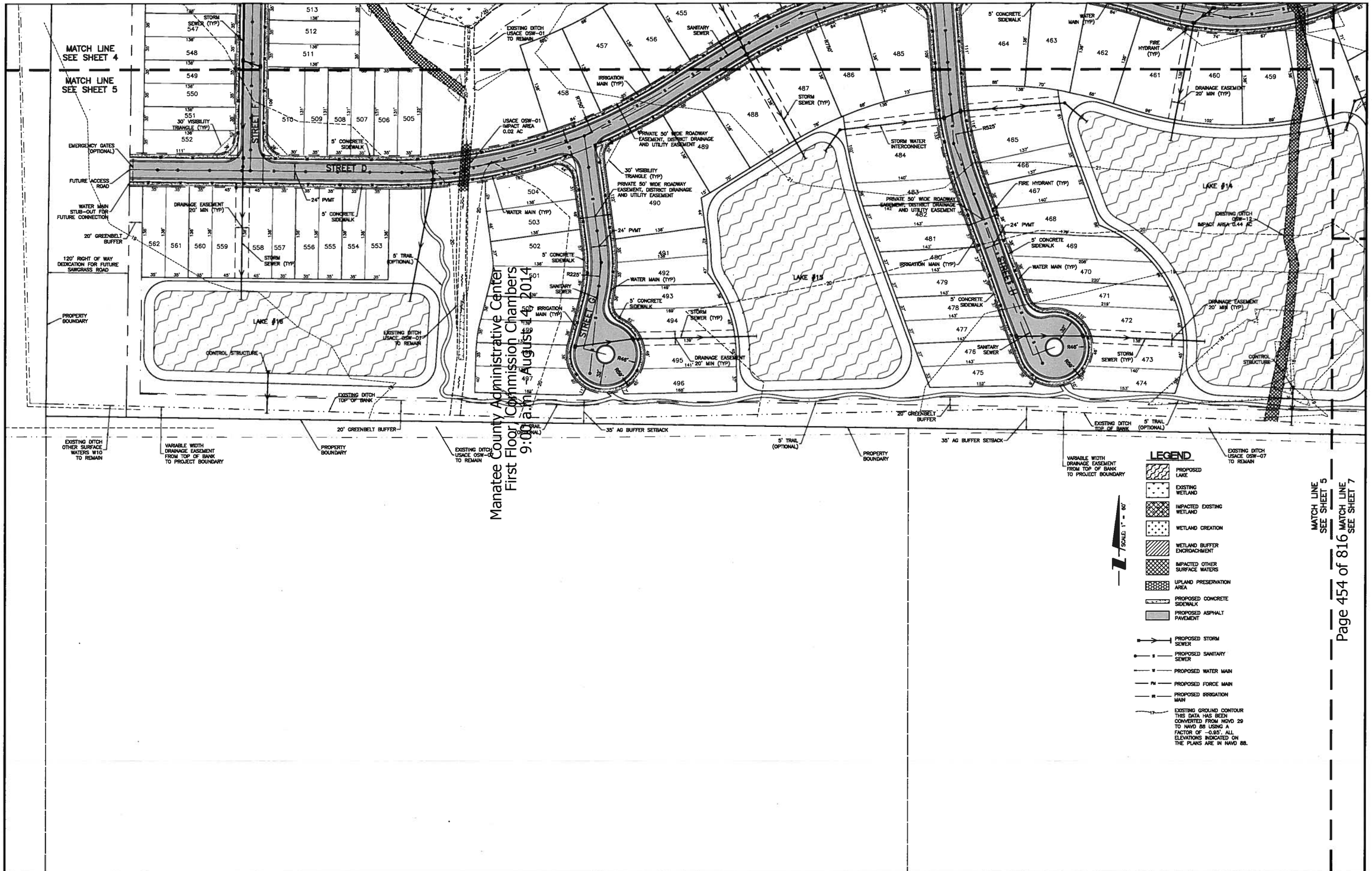

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. August 14, 2014

△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:	DKL/89396	02/2014
CHECKED BY:	ADE/84503	02/2014
CONTRACT ADMIN. BY:	ADE/84503	02/2014
WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE:
SEC. 18 TWP. 33S RGE. 18,19

TITLE: PRELIMINARY SITE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

ANDREW D. ECLAND, P.E.
FLORIDA LICENSE NO. 89610

SHEET NUMBER: 215611771-01C-111SP
SHEET NUMBER: 5 OF 14

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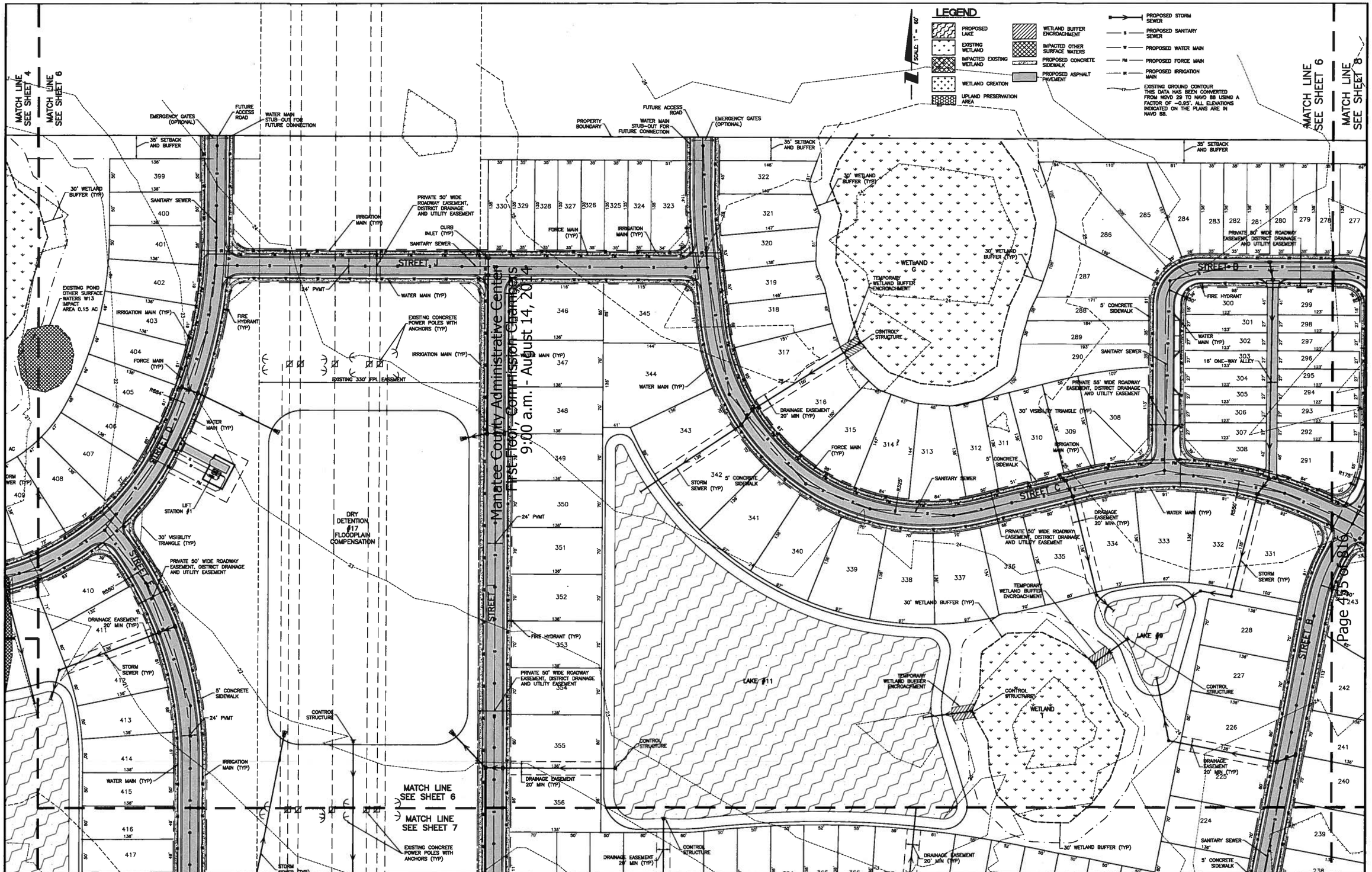

REV NO.	REVISION	DATE	DRAWN BY / DIP. NO.	CHECKED BY / DIP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:	DKL/89396	02/2014
CHECKED BY:	ADE/84503	02/2014
CONTRACT ADMIN. BY:	ADE/84503	02/2014
WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

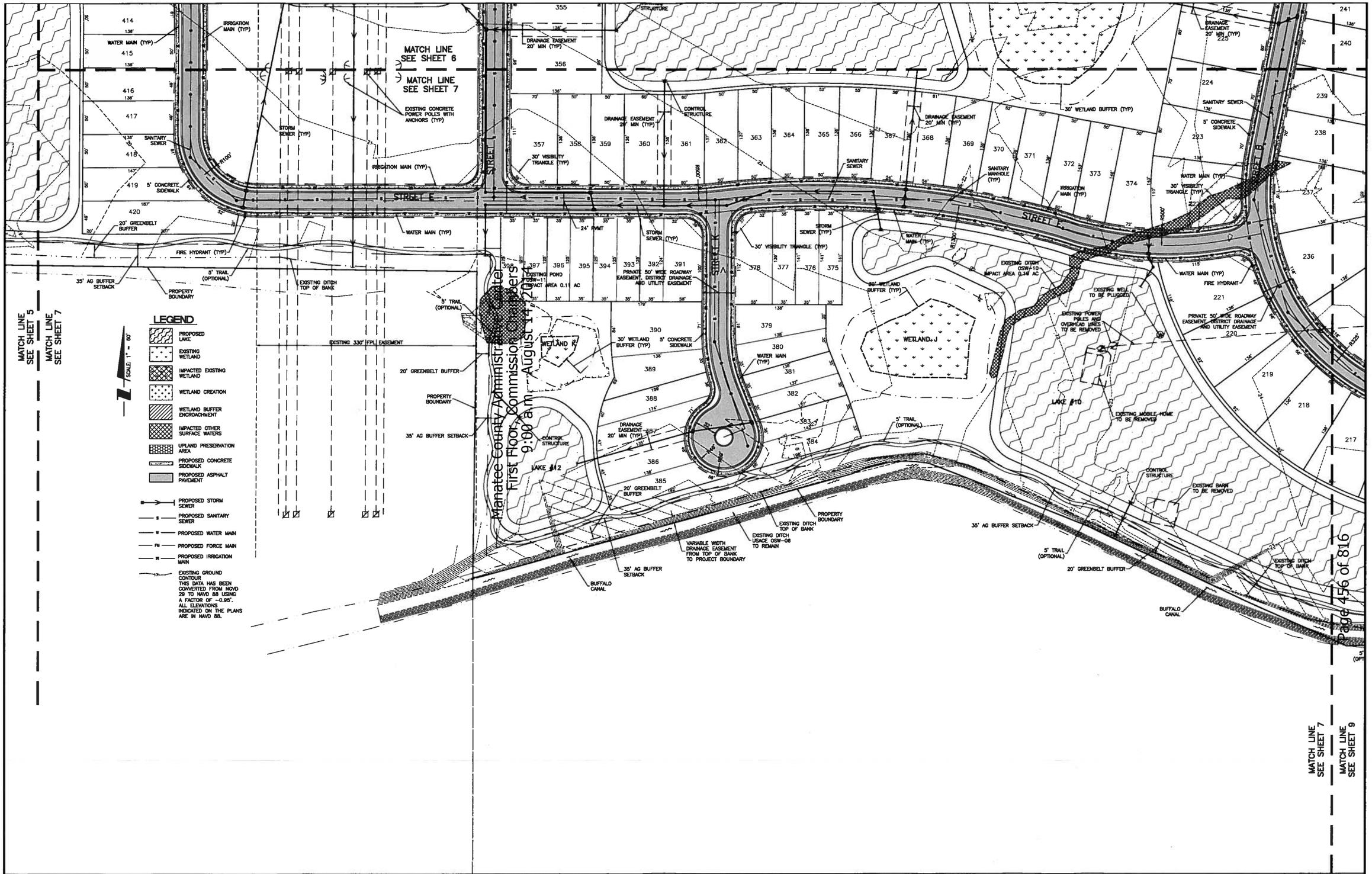
PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE:
SEC. 19 TWP. 35S RGE. 18,19 SO
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

TITLE: PRELIMINARY SITE PLAN

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 69810
WORK NUMBER: 215611771-01C-111SP
SHEET NUMBER: 6 OF 14

Saved: 7/17/2014 11:38:38 AM KLOSH | Plotted: 7/17/2014 11:45:48 AM KLOSH | W:\215611771\dwg\drawing\01-prep\sheet_files\215611771-01C-111SP.dwg SITEPLAN 3



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:	DKL/89396	02/2014
CHECKED BY:	ADE/84503	02/2014
CONTRACT ADMIN. BY:	ADE/84503	02/2014
WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE:
SEC. 18 TWP. 33S RGE. 18,19

TITLE: PRELIMINARY SITE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 68512
SHEET NUMBER: 215611771-01C-111SP
SHEET NUMBER: 7 OF 14

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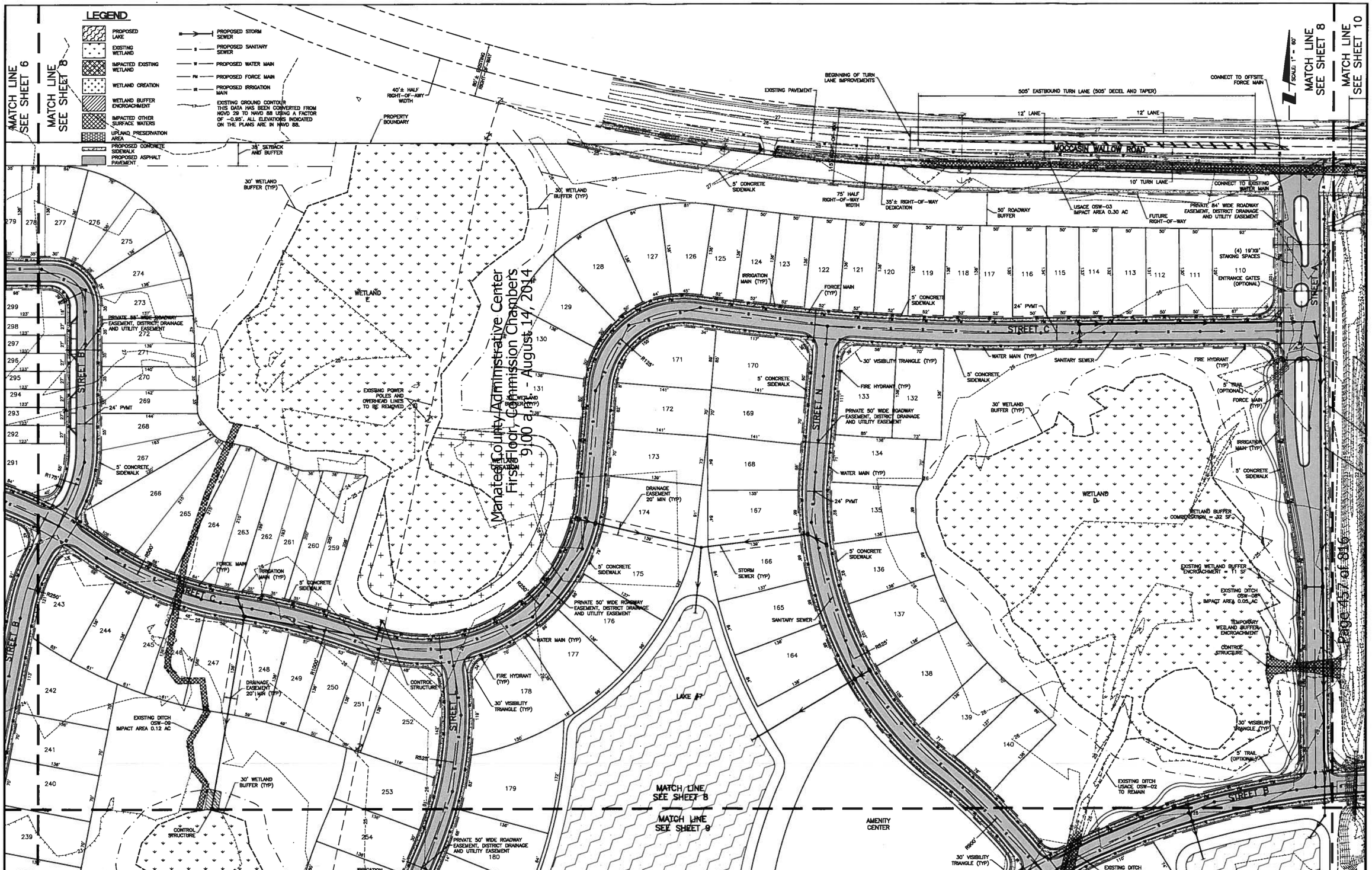

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					DESIGNED BY:	MDS/89568	02/2014
					DRAWN BY:	DKL/89396	02/2014
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396		CHECKED BY:	ADE/84503	02/2014
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396		CONTRACT ADMIN. BY:	ADE/84503	02/2014
△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

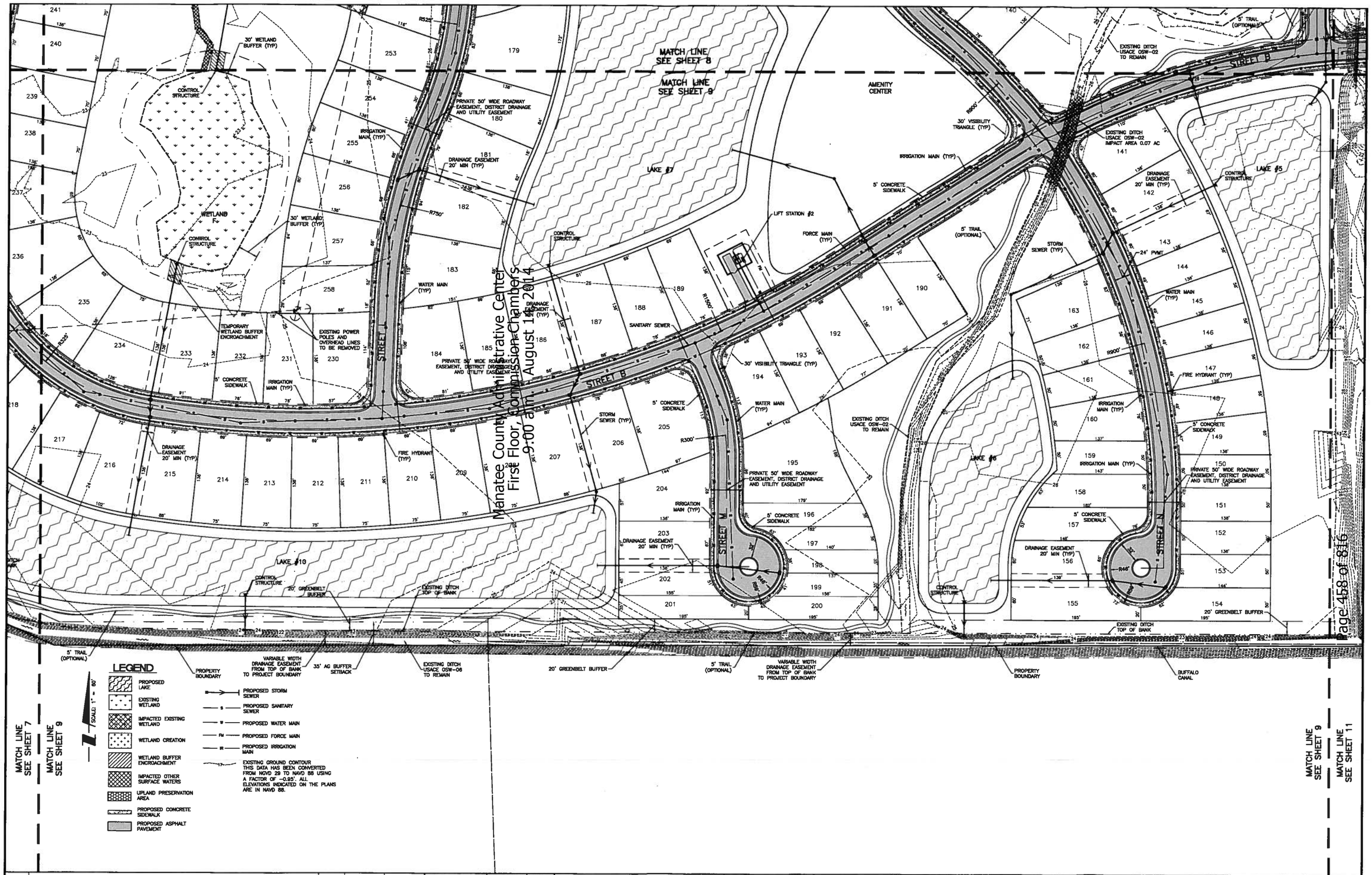
DATE: 02/2014
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE:
SEC: 34 TWP: 33S RGE: 18,19
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

TITLE: PRELIMINARY SITE PLAN

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 69810
INDEX NUMBER: 215611771-01C-111SP
SHEET NUMBER: 8 OF 14

Saved: 7/17/2014 11:38:39 AM KLOSH | Plotted: 7/17/2014 11:45:50 AM KLOSH | W:\215611771\civil\drawing\01-prep\sheet_files\215611771-01C-111SP.dwg[SITEPLAN 8

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. August 14, 2014



REV NO.	REVISION	DATE	DRAWN BY / CHP. NO.	CHECKED BY / CHP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS	08/18/14	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/CHP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:	DKL/89396	02/2014
CHECKED BY:	ADE/84503	02/2014
CONTRACT ADMIN. BY:	ADE/84503	02/2014
WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE:
SEC: 19 24 TWP: 33S 35 RGE: 18,19
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

TITLE: PRELIMINARY SITE PLAN

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 69610
INDEX NUMBER: 215611771-01C-111SP
SHEET NUMBER: 9 OF 14

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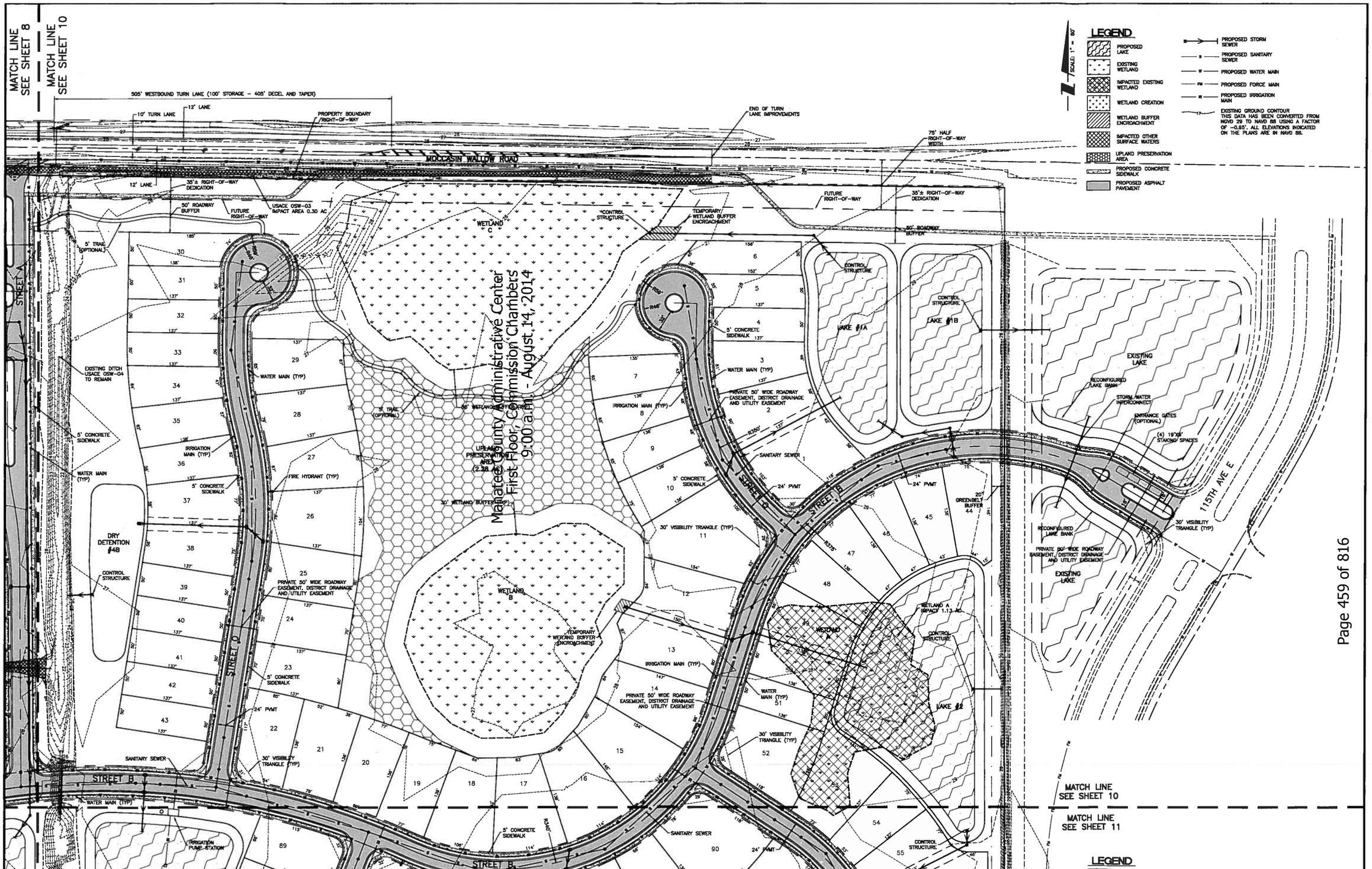

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

REV NO.	REVISION	DATE	DRAWN BY / DIP. NO.	CHECKED BY / DIP. NO.
C	REVISED PER MANATEE COUNTY COMMENTS – ADD PRESERVATION ACREAGE	07/16/14	DKL/89396	
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/DIP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:	DKL/89396	02/2014
CHECKED BY:	ADE/84503	02/2014
CONTRACT ADMIN. BY:	ADE/84503	02/2014
WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

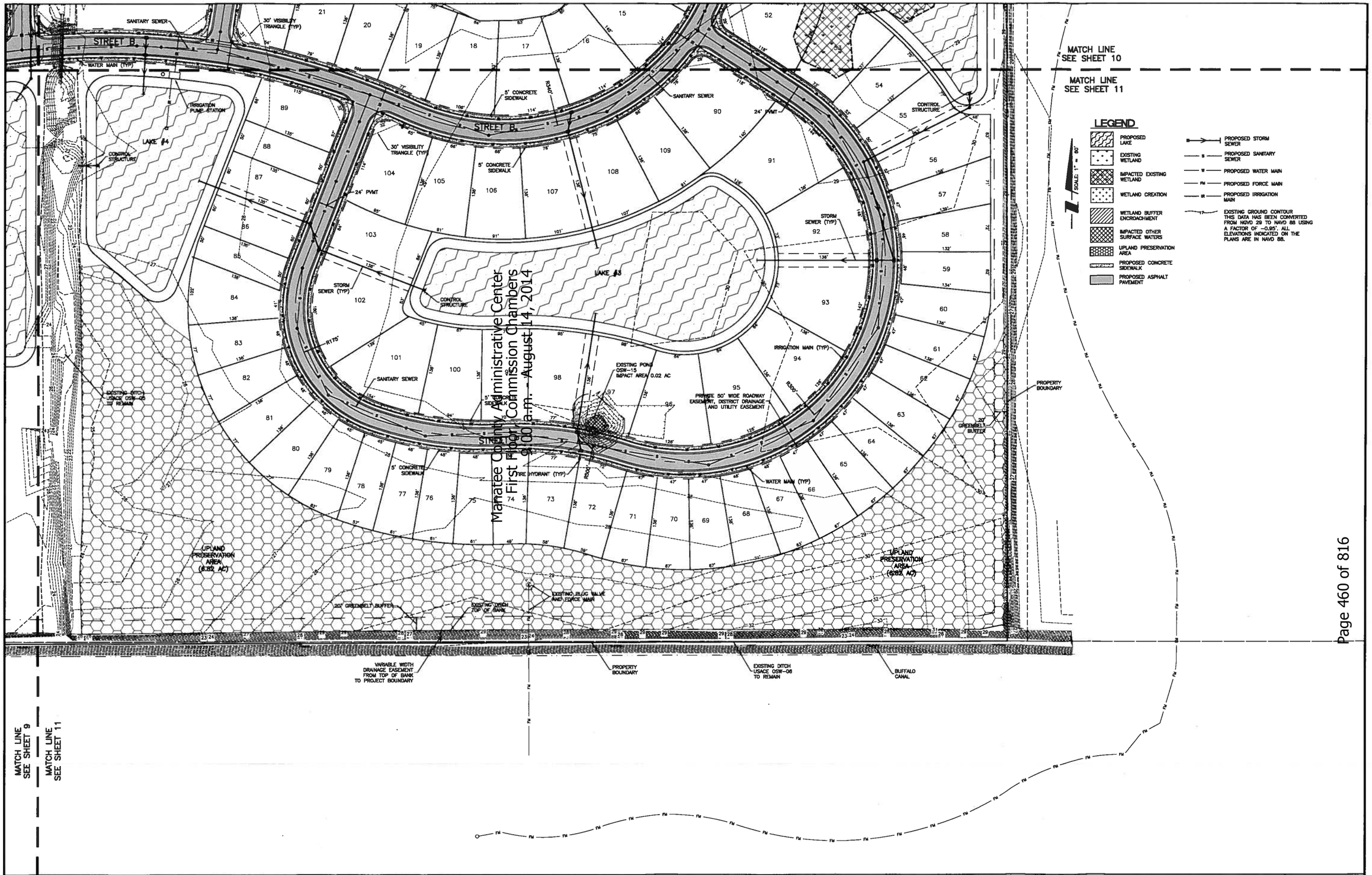
PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE:
SIZE: 36 x 24 TWP: 33S RGE: 18E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

TITLE: PRELIMINARY SITE PLAN

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 69819
INDEX NUMBER: 215611771-01C-111SP
SHEET NUMBER: 10 OF 14

Saved: 7/17/2014 11:38:39 AM KLOSH | Plotted: 7/17/2014 11:45:54 AM KLOSH | W:\215611771\active\215611771\civil\drawing\01-psp\sheet_files\215611771-01C-111SP.dwg



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
C	REVISED PER MANATEE COUNTY COMMENTS – ADD PRESERVATION ACREAGE	07/16/14	DKL/89396	
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:	DKL/89396	02/2014
CHECKED BY:	ADE/84503	02/2014
CONTRACT ADMIN. BY:	ADE/84503	02/2014
WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

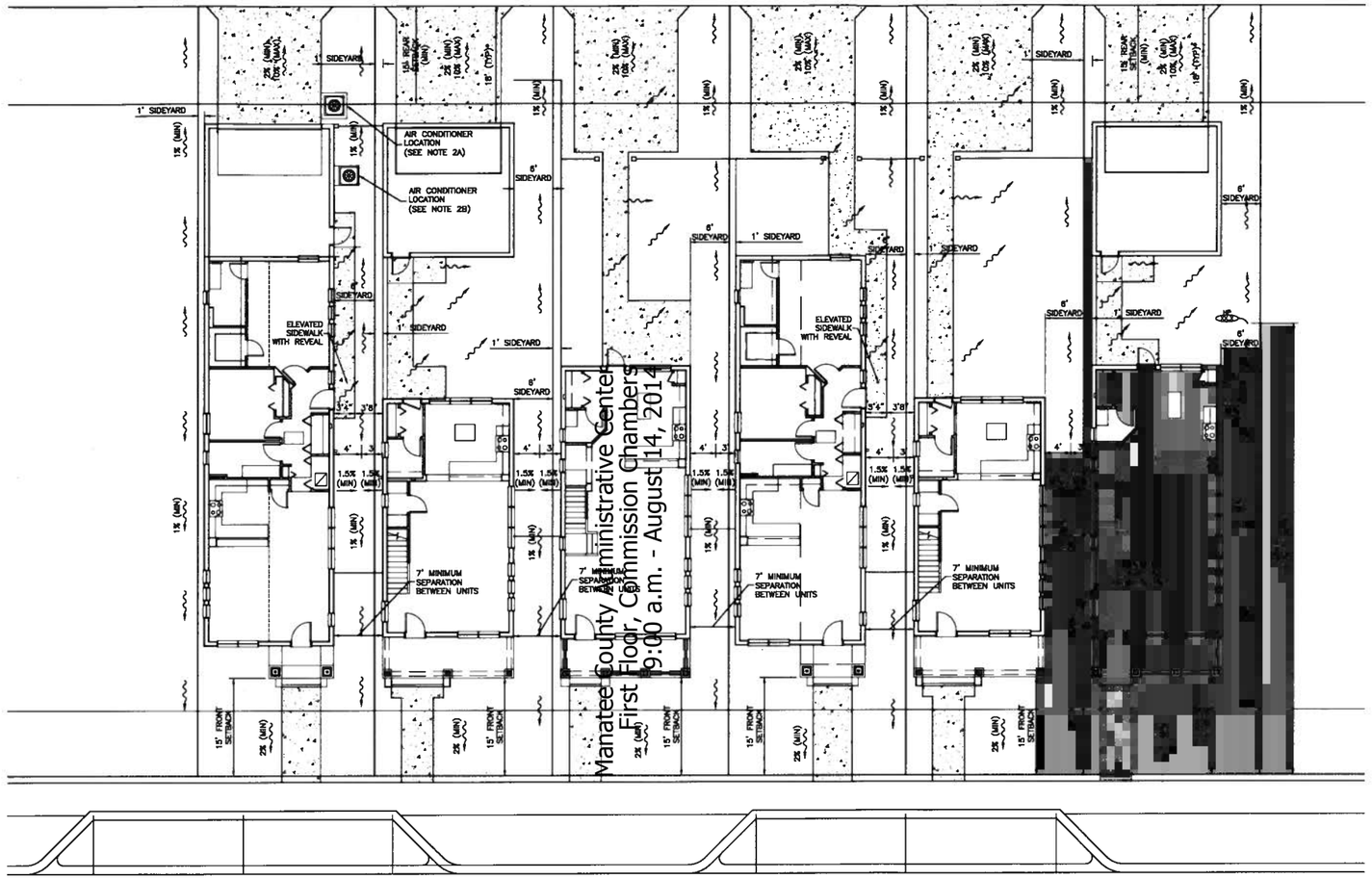
DATE: 02/2014
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE:
SEC: 18 24 TWP: 33S RGE: 18,19
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

TITLE: PRELIMINARY SITE PLAN

ANDREW D. ELLARD, P.E.
FLORIDA LICENSE NO. 59810
NSC NUMBER: 215611771-01C-111SP

SHEET NUMBER: 11 OF 14

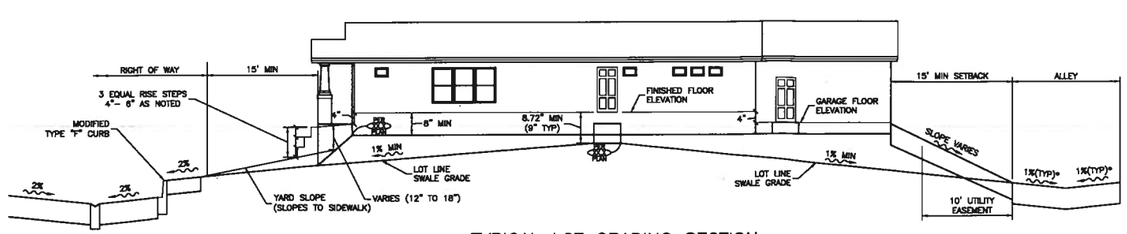
Saved: 7/17/2014 11:38:38 AM KLOSH | Plotted: 7/17/2014 11:40:05 AM KLOSH | V:\3158\active\215611771\civil\drawing\01-psp\sheet_files\215611771-01C-111SP.dwg\SITEPLAN 8



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

NOTE:
MINIMUM GRADE SLOPES ARE AS FOLLOWS:
FRONT YARD – 2.0%
REAR AND SIDE YARDS – 1.5%
SWALES – 1.0%

TYPICAL LOT GRADING PLAN
1" = 10'



TYPICAL LOT GRADING SECTION
NTS

27' SINGLE FAMILY DETACHED NOTES

1. A SEVEN FOOT PRIVATE DRAINAGE EASEMENT (8 FEET ALONG ONE LOT LINE AND ONE FOOT ALONG THE OPPOSITE LOT LINE) SHALL BE DEDICATED BETWEEN EACH SINGLE-FAMILY DETACHED RESIDENCE. THE DRAINAGE EASEMENT SHALL BE FOR THE USE OF COLLECTION AND CONVEYANCE OF RUNOFF FROM EACH RESIDENCE.

2A. AIR CONDITIONER UNITS MAY BE PLACED ABOVE THE SIDE YARD DRAINAGE EASEMENTS ELEVATED ON BLOCKS OR CONCRETE SLAB, EXTENDING NO MORE THAN 2' INTO THE EASEMENT, AT THE REAR CORNER OF THE GARAGE. PUMPS, OR OTHER ACCESSORY STRUCTURES SHALL NOT BE INSTALLED WITHIN THE SIDE YARD DRAINAGE EASEMENT BETWEEN EACH RESIDENCE. LANDSCAPING IN THE DRAINAGE EASEMENT SHALL NOT BE PLACED WITHIN THE MIDDLE ONE-THIRD (1/3) OF ANY DRAINAGE SWALE OR EASEMENT.

2B. AS AN ALTERNATIVE TO 2A. ABOVE, AIR CONDITIONER UNITS MAY BE PLACED ABOVE THE SIDE YARD DRAINAGE EASEMENT, ALONG THE SIDE OF THE HOUSE OR GARAGE, PROVIDED THAT THEY ARE SUSPENDED ON BRACKETS ABOVE THE EASEMENT, AND MAY EXTEND NO MORE THAN 3'-10" INTO THE EASEMENT. PUMPS, OR OTHER ACCESSORY STRUCTURES SHALL NOT BE INSTALLED WITHIN THE SIDE YARD DRAINAGE EASEMENT BETWEEN EACH RESIDENCE. LANDSCAPING IN THE DRAINAGE EASEMENT SHALL NOT BE PLACED WITHIN THE MIDDLE ONE-THIRD (1/3) OF ANY DRAINAGE SWALE OR EASEMENT.

3. THE BOTTOM OF FENCES ALONG OR WITHIN DRAINAGE EASEMENTS SHALL BE ELEVATED ABOVE GRADE TO ALLOW THE FREE FLOW OF DRAINAGE.

4. YARD DRAINAGE INLETS SHALL BE UTILIZED WHERE DRIVEWAYS, PATIOS, SIDEWALKS, OR OTHER RAISED SURFACES PROHIBIT THE FREE FLOW OF DRAINAGE RUNOFF. YARD DRAIN INLETS SHALL BE UTILIZED WHERE LANDSCAPING WOULD PROHIBIT THE FREE FLOW OF DRAINAGE RUNOFF. YARD DRAIN INLETS SHALL BE CONNECTED BY PIPES WHICH DRAIN INTO A STORMWATER MANAGEMENT FACILITY FOR THE PROJECT.

5. ROOF GUTTERS SHALL BE INSTALLED ON THE OVERHANG OF EACH SINGLE FAMILY DETACHED RESIDENCE WHERE THERE IS A ONE (1) FOOT SIDE SETBACK. ROOF GUTTERS SHALL DRAIN DIRECTLY INTO THE PROPERTY LINE SWALE OR INTO A PIPED YARD DRAIN SYSTEM THAT IS CONNECTED TO A STORMWATER MANAGEMENT FACILITY FOR THE PROJECT, WHERE LANDSCAPING IS IN CONFLICT. THERE SHALL BE NO MORE THAN 6" OF ROOF OVERHANG PLUS GUTTERS ALONG THE SIDE OF EACH SINGLE FAMILY DETACHED RESIDENCE THAT FACE THE PROPERTY LINE WITH THE 1' SIDE SETBACK. THERE SHALL BE NO STRUCTURAL MEMBER OF ANY RESIDENCE THAT ENCROACHES ONTO THE ADJOINING LOT.

6. DURING INFRASTRUCTURE CONSTRUCTION, ALL LOTS SHALL BE ROUGH GRADED TO PROVIDE POSITIVE DRAINAGE RUNOFF TO RESPECTIVE STREETS, ALLEYS, OR CONNECTION TO THE STORMWATER MANAGEMENT SYSTEM.

7. ALL DWELLINGS SHALL HAVE A GARAGE TO ACCOMMODATE AT LEAST ONE CAR.

8. THESE SINGLE-FAMILY DETACHED RESIDENCES SHALL BE BUILT AND GRADED IN CLUSTERS.

9. IT IS THE INTENT OF THIS DESIGN THAT THE COUNTY CRITERIA OF REQUIRING THE FINISH FLOORS TO BE AT LEAST 21"/24" ABOVE THE CENTERLINE OF THE ROADWAY SHALL BE MEASURED FROM THE FRONTAGE ROAD (THE SUBDIVISION ROADWAY) AND NOT THE ALLEY.

10. PLEASE NOTICE THAT THE SIDE YARD SWALE GRADES ARE NOT LOCATED DIRECTLY ON THE LOT LINES. THIS IS TO IDENTIFY THAT THE SWALES ARE TO BE CREATED WITH THE OFFSETS FROM THE HOMES IDENTIFIED HEREIN, WHICH PLACES THE SWALE BOTTOMS INSIDE THE LOTS THEMSELVES.

11. A TYPICAL LOT DRAINAGE PLAN AND CROSS SECTION(S) SHALL BE PROVIDED FOR EACH SINGLE FAMILY DETACHED RESIDENCE. THE DRAINAGE AND GRADING PLAN FOR EACH SINGLE FAMILY RESIDENCE SHALL BE APPROVED BY MANATEE COUNTY PUBLIC WORKS DEPARTMENT.

12. ALL SINGLE FAMILY DETACHED RESIDENCES SHALL UTILIZE TURN DOWN SLAB WITH 24" FORM BOARD CONSTRUCTION.

13. DURING INFRASTRUCTURE CONSTRUCTION, ALL LOTS SHALL BE ROUGH GRADED TO PROVIDE POSITIVE DRAINAGE RUNOFF TO RESPECTIVE STREETS, ALLEYS OR CONNECTION TO THE STORMWATER MANAGEMENT SYSTEM.

* DEVIATION FROM TYPICAL MAY IMPACT GRADING DEPICTED ON COTTAGE GRADING EXHIBIT.

REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:		02/2014
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
SEC. 19 24 TWP. 33S RGE. 18,19
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

TITLE: COTTAGE LOT DETAIL AND NOTES

ANDREW D. ELLAND, P.E.
FLORIDA LICENSE NO. 89510
INDEX NUMBER: 215611771-01C-201SP
SHEET NUMBER: 12 OF 14

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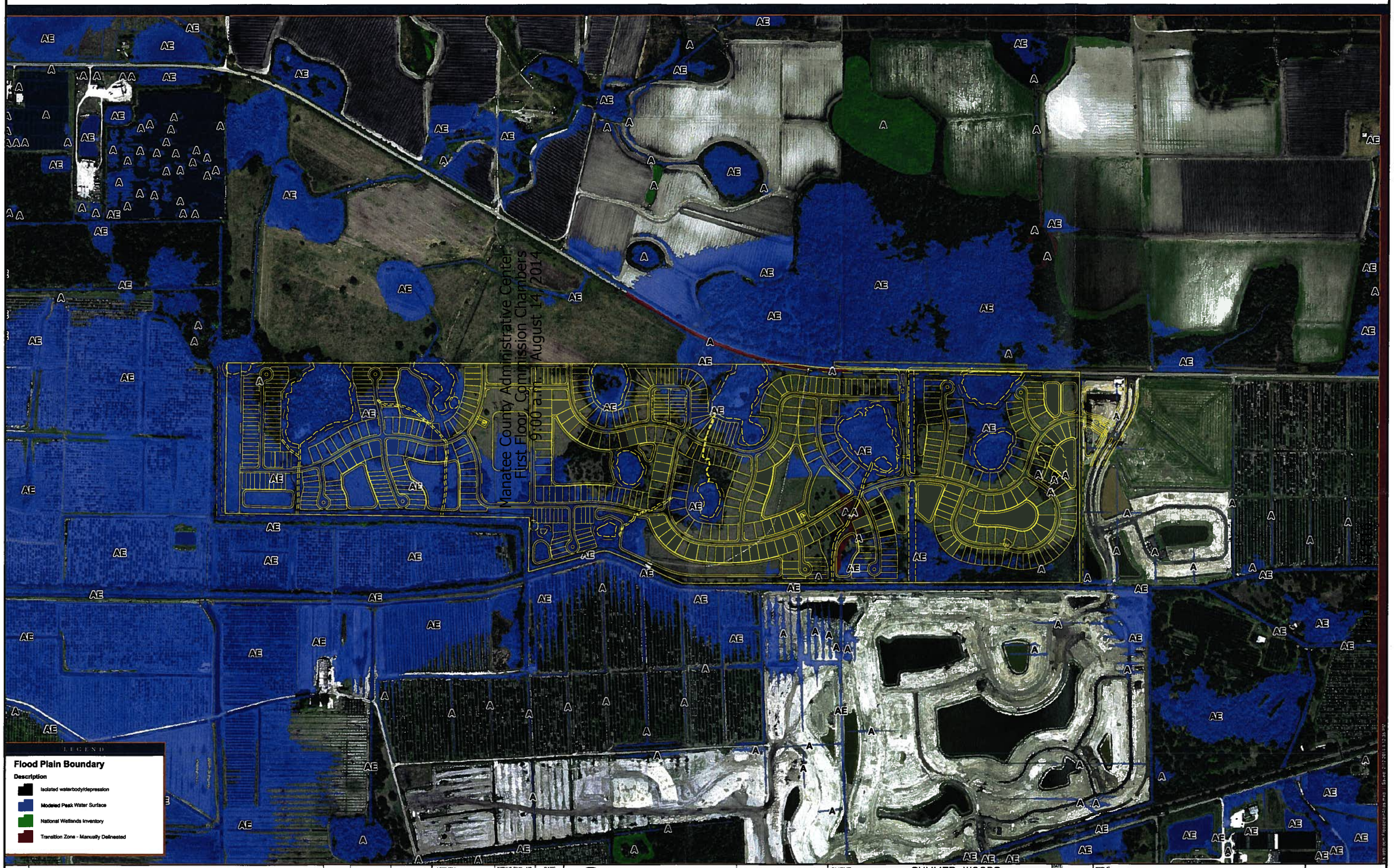

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	MDS/89568	02/2014
DRAWN BY:	DKL/89396	02/2014
CHECKED BY:	ADE/84503	02/2014
CONTRACT ADMIN. BY:	ADE/84503	02/2014
WM APPROVED BY:	ADE/84503	02/2014

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: 1" = 250'
VERTICAL SCALE:
SEC: 18 TWP: 33S RGE: 18,19
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611771

TITLE: FEMA 100 YR DFIRM FLOODPLAIN BOUNDARY

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 69810
INDEX NUMBER: 215611771-01C-701FP
SHEET NUMBER: 13 OF 14

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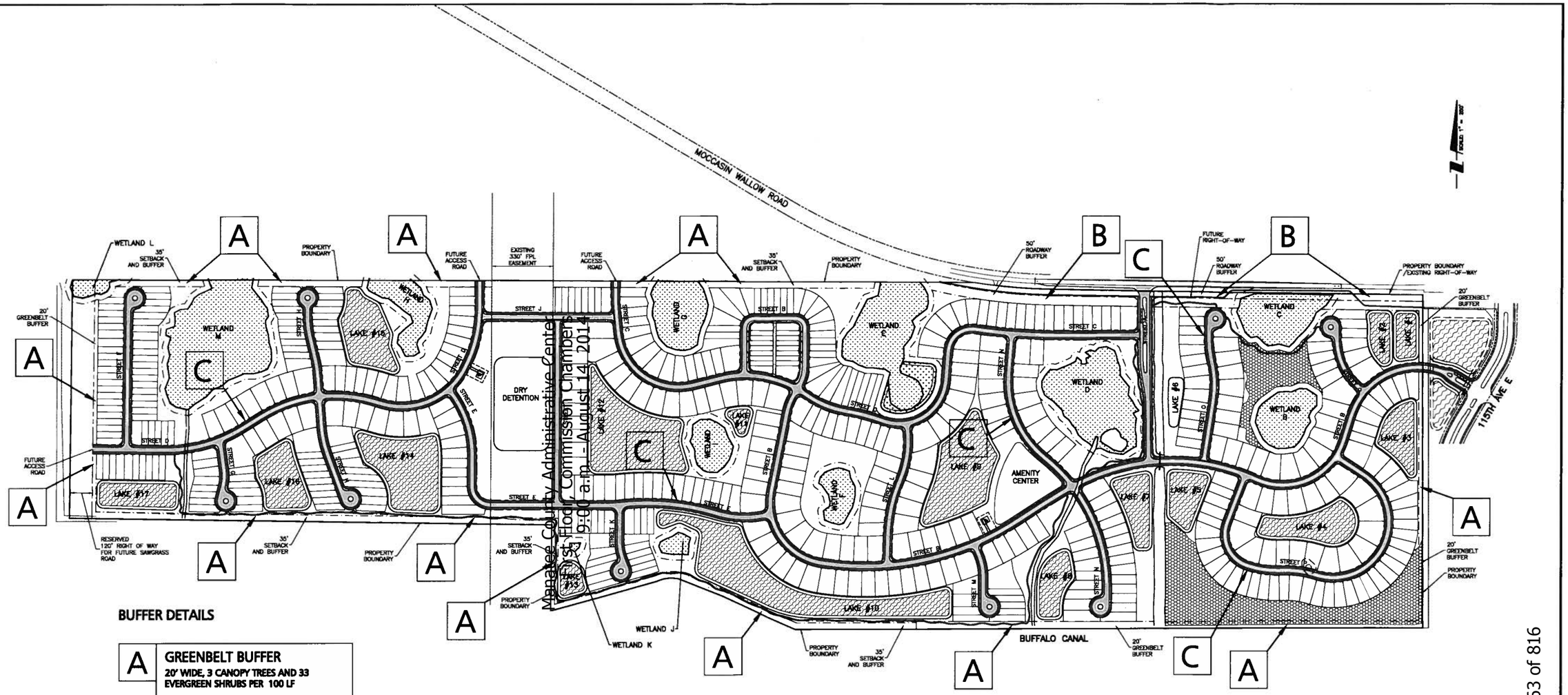

BUFFER DETAILS

A — GREENBELT BUFFER
20' WIDE, 3 CANOPY TREES AND 33 EVERGREEN SHRUBS PER 100 LF

NOTE: EXISTING TREES TO REMAIN ARE COUNTED TOWARDS REQUIRED BUFFER PLANTING MATERIAL TOTAL WHERE APPLICABLE

B — ROADWAY BUFFER
50' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

NOTE: EXISTING TREES TO REMAIN ARE COUNTED TOWARDS REQUIRED BUFFER PLANTING MATERIAL TOTAL WHERE APPLICABLE

C — STREET TREES
1 CANOPY TREE PER 50 LF OF RIGHT-OF-WAY
1 TREE PROPOSED PER LOT PER SPECIFIC APPROVAL

NOTE: EXISTING TREES TO REMAIN ARE COUNTED TOWARDS REQUIRED BUFFER PLANTING MATERIAL TOTAL WHERE APPLICABLE

Manatee County Administrative Center
1st Floor Commission Chambers
9:00 a.m. - August 14, 2014

△REV NO.	REVISION	DATE	DRAWN BY / DWF. NO.	CHECKED BY / DWF. NO.
B	REVISED PER MANATEE COUNTY COMMENTS	06/18/14	DKL/89396	
A	REVISED PER MANATEE COUNTY COMMENTS	05/02/14	DKL/89396	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	SAB	02/2014
DRAWN BY:	DKL/89396	02/2014
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: SUMMER WOODS PRESERVATION, LLC.

PROJECT: SUMMER WOODS

DATE: 02/2014
HORIZONTAL SCALE: 1" = 250'
VERTICAL SCALE:
SEC. 18 24 | TWP. | RGE. 35S 18,19
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY LANDSCAPE PLAN

PROJECT NUMBER: 215611771

SCOTT A. BUTTARS, L.A. FLORIDA LICENSE NO. 1758

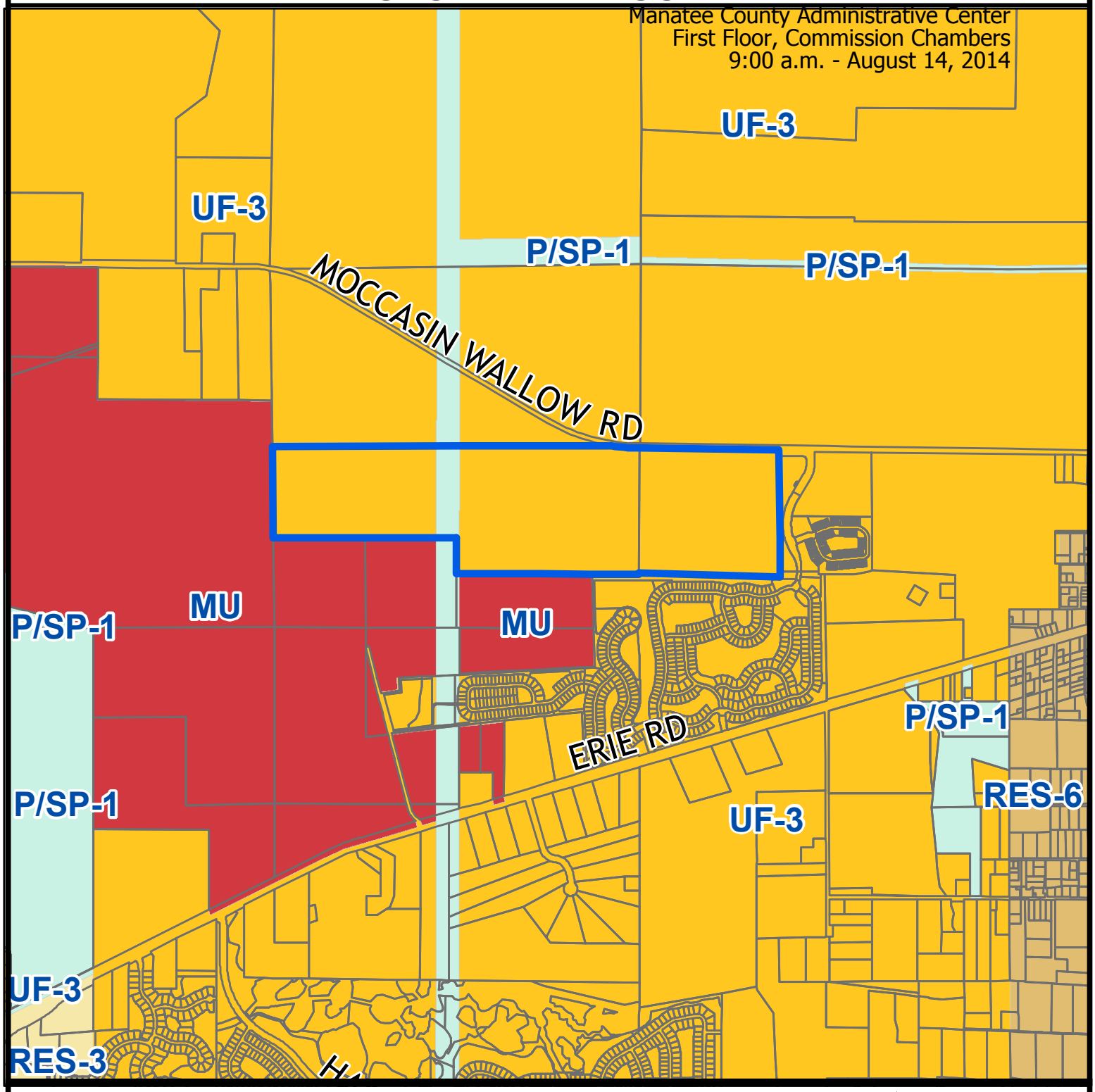
INDEX NUMBER: 215611771-01L-01SP

SHEET NUMBER: 14 OF 14

Saved: 6/18/2014 1:00:23 PM KLOSH | Plotted: 7/17/2014 11:48:14 AM KLOSH | V:\215611771\civil\drawing\01-sp\sheet_files\215611771-01L-01SP.dwg

FUTURE LAND USE

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



Parcel ID #(s) 401600002, 651800005

Manatee County
Staff Report Map

Map Prepared 4 / 2014

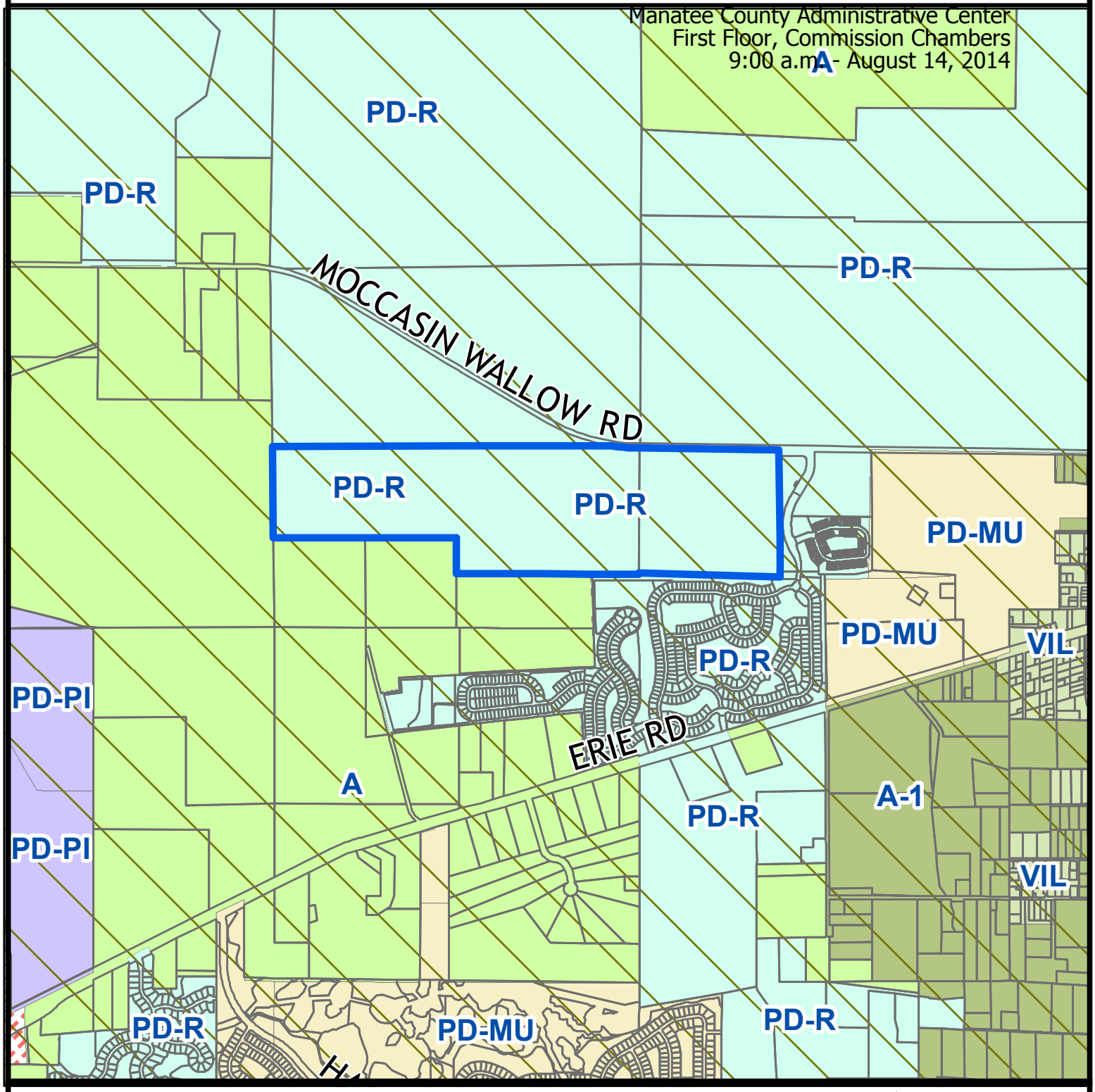
1 inch = 1,949 feet

Project Name: Summer Woods
Project #: PDR-14-14 (P)
DTS#: 20140052
Proposed Use: Residential

S/T/R: Sec 19 Twn 33 Rng 19
Acreage: 268
Existing Zoning: PD-R
Existing FLU: UF-3, P/SP-1
Overlays: NCO
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: Frog Creek
Commissioner: Larry Bustle

ZONING



Parcel ID #(s) 401600002, 651800005

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,949 feet

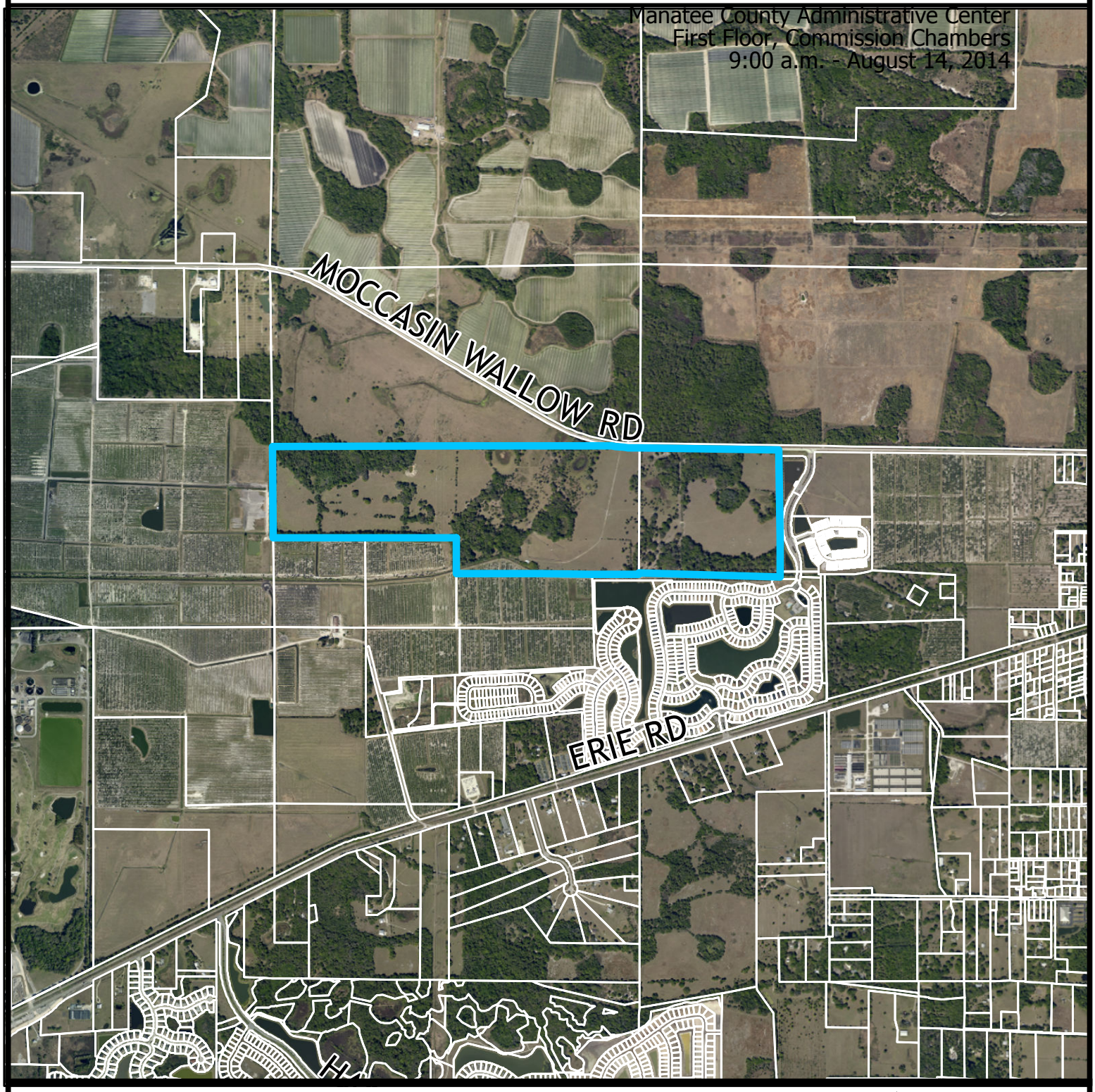
North Central Overlay

Project Name:	Summer Woods
Project #:	PDR-14-14 (P)
DTS#:	20140052
Proposed Use:	Residential

S/T/R:	Sec 19 Twn 33 Rng 19
Acreage:	268
Existing Zoning:	PD-R
Existing FLU:	UF-3, P/SP-1
Overlays:	NCO
Special Areas:	NONE

CHH:	N
Watershed:	NONE
Drainage Basin:	Frog Creek
Commissioner:	Larry Bustle

AERIAL



Parcel ID #(s) 401600002, 651800005

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,949 feet

Project Name:	Summer Woods
Project #:	PDR-14-14 (P)
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Proposed Use:	Residential

S/T/R:	Sec 19 Twn 33 Rng 19
Acreage:	268
Existing Zoning:	PD-R
Existing FLU:	UF-3, P/SP-1
Overlays:	NCO
Special Areas:	NONE

CHH:	N
Watershed:	NONE
Drainage Basin:	Frog Creek
Commissioner:	Larry Bustle

August 14, 2014 Planning Commission
Agenda Item #9

Subject
LDA-09-04(R2) - Amendment to the Amended and Restated Local Development Agreement for Summer Woods - DTS20140240 - MEPS00000286 - Quasi-Judicial - Shelley Hamilton

Briefings
None

Contact and/or Presenter Information

Shelley Hamilton

Principal Planner

941-748-4501 ext. 6863

Action Requested

RECOMMENDED MOTION

Based upon the staff report, evidence presented, and finding the request to be CONSISTENT with the Manatee County Land Development Code and Comprehensive Plan, I move to APPROVE the an Amendment to the Summer Woods Amended and Restated Local Development Agreement LDA-09-04(R2), as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Summer Woods Preservation, LLC has filed an amendment to the Amended and Restated Local Development Agreement for Summer Woods. The 268.14 + acre site is south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County, and is zoned PDR (Planned Development Residential).
• The property is approved to allow 562 residential units. The applicant is concurrently processing a new Preliminary Site Plan (PSP) for allow the same number of units on the property (562 residential units), but allow a different mix of units. Specifically, the purpose of the LDA is to:
– Allow a change in the unit types from a five hundred sixty two (562) single family detached units to 562

total residential units, including 376 single family detached residential units, and 186 single family semi-detached residential units;

– To update the property owners; and

– Apply this LDA to the application known as PDR-09-14/PSP-14-09 (see third “Whereas” clause in the proposed LDA).

- Staff recommends approval of the proposed amendment to the existing, Amended and Restated LDA.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
William Clague reviewed and responded by email on May 15, 2014.

Reviewing Attorney
Clague

Instructions to Board Records
n/a

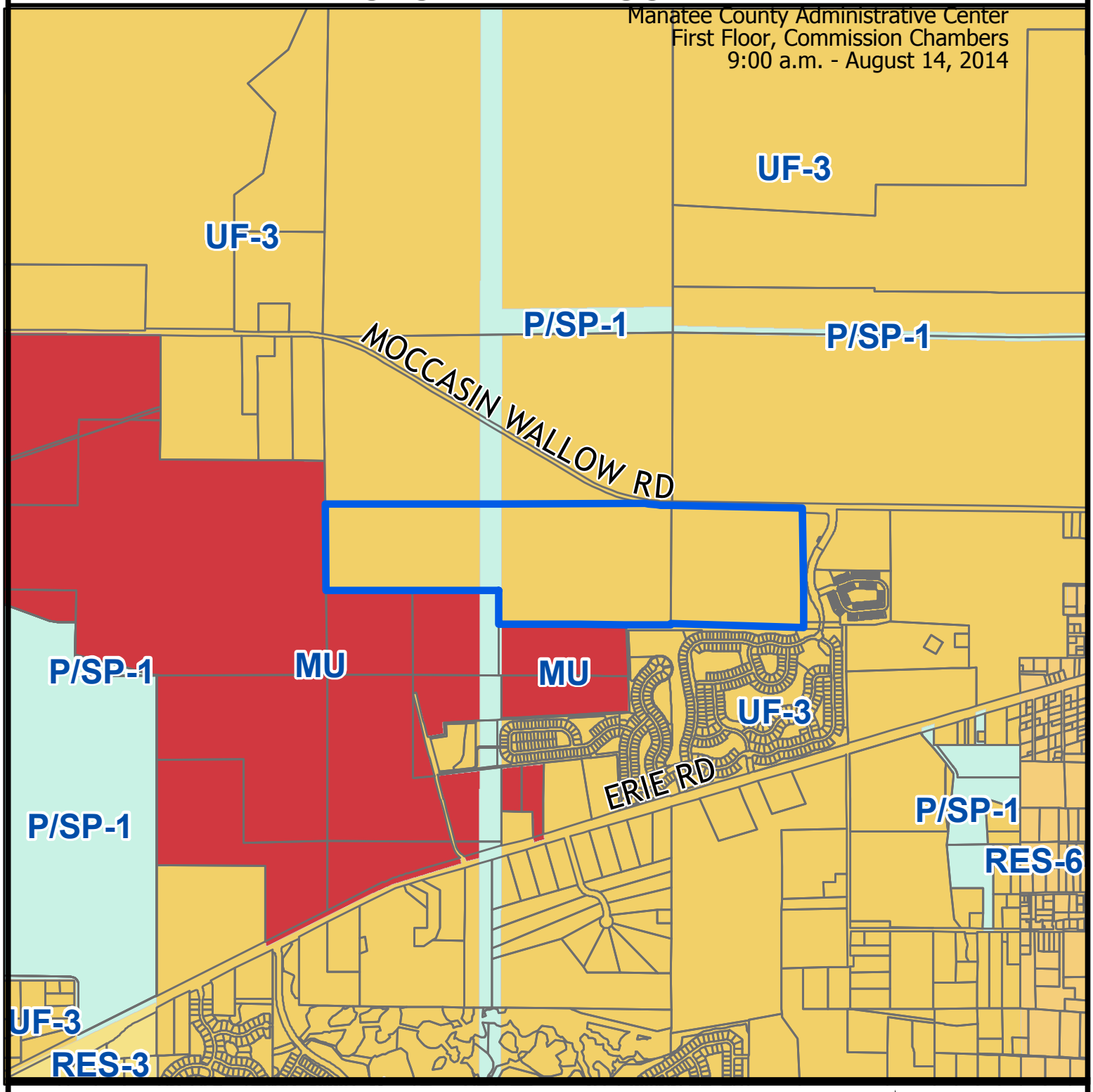
Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - Summer Woods LDA - LDA-09-04(R2) - 8-14-2014PC.pdf
Attachment: Staff Report - Summer Woods LDA - 8-14-2014 PC.pdf
Attachment: LDA for Summer Woods - LDA-09-04(R2) - 8-14-2014 PC.pdf
Attachment: Affidavit of AD - Sarasota Herald Tribune - Summer Woods - LDA-09-04(R2) - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Summer Woods - LDA-09-04(R2) - 8-14-14 PC.pdf

FUTURE LAND USE

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



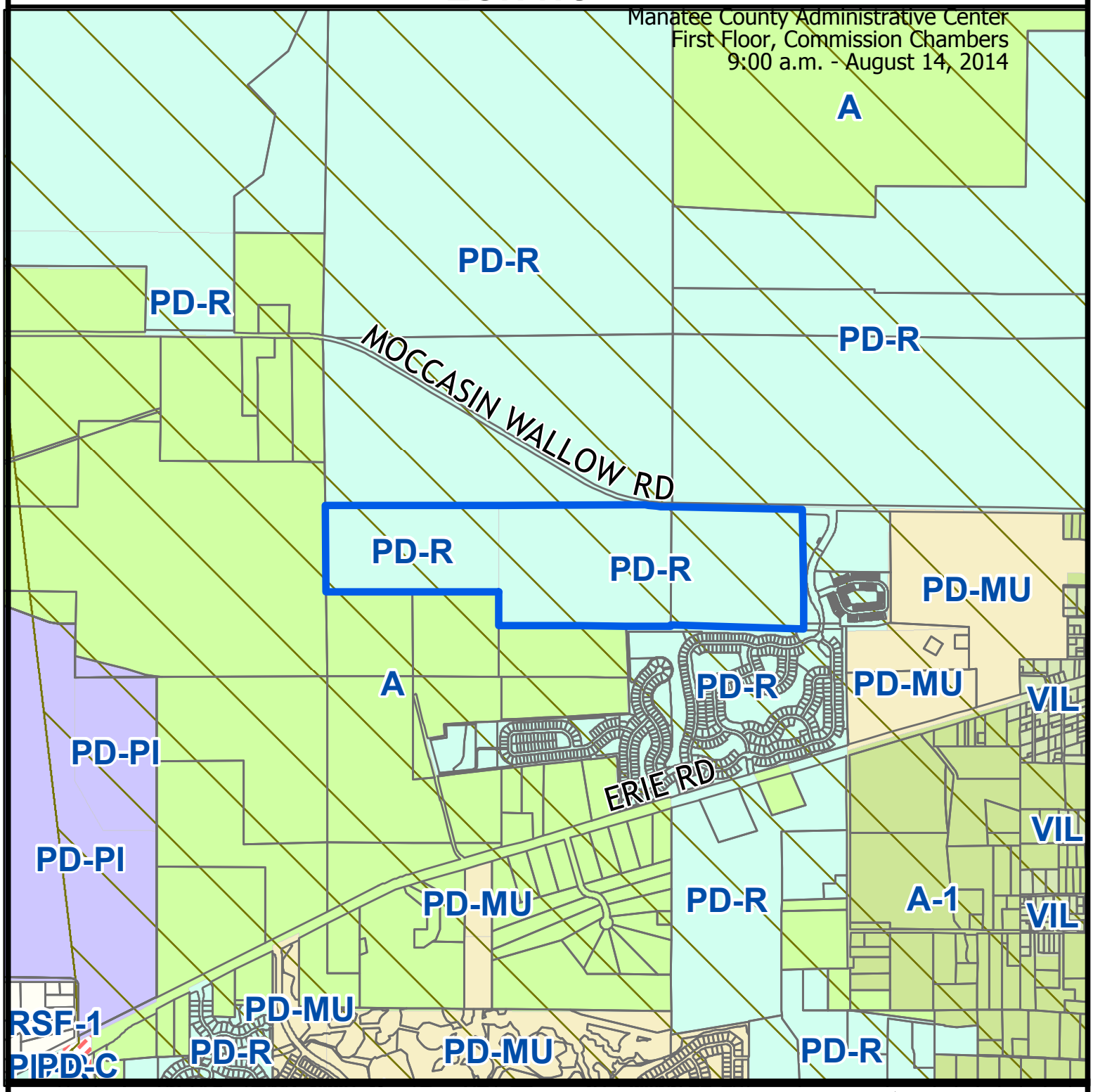
Parcel ID #(s) 401600002, 651800005

Manatee County
Staff Report Map

Map Prepared 6/22/2011
1 inch = 2,064 feet

Project Name:	Summer Woods
Project #:	LDA-09-04 (R2)
DTS#:	20140052
Proposed Use:	Residential
S/T/R:	Sec 19,23,24 Twn 33 Rng 19,18
Acreage:	268.14
Existing Zoning:	PD-R
Existing FLU:	UF-3, P/SP-1
Overlays:	NCO
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	BUFFALO CREEK
Commissioner:	Larry Bustle

ZONING



Parcel ID #(s) 401600002, 651800005

Manatee County
Staff Report Map

Map Prepared 6/22/2011
1 inch = 2,064 feet

Project Name:	Summer Woods
Project #:	LDA-09-04 (R2)
DTS#:	20140052
Proposed Use:	Residential

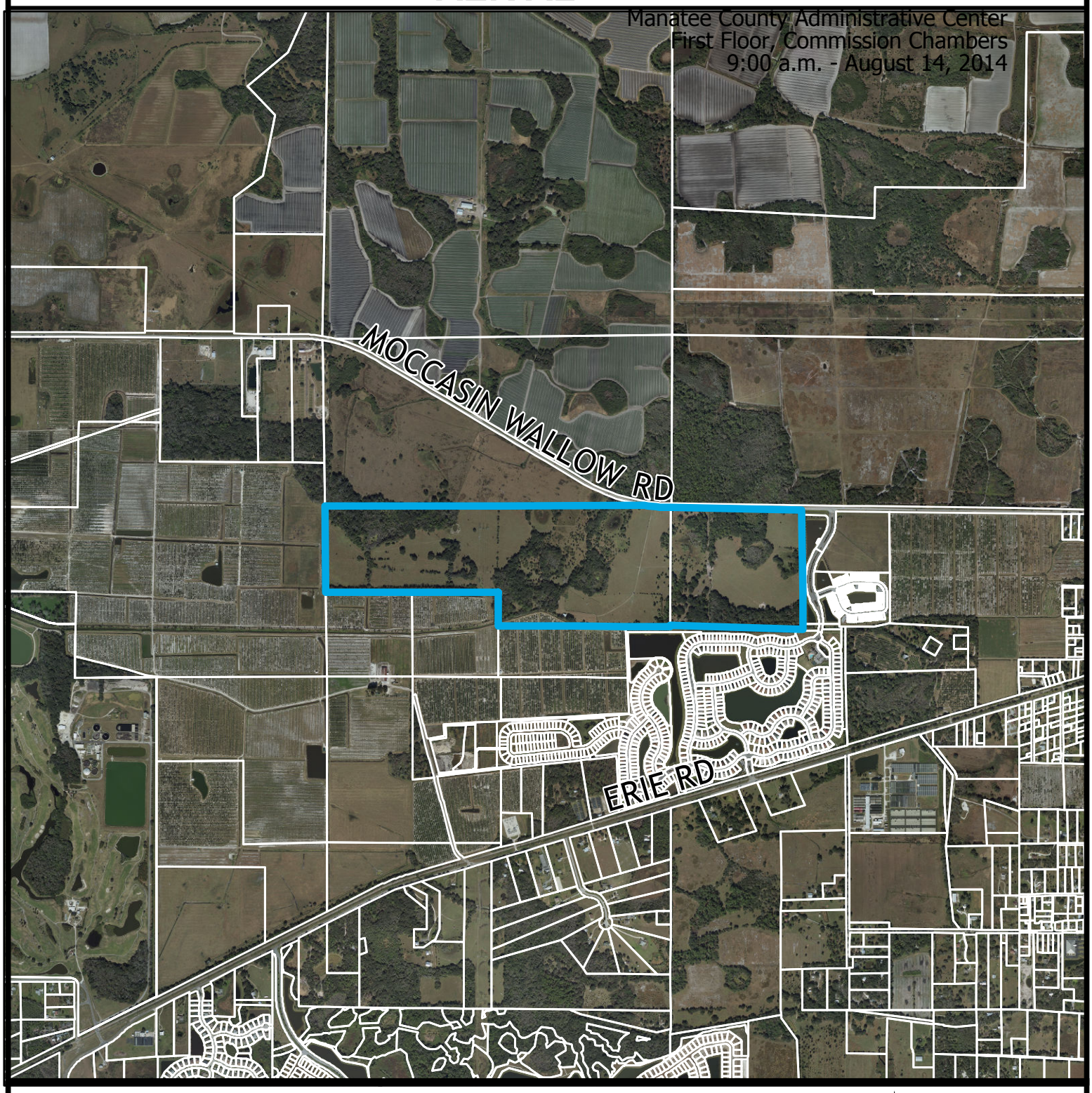
S/T/R:	Sec 19,23,24 Twn 33 Rng 19,18
Acreage:	268.14
Existing Zoning:	PD-R
Existing FLU:	UF-3, P/SP-1
Overlays:	NCO
Special Areas:	NONE

CHH:	NONE
Watershed:	NONE
Drainage Basin:	BUFFALO CREEK
Commissioner:	Larry Bustle

Overlays

North Central Overlay

AERIAL



Parcel ID #(s) 401600002, 651800005

Manatee County
Staff Report Map

Map Prepared 6/22/2011
1 inch = 2,064 feet

Project Name:	Summer Woods
Project #:	LDA-09-04 (R2)
DTS#:	20140052
Proposed Use:	Residential
S/T/R:	Sec 19,23,24 Twn 33 Rng 19,18
Acreage:	268.14
Existing Zoning:	PD-R
Existing FLU:	UF-3, P/SP-1
Overlays:	NCO
Special Areas:	NONE
CHH:	NONE
Watershed:	NONE
Drainage Basin:	BUFFALO CREEK
Commissioner:	Larry Bustle

LDA-09-04(R2)/AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS/ DTS20140240/ MEPS00000286

Request approval of an amendment to the Amended and Restated Local Development Agreement to:

1. **Allow a change in the unit types from a five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units and single family semi-detached residential units;**

2. **To update the property owners; and**

3. **Apply this LDA to the application known as PDR-14-14(P) (see third "Whereas" clause in the proposed LDA).**

Project Location: **268.14 ± acres located south of Moccasin Wallow Road, west of 115th Avenue East, north of Buffalo Canal, and east of (future) Sawgrass Road.**

P.C. 8/14/2014 **B.O.C.C. 9/4/2014**

RECOMMENDED MOTION

Based upon the staff report, evidence presented, and finding the request to be CONSISTENT with the Manatee County Land Development Code and Comprehensive Plan, I move to APPROVE the an Amendment to the Summer Woods Amended and Restated Local Development Agreement LDA-09-04(R2), as recommended by staff.

STAFF REPORT

DISCUSSION

The applicant is proposing an amendment to the existing Amended and Restated Local Development Agreement to:

1. **Change the types of units on the subject property to allow five hundred and sixty-two (562) residential units, including single family detached residential units and single family semi-detached residential units;**

2. **To update the property owners; and**

3. **Apply this LDA to the application known as PDR-14-14(P) (see third "Whereas" clause in the proposed LDA.**

The property owners, Gulf Land Investments, LLC (50%), Shore Road, LLC (25%), and Hanover Real Estate Group, LLC (25%), own the 268.14 ± acres which are the subject of the proposed first amendment to the Amended and Restated Local Development Agreement (LDA) for Summer Woods. The property is generally located south of Moccasin Wallow Road, west of 115th Avenue East, north of Buffalo Canal, and east of (future) Sawgrass Road.

Concurrent with this LDA, the applicants are requesting a Preliminary Site Plan (PSP) for the subject property to allow the development of 562 dwelling units (consisting of single family detached and semi-detached units) in the PDR (Planned Development Residential) rezone.

The proposed LDA will authorize the following:

1. **A change in the types of residential units to be allowed on the subject property;**
2. **To update the property owners of the subject property; and**
3. **To apply the LDA to the application known as PDR-14-14(P).**

All other existing conditions contained within the Amended and Restated LDA for Summer Woods will remain. This request to amend the Amended and Restated LDA for Summer Woods is a housekeeping amendment to true up the existing LDA to the proposed amendment to the existing Summer Woods development.

COMPREHENSIVE PLAN CONSISTENCY

The proposed Local Development Agreement is consistent with the Comprehensive Plan. Specifically, the proposed Local Development Agreement supports:

Objective 10.1.3: Non Ad Valorem Funding Sources: Maximum utilization of user fees, intergovernmental transfers, and other funding

sources to limit reliance on local ad valorem revenues for funding capital improvements.

and

Policy 10.1.3.3: **Establish and utilize other appropriate funding sources for capital projects to minimize reliance on ad valorem revenues for capital expenditures.**

RECOMMENDATION

Staff recommends APPROVAL.

FIRST AMENDMENT TO SUMMERWOODS AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT

This **FIRST AMENDMENT TO SUMMERWOODS AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT** ("First Amendment") is made and entered into this ____ day of _____, 2014, by and between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (the "County") and **GULF LAND INVESTMENTS, LLC,** a Florida limited liability company (as to an undivided fifty percent interest), **SHORE ROAD, LLC,** a Florida limited liability company (as to an undivided twenty five percent interest), and **HANOVER REAL ESTATE GROUP, LLC,** (as to an undivided twenty five percent interest), as Tenants In Common, whose address is 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240 (the "Applicant").

WITNESSETH:

WHEREAS, County and Applicant's predecessor in title are parties to that certain Summerwoods Amended and Restated Local Development Agreement, dated April 24, 2012, as recorded in OR Book 2417, Page 6603, of the Public Records of Manatee County, Florida (the "LDA"), which LDA concerns a 268.14± acre parcel of real property located in Manatee County and generally bounded by Moccasin-Wallow Road to the north, 115th Avenue East to the east, Buffalo Canal to the south, and Sawgrass Road (future) to the west (the "Project Site"), the complete legal description for which is attached hereto as Exhibit "A"; and

WHEREAS, the Applicant has applied for an amended preliminary site plan approval from Manatee County pursuant to Application No. PDR-14-14 (P), to allow single family residential units, single family detached residential units, and single family semi-detached residential units to be constructed on the Project Site (the "Project"), and

WHEREAS, the parties desire to amend the LDA to make certain that it remains consistent with the preliminary site plan approved pursuant to Application No. PDR-14-14 (P), all as more fully set forth herein;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

1. **Recitals True and Correct.** The recitals set forth above are true and correct and are incorporated herein by reference.

2. **Identification of Approval Ordinance.** The Manatee County Ordinance to which this LDA shall apply is now known as, and shall be known as PDR-14-14 (P).

3. **Description of Development Uses.** The first sentence of Paragraph 2 of the LDA is hereby amended and restated in its entirety to read as follows:

"2. **Description of Development Uses.** The Project shall be developed including the following components:

* Five Hundred Sixty Two (562) single family residential units, single family detached residential units, and single family semi-detached residential units."

4. **Recording of this First Amendment.** The Clerk of the Circuit Court of Manatee County, as Clerk to the Board of County Commissioners (the "Clerk") shall record this First Amendment in the Public Records of Manatee County, Florida, no later than fourteen (14) days after the execution by all parties. Applicant shall bear the expense of recording this First Amendment.

5. **Conflict**. In the event of any conflict between the terms, provisions and conditions of this First Amendment or the LDA, the terms, provisions and conditions of this First Amendment shall control.

6. **Effective Date.** This First Amendment shall become effective immediately upon the occurrence of all the following:

(A) Adoption and approval of the amended preliminary site plan by the Board of County Commissioners;

(B) The recordation of a fully executed original of this First Amendment in the public records of Manatee County, Florida, as provided in Paragraph 4 hereof; and

(C) The expiration of any and all appeal periods for any challenge to the approval of the preliminary site plan or this First Amendment.

7. **No Other Amendment**. All other provisions of the LDA shall be unaffected by this First Amendment, and shall remain in full force and effect.

WHEREFORE, the parties hereto have executed this Second Amendment as of the date set forth above.

MANATEE COUNTY, FLORIDA
By: Board of County Commissioners

ATTEST: R.B. SHORE,
Clerk of the Circuit Court By: _____
Chairman

By: _____
Deputy Clerk
Date: _____

GULF LAND INVESTMENTS, LLC a Florida Limited Liability Company

By:

Name:
WITNESSES:
Title:

Signature Date:

Print Name

Signature

Print Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this ___ day of _____, 2014, by _____as Managing Member of **GULF LAND INVESTMENTS, LLC**, on behalf of the Limited Liability Company. He/she is personally known to me or who has produced _____ as identification and did not take an oath.

_____
Notary Public, State of Florida
(Seal) Print Name: _____

SHORE ROAD, LLC, LLC a Florida Limited Liability Company

By:

Name:
WITNESSES:
Title:

Signature Date:

Print Name

Signature

Print Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this ___ day of _____, 2014, by _____as Managing Member of **SHORE ROAD, LLC, LLC**, on behalf of the Limited Liability Company. He/she is personally known to me or who has produced _____ as identification and did not take an oath.

_____
Notary Public, State of Florida
(Seal) Print Name: _____

HANOVER REAL ESTATE GROUP, LLC, a Florida Limited Liability Company

By:

Name:
WITNESSES:
Title:

Signature Date:

Print Name

Signature

Print Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this ___ day of _____, 2014, by _____as Managing Member of **HANOVER REAL ESTATE GROUP, LLC**, on behalf of the Limited Liability Company. He/she is personally known to me or who has produced _____ as identification and did not take an oath.

_____
Notary Public, State of Florida
(Seal) Print Name: _____

EXHIBIT A

DESCRIPTION (FROM OFFICIAL RECORDS BOOK 1746, PAGE 5246):

PARCEL A: THE N 1/2 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL B: THAT PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING NORTH OF THE CENTER LINE OF THE BUFFALO CANAL, MANATEE COUNTY, FLORIDA.

PARCEL C: BEGIN AT THE NW CORNER OF THE SW 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE SOUTH 89°25'15" EAST ALONG THE NORTH LINE OF SAID SW 1/4 A DISTANCE OF 2002.87 FEET; THENCE SOUTH 00°36'15" EAST 1815.0 FEET TO THE CENTER OF THE BUFFALO CANAL; THENCE WESTERLY ALONG THE CENTER OF SAID BUFFALO CANAL A DISTANCE OF 2025.94 FEET TO THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°07'30" EAST 1852.9 FEET TO THE POINT OF BEGINNING. LESS 35 FEET FOR ROAD RIGHT-OF-WAY OFF NORTH.

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract lying in Section 19, Township 33 South, Range 19 East and Section 24, Township 33 South, Range 18 East, Manatee County, Florida and described as follows:

Commence at the Northwest corner of Section 24, Township 33 South, Range 18 East; thence S.00°10'10"W., along the East line of the Northwest 1/4 of said Section 24, a distance of 2,569.32 feet to the Northwest corner of the Southwest 1/4 of said Section 24 for the POINT OF BEGINNING; thence S.89°49'01"E., along the monumented North line of the Southwest 1/4 of Section 24, a distance of 2,586.23 feet to the Northeast corner of the Southwest 1/4 of said Section 24; thence S.89°43'08"E., along the monumented North line of the Southeast 1/4 of said Section 24, a distance of 2,245.61 feet to the south maintained right-of-way line of Moccasin Wallow Road as recorded in Road Plat Book 4, Page 153 through 210, Affidavits Recorded in Official Record Book 818, Pages 218 and 219 both of the Public Records of Manatee County, Florida, said point also being the beginning of a non-tangent curve to the left, of which the radius point lies N.09°09'17"E., a radial distance of 2,939.48 feet; (the following three calls are along said south maintained right-of-way line of Moccasin Wallow Road): (1) thence easterly along the arc of said curve, through a central angle of 07°56'32", an arc length of 407.46 feet to the end of said curve; (2) thence S.88°59'55"E., along a line not tangent to the previously described curve, a distance of 971.38 feet; (3) thence S.89°19'43"E., a distance of 1,032.04 feet to the westerly line of the tract of land described in Official Record Book 1903, Page 7711 of said public records; thence S.00°10'56"E., along said westerly line, a distance of 1,784.27 feet to the center line of Buffalo Canal as shown on a survey by Leo Mills & Associates, Inc., Job Number C1594, Drawing Number 23#36, dated April 24, 2002 and revised May 9, 2002 and annexed hereto as Attachment 1; (the following eight calls are along said center line of Buffalo Canal); (1) thence S.89°51'55"W., a distance of 2,025.93 feet; (2) thence S.89°51'16"W., a distance of 1,344.47 feet; (3) thence N.66°04'29"W., a distance of 163.62 feet; (4) thence N.64°42'30"W., a distance of 265.13 feet; (5) thence N.68°25'30"W., a distance of 255.56 feet to the beginning of a non-tangent curve to the left, of which the radius point lies S.10°49'22"W., a radial distance of 185.19 feet; (6) thence westerly along the arc of said curve, through a central angle of 36°54'51", an arc length of 119.31 feet to the end of said curve; (7) thence S.74°33'11"W., along a line not tangent to the previously described curve, a distance of 575.06 feet; (8) thence S.82°07'08"W., a distance of

13.56 feet to the monumented West line of the Southeast 1/4 of Section 24, Township 33 South, Range 18 East; thence N.00°41'31"E., along said West line of the Northwest 1/4 of the Southeast 1/4 of Section 24, a distance of 458.34 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section 24; thence N.89°09'00"W., along said South line, a distance of 2,585.90 feet to the West line of the Southwest 1/4 of said Section 24; thence N.00°40'52"E., along said West line, a distance of 1,277.99 feet to the POINT OF BEGINNING.

Said tract contains 11,680,326 square feet or 268.1434 acres, more or less.

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 1_
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

Bradenton Herald
July 30, 2014
Miscellaneous Notices

NOTICE OF
ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) - CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) - SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) - PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 - MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one

dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) - THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) - MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR - (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2) Remove the 12.0 acre marina and designate the parcel for residential use;
3) Update the conditions to reflect compliance with requirements contained therein; and
4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñacres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) - SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 - MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23ñ acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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
07/30/2014

August 14, 2014 Planning Commission
Agenda Item #10

Subject
Ordinance 14-37 - Heritage Harbour DRI - Quasi-Judicial - Shelley Hamilton

Briefings
None

Contact and/or Presenter Information
n/a

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the public hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan, the Manatee County Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, and subject to approval by the Board of County Commissioners of the Amended and Restated Local Development Agreement, I move to recommend APPROVAL of DRI #24 and recommend ADOPTION of Manatee County Ordinance No. 14-37.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Heritage Harbour is an approved multi-use development that includes commercial uses (primarily located adjacent to S.R. 64 and the I-75 interchange); institutional and office uses located north of S.R. 64 and south of Port Harbour Parkway, and residential units spread across the entire property.

• This request is proposed to remove the 12 acre marina from the DRI and designate the parcel to allow the development of 96 single family attached, semi-detached, detached, or multi-family units, and 78 boat slips.

• There is no proposal to increase the total number of dwelling units, but proposed to reallocate residential units from other parcels to the removed marina parcels (Parcels 12 and 13).

• Other modifications are proposed to update phasing and build-out dates to:

– reflect previously authorized legislative extensions;

– to effect the changes as outlined above; and
– to extend the frequency of reporting to biennial.

• Map H will be amended to reflect the changes as outlined above.

• Staff recommends approval with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on July 14, 2014.

Reviewing Attorney
Schenk

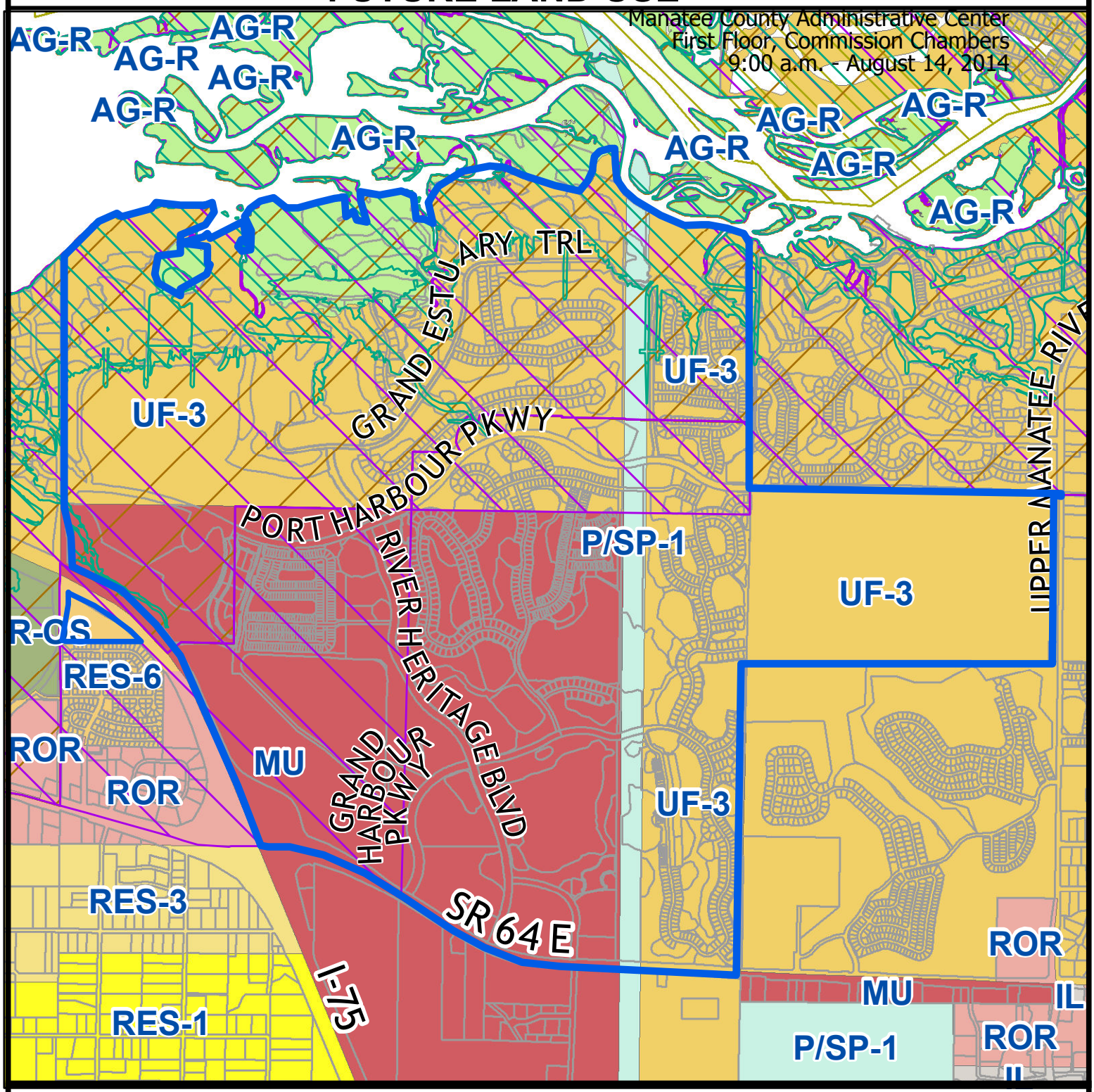
Instructions to Board Records
n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014 PC.pdf
Attachment: Staff Report - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014 PC.pdf
Attachment: Ordinance - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014 PC.pdf
Attachment: Map H - Heritage Harbour DRI - Ord. 14-37 - 8-14-2014PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Heritage Harbour DRI Ord. 14-37 - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Heritage Harbour - Ord. 14-37 - 8-14-14 PC.pdf
Attachment: Public Comments - Heritage Harbour - DRI - Ord. 14-37 - 8-14-2014 PC.pdf

FUTURE LAND USE



Parcel ID #(s) MULTIPLE

Manatee County
Staff Report Map
Map Prepared 4/29/2010

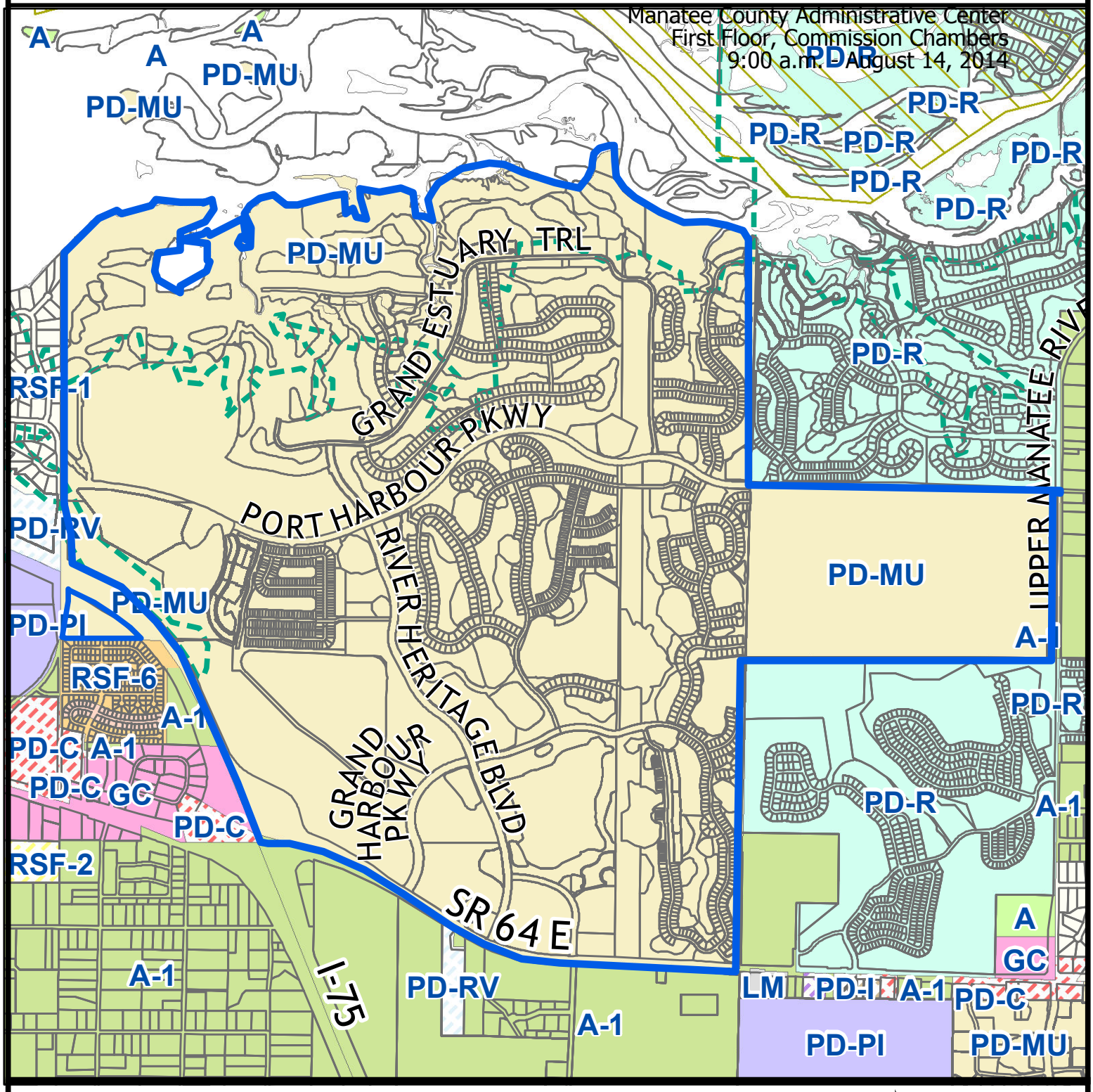
1 inch = 83,333 feet

Project Name:	HERITAGE HARBOUR
Project #:	ORD-11-31 / DRI # 24
DTS#:	20110214
Proposed Use:	DRI
S/T/R:	Sec 30,27,36,25,22,23,24,35,26,19 Twn 34 Rng 18,19
Acreage:	2,785
Existing Zoning:	PD-MU
Existing FLU:	AG-R, MU, UF-3, P/SP-1
Overlays:	CEA, CPA
Special Areas:	Greenway
CHH:	Y
Watershed:	NONE
Drainage Basin:	MIDDLE MANATEE R
Commissioner:	Larry Bustle

Overlays

- CHH - FLU (2008)
- CPA
- Coastal Evacuation Area

ZONING



Parcel ID #(s) MULTIPLE

Manatee County
Staff Report Map
Map Prepared 4/29/2010

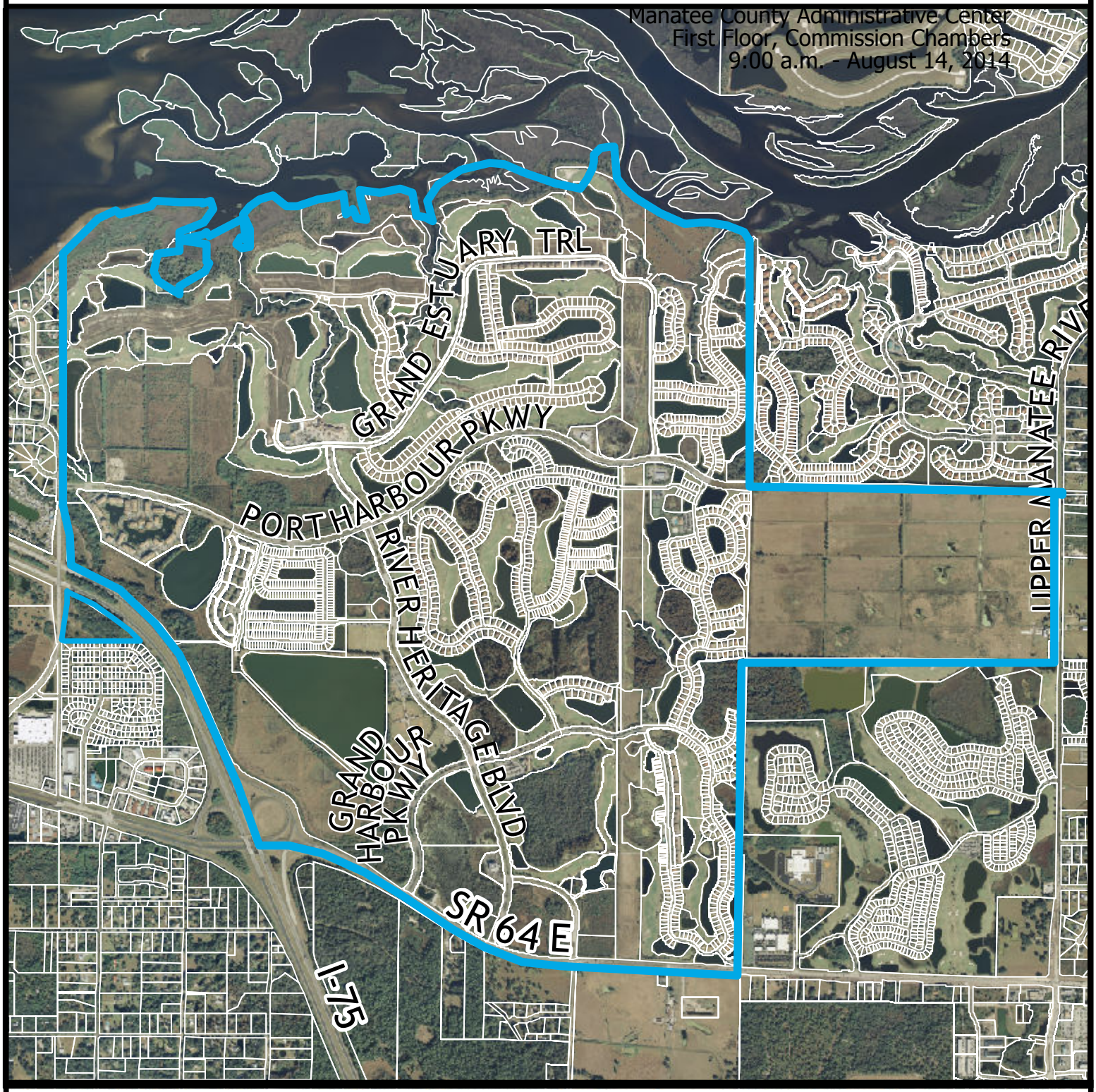
1 inch = 83,333 feet

Project Name:	HERITAGE HARBOUR DRI
Project #:	ORD-11-31 / DRI # 24
DTS#:	20110214
Proposed Use:	DRI
S/T/R:	Sec 30,27,36,25,22,23,24,35,26,19 Twn 34 Rng 18,19
Acreage:	2,785
Existing Zoning:	PD-MU
Existing FLU:	AG-R, MU, UF-3, P/SP-1
Overlays:	CEA, CPA
Special Areas:	Greenway
CHH:	Y
Watershed:	NONE
Drainage Basin:	MIDDLE MANATEE R
Commissioner:	Larry Bustle

Overlays

CHH - Zoning

AERIAL



Parcel ID #(s) MULTIPLE

Manatee County
Staff Report Map
Map Prepared 4/29/2010

1 inch = 83,333 feet

Project Name:	HERITAGE HARBOUR
Project #:	ORD-11-31 / DRI # 24
DTS#:	20110214
Proposed Use:	DRI

S/T/R:	Sec 30,27,36,25,22,23,24,35,26,19 Twn 34 Rng 18,19		
Acreage:	2,785		
Existing Zoning:	PD-MU	CHH:	Y
Existing FLU:	AG-R, MU, UF-3, P/SP-1	Watershed:	NONE
Overlays:	CEA, CPA	Drainage Basin:	MIDDLE MANATEE R
Special Areas:	Greenway	Commissioner:	Larry Bustle

ORD-14-37/HERITAGE HARBOUR – (DRI #24)

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):

1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2) Remove the 12.0 acre marina and designate the parcel for residential use;
3) Update the conditions to reflect compliance with requirements contained therein; and
4) Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

App Received: **10/18/12**

P.C.: **8/11/2014** **B.O.C.C.: 9/4/2014**

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the public hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan, the Manatee County Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, and subject to approval by the Board of County Commissioners of the Amended and Restated Local Development Agreement, I move to recommend APPROVAL of DRI #24 and recommend ADOPTION of Manatee County Ordinance No. 14-37.

CASE SUMMARY

CASE NO.: **ORD-14-37 (DRI #24)**

APPLICANTS: **Lennar Homes, LLC**
LNR Heritage Harbour, LLLP
Manatee Land Investors, LLC and Upper Manatee 288, LLC

REQUEST: **Modify Map H and the Development Order with the following changes:**

1) **Update Phasing and Buildout dates to reflect previously authorized legislative extensions;**
2) **Remove the 12.0 acre marina and designate the parcel for residential use;**
3) **Update conditions to reflect compliance with requirements contained therein; and**
4) **Extend the frequency of reporting to biennial; and**

STAFF RECOMMENDS: **APPROVAL**

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- The Heritage Harbour DRI is generally northeast of the intersection of I-75 and State Road 64, extending northward to the Manatee River. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The 288.7 acre addition is south of the Waterlefe development and extends eastward to Upper Manatee River Road.

- To the NORTH is the Manatee River zoned A/CH.

- To the SOUTH, across State Road 64, is vacant land zoned A-1 and a partially constructed RV park (Timberlane) zoned PDRV.

- To the EAST are two residential subdivisions (Waterlefe Golf and Country Club and Greenfield Plantation), and Haile Middle and Freedom Elementary schools zoned PDR, A, and A-1. Across Upper Manatee River Road are single-family residences on large lots and agricultural uses zoned A-1.

- To the WEST is I-75, an RV park (Winter Quarters), and a residential subdivision (Cypress Creek Estates).

SUMMARY:

Heritage Harbour is an approved multi-use development that includes:

- commercial uses primarily adjacent to State Road 64 and the I-75 interchange;
- institutional and office uses located north of State Road 64 and south of Port Harbour Parkway;
- a marina on the Manatee River; and
- residential units on the balance of the property.

Approved development totals are as follows:

CATEGORY	PHASE I 2000-2012	PHASE II 2004-2017	TOTAL
Commercial			
Retail	300,000 s.f.	551,900 s.f.	851,900 s.f.
Office Hotel	103,250 s.f 150 rooms	66,750 s.f. 150 rooms	170,000 s.f. 300 rooms
ACLF	0	600 beds	600 beds
Residential			
Single-family detached	1,290 units	980 units	2,270 units
Single-family attached or semi-detached	500 units	640 units	1,140 units
Multi-family	760 units	830 units	1,590 units
Total Residential Units	2,550 units	2,450 units	5,000 units
Marina	162 wet slips	300 dry slips	462 slips
Golf Course	36 holes	9 holes	45 holes
Park	41.2 acres		41.2 acres
Institutional	7.5 acres	2.8 acres	10.3 acres

History

The Heritage Sound DRI was approved on March 21, 2000 as a mixed used project, with residential, commercial, office, hotel, ACLF (group care home), marina, and recreation uses on ±2,495.8 acres. The project is approved for 2 phases.

On June 17, 2003 the BOCC approved changes to the Development Order and Map H to:

1. Change the project name and authorized agent and correctly identify the project owner and developer;
2. Transfer development between Phase I and Phase II
3. Increase the park size from 40.2 to 41.2 acres;
4. Extend the buildout date for Phase I by 4 years, 11 months, and 30 days to December 30, 2009;

5. Amend the Developer's commitment regarding water supply;
6. Amend Table 2 to provide an alternative roadway improvement for the State Road 64 frontage road;
7. Amend the definition of "warranted" to include FDOT;
8. Delete conditions regarding school impacts mitigation, infrastructure standards in floodplains; sources for irrigation, utilization of xeriscape landscaping, and maintenance of waterlines and fire hydrants;
9. Add a Telecommunication Facility Use between the existing lake and I-75; and
10. Amend Map H to make the above changes and various other changes.

During the 2007 legislative session, Section 380.06(19)(c), Florida Statutes was amended to extend buildout and expiration dates for DRIs that were under active construction. The buildout dates for Phases I and II were extended from 2009 to 2012 and the DRI expiration date was extended from December 31, 2014 to December 31, 2017.

On March 11, 2008, the BOCC approved changes to the Development Order and Map H to:

1. Modify the boundaries to add 288.7 acres on the east side of the project;
2. Amend Map H to reflect the above changes;
3. Amend Table 2 and various transportation conditions to address traffic impacts in Phase II;
4. Amend stipulations to address affordable housing;
5. Delete Education Stipulation L(2) regarding the monitoring of students in the project; and
6. Amend the Development Order definitions, conditions, and terminology to reflect the above changes.

On June 3, 2010, the BOCC approved changes to the Development Order and Map H to:

1. Increase the amount of commercial floor area by 54,900 square feet.
2. Allow the conversion of permitted commercial uses (retail, office, multi-family, and hotel) between Parcels 19 and 20, according to a Land Use Equivalency Matrix (LUEM).
3. Add Hotel as an alternative use on Parcels 19 and 20; and
4. Corresponding Development Order and Master Development Plan modifications.

On October 6, 2011, the BOCC approved changes to the Development Order and Map H to:

1. Amend Condition A (2) of the Development Order to extend CLOS to December 31, 2017
2. Extend buildout date and Development Order expiration date.
3. Extend buildout date for Phase II
4. Add Residential Land Use Equivalency Matrix to Exhibit # 15
5. Amend terminology and other provisions to reflect the above changes to this DRI.

To date, 2,465 residential units have been completed, including 1,049 multi-family units. 28,000 square feet of office space has been built. A community park and fitness center, and 45 holes of golf have also been built, in addition to associated roadways, including a segment of Port Harbour Parkway (a collector facility). Site plans for residential and commercial development are either under review or have been approved.

Request

The request today is for an amendment to the Heritage Harbour Development Order (DO) and Map H. The request includes a companion revision to the Zoning Ordinance and General Development Plan.

The process to amend the DO is different than past requests due to legislative changes approved by the state last year. The amendment is not being processed as a Notice of Proposed Change (NOPC) in which the Tampa Bay Regional Planning Council reviews and approves the amendment and makes a recommendation to the County.

House Bill 979 was approved during the 2012 legislative session adding sub section k. to Florida Statue Section 380.06 (19)(e)2, dealing with DRIs. Language was added that states "changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project…" which is followed by the language already in the F.S. stating that such modifications to Development Orders only require an application to the local government in accordance with the local government's procedure for amendment of a development order and that following adoption, the local government shall render a copy to the state land planning agency (Department of Economic Opportunity). DEO no longer has the right to review, only appeal the amendment if they believe the change creates a reasonable likelihood of new or additional regional impacts. There is no requirement to provide a copy to the Regional Planning Council, since they have no rights to appeal.

Staff has reviewed the amendments and concurs that the proposed changes to the DRI Development Order and Map H do not increase the number of external peak hour trips and do not reduce open space and conserved areas with the DRI project. Nor are the changes those listed requiring an NOPC or Substantial Deviation to the DRI. If the amendment is approved, a copy of the amended ordinance will be sent to DEO and a courtesy copy to the Tampa Bay Regional Planning Council.

Each request is detailed below and shown in strike-thru/underline format in the attached Development Order:

1. Update Phasing and Buildout dates to reflect previously authorized legislative extensions;

Under Development Conditions, the applicant proposes the following changes:

TABLE 1 - Development Totals

TYPE OF DEVELOPMENT: Multi-Use Development.
LOCATION: Northeast of the intersection of I-75 and SR 64.
TOTAL DEVELOPMENT AMOUNTS:

~~CATEGORY~~	~~ACREAGE[1]~~	~~PHASE I[3] 2000-2012*~~	~~PHASE II[2] 2004-2017*~~	~~TOTAL~~
~~Commercial~~	~~154.0~~			
~~Retail[4]~~		~~300,000 s.f.~~	~~551,900 s.f.~~	~~851,900 s.f.~~
~~Office[4]~~ ~~Hotel[4]~~		~~103,250 s.f~~ ~~150 rooms~~	~~66,750 s.f.~~ ~~150 rooms~~	~~170,000 s.f.~~ ~~300 rooms~~
~~ACLF~~		~~0~~	~~600 beds~~	~~600 beds~~
~~Residential[5]~~	~~1282.6~~			
~~Single family detached~~		~~1,290 units~~	~~980 units~~	~~2,270 units~~
~~Single family attached/ semi-attached~~		~~500 units~~	~~640 units~~	~~1,140 units~~
~~Multi-family~~		~~760 units~~	~~830 units~~	~~1,590 units~~
~~Total Residential Units~~		~~2,550 units~~	~~2,450 units~~	~~5,000 units~~
~~Marina~~	~~12.0~~	~~162 wet slips~~	~~300 dry slips~~	~~462 slips~~
~~Recreational Open Space~~	~~501.4~~			
~~Golf Course~~		~~36 holes~~	~~9 holes~~	~~45 holes~~
~~Park~~		~~41.2 acres~~		~~41.2 acres~~
~~Telecommunication Facility~~				
~~Institutional~~	~~10.3~~	~~7.5 acres~~	~~2.8 acres~~	~~10.3 acres~~
~~Arterial/Collectors ROW~~	~~67.9~~			
~~Lakes~~	~~223.4~~			
~~Wetlands~~	~~519.2~~			
~~Mitigation~~	~~33.8~~			

CATEGORY	**ACREAGE[1]**	**PHASE I[2] 2000-2017***	**PHASE II[2] 2004-2022***	**TOTAL**
Commercial	**164.3**			
Retail[3]		300,000 s.f.	551,900 s.f.	851,900 s.f.
Office[3] Hotel[3]		103,250 s.f 150 rooms	66,750 s.f. 150 rooms	170,000 s.f. 300 rooms
ACLF		0	600 beds	600 beds
Residential[4]	**1302.3**			
Single family detached		1,290 units	980 units	2,270 units

Single family attached/ semi-attached		500 units	640 units	1,140 units
Multi-family		760 units	830 units	1,590 units
Total Residential Units		2,550 units	2,450 units	5,000 units
Right of Way	**67.9**			
Open Space	**1250.2**			
Golf Course	250	36 holes	9 holes	45 holes
Park	41.2			
Wetlands, Lakes, Passive Recreation	959			
TOTAL	**2784.7**			

* November 21st of referenced year for Phase I and Phase II

1 Acreage figures subject to adjustment due to final survey and platting, surveyed jurisdictional determinations, permit survey data, etc.

2 The Phase I and II buildout dates include the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes and legislatively authorized extensions pursuant to HB 7207 and F.S. 252.363.

~~3 Per CLOS issued by Manatee County which expires on December 31, 2017.~~

3 Development minimum and maximums for Parcels 19 and 20 shall be per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.

4 Residential units may be exchanged among the types of approved units per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.

Table 1 – Development Totals has been reformatted and adjusted to provide consistency with Map H, the GDP, and the Zoning Ordinance. The table has also been reformatted for ease of review. In addition, there appeared to be mathematical errors, which were corrected.

Staff has no objection to the proposed revisions to Table 1.

Under General Conditions, the applicant proposes the following changes:

O(4). Buildout shall be completed by ~~December 30, 2017~~ November 21, 2022. This Development Order shall expire ~~December 30, 2022~~ November 21, 2024 to allow for post-development monitoring. Unless otherwise specified in this Development Order, all conditions herein shall be complied with on or before the expiration date of this Development Order.

On May 22, 2012, pursuant to HB 7207, a 4 year extension of phase, buildout, and expiration dates were granted for all phases of the DRI. The same letter granted this project 326 days for all phases of the DRI, pursuant to F.S. 252.363.

Staff has no objection to the revisions as the extensions for the Development Order

have already been granted. The Development Order is simply being updated to reflect legislatively approved extensions.

2. Remove the 12.0 acre marina and designate the parcel for residential use;

Parcel 12 of the approved Map H provides for a Marina and retail, which consists of 462 slips (162 wet slips and 300 dry slips) and 6,000 square feet of retail on approximately 23.3 acres. Parcel 13 is permitted to have 11 residential units on approximately 11.7 acres. The applicant proposes deleting the marina and retail use, and reallocating 85 dwelling units from other parcels within the DRI to Parcels 12 and 13, to allow for the total of 96 dwelling units and 78 boat slips on Parcels 12 and 13. This modification provides for an increase of 85 dwelling units and a reduction of 384 boat slips on these two parcels. (See discussion below regarding the reallocation of dwelling units).

This DRI provides for approximately 61.1 acres of recreation opportunities, including golf courses (45 holes) throughout the project. None of these recreational amenities provide direct access to the Manatee River, but water related recreational opportunities like canoeing and kayaking are offered at the park that is centrally located within the development. The 78 boat slips proposed for Parcels 12/13 will most likely be slips for residents who purchase property within those parcels, so residents from elsewhere in Heritage Harbour will not have access to these slips.

The removal of the marina will not affect the amount of open space provided in the project.

The applicant proposes to delete stipulations M(1). through M(8)., relating to the development of the Marina facilities, from the Development Order. The revised stipulation language is below. Staff does not object to this request.

~~M(1). Live-aboards, defined as occupying a vessel for more than three consecutive days, shall not be allowed.~~

~~M(2). Manatee protection measures outlined by the Bureau of Protected Species Management, including educational signage, channel markings, etc., shall be implemented in accordance with Condition C(6).~~

~~M(3). The marina shall implement the elements of the Florida Clean Marina Program to minimize the introduction of deleterious substances into the marina basin that would be detrimental to water quality (Developer's commitment).~~

~~M(4). A fuel spill response plan shall be prepared and approved by Manatee County prior to Final Site Plan approval for the marina or boat livery. Marina staff shall be trained in the implementation of the plan. Each annual report shall include a report on marina operation, including the number of wet and~~

~~dry slips occupied; the number leased by residents; and any incidents of fuel spills.~~

~~M(5). The slip lease agreement shall prohibit use of sudsing cleaners containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye.~~

~~M(6). The provisions of the Pollution Discharge Act outlined in Section 376, Florida Statutes, and Chapter 62N, Florida Administrative Code, shall be strictly adhered to.~~

3. Update conditions to reflect compliance with requirements contained therein, as well as compliance with the revision to LDA.

These updated conditions are predominately found in the Transportation Section (Section B) and reflect that required transportation improvements will be mitigated through the approval of the amended LDA.

4. Extend the frequency of reporting to biennial;

Section 380.06(18), Florida Statutes, has been revised to allow biennial reports for all DRIs, unless the development order requires more frequent monitoring.

The applicant requests a revision to Development Order condition O(6). to allow biennial monitoring reports, rather than annual reports. Given the amount of residential development completed in this DRI, and the continued progress, monitoring, and maintenance of the development, staff has no objection to the modification to allow for biennial monitoring.

Other amendments to the Development Order are proposed to reflect department name changes, to achieve consistency with the changes proposed, and to note what stipulations have been completed to date.

Conclusion:

Staff recommends approval of the amendments as shown in strike-thru/underline format in the attached ordinance.

ATTACHMENTS:

1. Map H
2. Ordinance 14-37
3. Copy of Newspaper Advertising

ORDINANCE NO. 14-37~~11-31~~

DEVELOPMENT OF REGIONAL IMPACT

DRI # 24, HERITAGE HARBOUR

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA REGARDING LAND DEVELOPMENT, RENDERING AN AMENDED AND RESTATED DEVELOPMENT ORDER PURSUANT TO CHAPTER 380, FLORIDA STATUTES, FOR THE HERITAGE HARBOUR DEVELOPMENT OF REGIONAL IMPACT (f/k/a ORDINANCE 11-31~~10-47~~); A/K/A TBRPC DRI #240; TO APPROVE THE FOLLOWING CHANGES TO MAP H AND THE ORDINANCE: 1)UPDATE PHASING AND BUILDOUT DATES TO REFLECT PREVIOUSLY AUTHORIZED LEGISLATIVE EXTENSIONS, 2) REMOVE THE 12.0 ACRE MARINA AND DESIGNATE THE PARCEL FOR RESIDENTIAL USE, 3) UPDATE CONDITIONS TO REFLECT COMPLIANCE WITH REQUIREMENTS CONTAINED THEREIN, ~~INCLUDING A DETERMINATION OF WHETHER THE FOLLOWING CHANGES CONSTITUTE A SUBSTANTIAL DEVIATION TO THE HERITAGE HARBOUR DEVELOPMENT OF REGIONAL IMPACT (DRI) IN RESPONSE TO THE OWNER'S SUBMITAL OF A NOTICE OF PROPOSED CHANGE (NOPC): 1) AN EXTENSION TO THE EXPIRATION DATE OF THE CERTIFICATE OF LEVEL OF SERVICE, 2) AN EXTENSION TO THE BUILDOUT DATE AND THE DEVELOPMENT ORDER EXPIRATION DATE, 3) AN EXTENSION TO THE BUILDOUT DATE FOR PHASE II, AND 4) AN AMENDMENT TO THE LAND USE EQUIVALENCY MATRIX;~~ PROVIDING FOR DEVELOPMENT APPROVAL, CONDITIONS, AND OBLIGATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 21, 2000, the Board of County Commissioners ("BOCC") approved Ordinance 00-19, a Development Order ("DO") for the Heritage Sound DRI for a planned mixed use development on approximately 2,495.8 acres; and

WHEREAS, on June 17, 2003, the BOCC approved Ordinance 03-25, approving amendments to the DO for Heritage Harbour, which amendments were found not to be a substantial deviation to the originally approved DO; and

WHEREAS, on March 11, 2008, the BOCC approved Ordinance 08-33, approving amendments to the DO for Heritage Harbour, which amendments were found not to be a substantial deviation to the originally approved DO; and

WHEREAS, on June 3, 2010, the BOCC approved Ordinance 10-47, approving amendments to the DO for Heritage Harbour, which amendments were found not to be a substantial deviation to the originally approved DO; and

WHEREAS, on October 6, 2011, the BOCC approved Ordinance 11-31, approving amendments to the DO for Heritage Harbour, which amendments were found not to be a substantial deviation to the originally approved DO; and

WHEREAS, on XXXX, 2012,Lennar Homes, LLC filed a request to amend the Development Order pursuant to Section 380.06(19)(e)2, Florida Statutes, which does not require the filing of

a notice of proposed change, but, requires an application to the local government to amend the development order in accordance with the local governments procedures; and

~~**WHEREAS**, on May 20, 2011, Lennar Homes, LLC filed a Notice of Proposed Change (hereinafter "NOPC") to authorize the extension of the CLOS and the Phase 2 buildout date by periods of four years, 11 months, and 30 days to December 30, 2017, the extension of the development order expiration by a period of four years, 11 months, and 30 days, to December 30, 2019, and to allow for the limited conversion of residential uses; and~~

~~**WHEREAS**, the Tampa Bay Regional Planning Council, State Land Planning Agency, and Manatee County were provided copies of the NOPC by Lennar Homes, LLC and were, therefore, afforded the opportunity to comment on the proposed changes; and~~

WHEREAS, the described project* lies within the unincorporated area of Manatee County; and

WHEREAS, the BOCC as the governing body of the local government having jurisdiction pursuant to Section 380.06(19)(e)2, Florida Statutes, has the statutory authority to consider and approve ~~NOPC~~ amendments to a Development Order for an approved DRI; and

WHEREAS, the public notice requirements of Manatee County ~~and Chapter 380, Florida Statutes,~~ have been adhered to and satisfied; and

WHEREAS, the Manatee County Planning Commission held a public hearing ~~September 8, 2011~~, has reviewed the application for an amendment to the development order~~NOPC~~ and filed a recommendation as to the consistency with the Manatee County Comprehensive Plan on the application~~NOPC~~ with the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners has received and considered the report and recommendation of the Planning Commission ~~Tampa Bay Regional Planning Council (TBRPC)~~; and

WHEREAS, the Board of County Commissioners held a duly noticed public hearing on ~~October 6, 2011~~ on the application ~~NOPC~~ and has solicited, received, and considered all testimony reports, comments, evidence, and recommendations from interested citizens, County agencies, the applicant, and the review and report of the Manatee County Building and Development Services~~Planning~~ Department.

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

SECTION 1. AMENDMENT AND RESTATEMENT OF DEVELOPMENT ORDER FOR DRI #24, f/k/a ORDINANCE 11-31~~10-47~~.

Ordinance 11-31~~10-47~~ is hereby amended and restated in its entirety below. This Ordinance shall constitute the amended and restated Development Order for the Heritage Harbour Development of Regional Impact. The prior Development Orders shall be superseded by this Ordinance. Provided this amendment shall not be construed to terminate the rights of the Developer, if any, granted under Section 163.3167(8), Florida Statutes, to the extent such rights have been previously granted and are not specifically herein or otherwise modified or amended.

SECTION 2. FINDINGS OF FACT.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for and amendment to development order~~Notice of Proposed Change for an amended DO~~, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board of County Commissioners at the public hearing herein referenced, hereby makes the following findings of fact:

A. All recitals proceeding Section 1 of this Ordinance are adopted as findings of fact.

B. An application has been submitted to Manatee County and is being processed concurrently with this application to amend the development order~~NOPC~~ and to amend Zoning Ordinance PDMU-98-08(Z)(G)(R5) and the General Development Plan for the entire 2,784.7+ acre project.

C. The Board of County Commissioners has received and considered the recommendation of the Manatee County Planning Commission concerning the request to amend the development order~~NOPC~~ and the application of Zoning Ordinance Amendment as it relates to the real property described in Section7 of this Ordinance, pursuant to Section 380.06, Florida Statutes. The report was rendered on~~ September 8, 2011~~, following a public hearing.

D. The BOCC held a public hearing on~~ October 6, 2011~~, regarding the application to amend the development order~~NOPC~~ and the proposed Zoning Ordinance Amendment, in accordance with the requirements of the Manatee County Land Development Code (Ordinance 90-01, as amended) and the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and has further considered the testimony, comments, and information received at the public hearing.

E. Manatee County has adopted the Manatee County Comprehensive Plan which is in compliance with applicable state laws.

F. The Comprehensive Plan requires a Certificate of Level of Service to be issued for water, wastewater, solid waste, parks and recreation, roadways, transit, and drainage in compliance with state requirements.

G. This Development Order is issued based on information provided by the Developer in the original ADA (with their sufficiency responses), this application to amend the development order~~ NOPC~~, public hearing testimony; data, information and recommendations provided by the Planning Commission and Building and Development Services Department ~~Department~~, and ensures continued compliance with the Manatee County Comprehensive Plan.

H. Subject to the Development Order Conditions listed in Section 4, the County has determined that adequate Levels of Service exist until March 22, 2026 ~~December 31, 2017~~, for 5,000 residential units (single and multi-family units); 851,900 square feet of retail commercial; 170,000 square feet of office; 300 hotel rooms; 462 slip marina; 45 hole golf course; 600 bed ACLF accessory residential support and public community uses on 10.3 acres; and 41.2 acres of park for each of the subject categories listed in 1.F., above. This includes the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes and previously approved legislative extensions pursuant to HB 7207 and F.S. 252.363.

I. The real property which is the subject of this ~~NOPC and~~ Development Order is legally described in Section 7 of this Ordinance.

J. The existing and proposed development is not in an Area of Critical State Concern, as designated pursuant to Section 380.05, Florida Statutes.

K. The authorized agent for Lennar Homes, LLC. is Darin McMurray, Vice-President, 700 NW 107th Ave., Ste 400, Miami, FL 33172.

L. The Owner and Master Developer of the property is Lennar Homes, LLC.

M. The Owner of Parcels 19 and 20 is LNR Heritage Harbour, LLLP, David Welch, Vice President, LNR Heritage Harbour, LLLP.

N. The owners of Parcel 35 are Manatee Land Investors, LLC and Upper Manatee 288, LLC.

O~~N~~. A comprehensive review of the impacts generated by the development has been conducted by the departments of Manatee County, the Planning Commission, Board of County Commissioners, TBRPC, and State Land Planning Agency in conjunction with the original ADA, sufficiency responses, the preceding NOPC's, and this Development Order.

P~~O~~. The property is zoned Planned Development Mixed Use (PDMU) and portions of the site are located in the Coastal High Hazard Overlay (CH).

SECTION 3. CONCLUSIONS OF LAW.

A. Based upon the previous Findings of Fact and the following conditions of DO Approval, the BOCC concluded that:

1. The Development is consistent with local land development regulations, the State Comprehensive Plan, the Comprehensive Regional Policy Plan, the Manatee County Comprehensive Plan (Ordinance 89-01, as amended), and previous local government approvals.

2. ~~The Development, as proposed in the NOPC, has been found to be consistent with the report and recommendations of TBRPC issued on June 17, 2011.~~

B. These proceedings have been duly conducted pursuant to applicable laws and regulations, and based upon the record in these proceedings, the Developer is authorized to conduct development as described herein, subject to the conditions, restrictions, and limitations set forth below.

C. The review by the County~~, TBRPC, and other participating agencies and interested citizens~~ reveals that impacts of the development are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes, within the terms and conditions of this Development Order and the ADA, as amended by this request to modify the Development Order.~~the NOPC~~. To the extent that the ADA and NOPC is inconsistent with the terms and conditions of this Order, the terms and conditions of this Order shall prevail. A summary of the development covered by this Development Order is included as Table 1.

~~D. Pursuant to Section 380.06(19), F. S., the changes proposed pursuant to the NOPC submitted on May 20, 2011 and approved with conditions pursuant to Ordinance 11-31 are presumed to be a Substantial Deviation, however, have been rebutted and~~

~~determined not to constitute a Substantial Deviation requiring further Development of Regional Impact review.~~

SECTION 4. DEFINITIONS.

A. "Acceptable Level of Service" shall, for links and intersections in Manatee County, Florida, mean Level of Service "C" on an average daily basis, or "D" on a peak hour basis, as provided in the Land Development Code. Level of Service "D" shall be measured on a peak hour basis as determined by the Highway Capacity Manual (1994), TRB Special Report 209, or the most current manual and computer software version in accordance with guidelines acceptable to Manatee County. Level of Service "C" capacity on an average daily basis shall be calculated either as 10 times the peak hour Level of Service "D" capacity, or if actual data is available to determine the "K" factor (please refer to the Florida Department of Transportation Planning and Statistics Department), then on the basis of the "K" factor.

B. "Application" and "Application for Development Approval" or "ADA" shall mean Heritage Sound's DRI ADA submitted on October 30, 1998 and sufficiency responses submitted on March 25, 1999 and May 19, 1999, the response to the second sufficiency comments dated May 17, 1999 and submitted on May 19, 1999, and the NOPC submitted on March 4, 2002 and amended on October 4, 2002, December 17, 2002, and March 5, 2003, the NOPC submitted on June 29, 2004, and amended on December 21, 2004, September 27, 2005, May 5, 2006, August 8, 2006, and November 27, 2006, and the NOPC submitted on October 19, 2009 and the NOPC submitted on May 20, 2011and the request to amend the Development Order submitted on XX, 2012.

C. "Best Management Practices" shall mean the practices which are technologically and economically feasible in abating pollution generated by point and non-point sources, to a level compatible with water quality and quantity objectives of the Land Development Code.

D. "Concurrent" shall mean that public facilities and services are available within a "reasonable time frame", as defined in the Manatee County Comprehensive Plan, to serve/mitigate the Development's* impacts. A reasonable time frame for transportation facilities shall be roadways or roadway improvements that are scheduled for construction completion within the first two years of the Manatee County Comprehensive Plan Capital Improvements Element, or roadways or roadway improvements currently under construction or scheduled for construction completion within the first two years of FDOT's Adopted Five-Year Work Program. In addition, roadways or roadway improvements to be constructed pursuant to a local government development agreement shall be deemed to be within a reasonable time frame if the agreement is in compliance with the law ~~standards of Rule 9J-5.0055(2)(a)4., F.A.C.~~ and the agreement guarantees that the necessary facilities will be in place when the impacts of the development occur.

E. "County" shall mean the Board of County Commissioners for Manatee County, or their designee(s).

F "County Transportation Authority" shall mean the County entity responsible for roadway approvals.

G. "Developer" and "Master Developer" shall mean Lennar Homes, LLC., its heirs, assigns, designees, agents, and successors in interest as to the Heritage Harbour DRI.

H. "Development Approval*" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Plat, and Final Site Plan process, or Construction Drawing approval where site plans or subdivision plats are not required.

I. "Funding Commitments" shall mean to assure completion of any improvement required by this Development Order, or any combination of the following:

1. binding commitments for actual construction with a posting of a cash bond, irrevocable letter of credit, or other financial instrument, in a form satisfactory to the County; or

2. actual construction; or

3. the placement of the improvements in the capital improvements work plan of a responsible entity for construction during the fiscal year when the improvement is required, as long as the improvement is within the first two years of the responsible entity's work plan at the time of Preliminary Site Plan approval of a subphase or phase; or

4. a local development agreement as defined by Florida Statutes or the Land Development Code. The funding commitment shall guarantee that the improvement will be in place when needed or concurrent with the expected impacts of the development.

J. "Horizontal Development" shall mean and shall be deemed to include the construction of any and all improvements required to serve Vertical Development* (e.g., roadways, drainage, water, sewer, communications, utilities, etc.).

K. "Master Development Plan" shall mean Revised Map H, dated, October 2012 ~~September 2009~~attached as Exhibit 6 and incorporated by reference.

L. "Net New External p.m. Peak Hour Project Trips" shall mean the total trip generation using the ITE Trip Generation Manual, 6th Edition, less the internal capture and pass-by captured trips.

M. "Owner" shall mean Lennar Homes, LLC., its heirs assigns, designees, agents, and successors in interest except as to Parcels 19 and 20 and Parcel 35~~.~~

N. "Phase*" shall mean the development totals listed in Table 1 below.

O. Preliminary Site Plan*" (PSP*) shall mean a Preliminary Master Development Plan* or a Preliminary Site Plan* for a Phase or Sub-Phase as defined in The Manatee County Land Development Code, (Ordinance 90-01, as amended), for a Phase or Sub-Phase.

P. "Project" shall mean the land uses by area, square footage, density, and phase described in the ADA*, and as modified in Table 1, to be constructed on the real property described in Section 7~~3~~ herein.

Q. "Transportation Impact Area*" shall be defined as the roadway segments and intersections receiving transportation impacts where the cumulative traffic generated by a proposed PSP* in combination with prior approvals of this project will be five percent (5%) or more of the Manatee County adopted Level of Service. This area is generally depicted on Figure 21.1 (Exhibit 7) which was submitted with the ADA.

R. "Vertical Development" shall mean and be deemed to include the construction of or the addition to any existing structure.

S. "Warranted" shall mean a determination by the County, or FDOT for state roads (unless the improvement is identified as a "local improvement"), based on generally accepted transportation engineering practices that the Acceptable Level of Service* cannot be maintained on a roadway segment or intersection without the construction of a transportation improvement required by this Development Order. All reserved vehicle trips on the roadway segment or intersection shall be counted regardless of their source in making this determination.

T. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

The definitions contained in Chapter 380, Florida Statutes, shall apply to this Development Order.

Note: An asterisk (*) in the text of this Development Order denotes that the word is defined.

SECTION 5. DEVELOPMENT CONDITIONS.

A. DEVELOPMENT APPROVAL AND LEVEL OF SERVICE CERTIFICATE CONDITIONS

A(1). This Development Order approval shall constitute approval of the ADA subject to the conditions set forth herein and shall be limited to the development amounts set forth in Table 1, below.

A(2). Development totals of the Development* are specifically approved subject to the conditions found within the Development Order. The Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, solid waste service, mass transit, drainage, and parks and recreation. The Certificate of Level of Service for the Project* shall be valid until March 22, 2026 ~~December 30, 2017~~. This includes the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes and previously approved legislative extensions pursuant to HB 7207 and F.S. 252.363..

A(3). Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Development Order and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code, in effect at the time of such site plan application, which are not specifically addressed in this Development Order or are not inconsistent with this Development Order.

A(4). The ADA, sufficiency responses, and this application to amend the development order~~NOPC~~ are hereby incorporated by reference.

A(5). The applicant may apply for a General Development Plan amendment to allow Telecommunication Facility shown on Map H, between the existing lake and I-75, without requiring an amendment to the D.O. Any such General Development Plan application shall be reviewed for consistency with all the existing criteria in the Comprehensive Plan and Land Development Code. The Board and staff have not reviewed any such General Development Plan application and have not determined

whether the use is appropriate other than that the state and regional considerations have been met.

TABLE 1 - Development Totals

TYPE OF DEVELOPMENT: Multi-Use Development.
LOCATION: Northeast of the intersection of I-75 and SR 64.
TOTAL DEVELOPMENT AMOUNTS:

~~CATEGORY~~	~~ACREAGE[1]~~	~~PHASE I[3] 2000-2012*~~	~~PHASE II[2] 2004-2017*~~	~~TOTAL~~
~~Commercial~~	~~154.0~~			
~~Retail[4]~~		~~300,000 s.f.~~	~~551,900 s.f.~~	~~851,900 s.f.~~
~~Office[4]~~ ~~Hotel[4]~~		~~103,250 s.f~~ ~~150 rooms~~	~~66,750 s.f.~~ ~~150 rooms~~	~~170,000 s.f.~~ ~~300 rooms~~
~~ACLF~~		~~0~~	~~600 beds~~	~~600 beds~~
~~Residential[5]~~	~~1282.6~~			
~~Single family detached~~		~~1,290 units~~	~~980 units~~	~~2,270 units~~
~~Single family attached/ semi-attached~~		~~500 units~~	~~640 units~~	~~1,140 units~~
~~Multi-family~~		~~760 units~~	~~830 units~~	~~1,590 units~~
~~Total Residential Units~~		~~2,550 units~~	~~2,450 units~~	~~5,000 units~~
~~Marina~~	~~12.0~~	~~162 wet slips~~	~~300 dry slips~~	~~462 slips~~
~~Recreational Open Space~~	~~501.4~~			
~~Golf Course~~		~~36 holes~~	~~9 holes~~	~~45 holes~~
~~Park~~		~~41.2 acres~~		~~41.2 acres~~
~~Telecommunication Facility~~				
~~Institutional~~	~~10.3~~	~~7.5 acres~~	~~2.8 acres~~	~~10.3 acres~~
~~Arterial/Collectors ROW~~	~~67.9~~			
~~Lakes~~	~~223.4~~			
~~Wetlands~~	~~519.2~~			
~~Mitigation~~	~~33.8~~			

~~* December 30 of referenced year for Phase I and Phase II.~~
~~[1] Acreage figures subject to adjustment due to final survey and platting, surveyed jurisdictional determinations, permit survey data, etc.~~
~~[2] The Phase I and II buildout dates include the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes.~~
~~[3] Per CLOS issued by Manatee County which expires on December 31, 2017.~~
~~[4] Development minimum and maximums for Parcels 19 and 20 shall be per the Land Use Equivalency Matrix (LUEM) included as Exhibit 18.~~

5 ~~Residential units may be exchanged among the types of approved units per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.~~

CATEGORY	ACREAGE[1]	PHASE I [2] 2000-2017*	PHASE II [2] 2004-2022*	TOTAL
Commercial	**164.3**			
Retail[3]		300,000 s.f.	551,900 s.f.	851,900 s.f.
Office[3] Hotel[3]		103,250 s.f 150 rooms	66,750 s.f. 150 rooms	170,000 s.f. 300 rooms
ACLF		0	600 beds	600 beds
Residential[4]	**1302.3**			
Single family detached		1,290 units	980 units	2,270 units
Single family attached/ semi-attached		500 units	640 units	1,140 units
Multi-family		760 units	830 units	1,590 units
Total Residential Units		2,550 units	2,450 units	5,000 units
Right of Way	**67.9**			
Open Space	**1250.2**			
Golf Course	250	36 holes	9 holes	45 holes
Park	41.2			
Wetlands, Lakes, Passive Recreation	959			
TOTAL	**2784.7**			

* November 21st of referenced year for Phase I and Phase II.

1 Acreage figures subject to adjustment due to final survey and platting, surveyed jurisdictional determinations, permit survey data, etc.

2 The Phase I and II buildout dates include the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes and legislatively authorized extensions pursuant to HB 7207 and F.S. 252.363.

3 Development minimum and maximums for Parcels 19 and 20 shall be per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.

4 Residential units may be exchanged among the types of approved units per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.

B. TRANSPORTATION CONDITIONS

B(1). The following roadway and intersection improvements shall be required or mitigated as part of Phases I and 2. The Developer* shall, at the time of each application for Preliminary Site Plan* approval, furnish to the County* an accurate, up to date report of the amount of development, defined in terms of net new external p.m. peak hour trips*, identified in the DRI documentation, which has previously been permitted in the Project*. For Parcels 19 and 20, new external p.m. peak hour project trips shall be based on the trip rates adjusted for pass-by and internal capture as established by Exhibit 16, "Parcels 19 and 20 P.M. Peak Hour Project

Trip Generation Comparison." The Developer* shall not be entitled to a Preliminary Site Plan approval which would result in the cumulative number of net new external p.m. peak hour trips for the Project* to exceed the applicable net external p.m. peak hour project trip* thresholds set forth in Table 2 unless Funding Commitments* from Responsible Entities* have been obtained to ensure that the improvements required are in place Concurrent* with such Preliminary Site Plan. **[Required Improvements have been mitigated through the approval of LDA-08-08 as amended and restated by LDA- - , hereinafter referred to as the "LDA".]]**

TABLE 2
Required Improvements

Intersection	Required Improvement	Impact Fee Creditable	When Required
a. I-75 West-ramps/SR-64	Signalize when warranted (completed)	No	Notes 1&4
b. I-75 East-ramps/SR-64	(1) Signalize when warranted (2) Reconfigure northbound off-ramp and provide a second right-turn lane. (all improvements completed)	No Yes	Notes 1&4
c. SR-64 and Lena Road	(1) Signalize when warranted (2) Eastbound left-turn lane (3) Westbound right-turn lane (4) Southbound exclusive left-turn lane (5) Southbound shared through/right-turn lane (All improvements completed)	No No No No No	Notes 1&4
d. SR-64/Kay Road	(1) Retrofit the existing Southbound approach (N. Leg) of Kay Road (local Improvement). (2) Extend the Eastbound left-turn lane to 520 feet. (3) Westbound right-turn lane (length 300 feet) (Local Improvement) (4) Signalize when warranted (5) Southbound right-turn lane (local improvement) (All improvements completed)	Note 2 Yes Note 2 No Note 2	Notes 2&4
e. Grand Harbour Pkway/SR-64	(1) Dual Eastbound left-turn lanes (completed) (2) Westbound right-turn lane (completed) (3) Exclusive Southbound right-turn lane (completed) (4) Exclusive Southbound left-turn lane (completed) (5) Signalize when warranted (completed) (6) Westbound left-turn lane (completed)	No No No No Yes	Notes 1&4

f. River Heritage Blvd/SR-64	(1) Directional Eastbound left-turn lanes (completed) (2) Westbound right-turn lane (completed) (3) Exclusive Southbound right-turn lane (completed) (4) Signalized when warranted	No No No No	Notes 1&4
g. SR/64/Lakewood Ranch Blvd/Upper Manatee River Rd.	(1) Northbound left-turn lane (completed) (2) Southbound right-turn lane (local improvement) (completed)	Yes	Notes 3&4
h. SR70/I-75 ramps	(1) Signalize when warranted(local improvement) (completed)	No	
i. I-75 & SR 64 interchange	Contribute $190,000 for construction costs (completed)	No	
Roadway	**Requirement Improvement**	**Impact Fee Creditable**	**When Required**
a. SR-64 from I-75 to Lena Rd	Widen to 4-lanes (completed)	Yes	Notes 1&4
b. SR 64 from Kay Rd to Lena Road	Develop and implement a time based coordinated signal system (local improvement) (completed)	No	Concurrent with signal installation
c. SR 64 from 39th St. E to Kay Road	Widen from 4 to 6 lanes	Yes	See Stipulation B(8)
d. Port Harbour Parkway	Extend from its current terminus to Upper Manatee River Road	Yes	See Stipulations B(5) and B(8)

All improvements on state roads are subject to FDOT approval.

Note 1: The Developer* shall be responsible for design, permitting, and construction of this improvement within thirty-six (36) months of the date upon which Ordinance 00-19 became non-appealable (the date for construction of these improvements has been extended pursuant to an agreement with Manatee County. The Developer* or its Assignees shall be entitled to receive transportation impact fee credits for these improvements as defined in Table 2 above.

Note 2: The existing south approach (north leg) of Kay Road shall be relocated further west to form a typical four-legged intersection with the existing T-intersection at 60th Street Court East (completed). Right-of-way, design, and required permits shall be provided by the County* (completed). The Developer* shall only be responsible for funding and implementing the construction of the improvement and the County*shall reimburse the Developer* for all costs associated with construction of the Local Improvement portions of this improvement. Should Manatee County fail to obtain the required right-of-way and the appropriate permits and complete the design, prior to the commencement of Phase II, the Developer* shall not be prevented from continuing development, provided that when the County does obtain right-of-way and permits and complete design, the Developer* begins construction of this improvement within 6 months. This intersection Improvement (regional improvements 2 and 4) shall be eligible to receive transportation impact fee credits. All local improvements (1, 3, and 5) shall be subject to the Reimbursement Agreement between the County* and the Developer*.

Note 3: The Developer* shall be responsible for design, permitting, and construction of this improvement prior to exceedance of 2,474 p.m. peak hour net new external project trips* (completed). The Developer* or its Assignees shall be entitled to receive transportation impact fee credits for these improvements as defined in Table 2 above.

Note 4: These improvements shall be funded by the Developer* via the posting of a bond in a form and manner acceptable to the County*. The bond for Intersection Improvements a., b., c., e., and f., and both Roadway Improvements (a., and b.) shall be posted prior to the receipt of the first permit allowing for Vertical Development*. The bond for Intersection Improvement d. shall be posted the earlier of completion of right-of-way acquisition, design and permitting or December 1, 2004. The bond for Intersection Improvement g. shall be posted the earlier of July 1, 2004 or upon reaching 2,474 p.m. peak hour net new external project trips*. The Developer,* unless otherwise specified herein, shall be responsible for negotiation for, and acquisition of any right-of-way necessary to accomplish this requirement. The Developer* shall be responsible for all fees and costs associated with the purchase of right-of-way, unless otherwise specified herein. If the Developer* is unable to acquire the right-of-way through a negotiated purchase, then the County* shall use it's power of eminent domain to acquire the necessary right-of-way. If condemnation is required, the Developer* shall be responsible for all associated costs with the litigation and reimburse the County, unless otherwise specified herein. Progress regarding completion of this improvement shall be included in each ~~Annual~~ Biennial Report. The Developer* shall provide documentation regarding such progress and provide an updated schedule of completion addressing design, right-of-way acquisition, permitting and construction. The County* shall determine the reasonableness of each updated schedule. Should the updated schedule require an extension of time for the completion of the improvement due to right-of-way acquisition or permitting, the County* shall determine if an extension of time is acceptable and if an amendment to this Zoning Ordinance is required (All right of way has been acquired).

B(2). When Certificates of Occupancy have been issued for ~~2,000~~ 4,500 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, an ~~annual~~ biennial monitoring program to provide peak hour counts at the Project* entrances shall be instituted to verify that the projected number of external trips for the Project* are not exceeded. Counts shall continue on an ~~annual~~ biennial basis through buildout. This information shall be supplied in the required ~~Annual~~ Biennial Report. If the ~~Annual~~ Biennial Report indicates the total trips exceed projected counts by more than 15%, Manatee County shall conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), Florida Statutes and may amend the Development Order to change or require additional roadway improvements. If an ~~Annual~~ Biennial Report is not submitted within thirty (30) days of its due date, Manatee County may conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), Florida Statutes and may amend the Development Order to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer* or reviewing agencies to request Development Order amendments. Such a variance shall be presumed to be a substantial deviation unless the developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a Substantial Deviation, the revised transportation analysis required pursuant to Subsection 380.06(19), Florida Statutes shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new analysis. [Transportation mitigation has been completed for the approved development for both Phase I and Phase II through build-out. Therefore, monitoring is no longer required.]

B(3). When Certificates of Occupancy have been issued for 2,000 residential units or the equivalent thereof, in terms of trip generation, the Developer* shall prepare a Transportation Systems Management (TSM) program. The plan shall be reviewed by Manatee County, Metropolitan Planning Organization, Florida Department of Transportation (FDOT), and TBRPC. [The provisions of this Section B(3) have been supplanted by the LDA.]

The TSM program shall include a biennial ~~yearly~~ assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measures. This assessment shall also include sufficient and appropriate documentation for all diversions claimed as a result of the TSM measures. Results of the TSM program shall be included in the Biennial ~~Annual~~ Report.

~~If the Annual Report indicates the total peak hour trips are not being achieved reasonably commensurate with those anticipated, Manatee County shall decide whether to conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), Florida Statutes for the purpose of determining amendments or other requirements to be added to the Development Order to change TSM objectives or require additional roadway improvements. The results of the TSM study may serve as a basis for the Developer* or reviewing agencies to request Development Order amendment~~. The TSM program shall seek to implement and will be measured by the TSM objectives and policies set forth in the Florida Transportation Plan and shall include, but shall not be limited to:

POLICY: Promote ride sharing by private and public sector employees.

OBJECTIVES:

--Increase urban peak automobile occupancy rates by 10% by ~~2002~~ 2015 through expanded ride sharing efforts.

--Increase peak hours occupancy rates for transit and other high-occupancy modes of transportation by 20% by ~~2002~~ 2015.

B(4). Prior to the first Final Plat, or Certificate of Occupancy if platting is not required, the developer shall dedicate right-of-way along its entire frontage to accommodate the future six laning of State Road 64. (Completed) The Developer or its assignees shall be entitled to receive full transportation impact fee credit for the dedication as defined in Table 2. (Completed) The construction of model homes and the sales center shall be exempt from this condition if the Developer* does not have title to the property to be dedicated at the time a Final Plat or Certificate of Occupancy is issued for model homes or the sales center.

B(5). Prior to commencement of Phase II, the developer shall dedicate 100 feet of right-of-way and construct Port Harbour Parkway as a two-lane thoroughfare roadway, including sidewalks, bike lanes, appropriate intersection improvements and associated retention, from its I-75 terminus to the eastern boundary of the original 2,485 acre tract. (Completed)

For that portion of Port Harbour Parkway on the north side of the 288 acre addition (Parcel 35), adjacent to where the Waterlefe project previously dedicated 42 feet of right-of-way, the Developer* shall dedicate the necessary remaining right-of-way to achieve a total width of 105 feet for the eastern most 500 foot segment and 100 feet for the remaining segment, prior to the first Final Plat approval in Parcel 35. [The provisions of this Section B(5) have been supplanted by the LDA.]

This segment of Port Harbour Parkway shall be completed as a two lane divided roadway (outer lanes) with bike lanes and sidewalks and include the ultimate configuration of Port Harbour Parkway at the intersection of Upper Manatee River Road as set forth in Stipulation in B(8). Temporary striping shall be utilized until the full intersection improvements are made by the county.

B(6). The developer shall provide easement(s) to Manatee County to allow for attenuation and treatment of all stormwater from the planned build-out conditions (6-lane thoroughfare roadway with intersection improvements and sidewalks) for half of Upper Manatee River Road. A Drainage, Maintenance, and Access Easement shall also be provided to Manatee County for conveyance of stormwater from Upper Manatee River Road to the stormwater pond. The Drainage Maintenance Access Easement shall be on clear and

level ground and free of obstructions, including any landscaping in addition to the roadway buffer. Manatee County shall be responsible for the construction of the drainage conveyance improvements, the restoration of the roadway buffer and the maintenance of the free flow of the drainage conveyance. The pond within the stormwater easement shall not be a bonded improvement. Prior to Final Plat approval for the first plat abutting Upper Manatee River Road, the easements shall be approved by the Property Management Department and recorded in the Public Records and the developer shall submit to the Public Works Department the SWFWMD approval letter demonstrating that the approved stormwater pond has been designed with the capacity to accommodate the drainage for the build-out of Port Harbour Parkway as described above. Completion of the above improvements by Manatee County shall not require any further authorization from the developer or Home Owners Association. [The provisions of this Section B(6) have been supplanted by the LDA.]

B (7) The original development order provided for construction of a frontage/access road to the Timberlane RV Park. In lieu of this frontage/access road the developer shall provide the following alternative:

1. Once S.R. 64 construction begins, the contractor shall maintain safe access to Timberlane RV Park pursuant to FDOT rules. Once the right turn lane set forth in #1 below is constructed, the right turn deceleration lane shall be maintained during construction, while the existing SR 64 pavement is being utilized for traffic.

2. The alternative access through Heritage Harbour will be as indicated on Map A, entitled Timberlane Access.

3. Alternative access through Heritage Harbour shall be facilitated with signage agreed to by Lennar Homes, LLC~~Harbourvest~~ and Timberlane, in conformance to FDOT and Manatee County sign regulations. (Note: Guidance signs will not be permitted on FDOT R.O.W.)

4. Timberlane shall provide a letter to FDOT indicating their satisfaction with alternative proposed. (Completed)

5. If this alternative is selected, Lennar Homes, LLC ~~Harbourvest~~ shall be responsible for the costs it has incurred to date associated with the construction of the frontage road. Any legally recognizable costs of the adjacent property owner (Musgrave) which are the result of the County's use of eminent domain, shall be the County's responsibility.

As part of this alternative, Timberlane RV will be responsible for the following prior to their Certificate of Occupancy:

1. A right-turn deceleration lane with a 12-foot lane for 100-feet and a 200-foot taper shall be in place on SR 64 prior to the opening of the Timberlane RV Park.

2. The deceleration lane shall be built according to the appropriate FDOT standards and shall be approved by FDOT and Manatee County.

3. Timberlane shall provide visitors information relative to traffic circulation. . [The Developer has complied with the above obligations and the requirements ~~is~~are no longer necessary as State Road 64 construction has been completed]

B(8). The County has identified the construction of Port Harbour Parkway from its current terminus to the Upper Manatee River Road (or the alternative project as identified in #23 below) ("PFSM Project") as a benefit to a regionally significant transportation facility. Such construction will be in conformance with the provisions set forth below in this Section B(8) and will satisfy the mitigation requirements of Section 163.3180(12) Florida Statutes. [The provisions of this Section B(8) have been satisfied by the LDA.]

a. Developer* will enter into an agreement with the County in which the Developer* will commit:

1. to pay to the County its proportionate fair share mitigation "PFSM" for transportation impacts prior to the first Final Site Plan for any residential development in Phase II to assure construction of the PFSM Project. The PFSM has been calculated to be $2,775,500.00;

2. to dedicate to the County the right-of-way necessary to complete the construction of Port Harbour Parkway, and for Upper Manatee River Road as depicted on the General Development Plan at the request of the County and to waive impact fee credits for such right-of-way dedication;

3. to construct Port Harbour Parkway (the PFSM Project), the cost of which has been determined to be in excess of the PFSM, within 5 years of the approval date of this ordinance, utilizing funds from the PFSM payment to the County as well as additional contributions from the Developer; and

4. to post a bond or letter of credit in the amount of the difference between the PFSM and the costs of the construction of the PFSM Project, as estimated by Developer's engineer and approved by the County, securing such commitment, prior to the approval of the first Final Site Plan for any residential development in Phase II.

The effective date of the agreement will be approximately 45 days after execution to allow for statutory lag time (appeal period, etc.). If the developer transfers a substantial portion of the project to a contract purchaser, the contract purchaser shall also be a party to the agreement.

b. Upon entering into the agreement, the Developer* will be issued a Certificate of Level of Service ("CLOS") for Phase II. The CLOS shall allow Developer to proceed with construction of the commercial development of Phase II of the Project* immediately and with construction of residential units in Phase II upon payment of the PFSM and posting of the bond or letter of credit, but no earlier than January 1, 2010 (except for model homes which may proceed immediately after entering into the agreement). ~~(Completed)~~

c. Initially, the PFSM Project identified for construction will be Port Harbour Parkway as set forth above. However, the County will retain the option to reprogram the Developer's contributions (PFSM payment and financial equivalent of commitment to complete Port Harbour Parkway) to another major project (possible SR 64 if it can be used to forward-fund state construction dollars).

d. In the event the County elects to use the PFSM for a project other than Port Harbour Parkway, Developer shall construct Port Harbour Parkway within one year of the Final Site Plan approval of the 1500th unit in Phase II. Prior to approval of the Final Site Plan for the 1500th unit in Phase II the Developer shall post security assuring such construction. Impact fees paid by Phase II of the development shall

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be earmarked by the County for such construction and shall be used for such construction.

e. The Developer will receive impact fee credits for 100% of the Developers PFSM payment and cost of construction of the PFSM Project, but will waive impact fee credits for the donation of right-of-way for Port Harbour Parkway.

B(9). The developer shall provide easement(s) to Manatee County to allow for attenuation and treatment of all stormwater from the planned build-out conditions (4-lane thoroughfare roadway with intersection improvements and sidewalks) for both sides of Port Harbour Parkway. A Drainage, Maintenance, and Access Easement shall also be provided to Manatee County for conveyance of stormwater from Port Harbour Parkway to the stormwater pond. The Drainage-Maintenance Access Easement shall be on clear and level ground and free of obstructions, including any landscaping in addition to the roadway buffer. Manatee County shall be responsible for the construction of the drainage conveyance improvements, the restoration of the roadway buffer and the maintenance of the free flow of the drainage conveyance. The pond within the stormwater easement shall not be a bonded improvement. Prior to Final Plat approval for the first plat abutting Upper Manatee River Road, the easements shall be approved by the Property Management Department and recorded in the Public Records and the developer shall submit to the Public Works Department the SWFWMD approval letter demonstrating that the approved stormwater pond has been designed with the capacity to accommodate the drainage for the build-out of Port Harbour Parkway as described above. Completion of the above improvements by Manatee County shall not require any further authorization from the developer or Home Owners Association. [The provisions of this Section B(9) have been supplanted by the LDA.]

B(10) Parcel 19 is approved for 80,000 square feet of Commercial/ Multifamily/Office and Parcel 20 is approved for 564,900 square feet and 300 rooms of Commercial/ Multifamily/Office, and Hotel uses. Allowable commercial square footage can transfer between these two parcels 19 & 20. Development minimum and maximums for Parcels 19 and 20 shall be per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15 of this Development Order.

B(11) Land Use Equivalency Matrices (LUEM) for Parcels 19 and 20 and Residential uses are included as Exhibit 15 of this Development Order. The Tampa Bay Regional Planning Council and the Florida Department of ~~Community Affairs~~Economic Opportunity will have a minimum 14-day maximum 21-day review period of any/all proposed conversions of the LUEM prior to approval by Manatee County. The applicant shall provide written notice to the Tampa Bay Regional Planning Council and the Florida Department of ~~Community Affairs~~Economic Opportunity of all proposed conversions under the LUEM and submit proof of such notice to Manatee County prior to approval by Manatee County of such conversions in accordance with this section. In addition, all future conversions shall be duly noted within the subsequent ~~Annual~~ Biennial Report submitted for the project.

C. ENVIRONMENT

C(1). Vegetation, Wildlife, and Wetlands

a. In the event that any additional state or federally listed species are discovered on-site during project development, the developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and Manatee County EMD and implement the appropriate measures for species conservation as recommended by the Florida Fish and Wildlife Conservation Commission.

b. A management plan for the project, consistent with Policy 3.3.2.2 of the Comprehensive Plan, for removal of nuisance and exotic species, shall be developed by the applicant and approved by Manatee County prior to the first Final Site Plan approval for the project. (Completed)

c. Prior to approval of any Final Subdivision Plat (or Plan if Platting is not required), the Developer* shall record Land Development covenants or deed restrictions designed to prevent homeowner's activities from degrading habitat.

d. Wetland buffers along the Manatee River, [the river as shown on Map F (Exhibit 1)], tidal creeks and islands shall be a minimum width of 50' except that ~~.~~ ~~W~~wetland buffers for development within Parcel 12/13 ~~adjacent to the marina~~ shall be consistent with the Land Development Code and Comprehensive Plan. All other buffers shall be a minimum width of 30 feet, unless otherwise approved by the EMD, consistent with the Comprehensive Plan and Land Development Code.

e. Upland buffers between on-site wetlands, marshes, streams or rivers and any type of development or land alteration shall be delineated with temporary construction fencing prior to construction to allow these areas to be maintained with existing native vegetation or be replanted with native, transitional zone or upland vegetation. All wetland buffers shall have signage posted depicting the purpose and intent of the buffer. Signage text and location shall be approved by the Director of the Environmental Management Department. The use of pesticides, herbicides, or fertilizers, unless part of an approved nuisance and exotic management plan, shall be prohibited in these buffers and the wetlands they protect.

f. The Developer* shall submit a wetland management and mitigation plan to the County* for approval prior to, or concurrent with Preliminary Site Plan applications. This plan shall address, but not be limited to, identification of wetlands on-site, wetlands to be preserved, proposed wetland alterations, a detailed mitigation plan, control of on- and off-site water quality, methods for hydro period maintenance with a detailed narrative, and preliminary plans for mitigated or significantly enhanced wetlands.

g. Post-development wetlands, conservation tracts, and mitigation areas shall be regarded as preservation areas for the purpose of protecting their natural attributes. These areas shall be placed under conservation easements conveyed to Manatee County consistent with the restrictions on development provided for in Section 719 of the Land Development Code.

h. The maximum amount of wetland impacts shall not exceed the total listed in Table 13.4, revised October 2006, attached as Exhibit 2. However, at time of Preliminary Site Plan approval, all proposed wetland impacts shall demonstrate compliance with minimization, avoidance, and mitigation, pursuant to the Comprehensive Plan, prior to authorization of any wetland impacts.

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i. The native upland plant community quantities committed to be preserved in Table 12-2 of the NOPC application dated May, 2004 (Exhibit 3) shall include 75 percent of the pine flatwoods and pine-mesic oak community located adjacent to the Manatee River and its tributaries, mangrove swamps, and saltwater marshes.

j. As shown in Table 12-2 of the NOPC application dated May, 2004 (Exhibit 3), 36 acres of upland forested communities shall be preserved to provide habitat for the Sherman's fox squirrel.

k. Concurrent with the construction of the internal roadways adjacent to Mitigation Area 6 and the associated wetlands shown on Exhibit 12, the Developer shall construct a fence which will be a minimum of four feet in height and of chain link or a similar material that will prevent passage of young sandhill crane chicks. The general location and extent of the fence is shown on Exhibit 12. (Completed)

C(2). Air Quality

a. Manatee County shall reserve the right to require mitigation measures or a revision of the site plan to alleviate potential negative impacts of the project on ambient air quality.

b. Best Management Practices shall be employed during site preparation and construction to minimize air quality impacts.

c. Any open burning conducted on site as part of land clearing activities shall be permitted by EMD.

d. A Fugitive Dust Abatement Plan shall be submitted by the Applicant and approved prior to approval of the next Preliminary Site Plan.

C(3). Water Quality and Stormwater Management

a. An Integrated Pest Management Plan (IPMP) shall be developed and approved by Manatee County prior to the first Final Site Plan Completed. The IPMP shall address the following items:
(1) Fertilizer/pesticide/herbicide/application;
(2) Golf course pest management methods and procedures; and
(3) Related quality control and assurance procedures.
A training manual shall be developed as part of the IPMP for maintenance personnel and made available on site at all times.

b. The Developer shall implement the surface and ground water monitoring plan in accordance with the Heritage Sound Water Quality Monitoring Plan included as Appendix 14 S.1 in the Heritage Sound DRI Application for Development Approval Sufficiency Response dated March 1999 (Exhibit 10), and as amended for the Moore's Dairy site in accordance with the Water Quality Monitoring Plan approved by the Manatee County Environmental Management Department (MCEMD) on October 11, 2005 and included as Section IV in the Heritage Harbour DRI Notice of Proposed Change 2nd Sufficiency Response dated September 2005, unless otherwise modified with the approval of the Environmental Management Department.

c. There shall be no individual groundwater wells associated with single or multi-family residences allowed within the development. This requirement shall be noted in all homeowner documents and disclosure statements. The location and well size of existing wells shall be indicated on each Preliminary Site Plan submitted for the project. A Well Management Plan, for the proper rehabilitation/abandonment of existing wells in accordance with SWFWMD Rule Chapter 40D-2, shall be submitted to the EMD for review and approval prior to authorization of construction.

d. The developer shall conduct annual inspections of the surface water management system on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage or treatment for which it was designed and intended.

e. The stormwater management systems shall be designed, constructed, and maintained to meet Chapter 40D-4 of the Florida Administrative Code. At a minimum, planted littoral zones equivalent to 35 percent of the total minimum lake area shall be required and shall be concentrated at the outfall.

f. Best Management Practices* (BMP) for reducing water quality impacts, as recommended by the County* and SWFWMD in accordance with adopted regulations of these agencies, shall be implemented.

g. All on-site existing underground tanks shall be abandoned pursuant to applicable State and County* rules. All existing underground storage tanks within the project* shall be identified prior to the first PSP approval Completed.

h. An Environmental Assessment of the site shall be conducted by an Environmental Consultant to determine potential hazardous material locations (e.g., historical cattle dipping vats, underground/above ground storage tanks, or buried drums). Should evidence of hazardous material be discovered, further investigations will be required to determine the level of contamination and appropriate remediation/mitigative measures. The Environmental Assessment for the entire site shall be conducted and submitted for County review prior to the first Preliminary Site Plan approval. Development restrictions may be imposed if any contamination is discovered Completed.

C(4). Floodplains

a. All habitable structures and access roadways shall be constructed above the 100-year flood elevation.

b. Compensation for the loss of 100-year flood storage capacity shall be provided through cut and fill balance calculation and further confirmed by the no-rise certification procedure.

c. All homeowner documents, real estate disclosure forms, deeds of sale or lease agreements for land or structures in the post development 100-year flood plain on the project site of Heritage Harbour, shall be accompanied by a hazard disclosure statement generally describing the property's relative probability of damage from coastal and fresh water flooding. This disclosure shall also list

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potential mitigation strategies including elevation, construction of safe rooms, window protection (shutters/security film), where the builder has exceeded coastal construction codes and other potential measures to increase safety.

d. The applicant shall meet or exceed all appropriate federal, state, and local construction codes, setback requirements, and flood plain management regulations.

e. Adequate maintenance easements shall be provided on Cypress Strand (major drain). Prior to dedication, the creek embankment, excluding areas remaining in their natural states, shall be stabilized through seeding, sodding, and rip rap. The Engineer shall provide as-built typical sections for the purpose of maintenance. Any alteration to the creek shall not cause a rise in the FEMA 100-year flood elevation.

C(5). Soils

a. Best Management Practices shall be employed during site preparation and construction to prevent soil erosion.

C(6). Manatee Protection

a. Prior to any marina construction, the developer shall prepare a Manatee Protection Plan. The Plan shall be approved by the Florida Fish and Wildlife Conservation Commission, the Southwest Florida Water Management District, and Manatee County Environmental Management Department. The following elements shall be included:

1. The Developer shall comply with all standard FWCC manatee construction conditions for all in-water construction.

2. A manatee education program shall be developed and implemented for all slip lessees.

3. A navigation channel shall be designated and marked with U.S. Coast Guard approved markers from the marina downstream to the I-75 Bridge prior to occupying any wet slips. The Developer shall be responsible for posting and maintaining the markers for the established channel in perpetuity, unless the Developer* obtains a commitment for posting or maintenance by an appropriate governmental agency. The Developer shall be responsible for posting and maintaining the markers from its marina to the designated main river channel in perpetuity, unless otherwise posted and/or maintained by an appropriate governmental agency.

4. A sign will be installed and maintained at the facility for boaters traveling to the Manatee River. The sign shall notify boaters of the controlling depth of the river, and request that boaters stay in the marked channel.

5. The use of the boat ramp shall be limited to lessees/owners of slips at the docking facility.

6. The maximum draft, including propeller(s) for vessels associated with this project shall be 2.5 feet or as otherwise approved through the permitting

process. This requirement shall be posted at the marina and included in all homeowner's documents, real estate disclosure forms, deeds of sale, or lease agreements for land or structures.

7. Before commencement of the dry storage and boat lift, a speed zone from the I-75 Bridge to the vicinity of the east line of Section 16, Township 34 South, Range 19 East, shall be established by local ordinance and posted. The main marked channel shall be regulated at a speed, or speeds, as determined from public hearings and passing of an ordinance by the Manatee County Commission, with all other waters regulated as slow speed, minimum wake as applicable per Manatee County regulations. The Developer shall be responsible for posting and maintaining the established speed zone markers/buoys in the designated areas the Developer obtains a commitment for posting and maintenance by an appropriate governmental agency.

8. The Developer shall assist in the enforcement of the speed zone, once, established. It shall be a term of the lease of any slip that violations of the speed zone ordinance may result in the revocation of the lease. An employee will be responsible for issuing warnings to lessees who are violating the speed zone. This person will also be responsible for a revocation process of the leased slip for individuals who are cited for violating the speed zone ordinance and pay a fine or are found guilty of violating the ordinance by a court of competent jurisdiction.(Completed)

b. Except for docks whose sole purpose is to provide access to nature parks and/or picnic areas, and excluding specifically docks for individual or multiple single family use, the only docks on the site shall be at the marina if the marina is permitted.

c. The total number of boat slips allowed for this development in perpetuity shall not exceed 462. The first phase shall consist of up to a maximum of 162 wet slips and boat ramp. The second phase shall consist of up to a maximum of 300 dry slips. The second phase shall not be initiated until two years after the first phase has been completed.

D. ARCHAEOLOGICAL AND HISTORICAL RESOURCES.

D(1). The discovery of any significant historical or archaeological resources shall be reported to the Florida Division of Historical Resources and the disposition of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County in accordance with Rule Chapter 9J-2 FAC.

Archaeological test excavations by a professional archaeologist shall be conducted on each such site to provide sufficient data to make a determination of significance prior to the commencement of ground-disturbing activities at the site. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County*. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource-disturbing activities are allowed to continue.

E. WASTEWATER MANAGEMENT

E(1). The Certificate of Level of Service for wastewater must be obtained with each Final Site Plan.

F. WATER SUPPLY

F(1). The Certificate of Level of Service for water must be obtained with each Final Site Plan.

F(2). The developer shall use non-potable water, stormwater, reclaimed water (when available) for irrigation of landscaping. When available, the applicant shall use reclaimed water or another alternative source (other than the Floridan aquifer) for tee areas, fairways, greens, and common areas. Irrigation systems shall be designed, installed, and operated for maximum water use efficiency and be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system shall include the following:

a. Irrigation zones with differing water requirements such as putting greens, tees, fairways, and common areas shall be irrigated separately.
b. Low-volume irrigation system components shall be used to the maximum extent possible.
c. High-frequency irrigation areas shall be limited to tees and greens.
d. The irrigation system shall include rain sensors with automatic rain shutoff devices which shall be installed on each controller within the irrigation system.
e. Maintenance of the irrigation system will include resetting the automatic controllers according to the season and checking, adjusting, and repairing irrigation devices to ensure optimum operating efficiency.

F(3). For the purpose of potable or reclaimed water conservation, utilization of Xeriscape landscaping principles shall be incorporated into the golf course design and other landscape areas which shall include ecologically viable portions of the site's existing native vegetation. Xeriscaped areas shall not be irrigated.

F(4). The applicant shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the project with the following sources, in order of preference; (1) treated wastewater, (2) treated stormwater; (3) non-potable quality groundwater. Prior to each Final Site Plan approval, the developer shall identify the irrigation source which will be utilized. When it becomes available from Manatee County, Heritage Sound shall connect to the County's wastewater reuse system. All wells no longer needed for irrigation purposes shall be properly abandoned except for such wells as may be needed for emergency purposes.

F(5). Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).

F(6). For the purpose of potable water conservation, installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices shall be required. The water conservation fixtures and measures (low water use toilets, shower heads, and other plumbing fixtures) referenced in the ADA shall be required.

F(7). Reserved

F(8). All irrigation wells which are not proposed for use (about 30) or are not needed for emergency purposes shall be properly sealed and abandoned prior to commencement of development in the areas where the wells are located. Additionally, an appropriately

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located irrigation well or wells as approved by Water Management District shall be tested annually for salinity.

G. SOLID/HAZARDOUS WASTE/MEDICAL WASTE

G(1). The County has determined that there exists adequate solid waste capacity to accommodate the impacts of the Project*. The Certificate of Level of Service shall be valid until November 21, 2024~~December30, 2017~~. This includes the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes and previously approved legislative extensions pursuant to HB 7207 and F.S. 252.363..

G(2). In the event that hazardous materials or medical waste are located on the site, they shall be handled in a manner consistent with applicable Federal, State, and Local regulations.

H. ENERGY

H(1). The energy conservation measures referenced of page 29.3 of the ADA shall be utilized as applicable (Exhibit 5).

H(2). The developer shall use xeriscape landscaping wherever possible to reduce both water and energy consumption.

I. RECREATION AND OPEN SPACE

I(1). The Project* shall contain, at a minimum, 893.9 acres of open space. The property designated for recreation purposes shall include a 37.0 acre community park open to the general public, a 4.2 acre private neighborhood park~~, a 12.0 acre marina~~, and 250.0 acres of golf.

I(2). The Developer shall be responsible for the maintenance of all recreation and open space areas within the project site not dedicated to the County.

I(3). A system of bicycle and pedestrian trails shall be developed to link the residential, commercial and recreational areas. If bicycle trails are combined with the required sidewalk system, then it shall be designed and constructed with a minimum width of 8 feet. If it is not combined with the sidewalk, then a 4 foot wide lane shall be provided on each side of the roadway. Prior to the first residential subphase south of Port Harbour Parkway and the first residential subphase north of Port Harbour Parkway a comprehensive pedestrian/bicycle plan for each side of Port Harbour Parkway shall be submitted and approved by Manatee County.

J. PUBLIC SAFETY

J(1). The Developer* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, equipping, and staffing of emergency service facilities for police and fire services or any combination thereof. The Developer* may, with the concurrence of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as allowed by the Land Development Code, if applicable. An agreement as to pro-rata share for each Phase*, mutually acceptable to the County and the Developer shall be reached prior to the issuance of the first Final Site Plan or Final Plat for Vertical Development for each Phase*. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project and any pro-rata lump sum payment shall be

creditable against the payment of impact fees, in accordance with applicable law. (Completed)

K. HURRICANE PREPAREDNESS

K(1). The applicant/developer shall promote awareness of hurricane/flooding hazard, preparedness and hazard mitigation through public information, neighborhood association newsletters, model homes, commercial/office buildings, etc.

K(2). The applicant shall meet or exceed all appropriate federal, state, and local construction codes, setback requirements, and flood plain management regulations recognizing the vulnerability of this site to fresh water flooding and tropical storms and hurricanes.

K(3). Prior to the first Final Site Plan for a site located either completely or partially within the Coastal Planning Area, as identified in the Comprehensive Plan, the applicant shall develop a master plan for evacuation and recovery to ensure the safe and orderly evacuation of vulnerable residents, hotel guests, and employees after an official evacuation order is issued. This plan shall include such provisions as, but not be limited to: (1) ordering all buildings in the evacuated areas closed for the duration of a hurricane evacuation order; (2) informing all residents, guests and employees of evacuation routes out of the flood prone area and measures to be followed in the event of same; and (3) making all efforts to coordinate with and inform appropriate public authorities of building closings, security and safety measures, and evacuation and re-entry/recovery plans. This plan shall be submitted to the State Land Planning Agency and the County for review and approval before approval of a Final Site Plan for habitable construction within the Coastal Planning Area. DCA shall have 45 days to comment on this plan. (Completed and attached as Exhibit 13).

K(4). Prior to the first Final Site Plan approval for any site located either completely or partially within the Coastal Planning Area for habitable construction, the applicant shall develop a master plan for mitigating the project's impacts on emergency public shelters consistent with the requirements of Rule 9J-2.0256, FAC. These measures may include, but not be limited to: construction of shelter space in accordance with ARC 4496 shelter standards; payment in lieu of construction; or participation in the upgrading of existing shelter space. The plan shall be submitted to the State Land Planning Agencyand the County for review and approval before approval of a Final Site Plan for habitable construction. DCA shall have 45 days to comment on this plan. (Completed and attached as Exhibit 13).

K(5). Notwithstanding the ability to exchange among residential unit types, per the Land Use Equivalency Matrix, no increase in multi-family or single-family semi-detached units shall be permitted in the CHHA (Coastal High Hazard Area).

L. EDUCATION

L(1). The Developer* shall mitigate potential school impacts by making a payment of $825,000.00 to the School Board, upon request (which represents a cost of $35,000.00 per acre) with a three percent (3%) adjustment per year for five years. Request for payment shall be made no earlier than the date of the issuance of the first residential Certificate of Occupancy. Payment shall be made within 30 days of request. (Completed).

L.(2) The Developer* shall fund the cost of a sidewalk from the school board property line (adjacent to the student drop off area within Heritage Harbour) to Haile Middle School

and a shelter adjacent to the drop off area, upon the request of the School Board. (Completed)

~~**M. MARINA FACILITIES**~~

~~M(1). Live-aboards, defined as occupying a vessel for more than three consecutive days, shall not be allowed.~~

~~M(2). Manatee protection measures outlined by the Bureau of Protected Species Management, including educational signage, channel markings, etc., shall be implemented in accordance with Condition C(6).~~

~~M(3). The marina shall implement the elements of the Florida Clean Marina Program to minimize the introduction of deleterious substances into the marina basin that would be detrimental to water quality (Developer's commitment).~~

~~M(4). A fuel spill response plan shall be prepared and approved by Manatee County prior to Final Site Plan approval for the marina or boat livery. Marina staff shall be trained in the implementation of the plan. Each annual report shall include a report on marina operation, including the number of wet and dry slips occupied; the number leased by residents; and any incidents of fuel spills.~~

~~M(5). The slip lease agreement shall prohibit use of sudsing cleaners containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye.~~

~~M(6). The provisions of the Pollution Discharge Act outlined in Section 376, Florida Statutes, and Chapter 62N, Florida Administrative Code, shall be strictly adhered to.~~

N. AFFORDABLE HOUSING

N.(1) An assessment of the potential affordable housing impacts of the Project was performed as part of this NOPC. The Developer* recognizes that the statutory rules require an assessment of "affordable housing", however the TBRPC and Manatee County recognize that the potential deficit is in the area of "essential worker" or "workforce" housing as such terms are defined by the TBRPC and the Manatee County Land Development Code, respectively. Lennar Homes~~Harbourvest,~~ LCC, per their agreement with the TBRPC, shall implement the following:

a. 245 units shall qualify upon the first sale to an end user as workforce housing as defined by Manatee County Land Development Code. The sales price for such units shall be determined to qualify as workforce housing after excluding upgrades and options from the price. The maximum sales price for the workforce housing units shall be based upon current workforce sales price as established by the methodology in the Manatee County Land Development Code and may be modified each year as determined by Manatee County.

b. The Developer* shall receive a 1:1 credit for all such qualifying units built within Phase I or II from January 1, 2004 to December 31, 2012 (project build out).

c. Should the Developer* not provide the required number of affordable units, mitigation in the form of $2,000 per affordable unit not built shall be paid into the Affordable Housing Trust Fund prior to Final Site Plan approval for the 1,500th residential unit in Phase II or last residential subphase, whichever comes first.

Prior to the first Final Site Plan approval for residential development, the developer shall deposit into an escrow account, post a letter of credit or bond, in a form acceptable to Manatee County, to secure the payment for the number of unbuilt units, in the amount of $490,000. The escrowed funds shall be refunded to the developer or the bond or letter of credit released as each workforce unit is constructed.

d. As a means to monitor the progress, the applicant shall provide an accounting of the number of units that have been provided to date in each ~~Annual~~ Biennial Report.

. [Required units have been constructed in compliance with this condition. Condition is no longer applicable]

N.(2) Prior to the initiation of Phase II, the Developer* shall conduct a reanalysis of affordable housing impacts in accordance with Section 380.06(6) and utilizing a methodology acceptable to the County*and the State Land Planning Agency. (Completed)

O. GENERAL CONDITIONS

O(1). Should the Project* significantly depart from the parameters set forth in this Development Order and the ADA*, the Project* will be subject to a Substantial Deviation Review, pursuant to Section 380.06. Florida Statutes. Any change to the Project* which meets the criteria set forth in Subsection 380.06(19), Florida Statutes shall require a hearing to determine if the change constitutes a Substantial Deviation.

O(2). The Developer's* commitments set forth in the ADA*, and, as summarized in Section 6~~5~~ herein, shall be honored, except as they may be superseded by specific terms of the Development Order.

O(3). Should the Developer* divest itself of all interest in the Project* prior to the expiration of the Development Order, the Developer* shall designate the successor entity to be responsible for preparation of the Annual Report, subject to approval by the County*.

O(4). Buildout shall be completed by November 21, 2022 ~~December 30, 2017~~. This Development Order shall expire ~~December 30, 2022~~November 21, 2024, to allow for post-development monitoring. Unless otherwise specified in this Development Order, all conditions herein shall be complied with on or before the expiration date of this Development Order.

O(5). The Manatee County Building and Development Services Department Director or the Director's authorized designee shall be responsible for monitoring the Development and ensuring its compliance with this Development Order. The data necessary for monitoring the Development shall be generated by building permits, certificates of occupancy, approval of plats and offering statements, the ~~Annual~~ Biennial Report, and on-site observations. The enforcement of the Terms and conditions of this Development Order shall be through such means as are authorized by Chapter 380, Florida Statutes, and through the Manatee County Land Development Code.

O(6). The Developer*, its successors, assigns or transferees, shall submit ~~Annual~~ Biennial DRI Reports in accordance with Section 380.06(18), Florida Statutes* to the County*, TBRPC, the State Land Planning Agency, and other agencies, as may be appropriate, on March 21st of each year until such time as all terms and conditions of this Development Order are satisfied. Six (6) copies of this report shall be submitted to the Director of the Manatee County Building and Development Services Department

~~Department~~ or the Director's designee, who shall review the report for compliance with the terms and conditions of this Development Order and who may submit an appropriate report to the County Commission should the Building and Development Services Department Director decide further orders and conditions are necessary. The Developer* shall be notified of any Board of County Commissioners' hearing wherein such report is to be considered or reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, modification, or change of any conditions, or any terms or conditions of this Development Order. The ~~Annual~~ Biennial Report shall contain the following:

a. Any change in the plan of development, or in the representation contained in the ADA, or in the phasing or land uses for the reporting year and for the next year;
b. A summary comparison of development activity proposed and actually conducted for the year;
c. Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or Developer*;
d. Identification and intended use of lands purchased, leased, or optioned by the Developer* adjacent to the land encompassed by the Development Order for the Project;
e. An assessment of the Developer's* and the local government's compliance with the conditions of approval contained in the DRI Development Order and the commitments that are contained in the Application for Development Approval* and which have been identified by the County*, TBRPC, or State Land Planning Agency, as being significant;
f. Any known incremental DRI Applications for Development Approval* or requests for a Substantial Deviation Determination that were filed in the reporting year and to be filed during the next year;
g. An indication of a change, if any, in local government jurisdiction for any portion of the Development* since the Development Order was issued
h. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;
i. A copy of any recorded notice of the adoption of a Development Order for the subsequent modification of an adopted Development Order that was recorded by the Developer* pursuant to Subsection 380.06(14)(d), Florida Statutes;
j. A statement that all persons have been sent copies of the ~~Annual~~ Biennial Report in conformance with Subsection 380.06(15) and (18), Florida Statutes;
k. Progress regarding compliance with Stipulation N(1), the number of workforce housing units provided.
l. Reports and/or information pursuant to conditions B(2), B(3), C(1)h and i, C(3)d, K(3), K(4).
m. An updated map showing the locations and acreage of upland and wetland preservation.

O.(7) In the event of a Development Order appeal or other legal challenge of this Development Order by the Department of ~~Community Affairs~~Economic Opportunity, then the Developer* shall pay all reasonable costs and fees of County* staff and attorneys relating to said appeal or legal challenge at the rate for processing this Development Order under the current Planning fee schedule.

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Payment of all billings by the Developer* related to such fees and costs shall be paid within forty five (45) days of submittal of an invoice.

SECTION 6. DEVELOPER COMMITMENTS.

The following are developer commitments that were set forth in the Application for Development Approval (ADA) and Sufficiency Responses (SR) which shall be honored by the developer, except as they may be superseded by specific terms of the Development Order.

VEGETATION, WILDLIFE AND WETLANDS

1. Potential (sandhill crane) nesting habitat will be preserved (SR, pg. 2.2)

2. Former potential (sandhill crane) nesting habitat will be enhanced and restored. (SR, pg. 2.2)

3. Potential (sandhill crane) foraging habitat will also be maintained. (SR, pg. 2.3)

4. The surface water management system for the project will be designed to protect potential (sandhill crane) nesting marshes from unnatural peaks in water levels that might flood nests and cause failure. (SR, pg. 2.3)

5. Potential (sandhill crane) nesting marshes... will be buffered from proximate sources of active disturbance. (SR, pg. 2.3)

6. Management of upland and wetland areas will include control or treatment of nuisance and exotic species, such as cattails, Brazilian pepper, and primrose willow. Mechanical means will be used control the height of saw palmettos in undeveloped pine flatwoods areas. Restrictive deeds and covenants to prevent unauthorized impacts from clearing, the removal of desirable vegetation, will be incorporated into the homeowner's documents or deed restrictions, which will be enforced by the applicant and successor entity. (SR, pg. 2.6)

7. Those wetlands conserved will be assured long-term conservation and protection post-development by conservation mechanisms consistent with the Manatee County Comprehensive Plan and Land Development Regulation requirements at the time of the development order. (SR, pg.2.22)

FLOODPLAINS

1. All roads, utilities, and structures will be constructed above the mapped 25-year and 100-year floodplains. (SR, pg. 2.44)

WATER SUPPLY

1. The potable water distribution system will be built to County Standards by the Developer*, and may be dedicated to Manatee County for operation and maintenance at the Developer's option with approval by the Utility Operations Department. Revised.

SOLID WASTE/HAZARDOUS WASTE/MEDICAL WASTE

1. The developer will prepare and submit a Hazardous Material Management Plan for the golf course at time of site plan application to Manatee County (SR, pg. 3.16)

POLICE AND FIRE PROTECTION

1. The developer has agreed to provide a "pro rata share" of the cost of expanding police and fire protection services to the project. Such costs could include additional Sheriff's Office personnel and an additional aerial truck for the Braden River Fire District if three or more structures are greater than 34 feet in height. (ADA, Page 25.1)

RECREATION AND OPEN SPACE

1. The developer has proposed a system of bicycle and pedestrian trails to be developed to join together the residential areas, golf course, and community park. (ADA, page 26.1)

EDUCATION

1. The developer will work with the Manatee County School Board to determine the most appropriate method to mitigate potential school facility impacts. (ADA 27.1)

2. The developer will work with the School Board to identify an appropriate site within Heritage Harbour if the School Board determines that this location will meet their long term needs. (SR 6.3)

PORTS AND MARINAS

1. No live-aboards will be allowed at the marina facility. (ADA, pg. 37.5)

2. A sewage pump-out facility will be provided for use of the residents and other boaters. (ADA, pg. 37.5)

3. Paint scraping, sanding or sandblasting, hull painting, or major engine repairs will be prohibited. Limited boat maintenance activities and minor engine repairs and servicing will be allowed, and specifically listed in the marina slip agreements (SR, pg. 7.3)

4. Fuel handling will follow the recommended elements of the Florida Clean Marina Program by providing signage and pamphlets that stress the impact from spills and fueling activities, including awareness of the fiscal responsibility a boater has if they create a spill and subsequent clean up is required. All fuel nozzles will have automatic/back-pressure/shut-off nozzles. Fueling of small cans will take place on impervious fireproof containment trays. A Fuel Response Package will contain containment booms, pads, and absorbents readily available in well-marked, easily accessible container(s). A fuel spill response plan will be prepared, and marina staff will be trained in the implementation of the plan. The provisions of the Pollution Discharge Act outlined in Section 376, Florida Statutes, and Chapter 62N, Florida Administrative Code, will be strictly adhered to. (SR, pg. 7.2)

5. A slow speed zone from the marina to the main river channel will be posted and select interior braided channels adjacent and within the project area will be marked for slow speed only (throughout the year). The main natural river channel from the marina downstream to where the river becomes a broad system will be marked with regulation markers. (SR, pg. 7.4)

SECTION 7. LEGAL DESCRIPTION.

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Development of Heritage Harbour shall be restricted to the 2,784.7 acre tract of land described below:

ALL OF SECTIONS 13, 14, 23, 24, 25, 26, 35 AND 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 64, AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 1305-250 AND ALSO NORTH OF STATE ROAD NO. 93 (INTERSTATE 75) AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 13075-2403 AND SOUTH OF THE MEAN HIGH WATER LINE OF THE SOUTH BANK OF THE MANATEE RIVER. CONTAINING 2,397.5 ACRES MORE OR LESS. ALSO: THAT PORTION OF THE FOLLOWING DESCRIBED LAND LYING SOUTHWEST OF STATE ROAD NO. 93 (INTERSTATE 75) AND EAST OF THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF KAY ROAD AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 13075-2404, SHEET 3 OF 9: BEGIN AT THE NW CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST RUNNING EAST 2,681.25 FEET, THENCE RUNNING SOUTH 3,769 FEET, THENCE RUNNING WEST 2,681.25 FEET, THENCE RUNNING NORTH TO THE POINT OF BEGINNING, LESS THE SOUTHERNMOST 1640.5 FEET THEREOF. CONTAINING 10.6 ACRES MORE OR LESS. ALSO: UNSURVEYED PORTION OF SECTION 12, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LYING SOUTH OF GOVERNMENT LOTS 3 AND 4; UNSURVEYED PORTION OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: BEGIN AT THE NW CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE SOUTH TO THE WATER OF THE MANATEE RIVER, THENCE MEANDER THE WATERS OF THE MANATEE RIVER IN AN EASTERLY AND NORTHEASTERLY DIRECTION TO APOINT ON THE NORTH LINE OF SAID SECTION 13 WHICH IS ON OR NEAR THE EXTENDED EAST LINE OF U.S. GOVERNMENT LOT 1 OF SECTION 12, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE WEST ALONG THE NORTH LINE OF SECTION 13 TO THE POINT OF BEGINNING; UNSURVEYED PORTION OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: BEGIN AT THE NE CORNER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE SOUTH TO THE WATERS OF MANATEE RIVER, THENCE MEANDER THE WATERS OF MANATEE RIVER IN A WESTERLY AND NORTHWESTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION 14, RUN THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 14 TO THE POINT OF BEGINNING; CONTAINING APPROXIMATELY 87.7 ACRES (COMPUTED BY DIGITIZING FROM AERIAL PHOTOGRAPHS THE AREA ABOVE THE APPROXIMATE MEAN HIGH WATER LINE) ALL LYING AND BEING LOCATED IN MANATEE COUNTY, FLORIDA. THE AREA OF THE ABOVE DESCRIBED LAND IS APPROXIMATELY 2,495.8 ACRES.

TOGETHER WITH (HERITAGE HARBOUR STONEYBROOK EAST):

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 19, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1460, PAGES 5079 THROUGH 5083, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N.89°47'24"W. ALONG THE SOUTH LINE OF SAID SECTION 19, FOR 175.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°47'24"W., ALONG SAID SOUTH LINE OF SECTION 19, ALSO BEING THE NORTH BOUNDARY LINE OF LANDS OF RIVER ROAD PLANTATION (KNOWN AS PROPERTY IDENTIFICATION NUMBER 5668.0020\9 PER MANATEE COUNTY PROPERTY APPRAISER), FOR 4666.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19;

THENCE N.01°24'51"E., ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST BOUNDARY LINES OF PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGES 168 THROUGH 185, SAID PUBLIC RECORDS AND PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2, AS RECORDED IN PLAT BOOK 50, PAGES 10 THROUGH 13, SAID PUBLIC RECORDS, FOR 2662.92 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KAY ROAD (42 FOOT WIDE PUBLIC RIGHT OF WAY), A PORTION OF WHICH IS SHOWN ON PLAT OF WATERLEFE GOLF & RIVER CLUB, UNIT 5, AS RECORDED IN PLAT BOOK 37, PAGES 162 THROUGH 168, SAID PUBLIC RECORDS AND A PORTION OF WHICH IS SHOWN ON AND DESCRIBED IN OFFICIAL RECORDS BOOK 1711, PAGES 673 THROUGH 674, SAID PUBLIC RECORDS; THENCE S.89°44'37"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1460, PAGES 5079 THROUGH 5083, SAID PUBLIC RECORDS FOR 2398.56 FEET; THENCE S.87°54'15"E., CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID NORTH LINE, FOR 2354.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD (80 FOOT WIDE PUBLIC RIGHT OF WAY) AS RECORDED IN ROAD PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°21'37"W., ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE, FOR 2282.71 FEET TO THE NORTHEAST CORNER OF LANDS OF VIRGINIA MOORE (KNOWN AS PROPERTY IDENTIFICATION NUMBER 5469.0000/2 PER MANATEE COUNTY PROPERTY APPRAISER); THENCE N.89°53'12"W., ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS, FOR 135.10 FEET; THENCE S.00°22'23"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, FOR 299.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE POINT OF BEGINNING. CONTAINING 12,578,452.9 SQUARE FEET OR 288.76 ACRES, MORE OR LESS. BEARINGS ARE BASED THE WEST LINE OF SECTION 19 AS BEARING N.01°24'51"E. TO COINCIDE WITH THE EASTERLY BOUNDARY LINE OF THE HERITAGE HARBOUR DEVELOPMENT TO THE WEST (SHOWN ON SAID PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1 AND PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2).

SECTION 8. COMMENCEMENT OF DEVELOPMENT.

Physical development of the Project* has commenced. If any five year period shall expire without significant additional physical development activity on the site, the BOCC may conduct a public hearing in accordance with the Land Development Code after appropriate notice to the Developer* and may, at its option, based on testimony presented at that hearing, rescind or suspend or take other appropriate action on any and all approvals granted herein except where the failure to carry out development is attributable to factors beyond the control of the Developer. For purposes of this provision, "physical development" shall be the actual construction of buildings or infrastructure by the Developer* that is approved on a Final Site Plan or Plat for the Project*.

SECTION 9. RESTRICTIONS ON DOWN-ZONING.

Prior to the buildout date of this Development Order, the County shall not down-zone or reduce the intensity or unit density permitted by this Development Order, unless the County can demonstrate that:

1. substantial changes in the conditions underlying the approval of the Development Order have occurred; or

2. the Development Order was based upon substantially inaccurate information provided by the Developer; or

3. the change is clearly established by the County to be essential for the public health, safety, or welfare, or

4. the development is not proceeding in a timely manner, pursuant to Section 8~~7.~~.

Any down-zoning or reduction in intensity shall be effected only through the usual and customary procedures required by statute or ordinance for change in local land development regulations.

For purposes of this Development Order, the term "down-zone" shall refer only to changes in zoning, land use, or development regulations that decrease the development rights approved by this Development Order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer by this Development Order. The inclusion of this section is not to be construed as evidencing any present or foreseeable intent on the part of the County to down-zone or alter the density of the development, but is included to comply with Paragraph 380.06(15)(c)3, Florida Statutes.

SECTION 10. BINDING ORDER UPON DEVELOPER AND COUNTY.

This Development Order shall be binding upon the Developer, Owners, the County, and upon the Developer's and Owner's grantees, successors, and assigns.

SECTION 11. COMPLIANCE WITH CODES AND ORDINANCES.

All development undertaken pursuant to this Development Order shall be in accordance with all applicable local codes and ordinances in effect at the time of permitting, and other laws, except as specifically provided herein.

SECTION 12. RENDITION.

The Building and Development Services Department ~~Department~~ is hereby directed to send certified copies of this Development Order within thirty (30) days of the BOCC approval to the Developer, STATE LAND PLANNING AGENCY, and TBRPC.

SECTION 13. NOTICE OF RECORDING.

The Developer shall record a notice of adoption of this Development Order as required pursuant to Chapter 380, Florida Statutes, and shall furnish the Building and Development Services Department ~~Department~~ a copy of the recorded notice.

SECTION 14. SEVERABILITY.

It is the intent of this Development Order to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Development Order is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then such provision or portion shall be deemed null and void, but all remaining provisions and portions of this Development Order shall remain in full force and effect.

SECTION 15. EFFECTIVE DATE.

This Ordinance shall become effective upon filing of a certified copy with the Department of State; provided, however, that the filing of a notice of Appeal pursuant to Section 380.07,

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Florida Statutes shall suspend development authorization granted by this Development Order, until the resolution of said of appeal. However, this is not intended to suspend development previously authorized pursuant to Ordinance 00-19, as amended by Ordinance 03-25, Ordinance 08-33, ~~and~~ Ordinance 10-37 and Ordinance 11-31, during the pendency of any appeal.

PASSED AND DULY ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA THIS _____ DAY of _____.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By:_____
Larry Bustle, Chairman

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

By: _____
Deputy Clerk

EXHIBITS 1, 4, 7, 8, 9, 10, 11, and 12

ARE NOT ATTACHED BUT ARE ON FILE AT THE CLERK'S OFFICE AS AN ATTACHMENT TO THE PREVIOUSLY APPROVED ORDINANCE 00-19, APPROVED ON MARCH 21, 2000.

EXHIBIT 13

IS NOT ATTACHED BUT IS ON FILE AT THE CLERK'S OFFICE AS AN ATTACHMENT TO THE PREVIOUSLY APPROVED ORDINANCE 03-25, APPROVED ON JUNE 17, 2003.

EXHIBITS 2, 3, 5, and 14

ARE NOT ATTACHED BUT ARE ON FILE AT THE CLERK'S OFFICE AS AN ATTACHMENT TO THE PREVIOUSLY APPROVED ORDINANCE 08-33, APPROVED ON MARCH 11, 2008.

EXHIBIT16

IS NOT ATTACHED BUT IS ON FILE AT THE CLERK'S OFFICE AS AN ATTACHMENT TO THE PREVIOUSLY APPROVED ORDINANCE 10-37, APPROVED ON JUNE 3, 2010.

EXHIBITS 6 and 15

ARE ATTACHED AND TITLED AS FOLLOWS:

Ex. 6:	Map H – Master Development Plan
Ex. 15:	Land Use Equivalency Matrix

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EXHIBIT #15

Land Use Equivalency Matrix

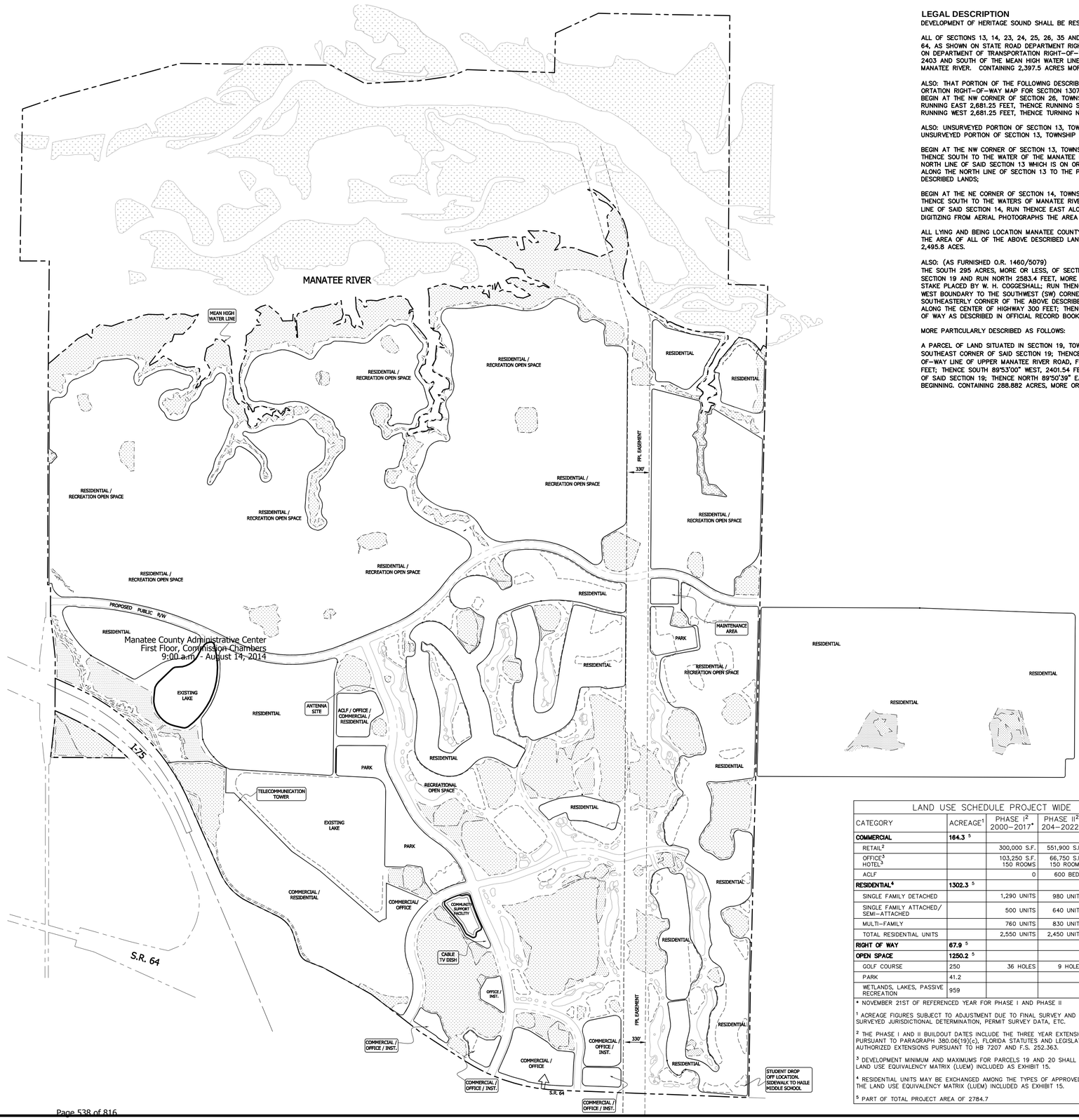
Land Use Equivalency Rates and Minimum/Maximum Development Thresholds For Parcels 19 and 20					
Change To→ **Change From↓**	Hotel (1Room)	Commercial/Retail (1,000 SF)	Office (1,000 SF)	Minimum	Maximum
Hotel (1 Room)	---	171.5 SF	396 SF	80 rooms	300 rooms
Commercial/Retail (1,000 SF)	5.8 Rooms	---	2,308.3 SF	540,000 SF	683,000 SF
Office (1,000 SF)	2.5 Rooms	433.2 SF	---	0 SF	100,000 SF

Note: 1 Hotel Room equates to 171.5 SF of Commercial/Retail or 396 SF of Office
1,000 SF of Commercial/Retail equates to 5.8 Hotel Rooms or 2,308.3 SF of Office
1,000 SF of Office equates to 2.5 Hotel Rooms or 433.2 SF of Commercial/Retail
Any land use exchanges will not exceed the substantial deviation thresholds set forth in FS.380.06(19)(b).

Land Use Equivalency Rates and Minimum/Maximum Development Thresholds For Residential Uses					
Change To→ **Change From↓**	Single Family Detached	Single Family Attached	Multi Family	Minimum	Maximum
Single Family Detached (1 Unit)	---	1.97 Units	1.38 Units	1,816	2,724
Single Family Attached (1 Unit)	0.51 Unit	---	0.70 Unit	912	1,368
Multi Family (1 Unit)	0.73 Unit	1.44 Units	---	1,272	1,908

Notes: (1) The above unit type exchange rates are based on the gross trip generation numbers as determined using the mostly recently approved Traffic Impact Statement for the Project (dated December 2009). Pursuant to such study, each Single Family Detached Unit generates 0.77 gross PM peak hour trip; each Single Family Attached Unit generates 0.39 gross PM peak hour trip; and each Multi-Family Unit generates 0.56 gross PM peak hour trip. Such generation rates are specific to this Project and are not generally applicable.

(2) Example: Upon surrendering 1 Single Family Detached Unit, the Developer would be able to add up to 1.97 Single Family Attached Units, 1.38 Multi-Family Units, or a pro rata combination thereof.



LEGAL DESCRIPTION

DEVELOPMENT OF HERITAGE SOUND SHALL BE RESTRICTED TO THE 2,495.8 ACRE TRACT OF LAND DESCRIBED BELOW:

ALL OF SECTIONS 13, 14, 23, 24, 25, 26, 35 AND 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. LYING NORTH OF STATE ROAD NO. 64, AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 1305.250 AND ALSO NORTH OF STATE ROAD NO. 93 (INTERSTATE 75) AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 13075-2403 AND SOUTH OF THE MEAN HIGH WATER LINE OF THE SOUTH BANK OF THE MANATEE RIVER. CONTAINING 2,397.5 ACRES MORE OR LESS.

ALSO: THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING SOUTHWEST OF STATE ROAD NO. 93 (INTERSTATE 75) AND EAST OF THE TRANSP-ORTATION RIGHT-OF-WAY MAP FOR SECTION 13075-2404, SHEET 3 OF 9:
BEGIN AT THE NW CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST
RUNNING EAST 2,681.25 FEET, THENCE RUNNING SOUTH 3,769 FEET, THENCE
RUNNING WEST 2,681.25 FEET, THENCE TURNING NORTH TO THE POINT OF BEGINNING, LESS THE SOUTHERNMOST 1,640.5 FEET THEREOF. CONTAINING 10.6 ACRES, MORE OR LESS.

ALSO: UNSURVEYED PORTION OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LYING SOUTH OF GOVERNMENT LOTS 3 AND 4:
UNSURVEYED PORTION OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE NW CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 18 EAST;
THENCE SOUTH TO THE WATER OF THE MANATEE RIVER; THENCE MEANDER THE WATERS OF THE MANATEE RIVER IN AN EASTERLY AND NORTHEASTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION 13 WHICH IS ON OR NEAR THE EXTENDED EAST LINE OF THE U.S. GOVERNMENT LOT 1 OF SECTION 12, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE WEST ALONG THE NORTH LINE OF SECTION 13 TO THE POINT OF BEGINNING; UNSURVEYED PORTION OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS;

BEGIN AT THE NE CORNER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 18 EAST;
THENCE SOUTH TO THE WATERS OF MANATEE RIVER; THENCE MEANDER THE WATERS OF THE MANATEE RIVER IN A WESTERLY AND NORTHWESTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION 14, RUN THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 14 TO THE POINT OF BEGINNING; CONTAINING APPROXIMATELY 87.7 ACRES (COMPUTED BY DIGITIZING FROM AERIAL PHOTOGRAPHS THE AREA ABOVE THE APPROXIMATE MEAN HIGH WATER LINE).

ALL LYING AND BEING LOCATION MANATEE COUNTY, FLORIDA.
THE AREA OF ALL OF THE ABOVE DESCRIBED LAND IS APPROXIMATELY
2,495.8 ACES.

ALSO: (AS FURNISHED O.R. 1460/5079)
THE SOUTH 295 ACRES, MORE OR LESS, OF SECTION 19, TOWNSHIP 34 SOUTH, RANGE 19 EAST, PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST (SE) CORNER OF SAID SECTION 19 AND RUN NORTH 2583.4 FEET, MORE OR LESS, TO A POINT ONE FOOT NORTH OF A LINE OF TELEPHONE POSTS; RUN THENCE WEST 2' AND 02' NORTH, 2394.8 FEET TO A 2"x2" STAKE PLACED BY W. H. COGGESHALL; RUN THENCE WEST 3' AND 57 FEET SOUTH 2432.1 FEET MORE OR LESS TO THE WEST BOUNDARY OF SAID SECTION; RUN THENCE SOUTH ALONG SAID WEST BOUNDARY TO THE SOUTHWEST (SW) CORNER OF SAID SECTION; RUN THENCE EAST TO THE POINT OF BEGINNING; LESS AND EXCEPT: A CERTAIN PARCEL LOCATED IN THE SOUTHEASTERLY CORNER OF THE ABOVE DESCRIBED LANDS, WHICH PARTICULAR PARCEL IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER; THENCE NORTHERLY ALONG THE CENTER OF HIGHWAY 300 FEET; THENCE WEST 175 FEET; THENCE SOUTH 300 FEET; THENCE EAST 175 FEET TO THE POINT OF BEGINNING; LESS EAST 40 FEET FOR ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 226, PAGE 625, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 19, 300.00 FEET; THENCE SOUTH 89°50'39" WEST, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, FOR A POINT OF BEGINNING; THENCE NORTH, ALONG SAID RIGHT-OF-WAY LINE, 2283.08 FEET; THENCE NORTH 88°16'00" WEST, 2354.78 FEET; THENCE SOUTH 89°53'00" WEST, 2401.54 FEET TO THE WEST LINE OF SAID SECTION 19; THENCE SOUTH 00°59'28" WEST, ALONG SAID WEST LINE, 2662.87 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE NORTH 89°50'39" EAST, ALONG SAID SOUTH LINE, 4666.31 FEET; THENCE NORTH, 300.00 FEET; THENCE NORTH 89°50'39" EAST, 135.00 FEET TO THE POINT OF BEGINNING. CONTAINING 288.882 ACRES, MORE OR LESS.

LAND USE SCHEDULE PROJECT WIDE

CATEGORY	ACREAGE[1]	PHASE I[2] 2000-2017*	PHASE II[2] 204-2022*	TOTAL
COMMERCIAL	**164.3** [5]			
RETAIL[2]		300,000 S.F.	551,900 S.F.	851,900 S.F.
OFFICE[3] HOTEL[3]		103,250 S.F. 150 ROOMS	66,750 S.F. 150 ROOMS	170,000 S.F. 300 ROOMS
ACLF		0	600 BEDS	600 BEDS
RESIDENTIAL[4]	**1302.3** [5]			
SINGLE FAMILY DETACHED		1,290 UNITS	980 UNITS	2,270 UNITS
SINGLE FAMILY ATTACHED/ SEMI-ATTACHED		500 UNITS	640 UNITS	1,140 UNITS
MULTI-FAMILY		760 UNITS	830 UNITS	1,590 UNITS
TOTAL RESIDENTIAL UNITS		2,550 UNITS	2,450 UNITS	5,000 UNITS
RIGHT OF WAY	**67.9** [5]			
OPEN SPACE	**1250.2** [5]			
GOLF COURSE	250	36 HOLES	9 HOLES	45 HOLES
PARK	41.2			
WETLANDS, LAKES, PASSIVE RECREATION	959			

* NOVEMBER 21ST OF REFERENCED YEAR FOR PHASE I AND PHASE II

[1] ACREAGE FIGURES SUBJECT TO ADJUSTMENT DUE TO FINAL SURVEY AND PLATTING, SURVEYED JURISDICTIONAL DETERMINATION, PERMIT SURVEY DATA, ETC.

[2] THE PHASE I AND II BUILDOUT DATES INCLUDE THE THREE YEAR EXTENSION AUTHORIZED PURSUANT TO PARAGRAPH 380.06(19)(c), FLORIDA STATUTES AND LEGISLATIVELY AUTHORIZED EXTENSIONS PURSUANT TO HB 7207 AND F.S. 252.363.

[3] DEVELOPMENT MINIMUM AND MAXIMUMS FOR PARCELS 19 AND 20 SHALL BE PER THE LAND USE EQUIVALENCY MATRIX (LUEM) INCLUDED AS EXHIBIT 15.

[4] RESIDENTIAL UNITS MAY BE EXCHANGED AMONG THE TYPES OF APPROVED UNITS PER THE LAND USE EQUIVALENCY MATRIX (LUEM) INCLUDED AS EXHIBIT 15.

[5] PART OF TOTAL PROJECT AREA OF 2784.7

LEGEND

WETLAND

ACCESS LOCATION

N

N.T.S.

Banks Engineering
Professional Engineers, Planners, & Land Surveyors
SARASOTA ◆ PORT CHARLOTTE ◆ FORT MYERS ◆ NAPLES
1144 TALLEVAST ROAD, SUITE 105
SARASOTA, FLORIDA 34243
PHONE: (941) 360-1618 FAX: (941) 360-6918
ENGINEERING LICENSE EB-0006468
SURVEY LICENSE LB-0006690

MASTER DEVELOPMENT PLAN
HERITAGE HARBOUR
A DEVELOPMENT OF REGIONAL IMPACT

October 2012

MAP H

S:\sbbd13xx\1370\Engineering\Exhibits\NOPC_MAP H_2012-10.dwg, 10/17/2012 10:47:24 AM, steve johnson

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 1_
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Sherlyn Brealey
Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

Bradenton Herald
July 30, 2014
Miscellaneous Notices

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ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
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1) Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
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LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS - DTS20140240 - MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ñ acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23ñ acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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
07/30/2014

Fw: Lennar Homes Requests
Shelley Hamilton to: Bobbi Roy, cgrimes 08/11/2014 02:02 PM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org
----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 02:02 PM -----

From: Rich Fiorella <richorella@gmail.com>
To: shelley.hamilton@mymanatee.org
Cc: ICE-Charlene Fiorella-ICE <cfiorella723@gmail.com>
Date: 08/11/2014 02:01 PM
Subject: Lennar Homes Requests

Dear Ms. Hamilton
Please see attached letter regarding Ord. 14-37, PDMU-98-08(G)(R6), and LDA-08-08(R).
Thank you for your help.
Richard and Charlene Fiorella

--
Rich Fiorella
716-866-3956m
716-741-5705o

Lennar Homes 8-14-signed.pdf

August 11, 2014

Manatee County Planning Commission
Manatee County Board of County Commissioners
Building and Development Services Department
Manatee County, Florida
Attn: Shelley Hamilton

Dear Ms Hamilton:

As concerned residents of Heritage Harbor/Riverstrand, we are writing seeking a denial of Lennar's request to approve changes to the master plan as described in the proposed amendments to LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6).

Chief among our concerns and objections:

- The common facilities are currently not adequate to support the increased residential population, since common areas are already overcrowded and the recreational facilities – golf courses, tennis courts, pools, and restaurants are already stretched to the limits during a significant portion of the year;
- The fact that Lennar's ability to keep the infrastructure maintained is questionable due to the current condition of some of our roads as well as this past winter;
- The fact that Lennar has not been truthful when dealing with prospective home owners during the sales discussions/processes/etc. as the proposed marina (since cancelled) was a major selling point for us and many other homeowners. Further residential development of this area will only exacerbate the amenity overcrowding problem.

We expect significant detailed planned enhancements to the common areas as described above before any further residential development be considered for approval. Although we will be unable to attend the upcoming meetings on August 12, August 14, and September 4, 2014, we appreciate your efforts to bring forth our reasonable objections and act in our behalf.

Sincerely,
Richard C Fiorella
Charlene R. Fiorella

Richard C. and Charlene R. Fiorella
8403 Grand Estuary Trail #301
Bradenton, Fl, 34212

.

Fw: LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6)

Shelley Hamilton to: Bobbi Roy 08/11/2014 10:16 AM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org

----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 10:16 AM -----

From: <anita.l.tierney@verizon.net>
To: <shelley.hamilton@mymanatee.org>
Cc: "Paul" <pjtierney33@verizon.net>
Date: 08/11/2014 10:05 AM
Subject: LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6)

Please accept this email as our formal comments on the matters related to the Heritage Harbour development that are being considered by the Manatee Planning Board and County Commissioners.

We are property owners in Riverstrand which is part of the Heritage Harbour development. We know we speak for many of our Riverstrand neighbors when we say that we are opposed to Lennar's request for changes to Map H of Ordinance 14-37. Our opposition to this request is based, in part, on the following:

- Our community is already overcrowded. Common/shared facilities, i.e. clubhouse, pools, restaurants, tennis courts, golf courses, etc. within the Riverstrand community within Heritage Harbour cannot comfortably support the increased population that the proposed development in the area will bring. The use of these facilities by Riverstrand residents was a major selling point when we purchased our homes. Lennar's plans to significantly expand the residential properties are going to significantly and adversely impact the quality of life of current home owners.
- Lennar has failed to demonstrate that they will provide the appropriate infrastructure to support the additional development. For example, many roads were (and some are still) in significant states of disrepair due to the amount of heavy traffic these roads are required to handle. For example, last fall (and for some time before that) Grand Estuary had many potholes as well as raised manhole covers due to the amount of heavy traffic using that road. In our opinion, Lennar does only the minimum maintenance and will wait as long as possible before they commence normal maintenance of the community's infrastructure.
- Many residents are also concerned about the exact plans that Lennar has for the "residential units" they plan to build. There is a significant difference between the construction of "high end" single family homes and multi-living-unit dwellings like the four-story condominiums that are in our community. What type of living units does Lennar plan to build in the area previously slated for the marina? Does Lennar still plan to build "high end" living units on larger (acre?) lots at the end of River Enclave Court? We do not think the proposed amendments should be approved prior to Lennar's providing these details. Lennar has not been forthcoming to current home owners regarding this and when we inquire at annual meetings, the responses from their representatives tend to be vague. This is also evidenced by item 4. in the request for PDMU-98-08(G)(R6) where they indicate they wish approval to "(m)odify certain design conditions." We believe the community and homeowners should be apprised regarding what the modifications will be. Furthermore, Lennar makes it perfectly clear that current homeowners who will, in the future, be responsible for the operation and up-keep of the community, have no say in current community planning essentially underscoring that Lennar will make all decisions with minimal or no input from the home owners. Although they have discussed the formation of a "transition team" prior to their relinquishing

control of the community, that will not happen until the construction is almost completed and at that time it will be too late for the homeowners to make a difference.

- Most of the current home owners purchased our homes in this community based on plans that were presented by the Lennar sales staff at the time we purchased our homes. Sales representatives indicated development would be limited to certain areas and we purchased our properties because we thought we would be living in a community comprised mainly of single family homes. Many of our neighbors indicate they also wished to take advantage of the club house, the golf, the tennis, and the other amenities without "fighting the crowds." Sadly, this is already an issue and it appears that Lennar's plan to increase the number of residential properties in the Riverstrand community is only going to exacerbate the problem.

We therefore are respectfully requesting that the proposed amendments to LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6) be denied.

We would also appreciate a brief reply acknowledging receipt of our comments on this matter.

Anita and Paul Tierney
422 River Enclave Ct.
Bradenton, FL 34212
941-896-3833 (Florida)
617-413-1838 (Cell)

Fw: Lennar Hearing August 12, 14, and Sept 4
Shelley Hamilton to: Bobbi Roy 08/11/2014 08:07 AM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org
----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 08:07 AM -----

From: Chris Wingardh <chriswingardh@me.com>
To: shelley.hamilton@mymanatee.org, lisa.barrett@mymanatee.org
Cc: Peggy Wingardh <peggywingardh@mac.com>
Date: 08/08/2014 04:41 PM
Subject: Lennar Hearing August 12, 14, and Sept 4

Dear Shelley and Lisa,

Below are our comments, we will try to attend all meetings, depending on work schedule.

Kind regards,

Chris

Dear elected officials,

My wife and I reside on Quail Greens Terrace in Heritage Harbour. Behind our home and all the homes on the north side of Quail Greens Terrace is an area designated as common property and wet lands.

We have resided in our home since 2005 and never have the wetlands area been maintained or invasive spices removed. These two areas are now so overgrown "nature has disappeared".

We have discussed this with the homeowners association and the CDD, neither who really want to claim any responsibility.

The fact of the matter is Lennar who is the developer of Heritage Harbour never finished of the common area, neither did they see to it that the wetlands area behind our homes was properly maintained.

Therefore it is our position that Lennar should be denied any amendments, or changes until they first take care of what they promised to do 12 years ago. The common property in question is tract 107 and the wetlands is north of that, as recorded with the manatee county clerk of courts.

Thank you for your time.

Chris and Peggy Wingardh
8205 Quail Greens terrace,
Bradenton, FL 34212

Christer Wingardh thet
chriswingardh@me.com
+1 941 807 6727

Fw: Lennar proposed further development at Heritage Harbour
Shelley Hamilton to: Bobbi Roy, cgrimes 08/11/2014 11:36 AM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org
----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 11:36 AM -----

From: "Christine Veator" <cev8@comcast.net>
To: <shelley.hamilton@mymanatee.org>
Date: 08/11/2014 11:32 AM
Subject: Lennar proposed further development at Heritage Harbour

Dear Shelly:

I am writing to you regarding two notices I received recently as an adjacent property owner for proposed further development by Lennar at Heritage Harbour. (LDA-08-08 (R), Amended and Restated Local Development Agreement for Heritage Harbour DTS20110275; Ordinance 14-37 & PDMU-08-08(G)(R6)-Heritage Harbour).

I own property on Grand Estuary Trail at River Strand and I would like to voice my opinion that I am opposed to this further development within River Strand. Because I am unable to attend the hearing(s) I am hoping that my concerns will be so expressed.

This further development will overtax the facilities that currently exist at River Strand, as well as the infrastructure, and the resolution to the burden will fall squarely on the shoulders of the owners at River Strand when the community is ultimately turned over to the owners by Lennar. The overcrowding that is taking place within the facilities (restaurant, fitness center, golf course, clubhouse) is a problem that we will not be able to resolve in the future due to the fact that Lennar has utilized all available property in their current residential developing. Thus, if the owners decided that another 9 holes of golf were needed, or a larger clubhouse, there is simply no place to execute those plans. The development known as Sanctuary has and will continue to put pressure on our facilities. Further development is beyond comprehension as far as the burden it will put on the facilities.

Lennar painted an entirely different picture of their development plans when I purchased my unit. Whenever meetings between River Strand owners and Lennar take place, we emphasize to them the pressure they are putting on the current facilities and infrastructure; however our concerns fall on deaf ears. They are in it to make money, I understand that, they are destroying our community and the ultimate 'owners' are powerless at this time to do anything about it. It is extremely frustrating. That is why I am hoping my voice and opposition to this further development will be taken into consideration when this project is discussed.

Thank you.

Christine Veator
7911 Grand Estuary Trail, #308
Bradenton, FL 34212

Fw: River Strand - Elimination of the marina
Shelley Hamilton to: Bobbi Roy 08/11/2014 08:08 AM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org
----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 08:08 AM -----

From: Susan Nadeau <susannadeau@videotron.ca>
To: shelley.hamilton@mymanatee.org
Date: 08/09/2014 09:05 AM
Subject: River Strand - Elimination of the marina

Good morning Shelley,

My husband and I are seasonal residents of River Strand and have always enjoyed the community and everything it has to offer. As we are avid golfers, we have noticed how much busier the course is especially over the last year or so. We have also noticed the increased number of people at the club house and pool as well as at the various fitness classes.

So when we received the notice regarding the addition of more residential homes due to the elimination of the marina, hotel, etc, we became very concerned about how the existing common areas and activities (i.e. golf in particular) would be able to accommodate the increased number of residents. Does Lennar have plans to address this? Will they be expanding common areas and activities (i.e. another 9 hole golf course, more tennis courts, etc)?

We purchased our condo in River Strand based on the whole "package" they were selling us at the time. Really not fair to change the plans without addressing how Lennar will deal with the consequences of those changes.

Please ensure that our concerns are presented to the Planning Commission.

Thank-you so much,

Susan Nadeau & David Aucoin

August 14, 2014 Planning Commission
Agenda Item #11

Subject
PDMU-98-08(G)(R6) - Heritage Harbour - GDP - DTS20120375 - Quasi-Judicial - Shelley Hamilton

Briefings
None

Contact and/or Presenter Information

Shelley Hamilton

Principal Planner

941-748-4501 ext. 6863

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, and subject to approval by the Board of County Commissioners of the Amended and Restated Local Development Agreement, I move to recommend APPROVAL of Manatee County Zoning Ordinance PDMU-98-08(G)(R6); APPROVAL of the revised General Development Plan; and GRANTING Special Approval for a project in the MU (Mixed Use) Future Land Use Category; as recommended by staff.

Enabling/Regulating Authority

Manatee County Land Development Code

Manatee County Comprehensive Plan

Background Discussion

• Heritage Harbour is an approved multi-use development that includes commercial uses (primarily located adjacent to S.R. 64 and the I-75 interchange); institutional and office uses located north of S.R. 64 and south of Port Harbour Parkway, and residential units spread across the entire property.

• This request is proposed to remove the 12 acre marina from the DRI and designate the parcel to allow the development of 96 single family attached, semi-detached, detached, or multi-family units, and 78 boat slips.

• There is no proposal to increase the total number of dwelling units, but proposed to reallocate residential units from other parcels to the removed marina parcels (Parcels 12 and 13).

• Other modifications are proposed to update phasing and build-out dates to:

– reflect previously authorized legislative extensions;
– to effect the changes as outlined above;
– to modify certain design conditions; and
– to update conditions to reflect compliance with the Zoning Ordinance.

• The General Development Plan (GDP) will be amended to reflect the changes as outlined above.

• Staff recommends approval with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on July 15, 2014.

Reviewing Attorney
Schenk

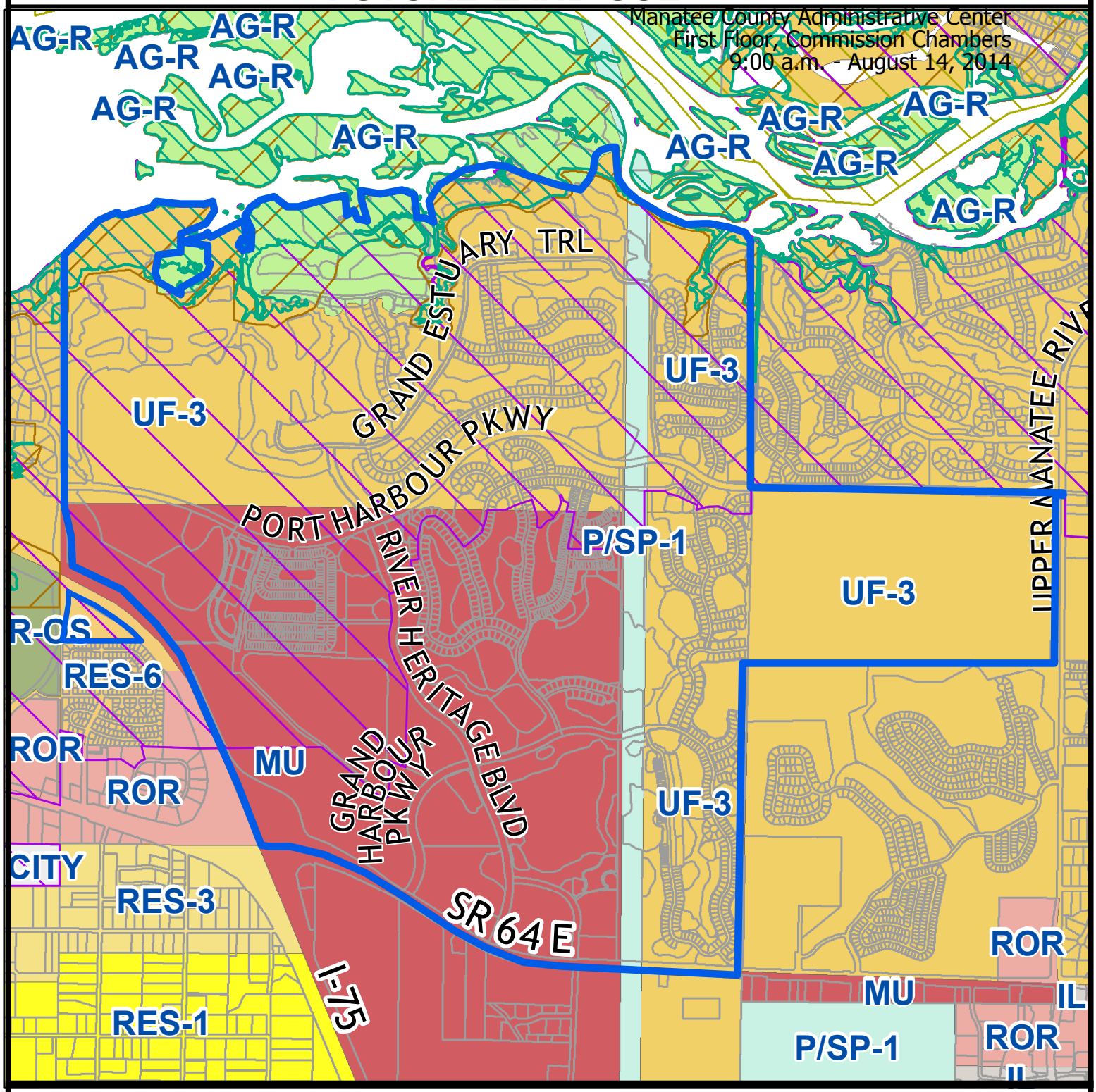
Instructions to Board Records
n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Staff Report - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Sarasota Herald Tribune - 8-14-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton - Heritage Harbour - PDMU-98-08(G)(R6) - 8-14-14 PC.pdf
Attachment: Zoning Ordinance - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Public Comments - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf
Attachment: Site Plan - Heritage Harbour GDP - PDMU-98-08(G)(R6) - 8-14-2014 PC.pdf

FUTURE LAND USE



Parcel ID #(s) MULTIPLE

Manatee County
Staff Report Map
Map Prepared 4/29/2010

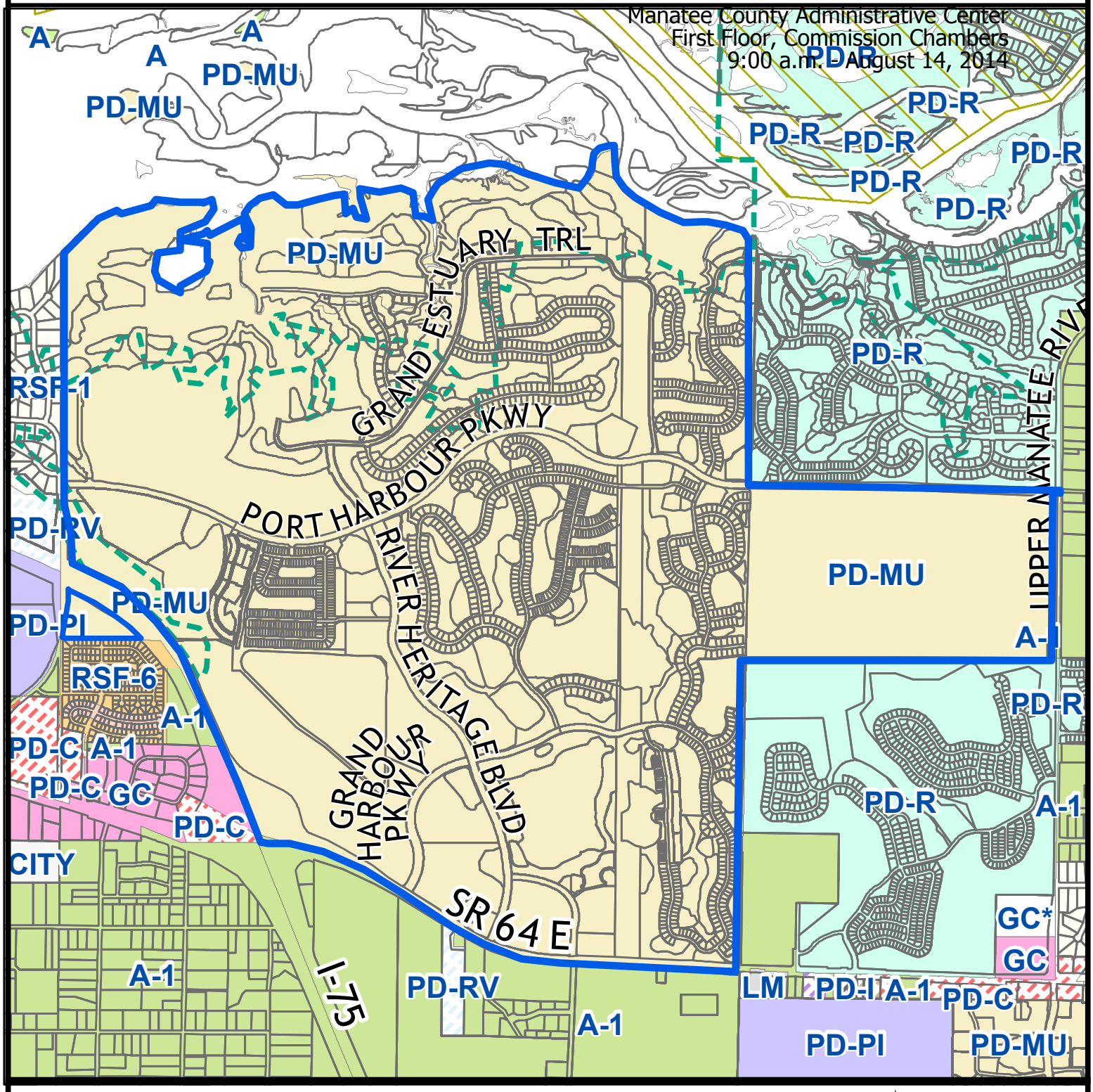
1 inch = 2,091 feet

Overlays:

- CHH - FLU (2012)
- CPA 2012
- Coastal Evacuation Area

Project Name:	HERITAGE HARBOUR
Project #:	PDMU-98-08 (G)(R6)
DTS#:	20120375
Proposed Use:	Mixed Use
S/T/R:	Sec 30,27,36,25,22,23,24,35,26,19 Twn 34 Rng 18,19
Acreage:	2,785
Existing Zoning:	PD-MU
Existing FLU:	AG-R, MU, UF-3, P/SP-1
Overlays:	CEA, CPA
Special Areas:	Greenway
CHH:	Y
Watershed:	NONE
Drainage Basin:	MIDDLE MANATEE R
Commissioner:	Larry Bustle

ZONING



Parcel ID #(s) MULTIPLE

Manatee County
Staff Report Map
Map Prepared 4/29/2010

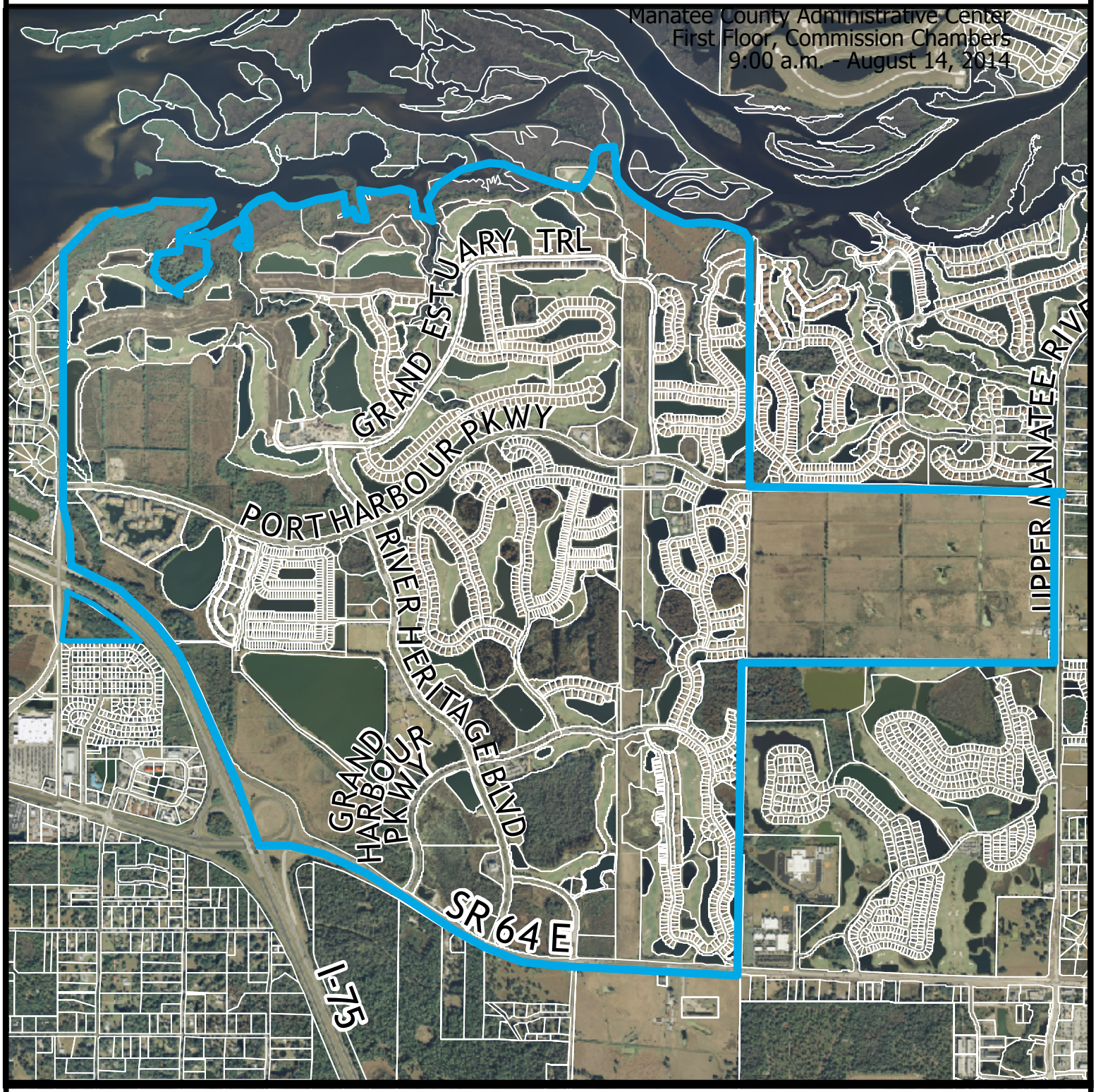
1 inch = 2,091 feet

Project Name:	HERITAGE HARBOUR
Project #:	PDMU-98-08 (G)(R6)
DTS#:	20120375
Proposed Use:	Mixed Use
S/T/R:	Sec 30,27,36,25,22,23,24,35,26,19 Twn 34 Rng 18,19
Acreage:	2,785
Existing Zoning:	PD-MU
Existing FLU:	AG-R, MU, UF-3, P/SP-1
Overlays:	CEA, CPA
Special Areas:	Greenway
CHH:	Y
Watershed:	NONE
Drainage Basin:	MIDDLE MANATEE R
Commissioner:	Larry Bustle

Overlays

CHH - Zoning

AERIAL



Parcel ID #(s) MULTIPLE

Manatee County
Staff Report Map
Map Prepared 4/29/2010

1 inch = 2,091 feet

Project Name:	HERITAGE HARBOUR
Project #:	PDMU-98-08 (G)(R6)
DTS#:	20120375
Proposed Use:	Mixed Use

S/T/R:	Sec 30,27,36,25,22,23,24,35,26,19 Twn 34 Rng 18,19		
Acreage:	2,785		
Existing Zoning:	PD-MU	CHH:	Y
Existing FLU:	AG-R, MU, UF-3, P/SP-1	Watershed:	NONE
Overlays:	CEA, CPA	Drainage Basin:	MIDDLE MANATEE R
Special Areas:	Greenway	Commissioner:	Larry Bustle

PDMU-98-08(G)(R6) - HERITAGE HARBOUR
(DTS #20120375)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:

1. Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2. Remove the 12.0 acre marina and designate the parcel for residential use;
3. Update conditions to reflect compliance with requirements contained therein; and
4. Modify certain design conditions.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 ± acres).

P.C.: 8/14/2014 **B.O.C.C.: 9/4/2014**

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, and subject to approval by the Board of County Commissioners of the Amended and Restated Local Development Agreement, I move to recommend APPROVAL of Manatee County Zoning Ordinance PDMU-98-08(G)(R6); APPROVAL of the revised General Development Plan; and GRANTING Special Approval for a project in the MU (Mixed Use) Future Land Use Category; as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDMU-98-08(G)(R6) - DTS# 20120375**
PROJECT NAME	**Heritage Harbour**
APPLICANT(S):	**Lennar Homes, LLC LNR Heritage Harbour, LLLP Manatee Land Investors, LLC and Upper Manatee 288, LLC**
EXISTING ZONING:	**PD-MU**
PROPOSED USE(S):	**Commercial, retail, office, residential, hotel and institutional**
CASE PLANNER:	**Shelley Hamilton**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

Summary:

Heritage Harbour is an approved multi-use development (DRI) that includes commercial uses primarily adjacent to State Road 64 and the I-75 interchange, institutional and office uses north of SR 64 and south of Port Harbour Parkway, a marina on the Manatee River, and residential units spread across the property. Approved development totals are as follows:

CATEGORY	PHASE I 2000-2012	PHASE II 2004-2017	TOTAL
Commercial			
Retail	300,000 s.f.	551,900 s.f.	851,900 s.f.
Office Hotel	103,250 s.f 150 rooms	66,750 s.f. 150 rooms	170,000 s.f. 300 rooms
ACLF	0	600 beds	600 beds
Residential			
Single-family detached	1,290 units	980 units	2,270 units
Single-family attached	500 units	640 units	1,140 units

or semi-detached			
Multi-family	760 units	830 units	1,590 units
Total Residential Units	2,550 units	2,450 units	5,000 units
Marina	162 wet slips	300 dry slips	462 slips
Golf Course	36 holes	9 holes	45 holes
Park	41.2 acres		41.2 acres
Institutional	7.5 acres	2.8 acres	10.3 acres

Request

With this request, the applicant proposes to remove the 12 acre marina from the DRI, and designate the parcel for residential use, to allow development of 96 single family attached, semi-detached, detached, or multi-family units and 78 boat slips (docks). Parcel 13 was approved for 11 single family attached, semi-detached, detached or multi-family units. The applicant does not propose to increase the total number of dwelling units, but proposes to reallocate residential units from other parcels to Parcels 12 and 13. The marina was originally contemplated to have 462 slips and 6,000 square feet of commercial space to allow for an accessory food service establishment. The applicant proposes to reduce the overall commercial entitlements by 6,000 square feet.

Other modifications to the Zoning Ordinance are proposed to update phasing and build out dates to reflect previously authorized legislative extension, effect the changes noted above, modify certain design conditions, and update conditions to reflect compliance with the Zoning Ordinance.

Below is an analysis of each requested modification:

1. **Update Phasing and Buildout Dates to reflect previously authorized legislative extensions**

TABLE 1 - Development Totals

TYPE OF DEVELOPMENT: Multi-Use Development.
LOCATION: Northeast of the intersection of I-75 and SR 64.
TOTAL DEVELOPMENT AMOUNTS:

~~CATEGORY~~	~~ACREAGE[1]~~	~~PHASE I[3] 2000-2012*~~	~~PHASE II[2] 2004-2017*~~	~~TOTAL~~
~~Commercial~~	~~154.0~~			
~~Retail[4]~~		~~300,000 s.f.~~	~~551,900 s.f.~~	~~851,900 s.f.~~

~~Office[4]~~ ~~Hotel[4]~~		~~103,250 s.f~~ ~~150 rooms~~	~~66,750 s.f.~~ ~~150 rooms~~	~~170,000 s.f.~~ ~~300 rooms~~
~~ACLF~~		~~0~~	~~600 beds~~	~~600 beds~~
~~Residential[5]~~	~~1282.6~~			
~~Single family detached~~		~~1,290 units~~	~~980 units~~	~~2,270 units~~
~~Single family attached/ semi-attached~~		~~500 units~~	~~640 units~~	~~1,140 units~~
~~Multi-family~~		~~760 units~~	~~830 units~~	~~1,590 units~~
~~Total Residential Units~~		~~2,550 units~~	~~2,450 units~~	~~5,000 units~~
~~Marina~~	~~12.0~~	~~162 wet slips~~	~~300 dry slips~~	~~462 slips~~
~~Recreational Open Space~~	~~501.4~~			
~~Golf Course~~		~~36 holes~~	~~9 holes~~	~~45 holes~~
~~Park~~		~~41.2 acres~~		~~41.2 acres~~
~~Telecommunication Facility~~				
~~Institutional~~	~~10.3~~	~~7.5 acres~~	~~2.8 acres~~	~~10.3 acres~~
~~Arterial/Collectors ROW~~	~~67.9~~			
~~Lakes~~	~~223.4~~			
~~Wetlands~~	~~519.2~~			
~~Mitigation~~	~~33.8~~			

CATEGORY	**ACREAGE[1]**	**PHASE I [2] 2000-2017***	**PHASE II [2] 2004-2022***	**TOTAL**
Commercial	**164.3**			
Retail[3]		300,000 s.f.	551,900 s.f.	851,900 s.f.
Office[3] Hotel[3]		103,250 s.f 150 rooms	66,750 s.f. 150 rooms	170,000 s.f. 300 rooms
ACLF		0	600 beds	600 beds
Residential[4]	**1302.3**			
Single family detached		1,290 units	980 units	2,270 units
Single family attached/ semi-attached		500 units	640 units	1,140 units
Multi-family		760 units	830 units	1,590 units
Total Residential Units		2,550 units	2,450 units	5,000 units
Right of Way	**67.9**			
Open Space	**1250.2**			

Golf Course	250	36 holes	9 holes	45 holes
Park	41.2			
Wetlands, Lakes, Passive Recreation	959			
TOTAL	**2784.7**			

* November 21st of referenced year for Phase I and Phase II.
[1] Acreage figures subject to adjustment due to final survey and platting, surveyed jurisdictional determinations, permit survey data, etc.
[2] The Phase I and II buildout dates include the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes and legislatively authorized extensions pursuant to HB 7207 and F.S. 252.363.
[3] Development minimum and maximums for Parcels 19 and 20 shall be per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.
[4] Residential units may be exchanged among the types of approved units per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.

Table 1 – Development Totals has been reformatted and adjusted to provide consistency with the GDP and the Zoning Ordinance. In addition, there appeared to be mathematical errors, which were corrected.

On May 22, 2012, pursuant to HB 7207, a 4 year extension of phase, buildout, and expiration dates were granted for all phases of the DRI. The same letter granted this project 326 days for all phases of the DRI, pursuant to F.S. 252.363.
Staff has no objection to the revisions as the extensions for the Zoning Ordinance have already been granted. The Zoning Ordinance is simply being updated to reflect legislatively approved extensions.

2. Remove the 12.0 acre marina and designate the parcel for residential use

Parcel 12 of the approved GDP provides for a Marina and retail, which consists of 462 slips (162 wet slips and 300 dry slips) and 6,000 square feet of retail on approximately 23.3 acres. Parcel 13 is permitted to have 11 residential units on approximately 11.7 acres. The applicant proposes deleting the marina and retail use, and reallocating 85 dwelling units from other parcels within the DRI to Parcels 12 and 13, to allow for the total of 96 dwelling units and 78 boat slips on Parcels 12 and 13. This modification provides for an increase of 85 dwelling units and a reduction of 384 boat slips on these two parcels. (See discussion below regarding the reallocation of dwelling units).

This DRI provides for approximately 61.1 acres of recreation opportunities, including golf courses (45 holes) elsewhere throughout the project. None of these recreational amenities provide direct access to the Manatee River, but water related recreational opportunities like canoeing and kayaking are offered at the park that is centrally located within the development. The 78 boat slips proposed for Parcels 12/13 will most likely be slips for residents who purchase property within those

parcels, so residents from elsewhere in Heritage Harbour will not have access to these slips.

The removal of the marina will not affect the amount of open space provided in the project.

The applicant proposes to delete stipulations M(1). through M(8)., relating to the development of the Marina facilities, from the Development Order. The revised stipulation language is below. Staff does not object to this request.

~~M(1). Live-aboards, defined as occupying a vessel for more than three consecutive days, shall not be allowed.~~

~~M(2). Manatee protection measures outlined by the Bureau of Protected Species Management, including educational signage, channel markings, etc., shall be implemented.~~

~~M(3). The marina shall implement the elements of the Florida Clean Marina Program to minimize the introduction of deleterious substances into the marina basin that would be detrimental to water quality. (Developer's commitment)~~

~~M(4). A fuel spill response plan shall be prepared and approved by Manatee County prior to Final Site Plan approval for the marina or boat livery. Completed. Marina staff shall be trained in the implementation of the plan. Each annual report shall include a report on marina operation, including the number of wet and dry slips occupied; the number leased by residents; and any incidents of fuel spills.~~

~~M(5). The slip lease agreement shall prohibit use of sudsing cleaners containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye.~~

~~M(6). The provisions of the Pollution Discharge Act outlined in Section 376, Florida Statutes, and Chapter 62N, Florida Administrative Code, shall be strictly adhered to.~~

~~M(7). Prior to Preliminary Site Plan approval for the 300 boat livery, a revised General Development Plan for this use shall be approved by the Board of County Commissioner, after a recommendation by the Planning Commission. The Board shall determine the appropriate scale, building design, and buffering for the proposed building.~~

~~M(8) The accessory food service establishment associated with the marina shall be limited to a floor area of 6,000 square feet, including both inside and outside space.~~

A Final Site Plan was approved for the marina in March, 2007. The plan was extended pursuant to SB 360, HB 7207, Wildfire extensions, 252.363, F.S. – Tolling & Extension of Permits for TS Debby and TS Isaac. With these extensions, the

plan is scheduled to expire on June 19, 2016. Staff proposes the following stipulation be included in the Zoning Ordinance to invalidate the FSP for the marina site with approval of this amendment:

> M(1). With the approval of the modifications to PDMU-98-08(G)(R6), the Final Site Plan for the Heritage Harbour Marina (PDMU-98-08/FSP-06-124) shall no longer be valid. Parcel 12 shall be developed with residential units and docks, consistent with the approved General Development Plan.

Staff recommends approval with staff recommended stipulation language.

3. Update conditions to reflect compliance with requirements contained therein;

a. Update condition A(3) of Development Approval and Level of Service Certificate Conditions to reflect legislatively approved extensions.

The new CLOS date, reflective of the Amendment and Restated LDA, will be March 22. 2026.

b. Update Transportation Conditions to reflect compliance with conditions contained therein.

i. Add language to Transportation Condition B(1)., noting that the required improvements for Phase 2 have been mitigated through the approval of the Amended and Restated LDA.

The original Heritage Harbour Zoning Ordinance was approved on March 21, 2000. A Local Development Agreement (LDA-08-08) was entered into and approved on January 13, 2009, and Amended and Restated on September 4, 2014 .

ii. Revise stipulation B(2), increasing the Certificate of Occupancy threshold from 2,000 to 4,000 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips.

B(2). When Certificates of Occupancy have been issued for ~~2,000~~ 4,500 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, a~~n~~ ~~annual~~ biennial monitoring program to provide peak hour counts at the Project* entrances shall be instituted to verify that the projected number of external trips for the Project* are not exceeded. Counts shall continue on a~~n~~ ~~annual~~ biennial basis through buildout. This information shall be supplied in the required ~~Annual~~ Biennial Report for the Development Order. If the ~~Annual~~ Biennial Report indicates the total trips exceed projected counts by more than 15%, Manatee County shall conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), Florida

Statutes and may amend the Development Order to change or require additional roadway improvements. If a~~n Annual~~ Biennial Report is not submitted within thirty (30) days of its due date for that specific reporting period, Manatee County may conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), Florida Statutes and may amend the Development Order to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer* or reviewing agencies to request Development Order amendments. Such a variance shall be presumed to be a substantial deviation unless the developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a Substantial Deviation, the revised transportation analysis required pursuant to Subsection 380.06(19), Florida Statutes shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new analysis.

The purpose of this stipulation is to ensure that the approved trip generation rates that have been mitigated for are not being exceeded with traffic generated by this DRI.

The original intent was to require monitoring prior to the commencement of Phase 2, to ensure that the trip generation rates for Phase 1 were not being exceeded. Phase 2 has since been approved and all required improvements have been completed or otherwise mitigated. For that reason, the applicant requests that biennial monitoring be required after a Certificate of Occupancy has been issued for 4,000 units, so the trip generation analysis can show whether or not the mitigation provided has been effective and to allow monitoring to occur prior to build out. The stipulation provides for remedies if the generation rates exceed the projected counts by 15%.

Staff supports this requested modification, because all required improvements have been completed or otherwise mitigated.

B(3) – B(6). The provisions of these conditions will be supplanted by the amended LDA.

The applicant proposes to amend language to reflect a biennial review, rather than an annual review.

B(7). This language is no longer applicable since improvements to SR 64 have been completed.

B(8) – B(10). The provisions of these conditions will be supplanted by the amended LDA

c. Delete Stipulation B (11) regarding a sidewalk on Kay Road.

~~B(11) Prior to the first Final Site Plan approval in Phase II the developer shall:~~

~~a. pay $70,000 into the Sidewalk Fund for the cost of the construction of sidewalks on both sides of Kay Road from the northern terminus of the existing sidewalk along Kay Road to the existing sidewalks at the west end of Port Harbour Parkway, including walkway structures over Cypress Strand; and~~

~~b. dedicate right-of-way along Kay Road to accommodate the construction of the sidewalks provided the developer has the legal ability to provide such dedication.~~

This requirement was placed in the Zoning Ordinance in 2008, at the request of Planning staff. At the time, the applicant had no objection to this request.

After further consideration, the applicant now requests to delete this requirement from the Zoning Ordinance. Gettal Toyota of Lakewood, Wal-Mart, and Manatee County Bennett Park have constructed sidewalks along the right-of-way on Kay Road, as part of their development, from SR 64 to about 200 feet south of I-75, where the right-of-way tapers for the overpass over I-75. There is no sidewalk from the intersection of Port Harbour Parkway and Kay Road, north across Cypress Strand and across the I-75 overpass. The width of the bridge over I-75 is relatively narrow. Alternative design options would need to be considered to provide for a crossing. The cost to design and engineer a sidewalk in this location would most likely exceed the $70,000 the applicant would be required to pay. It is also still unknown if the applicant would have the legal ability to obtain and dedicate right-of-way along certain segments of Kay Road. For those reasons, Public Works and Building & Development Services staff do not object to the applicant's request to delete this requirement from the Zoning Ordinance.

d. Revise Stipulation C.(1).d. regarding wetland buffers along the Manatee River to clarify wetland buffer requirements for Parcels 12/13.

d. Wetland buffers along the Manatee River, [the river as shown on Map F (Exhibit 1)], tidal creeks and islands shall be a minimum width of 50' except that~~.~~ ~~W~~wetland buffers for development within Parcel 12/13 ~~adjacent to the marina~~ shall be consistent with the Land Development Code and Comprehensive Plan. All other buffers shall be a minimum width of 30 feet, unless otherwise approved by the Environmental

Planning Division of the Building and Development Services Department~~MD~~, consistent with the Comprehensive Plan and Land Development Code.

The enhanced buffer along the Manatee River was originally required to address concerns regarding reciprocal waterfront views as they relate to residential development that exceeds 35' and the marina. Most of the parcels in Heritage Harbour along the river have been developed with two- and four-story residential buildings. Parcel 12/13 is now proposed to be entirely developed for residential purposes. The new structures will be required to comply with design standards established in the Zoning Ordinance and GDP. Buildings will be limited to a maximum of 35'. Multi-family buildings will be limited to a maximum of four units per building and a maximum height of two stories, consistent with Note 4 of the GDP. Given these development limitations, staff has determined that 30' wetland buffers are appropriate for Parcel 12/ 13, because the limitations established with the GDP mitigate concerns regarding reciprocal views and vistas.

e. Delete stipulation I(5) regarding recreational amenities north of Port Harbour Parkway.

~~I(5) Prior to the Final Plat (or Final Site Plan if platting is not required) approval of the 1,000th unit north of Port Harbour Parkway, a designated neighborhood recreational area(s), containing a minimum of 10 acres total, shall be established. The area(s) shall include passive recreation for those who do not participate in sports. This shall be in addition to the park identified as Parcel 34.~~

This DRI has 61.1 acres of non-golf related recreation areas throughout the development that provide a range of recreational opportunities, including swimming pools, playgrounds, picnic areas, athletic fields, trails, and canoe/kayak launches. North of Port Harbour Parkway, there are a total of 8 recreational areas, totaling 13.7 acres. The largest of these areas is 9.0 acres. No new recreation amenities are currently proposed for Parcels 12/13. The applicant believes that the recreational opportunities provided throughout the DRI are superior to the stipulation and therefore request deletion.

For the reasons stated above, staff does not object to the applicant's request to delete this stipulation.

f. Add note to Stipulation N(1).d. regarding monitoring reports for affordable housing units.

d. As a means to monitor the progress, the applicant shall provide an

accounting of the number of units that have been provided to date in each Biennial Report. **[Required units have been constructed in compliance with this condition. Condition is no longer applicable]**

Staff from the Neighborhood Services Department reviewed the request and supports the request. The developer exceeds the number of units required per the Zoning Ordinance.

4. Modify certain design conditions;

The applicant proposes the following changes (in strike-thru/underline) to the General Conditions within the Zoning Ordinance:

a. Modify the minimum lot width for single family attached units from 25/35 feet to 18/28 feet.

O(2) Residential

b. Residential development shall comply with the following dimensional standards:

TYPE	MINIMUM LOT SIZE (Sq. Ft.)	MINIMUM LOT WIDTH	FRONT SETBACK (ft.)	SIDE SETBACK (ft.)	REAR SETBACK (ft.)
SFD[5]	6,500 SF [2]	55 FT [2]	20/15 [1,7]	7 [2]	15
SFA[5, 8]	2,500/3,500 SF	~~25/35~~ 18/28[6] FT	20/15 [1,7]	0/10 [6]	15
SFSD[5]	3,850 SF	35 [1]	20/15 [1,7]	0/7.5	15
Duplex[~~15~~]	7,800 SF	70 [1]	20/15 [1,7]	7.5	15
Multi-fam[4]			25	~~10/~~15/40/50 [3]	15

1. Front setback for units with side entry garages
2. A maximum of 30% of the lots in each phase* may be reduced to a minimum lot area of 4,000 square feet, lot width of 40 feet, and side yard setback of 6 feet. These smaller lots shall be contained within a parcel or subphase of a parcel that is separated from other single-family detached unit parcels by a minimum separation width of 25 feet, exclusive of lot areas.
3. This distance is not a side yard setback, but the minimum distance between buildings. A 15' separation is required between one-story buildings, a 25' between two-story, 40' between 3-story, and 50' between 4-story buildings.
4. Single- and two-story multi-family buildings shall maintain a minimum setback of 50 feet from single-family residential development parcels. Multi-family buildings which are three or more stories shall maintain a minimum setback of 100 feet from single-family residential development parcels.
5. All duplexes and single-family residences shall be provided with a minimum of a one car garage for each dwelling unit.
6. Applied to end units.
7. The front yard setback in Parcel 35 shall be 25'. The front yard for residences with side loaded garages may be reduced to 20'.
8. The lot width for SFA in Parcel 17 may be 20' with a minimum lot size of 2000'.

The applicant requests a modification to the minimum lot sizes for single family attached units to accommodate a new attached unit type that has not previously been developed in Heritage Harbour. They propose a minimum lot width of 18 feet for interior units and 28 feet for exterior units. Staff recommends adding Note 6 to the Zoning Ordinance to be consistent with the GDP and to clarify this point.

The GDP shows attached units in areas internal to the project, or separated from neighborhoods offsite with roadways, wetlands, and stormwater facilities. Staff supports this request because it should have no negative impact to adjacent or nearby properties.

b. Modify stipulation O(2).(f). to be consistent with the GDP, showing that multi-family building restrictions listed in the Zoning Ordinance will apply to Parcel 12.

O(2). (f). Multi-family building restrictions (Parcels 2A, 2B, 7B, ~~and~~ 10B and 12/13)

1. Parcel 12/13 shall be developed with single-family detached lots.

The applicant also proposes to delete stipulation F.2 and 3, which regulate the massing and repetitive patterns for development of Parcels 2A, 2B, 7B, and 10B.

c. Delete stipulation O(2).n.

~~O(2).n. Building types on the 55 foot wide lots shall be in substantial conformance with the elevations presented at this meeting, unless a superior design is approved by the Building and Development Services Department.~~

The applicant requests that stipulation O(2). n. be deleted, because the elevation design that was originally submitted is dated and any single family homes built in the future will be based on a more current design. Over the years, lot sizes have changed as consumer demands have changed. 55 foot wide lots are now widely accepted as an appropriate lot size. Staff supports this request because specific unit design elements are more appropriately addressed during Preliminary/Final Site Plan review.

d. Delete Stipulation O(2).r.

O(2).r. regulated the articulation of multi-family development on Parcels 2A and B, 7B, 10B and 15A if they are in excess of 35'.

Staff recommends approval of the proposed modifications to the design conditions above.

Other amendments to the Zoning Ordinance are proposed to reflect department name changes and to note what stipulations have been completed to date.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**Grand Harbour Parkway**
GENERAL LOCATION:	**Northeast of intersection of I-75 and SR 64; extends north to Manatee River. A small portion is located west of I-75, at the southeast intersection of I-75 and Kay Road. A section is located south of the Waterlefe development and extends east to Upper Manatee River Road.**
SIZE:	**2,784.7 ± acres**
EXISTING USE(S):	**Residential, multi-family, office, community park, fitness center, 45 holes of golf**
FUTURE LAND USE CATEGORY:	**MU – Mixed Use**
DENSITY/INTENSITY	**Gross: 1.84 du/ac project wide; 0.008 FAR project wide**
SPECIAL APPROVAL(S):	**Non-residential project in MU Future Land Use Category**
OVERLAY DISTRICT(S):	**Entranceway, CHHA, Coastal Planning Area, Coastal Evacuation Area**
SPECIFIC APPROVAL(S):	**None**

SURROUNDING USES & ZONING	
NORTH	**Manatee River zoned A/CH**
WEST	**I-75, an RV park (Winter Quarters), and a residential subdivision (Cypress Creek Estates)**
SOUTH	**SR-64 highway then vacant land zoned A-1**
EAST	**Two residential subdivisions (Waterlefe Golf & Country Club & Greenfield Plantation), Haile Middle and Freedom Elementary**

	schools zoned PDR, A, and A-1. Across Upper Manatee River Road are single-family residences on large lots and agricultural uses zoned A-1.

SITE DESIGN DETAILS

Residential:

TYPE	MINIMUM LOT SIZE (Sq. Ft.)	MINIMUM LOT WIDTH	FRONT SETBACK (ft.)	SIDE SETBACK (ft.)	REAR SETBACK (ft.)
SFD[5]	6,500 SF [2]	55 FT [2]	20/15 [1,7]	7 [2]	15
SFA[5, 8]	2,500/3,500 SF	18/28[8] FT	20/15 [1,7]	0/10 [6]	15
SFSD[5]	3,850 SF	35 [1]	20/15 [1,7]	0/7.5	15
Duplex[~~1~~5]	7,800 SF	70 [1]	20/15 [1,7]	7.5	15
Multi-fam[4]			25	10/15/40/50 [3]	15

1. Front setback for units with side entry garages
2. A maximum of 30% of the lots in each phase* may be reduced to a minimum lot area of 4,000 square feet, lot width of 40 feet, and side yard setback of 6 feet. These smaller lots shall be contained within a parcel or subphase of a parcel that is separated from other single-family detached unit parcels by a minimum separation width of 25 feet, exclusive of lot areas.
3. This distance is not a side yard setback, but the minimum distance between buildings. A 15' separation is required between one-story buildings, a 25' between two-story, 40' between 3-story, and 50' between 4-story buildings.
4. Single- and two-story multi-family buildings shall maintain a minimum setback of 50 feet from single-family residential development parcels. Multi-family buildings which are three or more stories shall maintain a minimum setback of 100 feet from single-family residential development parcels.
5. All duplexes and single-family residences shall be provided with a minimum of a one car garage for each dwelling unit.
6. Applied to end units.
7. The front yard setback in Parcel 35 shall be 25'. The front yard for residences with side loaded garages may be reduced to 20'.
8. The lot width for SFA in Parcel 17 may be 20' with a minimum lot size of 2000'.

Non-Residential:

TYPE	MINIMUM HEIGHT	MINIMUM LOT WIDTH	FRONT SETBACK (ft.)	SIDE SETBACK (ft.)	REAR SETBACK (ft.)	MIN. LOT SIZE (Sq. ft.)
Retail	35'	N/A	40'	20'	20'	7,500
Office/Hotel/Group Care Home (Large)	4 stories	N/A	40'	20'	20'	7,500

School, Park, Recreation Center	35’	N/A	25’	20’	20’	N/A

BUFFERS:	**30’ or 50’ wetland buffers** **20’ roadway buffers along all streets shown on the GDP.** **Parcel 20 - 30’ buffer along I-75 and SR 64** **Parcel 26 – 25’ buffer with 3 foot high berm along east side**
OPEN SPACE:	**1250.2 acres – 44.9%**
RECREATIONAL AMENITIES:	**A minimum of 61.1 acres of parks are proposed to include a 37.0 acre community park open to the public, a 4.2 acre private neighborhood park, 250.0 acres of golf and 5 acres of usable park area throughout Parcel 35.**
RECREATIONAL ACREAGE:	**61.1 acres**
ACCESS:	**Access is provided as follows:** • **Grand Harbour Parkway at SR 64** • **River Heritage Boulevard at SR 64** • **Heritage Green Way at SR 64** • **Port Harbour Parkway at Kay Road** • **Future intersection of Port Harbour Parkway and Upper Manatee River Road**
WETLAND ACREAGE & IMPACTS	**Total wetland acreage: 479.68 acres** **Wetland Impacts: 29.34 acres for roadways/parcel access, golf course encroachment, parcel configuration encroachment, and dock encroachment.**
FLOOD ZONE(S)	**Zone X and AE with Base Flood Elevations of 7.1’ to 8.7’ per – FIRM Panels 120153 0215C and 120153 0352C**
AREA OF KNOWN FLOODING	**None**
UTILITY CONNECTIONS	• **County Water and sewer are available throughout the development.** • **Reclaimed is available along the eastern portion of Port Harbour Parkway, south along River Heritage Bld and southeast along a segment of Heritage Green Way.**

POSITIVE ASPECTS
• **This application is consistent with the previously approved Development of Regional Impact and subsequent NOPC applications.** • **The approval documents are being updated to correctly reflect expiration dates, consistent with legislatively approved extensions.**

NEGATIVE ASPECTS
N/A
MITIGATING MEASURES
Other areas (61± acres) dedicated to other non-golf related recreational options throughout DRI.
STAFF RECOMMENDED STIPULATIONS
See strike-through / underline version of ordinance, attached.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED
None
COMPLIANCE WITH COMPREHENSIVE PLAN
Specifically reviewed for compliance with the following policies as they appear now: Policy 2.1.2.7: Review all proposed development for compatibility and appropriate timing. The proposed revisions maintain the same land uses, transitions, and natural features as the previously approved plan. Policy 2.2.1.21: MU: Establish the Mixed-Use future land use category. The proposal maintains the minimum percentages of the various land uses. Access remains unchanged. Objective 2.9.1 and Policy 2.9.1.6: Strong Communities. This project provides connection to the Heritage Harbour development and its residential and recreational components, as well as integration, and compatibility with surrounding land uses. The plan promotes the use of unifying design elements and features.
CONCURRENCY
CLOS APPLIED FOR: Y ___X__ N _____ **TRAFFIC STUDY REQ'D: Y _____ N __X__** **The requested changes to the Zoning Ordinance do not require further transportation analysis. Improvements related to impacts associated with this development have either been completed, or are scheduled, and all other concurrency-related areas have been addressed in the Amended and Restated LDA.**

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS
None

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Copy of Newspaper Advertising**
3. **History of Development**
4. **Ordinance PDMU-98-08(G)(R6) strikethrough/underline**
5. **Public Comment Letters**

APPLICABLE COMP PLAN POLICIES		
Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: ○ consideration of existing development patterns, ○ types of land uses, ○ transition between land uses, ○ density and intensity of land uses, ○ natural features, ○ approved development in the area, ○ availability of adequate roadways, ○ adequate centralized water and sewer facilities, ○ other necessary infrastructure and services. ○ limiting urban sprawl
Policy:	2.2.1.21	MU: Establish the Mixed-Use future land use category as follows:
Policy:	2.2.1.21.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas which are established as major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along expressways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.
Policy:	2.2.1.21.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale, office uses, light industrial uses, research/corporate uses, warehouse/ distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, hospitals, short-term agricultural uses, other than special agricultural uses, agriculturally-compatible residential uses, and water-dependent uses.
Policy:	2.2.1.21.3	Range of Potential Density/Intensity:

Maximum Gross Residential Density:
9 dwelling units per acre

Maximum Net Residential Density:
20 dwelling units per acre

Maximum Floor Area Ratio: 1.0

Maximum Square Footage for Neighborhood, Community, or Region-Serving Uses:
Large (300,000sf)

Policy: 2.2.1.21.4 Other Information:

a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:

1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and

2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

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

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

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

- 10 %Residential,

- 10 %Commercial / Professional,
- 10 %Light Industrial / Distribution.
- 5 %Recreation / Open Space,
- 3 %Public / Semi Public,

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

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

Objective: 2.9.1 Strong Communities: Create and maintain communities which are characterized by their:

- connection, integration, and compatibility with surrounding land uses,
- community spaces and focal points,
- protection of the natural environment,
- connection and integration of pedestrian, bicycle, and vehicular systems,
- usable open spaces, and public access to water features,
- unifying design elements and features,
- variety of housing stock,
- pedestrian oriented structures, and pedestrian friendly design,

	- connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.
Policy: 2.9.1.6 features.	Promote the use of unifying design elements and

HISTORY OF DEVELOMENT

Heritage Harbour, which was previously known as Heritage Sound DRI, was approved on March 21, 2000 as a mixed use project with residential, commercial, office, hotel, ACLF (group care home), marina, and recreation uses on approximately 2,495.8 acres. The project was approved for two phases.

On June 17, 2003, the Board approved revisions to the Zoning Ordinance and General Development Plan to:

- **change the project name and correctly identify the project owner and developer.**
- **Amend the General Development Plan to add single-family attached residential to Parcel 1; add multi-family residential to Parcels 5, 7, 10, 16, and 32; add ACLF (group care home) and commercial to Parcel 17; add office to Parcel 19; add community support facility to Parcel 21; add professional office to Parcel 22; add professional office and delete multi-family residential to Parcel 23; add office and institutional and delete multi-family residential to Parcel 24; add office and delete multi-family residential to Parcel 25; add office, commercial, and institutional and delete group care home and multi-family residential from Parcel 26; and add office and institutional and delete multi-family residential from Parcel 27.**
- **Transfer the following development from Phase I to Phase II: 75,000 square feet of retail space, 300 beds of ACLF (group care home), and 160 single-family residences.**
- **Transfer the following development from Phase II to Phase I: 18,250 square feet of office, 160 multifamily units, and 18 holes of golf course.**

- **Residential development totals on the General Development Plan were modified to allow:**
    - **A decrease in the number of units in Parcels 2-10 by 20 or more units for each parcel and**
    - **An increase in the number of units in Parcel 16 by 150 and Parcel 32 by 80 units.**

- **The General Development Plan was also modified to allow the non-residential development totals to:**
    - **decrease office and commercial in Parcel 17 by 47,250 square feet and add 600 beds for ACLF (group care home);**
    - **increase professional office and institutional in Parcel 22 by 28,000 square feet;**

- **decrease office and commercial in Parcel 23 by 15,000 square feet;**
- **decrease commercial, office, and institutional in Parcel 24 by 5,000 square feet;**
- **decrease commercial and office in Parcel 25 by 45,000 square feet;**
- **change Parcel 26 from 600 beds ACLF to 75,250 square feet office, commercial, and institutional; and increase commercial, office, and institutional in Parcel 27 by 9,000 square feet.**

- **The park size was increased from 40.2 to 41.2 acres.**
- **The build out date for Phase 1 was extended by 4 years, 11 months, and 30 days.**
- **Table 2 was amended to provide an alternative for the State Road 64 frontage road or delete such requirement.**
- **The definition of "warranted" was amended to include FDOT.**
- **Condition L(1).(a), regarding an option for school impact mitigation was deleted.**
- **Stipulation N(2).f.4 which addresses landscaping between the Manatee River and multi-family parcels was amended.**
- **The definitions, conditions, and terminology were amended in the Zoning Ordinance and General Development Plan to reflect the above changes.**

On March 11, 2008, the Zoning Ordinance and General Development Plan were further revised to:

- **Modify the project boundaries to add the 288.7 acre parcel on the east side of the project;**
- **Reallocate existing development entitlements within the entire project;**
- **Re-designate parcel identifications;**
- **Amend Table 2 and various transportation conditions to address traffic impacts in Phase II;**
- **Amend stipulations to address the provision of affordable housing within the entire project;**
- **Delete Education Stipulation L(2) regarding the monitoring of students in the project; and**
- **Amend the Zoning Ordinance definitions, conditions, and terminology to reflect the above changes.**

On June 3, 2010, the Zoning Ordinance and General Development Plan were amended and affected only 106.6 acres of commercial land area, also known as Parcels 19 and 20, The Landing at Heritage Harbour, part of the DRI. The revisions included:

- **increasing the amount of approved commercial floor area by 54,900 square feet.**

- **The conversion of permitted commercial uses (retail, office, hotel, and multi-family) between Parcels 19 and 20 (only) according to a Land Use Equivalency Matrix (LUEM).**
- **Added a Sign Plan as an exhibit to the Zoning Ordinance.**
- **Provided for alternative parking standards and enhanced landscape design were approved to allow a 10% reduction in the number of parking spaces in lots having more than 60 spaces and allowing the clustering of landscaped islands into fewer but larger islands for improved tree survival and improved visibility.**

On October 6, 2011, the BOCC approved changes to the Zoning Ordinance to:

- **Amend Condition A(3) of the Zoning Ordinance to extend the CLOS from December 31, 2012 to December 31, 2017.**
- **Extend buildout date for Phase II from December 31, 2012 to December 30, 2017**
- **Amend the Land Use Equivalency Matrix to allow the conversion of residential units.**
- **Other amendments for internal consistency.**

In November, 2012, staff administratively approved a modification to the Land Use Equivalency Matrix for Parcels 19 & 20 to allow the conversion of non-residential land uses for multi-family development. Multi-family is among the range of permitted uses on these parcels and the GDP identified multi-family as an allowable use. When the LUEM was created in 2010, multi-family was not included in the matrix. Since no residential units were allocated to these parcels, the only way to obtain residential units for development is through the conversion of approved non-residential uses to residential through the use of the LUEM. With this amendment, the LUEM is being updated to reflect the administratively approved modification to add multi-family.

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 1_
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

Bradenton Herald
July 30, 2014
Miscellaneous Notices

NOTICE OF
ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN
UNINCORPORATED
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The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ñacres).

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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
07/30/2014

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ORDINANCE NO. PDMU-09-08(G)(R46) TO APPROVE CHANGES TO THE GENERAL DEVELOPMENT PLAN AND ORDINANCE AS FOLLOWS:1)UPDATE PHASING AND BUILDOUT DATES TO REFLECT PREVIOUSLY AUTHORIZED LEGISLATIVE EXTENSIONS, 2) REMOVE THE 12.0 ACRE MARINA AND DESIGNATE THE PARCEL FOR RESIDENTIAL USE, 3) UPDATE CONDITIONS TO REFLECT COMPLIANCE WITH REQUIREMENTS CONTAINED THEREIN 4) MODIFY CERTAIN DESIGN CONDITIONS ~~1) AN EXTENSION TO THE EXPIRATION DATE OF THE CERTIFICATE OF LEVEL OF SERVICE, 2) AN EXTENSION TO THE BUILDOUT DATE FOR PHASE II, 3) AN AMENDMENT TO THE LAND USE EQUIVALENCY MATRIX,~~ AND 45) OTHER AMENDMENTS FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. THE HERITAGE HARBOUR DRI IS GENERALLY LOCATED AT THE INTERSECTION OF I-75 AND SR 64, SOUTH OF THE MANATEE RIVER, AND WEST OF UPPER MANATEE RIVER ROAD (2,784.7 ± ACRES).

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

Section 1. AMENDMENT AND RESTATEMENT OF ORDINANCE NO. and PDMU-98-08(G)(R54). Ordinance PDMU-98-08(G)(R54) is hereby amended and restated in its entirety below. All prior zoning ordinances (and any site plans approved pursuant thereto) shall be superseded by this ordinance.

Section 2. DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in Ordinance 12-XX~~11-31~~, as amended, Section 380.06F.S., the Manatee County Comprehensive Plan or the Manatee County Land Development Code, in that order of precedence.

Section 3. FINDINGS OF FACT.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application to amend the Zoning Ordinance and General Development Plan for Heritage Harbour the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Manatee County Planning Commission held a public hearing , September 8, 2011, has reviewed the request and filed a recommendation with the Board of County Commissioners; and

B. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission, the Zoning Ordinance, and General Development Plan as it relates to real property described in Section 6 of this Ordinance for a multi-use development.

C. The Board of County Commissioners held a public hearing on _____regarding said

amendment to the Zoning Ordinance and General Development Plan described herein, in accordance with the requirements of Manatee County Ordinance No. 90-01 (the Manatee County Land Development Code), as amended, and has further considered the information received at the public hearing.

D. The proposed amendment to the Heritage Harbour Zoning Ordinance and General Development Plan regarding the property described in Section 6 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), as amended.

E. The authorized agent for Lennar Homes, LLC. Is Darin McMurray, Vice-President,700 NW 107th Ave., Ste 400, Miami, FL 33172.

F. The Owner and Master Developer of the property is Lennar Homes, LLC.

G. The Owners of Parcels 19 and 20 is LNR Heritage Harbour, LLLP., David Welch, Vice-President, LNR Heritage Harbour, LLLP.

H. The owners of Parcel 35 are Manatee Land Investors, LLC and Upper Manatee 288, LLC.

Section 4. GENERAL DEVELOPMENT PLAN

A. The General Development Plan, dated January 2013 ~~July 2011~~ is hereby APPROVED to allow a multi-use development, with the following conditions and modifications, included herein in Section 4.

B. The previous development order for Heritage Harbour, which was adopted on October 6, 2011~~June 3, 2010~~, and all subsequent amendments are hereby replaced in their entirety, provided this amendment shall not be construed to terminate the rights of the developer, if any, granted under Section 163.3167(8) Florida Statutes, to the extent such rights have previously been granted and not specifically herein or otherwise modified or amended.

Note: An asterisk (*) in the text of this Development Order denotes that the word is defined.

DEVELOPMENT APPROVAL AND LEVEL OF SERVICE CERTIFICATE CONDITIONS

A(1).This Development Order approval shall constitute approval of the Revised General Development Plan application subject to the conditions set forth herein and shall be limited to the development amounts set forth in Table 1, below.

A(2). Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Development Order and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application which are not specifically addressed in this Development Order or are not inconsistent with this Development Order.

A(3). The Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, solid waste service, mass transit, drainage, and parks and recreation. The Certificate of Level of Service for the project shall be valid until

~~December 30, 2017~~ March 22, 2026. This includes the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes and previously authorized legislative extensions pursuant to HB 7207 and F.S. 252.363..

TABLE 1 - Development Totals

TYPE OF DEVELOPMENT: Multi-Use Development.
LOCATION: Northeast of the intersection of I-75 and SR 64.
TOTAL DEVELOPMENT AMOUNTS:

~~**CATEGORY**~~	~~**PHASE I**~~ ~~**2000-2012***~~	~~**PHASE II**~~ ~~**2004-2017***~~	~~**TOTAL**~~
~~**Commercial**~~			
~~Retail**~~	~~300,000 s.f.~~	~~551,900 s.f.~~	~~851,900 s.f.~~
~~Office~~	~~103,250 s.f~~	~~66,750 s.f.~~	~~170,000 s.f.~~
~~Hotel~~	~~150 rooms~~	~~150 rooms~~	~~300 rooms~~
~~ACLF~~	~~0~~	~~600 beds~~	~~600 beds~~
~~**Residential ***~~			
~~Single family detached~~	~~1,290 units~~	~~980 units~~	~~2,270 units~~
~~Single family attached/ semi-attached~~	~~500 units~~	~~640 units~~	~~1,140 units~~
~~Multi-family~~	~~760 units~~	~~830 units~~	~~1,590 units~~
~~Total Residential Units~~	~~2,550 units~~	~~2,450 units~~	~~5,000 units~~
~~**Marina**~~	~~162 wet slips~~	~~300 dry slips~~	~~462 slips~~
~~**Recreational Open Space**~~			
~~Golf Course~~	~~36 holes~~	~~9 holes~~	~~45 holes~~
~~Park~~	~~41.2 acres~~		~~41.2 acres~~
~~Institutional~~	~~7.5 acres~~	~~2.8 acres~~	~~10.3 acres~~

~~* December 30 of referenced year for Phase I and Phase II. The buildout dates includes the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes.~~

~~** = Development minimum and maximums for Parcels 19 and 20 shall be per Condition B (12) and the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.~~

~~*** = Residential units may be exchanged among the types of approved units per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.~~

CATEGORY	ACREAGE[1]	PHASE I [2] 2000-2017*	PHASE II [2] 2004-2022*	TOTAL
Commercial	**164.3**			
Retail[3]		300,000 s.f.	551,900 s.f.	851,900 s.f.
Office[3]		103,250 s.f	66,750 s.f.	170,000 s.f.
Hotel[3]		150 rooms	150 rooms	300 rooms
ACLF		0	600 beds	600 beds
Residential[4]	**1302.3**			
Single family detached		1,290 units	980 units	2,270 units
Single family attached/ semi-attached		500 units	640 units	1,140 units
Multi-family		760 units	830 units	1,590 units
Total Residential Units		2,550 units	2,450 units	5,000 units
Right of Way	**67.9**			
Open Space	**1250.2**			
Golf Course	250	36 holes	9 holes	45 holes
Park	41.2			
Wetlands, Lakes, Passive Recreation	959			
TOTAL	**2784.7**			

* November 21st of referenced year for Phase I and Phase II.

1 Acreage figures subject to adjustment due to final survey and platting, surveyed jurisdictional determinations, permit survey data, etc.

2 The Phase I and II buildout dates include the three year extension authorized pursuant to Paragraph 380.06(19)(c), Florida Statutes and legislatively authorized extensions pursuant to HB 7207 and F.S. 252.363.

3 Development minimum and maximums for Parcels 19 and 20 shall be per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.

4 Residential units may be exchanged among the types of approved units per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.

A(4). Geographic phasing is not approved with this project. Phase assignments shall be based on

the order that the project receives Final Site Plan approval.

B. TRANSPORTATION CONDITIONS

B(1). The following roadway and intersection improvements shall be required as part of Phases I and 2. The Developer* shall, at the time of each application for Preliminary Site Plan* approval, furnish to the County* an accurate, up to date report of the amount of development, defined in terms of net new external p.m. peak hour trips*, identified in the DRI documentation, which has previously been permitted in the Project*. New external p.m. peak hour project trips shall be based on the trip rates adjusted for pass-by and internal capture as established by the following "P.M. Peak Hour Project Trip Generation Comparison".

Parcels 19 and 20 P.M. Peak-Hour Project Trip Generation Comparison[3]								
Scenario	Gross Trips			Internal Capture	Pass-By	Net, New Trips		
	Enter	Exit	Total			Enter	Exit	Total
Existing[1]	3,889	3,252	7,141	1,428	644	2,853	2,216	5,069
Proposed[2]	3,932	3,335	7,267	1,456	666	2,871	2,274	5,145
Difference	43	83	126	28	22	18	58	76

Source: (1) ITE's, *Trip Generation* (6th Edition)
(2) ITE's, *Trip Generation* (8th Edition)
(3) Traffic Impact Statement dated 12/17/09 by Kimley-Horn, Table 1 on page 2

The Developer* shall not be entitled to a Preliminary Site Plan* approval which would result in the cumulative number of net new external p.m. peak hour trips for the Project* to exceed the applicable net external p.m. peak hour project trip* thresholds set forth in Table 2 unless Funding Commitments* from Responsible Entities* have been obtained to ensure that the improvements required are in place Concurrent* with such Preliminary Site Plan. **[Required Improvements have been mitigated through the approval of LDA-08-08 as amended and restated by LDA-- , hereinafter referred to as the "LDA".]**

TABLE 2
Required Improvements

Intersection	Required Improvement	Impact Fee Creditable	When Required
a. I-75 West-ramps/SR-64	Signalize when warranted (completed)	No	Notes 1&4
b. I-75 East-ramps/SR-64	(1) Signalize when warranted (2) Reconfigure northbound off-ramp and provide a second right turn lane (all improvements completed)	No Yes	Notes 1&4
c. SR-64 and Lena	(1) Signalize when warranted	No	Notes 1&4

Road	(2) Eastbound left-turn lane (3) Westbound right-turn Jane (4) Southbound exclusive left-turn lane (5) Southbound shared through/right-turn lane (All improvements completed)	No No No No	
d. SR-64/Kay Road	(1) Retrofit the existing Southbound approach (N. Leg) of Kay Road (local Improvement). (2) Extend the Eastbound left-turn lane to 520 feet. (3) Westbound right-turn lane (length 300 feet) (Local Improvement) (4) Signalize when warranted (5) Southbound right-turn lane (local improvement) (All improvements completed)	Note 2 Yes Note 2 No Note 2	Notes 2&4
e. Grand Harbour PkwayfSR-64	(1) Dual Eastbound left-turn lanes (completed) (2) Westbound right-turn lane (completed) (3) Exclusive Southbound right-turn lane (completed) (4) Exclusive Southbound left-turn lane (completed) (5) Signalize when warranted (completed) (6) Westbound left-turn lane (completed)	No No No No No Yes	Notes 1&4
f. River Heritage Blvd/SR-B4	(1) Directional Eastbound left-turn lanes (completed)	No	Notes 1&4
	(2) Westbound right-turn lane (completed) (3) Exclusive Southbound right-turn lane (completed) (4) Signalized when warranted	No No No	
g. SR/64/Lakewood Ranch Blvd/Upper Manatee River Rd.	(1) Northbound left-turn lane (completed) (2) Southbound right-turn lane (local improvement) (completed)	Yes	Notes 3&4
h. SR70/I-75 ramps	(1) Signalize when warranted(local improvement) (completed)	No	
i. I-75 & SR 64 interchange	Contribute $190,000 for construction costs (completed)	No	

Roadway	Requirement Improvement	Impact Fee Creditable	When Required

a. SR-64 from I-75 to Lena Rd	Widen to 4-lanes (completed)	Yes	Notes 1&4
b. SR 64 from Kay Rd to Lena Road	Develop and implement a time based coordinated signal system (local improvement) (completed)	No	Concurrent with signal installation
c. SR 64 from 39th St. E to Kay Road	Widen from 4 to 6 lanes	Yes	See Stipulation B(9)
d. Port Harbour Parkway	Extend from its current terminus to Upper Manatee River Road	Yes	See Stipulations B(5) and B(9)

All improvements on state roads are subject to FDOT approval.

Note 1: The Developer* shall be responsible for design, permitting, and construction of this improvement within thirty-six (36) months of the date upon which Ordinance 00-19 became non-appealable (the date for construction of these improvements has been extended pursuant to an agreement with Manatee County. The Developer* or its Assignees shall be entitled to receive transportation impact fee credits for these improvements as defined in Table 2 above.

Note 2: The existing south approach (north leg) of Kay Road shall be relocated further west to form a typical four-legged intersection with the existing T-intersection at 60th Street Court East (completed). Right-of-way, design, and required permits shall be provided by the County* (completed). The Developer* shall only be responsible for funding and implementing the construction of the improvement and the County*shall reimburse the Developer* for all costs associated with construction of the Local Improvement portions of this improvement. Should Manatee County fail to obtain the required right-of-way and the appropriate permits and complete the design, prior to the commencement of Phase II, the Developer* shall not be prevented from continuing development, provided that when the County does obtain right-of-way and permits and complete design, the Developer* begins construction of this improvement within 6 months. This intersection Improvement (regional improvements 2 and 4) shall be eligible to receive transportation impact fee credits. All local improvements (1, 3, and 5) shall be subject to the Reimbursement Agreement between the County* and the Developer*.

Note 3: The Developer* shall be responsible for design, permitting, and construction of this improvement prior to exceedance of 2,474 p.m. peak hour net new external project trips* (completed). The Developer* or its Assignees shall be entitled to receive transportation impact fee credits for these improvements as defined in Table 2 above.

Note 4: These improvements shall be funded by the Developer* via the posting of a bond in a form and manner acceptable to the County*. The bond for Intersection Improvements a., b., c., e., and **f.,** and both Roadway Improvements (a., and b.) shall be posted prior to the receipt of the first permit allowing for Vertical Development*. The bond for Intersection Improvement d. shall be posted the earlier of completion of right-of-way acquisition, design and permitting or December 1, 2004. The bond for Intersection Improvement g. shall be posted the earlier of July 1, 2004 or upon reaching 2,474 p.m. peak hour net new external project trips*. The Developer,* unless otherwise specified herein, shall be responsible for negotiation for, and acquisition of any right-of-way necessary to accomplish this requirement. The Developer* shall be responsible for all fees and costs associated with the purchase of right-of-way, unless otherwise specified herein. If the Developer* is unable to acquire the right-of-way through a negotiated purchase, then the County* shall use it's power of eminent domain to acquire the necessary right-of-way. If condemnation is required, the Developer* shall be responsible for all associated costs with the litigation and reimburse the County, unless otherwise specified herein. Progress regarding completion of this improvement shall be included in each ~~Annual~~ Biennial Report. The Developer* shall provide documentation regarding such progress and provide an updated schedule of completion addressing design, right-of-way acquisition, permitting and

construction. The County* shall determine the reasonableness of each updated schedule. Should the updated schedule require an extension of time for the completion of the improvement due to right-of-way acquisition or permitting, the County* shall determine if an extension of time is acceptable and if an amendment to this Zoning Ordinance is required (All right of way has been acquired).

B(2). When Certificates of Occupancy have been issued for ~~2,000~~ 4,500 residential units, or the equivalent thereof in terms of net new external p.m. peak hour project trips, a~~n~~ ~~annual~~ biennial monitoring program to provide peak hour counts at the Project* entrances shall be instituted to verify that the projected number of external trips for the Project* are not exceeded. Counts shall continue on an ~~annual~~ biennial basis through buildout. This information shall be supplied in the required ~~Annual~~ Biennial Report for the Development Order. If the ~~Annual~~ Biennial Report indicates the total trips exceed projected counts by more than 15%, Manatee County shall conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), Florida Statutes and may amend the Development Order to change or require additional roadway improvements. If a~~n~~ ~~Annual~~ Biennial Report is not submitted within thirty (30) days of its due date, Manatee County may conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), Florida Statutes and may amend the Development Order to change or require additional roadway improvements. The results of the study may also serve as a basis for the Developer* or reviewing agencies to request Development Order amendments. Such a variance shall be presumed to be a substantial deviation unless the developer rebuts this presumption by clear and convincing evidence. If the variance is determined to be a Substantial Deviation, the revised transportation analysis required pursuant to Subsection 380.06(19), Florida Statutes shall be based upon results of the monitoring program and agreements reached at another transportation methodology meeting to be held prior to the preparation of the new analysis. [Transportation mitigation has been completed for the approved development for both Phase I and Phase II through build-out. Therefore, monitoring is no longer required.]

B(3). When Certificates of Occupancy have been issued for 2,000 residential units or the equivalent thereof, in terms of trip generation, the Developer* shall prepare a Transportation Systems Management (TSM) program. The plan shall be reviewed by Manatee County, Metropolitan Planning Organization, Florida Department of Transportation (FDOT), and TBRPC. [The provisions of this Section B(3) have been supplanted by the LDA.]

The TSM program shall include a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measures. This assessment shall also include sufficient and appropriate documentation for all diversions claimed as a result of the TSM measures. Results of the TSM program shall be included in the ~~Annual~~ Biennial Report.

If the ~~Annual~~ Biennial Report indicates the total peak hour trips are not being diverted reasonably commensurate with those anticipated, Manatee County shall decide whether to conduct a Substantial Deviation Determination pursuant to Subsection 380.06(19), Florida Statutes for the purpose of determining amendments or other requirements to be added to the Development Order to change TSM objectives or require additional roadway improvements. The results of the TSM study may serve as a basis for the Developer* or reviewing agencies to request Development Order amendment. The TSM program shall seek to implement and will be measured by the TSM objectives and policies set forth in the Florida Transportation Plan and shall include, but shall not be limited to:

POLICY: Promote ride sharing by private and public sector employees.

OBJECTIVES:

— Increase urban peak automobile occupancy rates by 10% by ~~2002~~ 2015 through expanded ride sharing efforts.

— Increase peak hours occupancy rates for transit and other high-occupancy modes of transportation by 20% by ~~2002~~2015.

B(4). Prior to the first Final Plat, or Certificate of Occupancy if platting is not required, the developer shall dedicate right-of-way along its entire frontage to accommodate the future six laning of State Road 64. (Completed) The Developer or its assignees shall be entitled to receive full transportation impact fee credit for the dedication as defined in Table 2. (Completed) The construction of model homes and the sales center shall be exempt from this condition if the Developer* does not have title to the property to be dedicated at the time a Final Plat or Certificate of Occupancy is issued for model homes or the sales center.

B(5). Prior to commencement of Phase II, the developer shall dedicate 100 feet of right-of-way and construct Port Harbour Parkway as a two-lane thoroughfare roadway, including sidewalks, bike lanes, appropriate intersection improvements and associated retention, from its I-75 terminus to the eastern boundary of the original 2,485 acre tract. (Completed)

For that portion of Port Harbour Parkway on the north side of the 288 acre addition (Parcel 35), adjacent to where the Waterlefe project previously dedicated 42 feet of right-of-way, the Developer* shall dedicate the necessary remaining right-of-way to achieve a total width of 105 feet for the eastern most 500 foot segment and 100 feet for the remaining segment, prior to the first Final Plat approval in Parcel 35. [The provisions of this Section B(5) have been supplanted by the LDA.]

This segment of Port Harbour Parkway shall be completed as a two lane divided roadway (outer lanes) with bike lanes and sidewalks and include the ultimate configuration of Port Harbour Parkway at the intersection of Upper Manatee River Road as set forth in Stipulation in B(9). Temporary striping shall be utilized until the full intersection improvements are made by the county.

B(6). The developer shall provide easement(s) to Manatee County to allow for attenuation and treatment of all stormwater from the planned build-out conditions (6-lane thoroughfare roadway with intersection improvements and sidewalks) for half of Upper Manatee River Road. A Drainage, Maintenance, and Access Easement shall also be provided to Manatee County for conveyance of stormwater from Upper Manatee River Road to the stormwater pond. The Drainage-Maintenance Access Easement shall be on clear and level ground and free of obstructions, including any landscaping in addition to the roadway buffer. Manatee County shall be responsible for the construction of the drainage conveyance improvements, the restoration of the roadway buffer and the maintenance of the free flow of the drainage conveyance. The pond within the stormwater easement shall not be a bonded improvement. Prior to Final Plat approval for the first plat abutting Upper Manatee River Road, the easements shall be approved by the Property Management Department and recorded in the Public Records and the developer shall submit to the Public Works Department the SWFWMD approval letter demonstrating that the approved stormwater pond has been designed with the capacity to accommodate the drainage for the build-out of Port Harbour Parkway as described above. Completion of the above improvements by Manatee County shall not require any further authorization from the developer or Home Owners Association. [The provisions of this Section B(6) have been supplanted by the LDA.]

B(7). The original development order provided for construction of a frontage/access road to the Timberlane RV Park. In lieu of this frontage/access road the developer shall provide the following alternative:

1. Once S.R. 64 construction begins, the contractor shall maintain safe access to Timberlane

RV Park pursuant to FDOT rules. Once the right turn lane set forth in #1 below is constructed, the right turn deceleration lane shall be maintained during construction, while the existing SR 64 pavement is being utilized for traffic.

2. The alternative access through Heritage Harbour will be as indicated on Map A, entitled Timberlane Access.

3. Alternative access through Heritage Harbour shall be facilitated with signage agreed to by Lennar Homes, LLC~~Harbourvest~~ and Timberlane, in conformance to FDOT and Manatee County sign regulations. (Note: Guidance signs will not be permitted on FDOT R.O.W.)

4. Timberlane shall provide a letter to FDOT indicating their satisfaction with alternative proposed. (completed)

5. If this alternative is selected, Lennar Homes, LLC~~Harbourvest~~ shall be responsible for the costs it has incurred to date associated with the construction of the frontage road. Any legally recognizable costs of the adjacent property owner (Musgrave) which are the result of the County's use of eminent domain shall be the County's responsibility.

As part of this alternative, Timberlane RV will be responsible for the following prior to their Certificate of Occupancy:

1. A right-turn deceleration lane with a 12-foot lane for 100-feet and a 200-foot taper shall be in place on SR 64 prior to the opening of the Timberlane RV Park

2. The deceleration lane shall be built according to the appropriate FDOT standards and shall be approved by FDOT and Manatee County.

3. Timberlane shall provide visitors information relative to traffic circulation. [The Developer has complied with the above obligations and the requirements ~~is~~are no longer necessary as State Road 64 construction has been completed]

B(8) In addition to the access shown on the GDP for Parcel 35, an access shall be provided to Upper Manatee River Road. The second street access shall have a minimum separation of 1,300 feet from Port Harbour Parkway and 800 feet from 2nd Avenue East. [The provisions of this Section B(8) have been supplanted by the LDA.]

B(9) The County has identified the construction of Port Harbour Parkway from its current terminus to the Upper Manatee River Road (or the alternative project as identified in #3 below) ("PFSM Project") as a benefit to a regionally significant transportation facility. Such construction will be in conformance with the provisions set forth below in this Section B(9) and will satisfy the mitigation requirements of Section 163.3180(12) Florida Statutes. [The provisions of this Section B(9) have been satisfied by the LDA.]

a. Developer* will enter into an agreement with the County in which the Developer* will commit:

1. To pay to the County its proportionate fair share mitigation "PFSM" for transportation impacts prior to the Final Site Plan for any residential development in Phase II to assure construction of the PFSM Project. The PFSM has been calculated to be $2,775,500.00;

2. To dedicate to the County the right of way necessary to complete the construction of Port Harbour Parkway, and for Upper Manatee River Road as depicted on the General Development Plan at the request of the County and to waive impact fee credits for such

right of way dedication;

3. To construct Port Harbour Parkway (the PFSM Project), the cost of which has been determined to be in excess of the PFSM, within 5 years of the approval date of this ordinance, utilizing funds from the PFSM payment to the County as well as additional contributions from the Developer; and

4. To post a bond or letter of credit in the amount of the difference between the PFSM and the costs of the construction of the PFSM Project, as estimated by Developer's engineer and approved by the County, securing such commitment, prior to the approval of the first Final Site Plan for any residential development in Phase II.

The effective date of the agreement will be approximately 45 days after execution to allow for statutory lag time (appeal period, etc.). If the developer transfers a substantial portion of the project to a contract purchaser, the contract purchaser shall also be a party to the agreement~~.[Completed]~~

b. Upon entering into the agreement, the Developer* will be issued a Certificate of Level of Service ("CLOS") for Phase II. The CLOS shall allow Developer to proceed with construction of the commercial development of Phase II of the Project* immediately and with construction of residential units in Phase II upon payment of the PFSM and posting of the bond or letter of credit, but no earlier than January 1, 2010 (except for model homes which may proceed immediately after entering into the agreement). (Completed)

c. Initially, the PFSM Project identified for construction will be Port Harbour Parkway as set forth above. However, the County will retain the option to reprogram the Developer's contributions (PFSM payment and financial equivalent of commitment to complete Port Harbour Parkway) to another major project (possible SR 64 if it can be used to forward-fund state construction dollars).

d. In the event the County elects to use the PFSM for a project other than Port Harbour Parkway, Developer shall construct Port Harbour Parkway within one year of the Final Site Plan approval of the 1500th unit in Phase II. Prior to approval of the Final Site Plan for the 1500th unit in Phase II the Developer shall post security assuring such construction. Impact fees paid by Phase II of the development shall be earmarked by the County for such construction and shall be used for such construction.

e. The Developer will receive impact fee credits for 100% of the Developers PFSM payment and cost of construction of the PFSM Project, but will waive impact fee credits for the donation of right of way for Port Harbour Parkway

B(10). The developer shall provide easement(s) to Manatee County to allow for attenuation and treatment of all stormwater from the planned build-out conditions (4-lane thoroughfare roadway with intersection improvements and sidewalks) for both sides of Port Harbour Parkway. A Drainage, Maintenance and Access Easement shall also be provided to Manatee County for conveyance of stormwater from Port Harbour Parkway to the stormwater pond. The Drainage-Maintenance Access Easement shall be on clear and level ground and free of obstructions, including any landscaping in addition to the roadway buffer. Manatee County shall be responsible for the construction of the drainage conveyance improvements, the restoration of

the roadway buffer and the maintenance of the free flow of the drainage conveyance. The pond within the stormwater easement shall not be a bonded improvement. Prior to Final Plat approval for the first plat abutting Upper Manatee River Road, the easements shall be approved by the Property Management Department and recorded in the Public Records and the developer shall submit to the Public Works Department the SWFWMD approval letter demonstrating that the approved stormwater pond has been designed with the capacity to accommodate the drainage for the build-out of Port Harbour Parkway as described above. Completion of the above improvements by Manatee County shall not require any further authorization from the developer or Home Owners Association. [The provisions of this Section B(10) have been supplanted by the LDA.]

~~B(11)Prior to the first Final Site Plan approval in Phase II the developer shall:~~

~~a. pay $70,000 into the Sidewalk Fund for the cost of the construction of sidewalks on both sides of Kay Road from the northern terminus of the existing sidewalk along Kay Road to the existing sidewalks at the west end of Port Harbour Parkway, including walkway structures over Cypress Strand; and~~

~~b. dedicate right-of-way along Kay Road to accommodate the construction of the sidewalks provided the developer has the legal ability to provide such dedication.~~

B(12) Only Parcels 19 and 20 allow for the conversion of Commercial/Retail, Office, and Hotel uses. Development minimum and maximums for Parcels 19 and 20 shall be per the Land Use Equivalency Matrix (LUEM) included as Exhibit 15.

B(13) Utilization of the Residential Land Use Equivalency Matrix shall not require modifications to the General Development Plan, provided that development proceeds in accordance with the Land Use Table shown on the General Development Plan (Exhibit 6).

B(14) Upon utilization of the Residential Land Use Equivalency Matrix, at time of FSP review, the applicant shall provide a table on the FSP indicating the exchange of units, and corresponding increase or decrease of total unit counts by type.

B(15) Land Use Equivalency Matrices (LUEM) for Parcels 19 and 20 and Residential uses are included as Exhibit 15 of this Ordinance. The Tampa Bay Regional Planning Council and the Florida Department of Economic Opportunity ~~Community Affairs~~ will have a minimum 14-day, maximum 21-day review of any/all proposed conversions of the LUEM prior to approval by Manatee County. The applicant shall provide written notice to the Tampa Bay Regional Planning Council and the State Land Planning Agency of all proposed conversions under the LUEM and submit proof of such notice to Manatee County prior to approval by Manatee County of such conversions in accordance with this section. In addition, all future conversions shall be duly noted within subsequent ~~Annual~~ Biennial Report submitted for the project.

C. ENVIRONMENT

C(1). Vegetation. Wildlife. and Wetlands

a. In the event that any additional state or federally-listed species are discovered on-site during project development, the developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and Manatee County EMD and implement the appropriate measures for species conservation as recommended by the Florida Fish and Wildlife Conservation Commission.

b. A management plan for the project, consistent with Policy 3.3.2.2 of the Comprehensive Plan, for removal of nuisance and exotic species, shall be developed by the applicant and approved by Manatee County prior to the first Final Site Plan approval for the project. (Completed for that portion of the project site south of Port Harbour Parkway.)

c. Prior to approval of any Final Subdivision Plat (or Plan if Platting is not required), the Developer* shall record Land Development covenants or deed restrictions designed to prevent homeowner's activities from degrading habitat.

d. Wetland buffers along the Manatee River, [the river as shown on Map F (Exhibit 1)], tidal creeks and islands shall be a minimum width of 50' except that ~~. W~~wetland buffers for development within Parcel 12/13 ~~adjacent to the marina~~ shall be consistent with the Land Development Code and Comprehensive Plan. All other buffers shall be a minimum width of 30 feet, unless otherwise approved by the Building and Development Services Department, consistent with the Comprehensive Plan and Land Development Code.

e. Upland buffers between on-site wetlands, marshes, streams or rivers and any type of development or land alteration shall be delineated with temporary construction fencing prior to construction to allow these areas to be maintained with existing native vegetation or be replanted with native, transitional zone or upland vegetation. All wetland buffers shall have signage posted depicting the purpose and intent of the buffer. Signage text and location shall be approved by the Building and Development Services Department. The use of pesticides, herbicides, or fertilizers, unless part of an approved nuisance and exotic management plan, shall be prohibited in these buffers and the wetlands they protect.

f. The Developer* shall submit a wetland management and mitigation plan to the County* for approval prior to, or concurrent with Preliminary Site Plan applications. This plan shall address, but not be limited to, identification of wetlands on-site, wetlands to be preserved, proposed wetland alterations, a detailed mitigation plan, control of on- and off-site water quality, methods for hydroperiod maintenance with a detailed narrative and preliminary plans for mitigated or significantly enhanced wetlands.

g. Post-development wetlands, conservation tracts, and mitigation areas shall be regarded as preservation areas for the purpose of protecting their natural attributes. These areas shall be placed under conservation easements conveyed to Manatee County consistent with the restrictions on development provided for in Section 719 of the Land Development Code.

h. The maximum amount of wetland impacts shall not exceed the total listed in Table 13-4, revised October 2006, attached as Exhibit 2. However, at time of Preliminary Site Plan approval, all proposed wetland impacts shall demonstrate compliance with minimization, avoidance, and mitigation, pursuant to the Comprehensive Plan, prior to authorization of any wetland impacts.

i. The native upland plant community quantities committed to be preserved in Table 12-2 of the NOPC application dated May, 2004 (Exhibit 3), shall include 75 percent of the pine flatwoods and pine-mesic oak community located adjacent to the Manatee River and its tributaries, mangrove swamps, and saltwater marshes.

j. As shown in Table 12-2 of the NOPC application dated May, 2004 (Exhibit 3), 36 acres of upland forested communities shall be preserved to provide habitat for the Sherman's fox squirrel.

k. Concurrent with the construction of the internal roadways adjacent to Mitigation Area 6 and the associated wetlands shown on Exhibit 12, the Developer shall construct a fence which will be a minimum of four feet in height and of chain link or a similar material that will prevent passage of young sandhill crane chicks. The general location and extent of the fence is shown on Exhibit 12. (Completed)

l. Unless otherwise approved by the Building and Development Services Department, native or drought tolerant landscape materials shall be utilized. The developer and future owners of the site shall be required to participate in the Florida Yards and Neighborhood Program.

m. There shall be no trimming or cutting of mangroves within conservation easements in this development after the effective date of this ordinance. The removal of dead limbs may be allowed subject to approval by the Building and Development Services Department. Language shall be incorporated into the required Conservation Easements, HOA documents and Notice to Buyers. The owners of the golf course and any other open space adjacent to mangroves shall also be notified of this prohibition. The specific language shall be reviewed by the Building and Development Services Department with the Final Site Plan. The conservation easements containing this prohibition shall be submitted to the County Attorney's Office for approval as to form, prior to recording in the Public Records.

C(2). Air Quality

a. Manatee County shall reserve the right to require mitigation measures or a revision of the site plan to alleviate potential negative impacts of the project on ambient air quality.

b. Best Management Practices shall be employed during site preparation and construction to minimize air quality impacts.

c. Any open burning conducted on site as part of land clearing activities shall be permitted by EMD.

C(3). Water Quality and Stormwater Management

a. An Integrated Pest Management Plan (IPMP) shall be developed and approved by Manatee County prior to the first Final Site Plan. Completed. The IPMP shall address the following items:

(1) Fertilizer/pesticide/herbicide/application;
(2) Golf course pest management methods and procedures; and
(3) Related quality control and assurance procedures.

A training manual shall be developed as part of the IPMP for maintenance personnel and made available on site at all times.

b. The Developer shall implement the surface and ground water monitoring plan in accordance with the Heritage Sound Water Quality Monitoring Plan included as Appendix 14 S.1 in the Heritage Sound DRI Application for Development Approval Sufficiency Response dated March 1999 (Exhibit 10), and as amended for the Moore's Dairy site in accordance with the Water Quality Monitoring Plan approved by the Manatee County Natural Resources Department (MCNRD) on October 11, 2005 and included as Section IV in the Heritage Harbour DRI Notice of Proposed Change 2nd Sufficiency Response dated September 2005, unless otherwise modified with the approval of the Environmental

Management Department.

c. There shall be no individual groundwater wells associated with single or multi-family residences allowed within the development. This requirement shall be noted in all homeowner documents and disclosure statements. The location and well size of existing wells shall be indicated on each Preliminary Site Plan submitted for the project. A Well Management Plan, for the proper rehabilitation/abandonment of existing wells in accordance with SWFWMD Rule Chapter 40D-2, shall be submitted to the EMD for review and approval prior to authorization of construction.

d. The developer shall conduct annual inspections of the surface water management system on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage or treatment for which it was designed and intended.

e. The stormwater management systems shall be designed, constructed, and maintained to meet Chapter 40D-4 of the Florida Administrative Code. At a minimum, planted littoral zones equivalent to 35 percent of the total minimum lake area needed for stormwater treatment shall be required and shall be concentrated at the outfall.

f. Best Management Practices* (BMP) for reducing water quality impacts, as recommended by the County* and SWFWMD in accordance with adopted regulations of these agencies, shall be implemented.

g. All on-site existing underground tanks shall be abandoned pursuant to applicable State and County* rules. All existing underground storage tanks within the project* shall be identified prior to the first PSP approval. Completed.

h. An Environmental Assessment of the site shall be conducted by an Environmental Consultant to determine potential hazardous material locations (i.e., historical cattle dipping vats, underground/above ground storage tanks, or buried drums). Should evidence of hazardous material be discovered, further investigations will be required to determine the level of contamination and appropriate remediation/mitigative measures. The Environmental Assessment for the entire site shall be conducted and submitted for County review prior to the first Preliminary Site Plan approval. Development restrictions may be imposed if any contamination is discovered. Completed.

C(4). Floodplains

a. All habitable structures and access roadways shall be constructed above the 100-year flood elevation.

b. Compensation for the loss of 100-year flood storage capacity shall be provided through cut and fill balance calculation and further confirmed by the no-rise certification procedure.

c. All homeowner documents, real estate disclosure forms, deeds of sale or lease agreements for land or structures in the post development 100-year flood plain on the project site of Heritage Harbour, shall be accompanied by a hazard disclosure statement generally describing the property's relative probability of damage from coastal and fresh water flooding. This disclosure shall also list potential mitigation strategies including elevation, construction of safe rooms, window protection (shutters/security film), where the builder has exceeded coastal construction codes and other potential measures to increase safety.

d. The applicant shall meet or exceed all appropriate federal, state, and local construction codes, setback requirements, and flood plain management regulations.

e. All infrastructure, including gravity sewer, lift stations, service cleanouts, and manhole rims shall be set at 12 inches above the 25-year floodplain or 4 inches above the 100-year floodplain.

f. Adequate maintenance easements shall be provided on Cypress Strand (major drain). Prior to dedication, the creek embankment, excluding areas remaining in their natural states, shall be stabilized through seeding, sodding, and rip rap. The Engineer shall provide as-built typical sections for the purpose of maintenance. Any alteration to the creek shall not cause a rise in the FEMA 100-year flood elevation.

C(5). Soils

a. Best Management Practices shall be employed during site preparation and construction to prevent soil erosion.

C(6). Manatee Protection

a. Prior to any marina construction, the developer shall prepare a Manatee Protection Plan. The Plan shall be approved by the Florida Fish and Wildlife Conservation Commission, the Southwest Florida Water Management District, and Manatee County Natural Resources Department. The following elements shall be included:

1. The Developer shall comply with all standard FWCC manatee construction conditions for all in-water construction.

2. A manatee education program shall be developed and implemented for all slip lessees.

3. A navigation channel shall be designated and marked with U.S. Coast Guard approved markers from the marina downstream to the I-75 Bridge prior to occupying any wetslips. The Developer shall be responsible for posting and maintaining the markers for the established channel in perpetuity, unless the Developer* obtains a commitment for posting and/or maintenance by an appropriate governmental agency. The Developer shall be responsible for posting and maintaining the markers from its marina to the designated main river channel in perpetuity, unless otherwise posted or maintained by an appropriate governmental agency.

4. A sign will be installed and maintained at the facility for boaters traveling to the Manatee River. The sign shall notify boaters of the controlling depth of the river, and request that boaters stay in the marked channel.

5. The use of the boat ramp shall be limited to lessees/owners of slips at the docking facility.

6. The maximum draft, including propeller(s) for vessels associated with this project shall be 2.5 feet or as otherwise approved through the permitting process. This requirement shall be posted at the marina and included in all homeowner's documents, real estate disclosure forms, deeds of sale, or lease agreements for land or structures.

7. Before commencement of the dry storage and boat lift, a speed zone from the I-75 Bridge to the vicinity of the east line of Section 16, Township 34 South, Range 19 East,

shall be established by local ordinance and posted. The main marked channel shall be regulated at a speed, or speeds, as determined from public hearings and passing of an ordinance by the Manatee County Commission, with all other waters regulated as slow speed, minimum wake as applicable per Manatee County regulations. The Developer shall be responsible for posting and maintaining the established speed zone markers/buoys in the designated areas unless the Developer* obtains a commitment for posting and maintenance by an appropriate governmental agency.

8. The Developer shall assist in the enforcement of the speed zone, once, established. It shall be a term of the lease of any slip that violations of the speed zone ordinance may result in the revocation of the lease. An employee will be responsible for issuing warnings to lessees who are violating the speed zone. This person will also be responsible for a revocation process of the leased slip for individuals who are cited for violating the speed zone ordinance and pay a fine or are found guilty of violating the ordinance by a court of competent jurisdiction. (Completed)

b. Except for docks whose sole purpose is to provide access to nature parks or picnic areas, and excluding specifically docks for individual or multiple single family use, the only docks on the site shall be at the marina if the marina is permitted.

c. The total number of boat slips allowed for this development in perpetuity shall not exceed 462. The first phase shall consist of up to a maximum of 162 wet slips and boat ramp. The second phase shall consist of up to a maximum of 300 dry slips. The second phase shall not be initiated until two years after the first phase has been completed.

D. ARCHAEOLOGICAL AND HISTORICAL RESOURCES.

D(1). The discovery of any significant historical or archaeological resources shall be reported to the Florida Division of Historical Resources and the disposition of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County in accordance with Rule Chapter 9J-2 FAC.

Archaeological test excavations by a professional archaeologist shall be conducted on each such site to provide sufficient data to make a determination of significance prior to the commencement of ground-disturbing activities at the site. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County*. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource-disturbing activities are allowed to continue.

E. WASTEWATER MANAGEMENT

E(1) The Certificate of Level of Service for wastewater must be obtained with each Final Site Plan.

F. WATER SUPPLY

F(1) The Certificate of Level of Service for water must be obtained with each Final Site Plan.

F(2) The developer shall use non-potable water, stormwater, reclaimed water (when available) for

irrigation of landscaping. When available, the applicant shall use reclaimed water or another alternative source (other than the Floridan aquifer) for tee areas, fairways, greens, and common areas. Irrigation systems shall be designed, installed, and operated for maximum water use efficiency and be developed by an irrigation contractor licensed or certified by the State of Florida. The irrigation system shall include the following:

(a) Irrigation zones with differing water requirements such as putting greens, tees, fairways, and common areas shall be irrigated separately.
(b) Low-volume irrigation system components shall be used to the maximum extent possible.
(c) High-frequency irrigation areas shall be limited to tees and greens.
(d) The irrigation system shall include rain sensors with automatic rain shutoff devices which shall be installed on each controller within the irrigation system.
(e) Maintenance of the irrigation system will include resetting the automatic controllers according to the season and checking, adjusting, and repairing irrigation devices to ensure optimum operating efficiency.

F(3). For the purpose of potable or reclaimed water conservation, utilization of Xeriscape landscaping principles shall be incorporated into the golf course design and other landscape areas which shall include ecologically viable portions of the site's existing native vegetation. Xeriscaped areas shall not be irrigated.

F(4). The applicant shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the project with the following sources, in order of preference; (1) treated wastewater, (2) treated stormwater; (3) non-potable quality groundwater. Prior to each Final Site Plan approval, the developer shall identify the irrigation source which will be utilized. When it becomes available from Manatee County, Heritage Harbour shall connect to the County's wastewater reuse system. All wells no longer needed for irrigation purposes shall be properly abandoned except for such wells as may be needed for emergency purposes.

F(5). Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).

F(6). For the purpose of potable water conservation, installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices shall be required. The water conservation fixtures and measures (low water use toilets, shower heads and other plumbing fixtures) referenced in the ADA shall be required.

F(7). The Developer* shall maintain all water lines and fire hydrants not dedicated to the County.

F(8). All irrigation wells which are not proposed for use (about 30) or are not needed for emergency purposes shall be properly sealed and abandoned prior to commencement of development in the areas where the wells are located. Additionally, an appropriately located irrigation well or wells as approved by Water Management District staff shall be tested annually for salinity.

G. SOLID/HAZARDOUS WASTE/MEDICAL WASTE

G(1) The County has determined that there exists adequate solid waste capacity to accommodate the impacts of the Project*. The Certificate of Level of Service shall be valid until ~~December 30, 2017.~~ November 21, 2024.

G(2) In the event that hazardous materials or medical waste are located on the site, they shall be handled in a manner consistent with applicable Federal, State, and Local regulations.

H. ENERGY

H(1) The developer shall use xeriscape landscaping wherever possible to reduce both water and energy consumption.

I. RECREATION AND OPEN SPACE

I(1) The Project shall contain, at a minimum, 893.9 acres of open space. The property designated for recreation purposes shall include a 37.0 acre community park open to the public, a 4.2 acre private neighborhood park, a ~~12.0 acre marina~~, 250.0 acres of golf, and 5 acres of usable park area in Parcel 35.

The usable park area in Parcel 35 shall be provided as follows:

a. In addition to the recreation space shown on the GDP, an additional three "pocket parks" for active recreation shall be distributed (1/4 -1/2 mile maximum distance from homes to parks or greenways leading to parks) within said parcel. These parks shall be connected with pedestrian sidewalks.

b. b. The size, location, and configuration of each pocket park shall be approved by Manatee County with each Final Site Plan and shall generally be a minimum of 1 acre. Each pocket park may include shade trees, playgrounds, seating, water fountains, shade structures, open play areas, picnic areas with pavilions, tables, and grills, or other demographically appropriate recreation amenities/facilities as approved by the Parks Department at time of FSP approval. Pocket parks may be reduced to a minimum of ¼ acre provided the applicant can demonstrate to the satisfaction of the Parks Department that sufficient land areas is provided to accommodate the recreational uses.

c. Acreage for trails and greenways may count towards the acreage specified above. For any trails not located within a recreation area/park, the trail shall be calculated as 3 times the width times the length of the trail.

d. Lakes, wetlands, and other water features may be partially included in the recreation open space acreage provided they include recreation amenities such as fishing/observation piers, boardwalks, canoe/kayak/boat launches or other water related amenities. Acreage for this spaces shall be calculated at 3 times the area of the recreation amenity itself (ie: the footprint of a fishing/observation pier) but shall not include the acreage of the entire water body.

I(2) The Developer shall be responsible for the maintenance of all recreation and open space areas within the project site not dedicated to the County.

I(3) A system of bicycle and pedestrian trails shall be developed to link the residential, commercial and recreational areas. If bicycle trails are combined with the required sidewalk system, then it shall be designed and constructed with a minimum width of 8 feet. If it is not combined with the sidewalk, then a 4 foot wide lane shall be provided on each side of the roadway. Prior to the first residential subphase south of the Port Harbour Parkway and the first residential subphase north of Port Harbour Parkway a comprehensive pedestrian/bicycle plan for each side of Port Harbour Parkway shall be submitted and approved by Manatee County. Completed. Prior to the first Preliminary Site Plan approval for Parcel 35, the plan shall be amended to include Parcel 35.

I(4) If the golf course is not developed prior to the adjacent residential development, the residential site plans and plats shall accommodate the proposed golf courses. Prior to the 3rd annual report after the first Final Plat or Certificate of Occupancy, whichever occurs first, an eighteen hole golf course shall be competed and open for play. If this is not completed, no further site plan approvals for the project shall be granted. Completed.

~~I(5) Prior to the Final Plat (or Final Site Plan if platting is not required) approval of the 1,000th unit north of Port Harbour Parkway, a designated neighborhood recreational area(s), containing a minimum of 10 acres total, shall be established. The area(s) shall include passive recreation for those who do not participate in sports. This shall be in addition to the park identified as Parcel 34.~~

I(6) Each subphase, other than Parcel 16, with lots less than 6,500 square feet shall contain a neighborhood park at least 20,000 square feet in size.

J. PUBLIC SAFETY.

J(1). The Developer* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, equipping, and staffing of emergency service facilities for police and fire services or any combination thereof. The Developer* may, with the concurrence of the County, satisfy this obligation in whole or in part by conveyance of land deemed suitable for the intended use by the County or payment of impact fees, as allowed by the Land Development Code, if applicable. An agreement as to pro-rata share for each Phase*, mutually acceptable to the County and the Developer shall be reached prior to the issuance of the first Final Site Plan or Final Plat for Vertical Development for Phase 2*. The pro-rata share shall not exceed the total sum of impact fees anticipated from the Project and any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. (Completed ~~for Phase 1~~).

K. HURRICANE PREPAREDNESS

K(1) The applicant/developer shall promote awareness of hurricane/flooding hazard, preparedness and hazard mitigation through public information, neighborhood association newsletters, model homes, commercial/office buildings, etc.

K(2 . The applicant shall meet or exceed all appropriate federal, state, and local construction codes, setback requirements, and flood plain management regulations recognizing the vulnerability of this site to fresh water flooding and tropical storms and hurricanes.

K(3) Prior to the first Final Site Plan for a site located either completely or partially within the Coastal Planning Area, as identified in the Comprehensive Plan, the applicant shall develop a master plan for evacuation and recovery to ensure the safe and orderly evacuation of vulnerable residents, hotel guests, and employees after an official evacuation order is issued. This plan shall include such provisions as, but not be limited to: (1) ordering all buildings in the evacuated areas closed for the duration of a hurricane evacuation order; (2) informing all residents, guests and employees of evacuation routes out of the flood prone area and measures to be followed in the event of same; and (3) making all efforts to coordinate with and inform appropriate public authorities of building closings, security and safety measures, and evacuation and re-entry/recovery plans. This plan shall be submitted to the State Land Planning Agency and the County for review and approval before approval of a Final Site Plan for habitable construction within the Coastal Planning Area. State Land Planning Agency shall have 45 days to comment on this plan. (Completed and attached as Exhibit 13).

K(4) Prior to the first Final Site Plan approval for any site located either completely or partially within

the Coastal Planning Area for habitable construction, the applicant shall develop a master plan for mitigating the project's impacts on emergency public shelters consistent with the requirements of Rule 9J-2.0256, FAC. These measures may include, but not be limited to; construction of shelter space in accordance with ARC 4496 shelter standards; payment in lieu of construction; and /or participation in the upgrading of existing shelter space. The plan shall be submitted to the State Land Planning Agency and the County for review and approval before approval of a Final Site Plan for habitable construction. State Land Planning Agency shall have 45 days to comment on this plan. (Competed and attached as Exhibit 13).

K(5) Notwithstanding the ability to exchange among residential unit types, per the Land Use Equivalency, no increase in multi-family or single-family semi-detached units shall be permitted in the CHHA (Coastal High Hazard Area).

L. EDUCATION

L(1). The Developer* shall mitigate potential school impacts by making a payment of $825,000.00 to the School Board, upon request (which represents a cost of $35,000.00 per acre) with a three percent (3%) adjustment per year for five years. Request for payment shall be made no earlier than the date of the issuance of the first residential Certificate of Occupancy. Payment shall be made within 30 days of request. (Completed)

L.(2) The Developer* shall fund the cost of a sidewalk from the school board property line (adjacent to the student drop off area within Heritage Harbour) to Haile Middle School and a shelter adjacent to the drop off area, upon the request of the School Board. (Completed)

~~M. MARINA FACILITIES~~

~~M(1). Live-aboards, defined as occupying a vessel for more than three consecutive days, shall not be allowed.~~

~~M(2). Manatee protection measures outlined by the Bureau of Protected Species Management, including educational signage, channel markings, etc., shall be implemented.~~

~~M(3). The marina shall implement the elements of the Florida Clean Marina Program to minimize the introduction of deleterious substances into the marina basin that would be detrimental to water quality. (Developer's commitment)~~

~~M(4). A fuel spill response plan shall be prepared and approved by Manatee County prior to Final Site Plan approval for the marina or boat livery. Completed. Marina staff shall be trained in the implementation of the plan. Each annual report shall include a report on marina operation, including the number of wet and dry slips occupied; the number leased by residents; and any incidents of fuel spills.~~

~~M(5). The slip lease agreement shall prohibit use of sudsing cleaners containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye.~~

~~M(6). The provisions of the Pollution Discharge Act outlined in Section 376, Florida Statutes, and Chapter 62N, Florida Administrative Code, shall be strictly adhered to.~~

~~M(7). Prior to Preliminary Site Plan approval for the 300 boat livery, a revised General Development Plan for this use shall be approved by the Board of County Commissioner, after a recommendation by the Planning Commission. The Board shall determine the appropriate scale, building design, and buffering for the proposed building.~~

~~M(8) The accessory food service establishment associated with the marina shall be limited to a floor area of 6,000 square feet, including both inside and outside space.~~

N. AFFORDABLE HOUSING

N(1). An assessment of the potential affordable housing impacts of the Project was performed as part of the 2008 NOPC (Ordinance 08-33). . The Developer* recognizes that the statutory rules require an assessment of "affordable housing", however the TBRPC and Manatee County recognize that the potential deficit is in the area of "essential worker" or "workforce" housing as such terms are defined by the TBRPC and the Manatee County Land Development Code, respectively. Lennar Homes, LCC, per their agreement with the TBRPC, shall implement the following:

a. 245 units shall qualify upon the first sale to an end user as workforce housing as defined by Manatee County Land Development Code. The sales price for such units shall be determined to qualify as workforce housing after excluding upgrades and options from the price. The maximum sales price for the workforce housing units shall be based upon current workforce sales price as established by the methodology in the Manatee County Land Development Code and may be modified each year as determined by Manatee County.

b. The Developer* shall receive a 1:1 credit for all such qualifying units built within Phase I or II from January 1, 2004 to December 30, 2017 (project build out).

c. Should the Developer* not provide the required number of affordable units, mitigation in the form of $2,000 per affordable unit not built shall be paid into the Affordable Housing Trust Fund prior to Final Site Plan approval for the 1,500th residential unit in Phase II or last residential subphase, whichever comes first.

   Prior to the first Final Site Plan approval for residential development, the developer shall deposit into an escrow account, post a letter of credit or bond, in a form acceptable to Manatee County, to secure the payment for the number of unbuilt units, in the amount of $490,000. The escrowed funds shall be refunded to the developer or the bond or letter of credit released as each workforce unit is constructed.

d. As a means to monitor the progress, the applicant shall provide an accounting of the number of units that have been provided to date in each ~~Annual~~ Biennial Report. **[Required units have been constructed in compliance with this condition. Condition is no longer applicable]**

O. GENERAL CONDITIONS

O(1) Non-Residential

a. Building Appearance

   All building facades shall exhibit an aesthetically attractive appearance. Buildings visible from I-75and State Road 64 shall have their primary facade orientation toward these roadways, unless adequate buffering and screening is provided. The Developer may meet the intent of this condition by buffering and screening to be reviewed and approved by the Building and Development Services Department. Design shall be subject to the following criteria and reviewed for compliance by staff with future Final Site Plan submittals.

1. The sides of all buildings shall have minimal blank walls no longer than 40 feet in length or 20' in height. In order to insure that the buildings do not project a massive blank wall, design elements shall include prominently visible architectural details [e.g. bumpouts, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] or other methods, as approved by the ~~Planning~~ Building and Development Services Director. Facades greater than 100 feet in length shall have variating roof lines through variating the height of the cornice, or the use of 2 or more roof types (parapet, dormers, and sloped, etc.).

2. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, corrugated metal, or tilt up precast slabs shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials.

3. All rooftop mechanical equipment shall be screened from view from I-75, State Road 64, internal collector streets as shown on the GDP, and adjacent properties. Screening shall be provided by materials consistent with the building.

b. Service Areas

1. All truck loading, service areas, outside storage, and parking of heavy equipment, semi trucks or trailers, or other vehicles over 1-1/2 tons shall not be located between the building and I-75, State Road 64, or any internal collector street as shown on the GDP, or on any side of a building which is prominently visible to referenced roadways. This requirement may be modified by the Building and Development Services Department in cases where the developer meets the intent of the condition when adequate buffering and screening is provided.

2. Trash and garbage receptacles shall be screened with materials similar to the adjacent building facade.

c. Parcel 20 Development Restrictions:

1. All buildings, loading and service areas shall maintain a minimum setback of 200 feet from Parcel 16. Buildings within 500 feet of Parcel 16 shall not exceed 25 feet in height Buildings within 100 feet of I-75 or State Road 64 shall not exceed 25 feet in height, except for hotels, and office buildings, which shall comply with the minimum front yard setback specified on the GDP, plus 25 feet for each story over 2. This height restriction does not apply to architectural or design features used for building entrances and which are required to achieve compliance with Condition O(1).a.3 above.

2. A fifty foot landscape buffer shall be located along the southwest side of the 66 acre lake adjacent to Parcel 20. Existing native trees within this buffer shall be preserved, unless removal is required to accommodate the reconfiguration of the lake. Additional canopy trees, meeting the requirements of 715.4.B, shall be required where existing trees do not provide continuous screening of the commercial site from Parcels 16 and 18. A wall or hedge, to be a minimum height of at least 6 feet above the finished floor elevation of the proposed building, shall be installed prior to issuance of the first Certificate of Occupancy for any commercial building, parking, loading or service area constructed within 300 feet of the lake.

Residential, hotels, offices and restaurant facilities, which are oriented to the lake and designed to enjoy lake views, shall be exempt from the requirement to maintain a 50 foot setback and install a wall or a hedge.

3. Prior to the issuance of a Certificate of Occupancy for any building which individually or cumulatively exceeds 250,000 square feet for the parcel, or 100 residential units, the access street which goes to the north through Parcel 16 shall be constructed to Port Harbour Parkway. Port Harbour Parkway shall link to an internal collector road, as shown on the GDP, within the development. Port Harbour Parkway shall be constructed from the northern terminus of Kay Road to this access prior to the issuance of a Certificate of Occupancy for any building which individually or cumulatively exceeds 350,000 square feet for the parcel.

4. If multi-family is located within Parcel 20, it shall be located so that traffic from commercial development on this parcel to State Road 64 is not required to pass the multi-family development. All multi-family buildings shall maintain a minimum setback of 75 feet from any commercial building or its associated loading or service area.

5. The preservation of significant trees or tree clusters within the temperate hardwood area adjacent to State Road 64 shall be a condition of Preliminary and Final Site Plan approvals. Sufficient area and protection around the trees, as determined by a registered Landscape Architect, shall be provided to reasonably guarantee their survival. Removal shall be based on impacts resulting from unavoidable required grade changes.

6. Land Uses in Parcel 20 shall be allowable uses within the PDMU district as identified in the Manatee County Land Development Code as of the date of the adopting PDMU Zoning Ordinance with the exception of the manufacturing, flea markets, junkyards, manufactured home parks, and warehousing.

d. Parcels 17 and 19 Development Restrictions

1. Buildings in Parcel 17 shall be limited to a maximum height of 3 stories. Commercial uses in Parcel 17 shall be limited to neighborhood commercial uses in a neo-traditional design.

2. Land Uses in Parcel 19 shall be allowable uses within the PDMU district as identified in the Manatee County Land Development Code as of the date of the adopting PDMU Zoning Ordinance with the exception of manufacturing, flea markets, junkyards, manufactured homes parks, and warehousing. All multi-family buildings shall maintain a minimum setback of 75 feet from any commercial building or its associated loading or service area.

e. Parcels 19 and 20 Development Restrictions

1. Allowable land uses and square footage can transfer between parcels 19 & 20 subject to a land use equivalency matrix shown as Exhibit 15.

f. Parcels 19-27 Buffering

1. A 20 foot wide landscape buffer shall be provided along the frontage of all street shown on the GDP for Parcels 19-27, regardless of whether the site is located within the entranceway. The street frontage buffer for Parcel 20 along I-75 and State Road 64 shall be increased to 30 feet in width. Should a frontage road be provided along I-75 or State Road 64, then the Developer* shall have the option of providing a 20 foot wide

buffer on each side of the frontage road. Required canopy trees within the I-75 and SR 64 buffer shall be a minimum size of 12 feet in height and a 4 inch caliper at time of planting.

2. A 25 foot wide buffer with a 3 foot high berm shall be provided along the east side of Parcel 26. Prior to any Temporary or Certificate of Occupancy:

   - A 6 foot opaque fence or wall shall be installed on top of the berm east of all loading and service areas;
   - A hedge, to be at least 6 feet at maturity, shall be planted on the berm along the entire eastern boundary of the site and on the outside of the fence or wall; and
   - A row of 3 inch caliper canopy trees spaced 30 feet apart shall be planted along the entire eastern boundary.

O(2) Residential

a. The maximum number of residential units per Parcel shall be limited to the numbers indicated in the Land Use Table on the General Development Plan. With each preliminary plan submitted, a Residential Sector Data Table shall be provided to include the number of units and unit type that have Final Site Plan approval in the Phase*

b. Residential development shall comply with the following dimensional standards:

TYPE	MINIMUM LOT SIZE (Sq.Ft.)	MINIMUM LOT WIDTH	FRONT SETBACK (ft.)	SIDE SETBACK (ft.)	REAR SETBACK (ft.)
SFD[5]	6,500 SF [2]	55 FT [2]	20/15 [1,7]	7 [2]	15
SFA[5,8]	2,500/3,500 SF	25/35 FT	20/15 [1,7]	0/10 [6]	15
SFSD[5]	3,850 SF	35 [1]	20/15 [1,7]	0/7.5	15
Duplex[1,5]	7,800 SF	70 [1]	20/15 [1,7]	7.5	15
Multi-fam[4]			25	~~10/~~15/40/50 [3]	15

1. Front setback for units with side entry garages
2. A maximum of 30% of the lots in each phase* may be reduced to a minimum lot area of 4,000 square feet, lot width of 40 feet, and side yard setback of 6 feet. These smaller lots shall be contained within a parcel or subphase of a parcel that is separated from other single-family detached unit parcels by a minimum separation width of 25 feet, exclusive of lot areas.
3. This distance is not a side yard setback, but the minimum distance between buildings. A 15' separation is required between one-story buildings, a 25' between two-story, 40' between 3-story, and 50' between 4-story buildings.
4. Single- and two-story multi-family buildings shall maintain a minimum setback of 50 feet from single-family residential development parcels. Multi-family buildings which are three or more stories shall maintain a minimum setback of 100 feet from single-family residential development parcels.
5. All duplexes and single-family residences shall be provided with a minimum of a one car garage for each dwelling unit.
6. Applied to end units.
7. The front yard setback in Parcel 35 shall be 25'. The front yard for residences with side loaded

garages may be reduced to 20'.

~~7.~~8. The lot width for SFA in Parcel 17 may be 20' with a minimum lot size of 2000'

c. Residential development in each parcel shall maintain consistency in unit type and size, unless otherwise specified above in Condition O.(2) b, footnote 2 or in Stipulation O(2).h.i, and j below

d. Single-family detached, attached, semi-detached, duplex and multi-family dwellings shall be as defined in the Land Development Code. No other uses shall be permitted within these land use categories identified on the General Development Plan, with the exception of permitted home occupation, family day care homes and family care homes. Duplex units may be permitted in single-family semi-detached or attached categories.

e. All residential dwelling units, except multi-family units, shall contain a minimum floor area of 1,200 square feet.

f. Multi-family building restrictions (Parcels 2A, 2B, 7B, and 10B and 13)

1. Parcel 12/13 shall be developed with single-family detached lots.

~~2. The multi-family building's massing characteristics and architectural features in Parcels 2A, 2B, 7B, and 10B shall maintain substantial conformance with the rendering submitted at the public hearing attached as Exhibit 11. To harmonize with their natural setting (as viewed from the river), the building's exterior colors shall utilize soft, warm, muted hues. Bold contrasting colors shall not be allowed. The architectural features, including color, shall be used in a manner to visually reduce the overall building mass.~~

~~3. To avoid a repetitive pattern as viewed from the river, distinctly, varying colors shall be used for adjacent building facades and roofs.~~

~~4.~~2. Parcels 2A, 2B, 7B, and 10B Tree Plantings

(a) At least 1 year prior to Final Site Plan approval and 2 years prior to submittal of any building permit for a multi-story building for Parcels 2A, 2B, 7B and 10B, additional tree plantings between the Manatee River and referenced parcels (Exhibit 11) shall be completed and certified to the Building and Development Services Department by a landscape architect. Prior to planting, the Developer* shall remove all nuisance and exotic vegetation from this buffer. The Developer* shall submit tree planting plans for review and approval by the Building and Development Services Department prior to implementation and shall certify when complete. The plantings shall consist of a double row of trees consisting of at least 60 percent canopy trees and have a minimum caliper of 4 inches at planting. Tree species shall be based upon site conditions needed to sufficiently screen the future buildings. Trees for each row shall be staggered and spacing within each row shall maintain a maximum distance of 40 feet.(Completed)

(b) Prior to Final Site Plan approval, a Florida Registered Landscape Architect shall certify that all the trees have survived and sustained normal growth patterns. Trees which have not shall be replaced with enhanced tree sizes to make up the loss in growth time.

(c) Prior to the issuance of the first building permit and Certificate of Occupancy for a multi-family building in each parcel, a Florida Registered Landscape Architect shall

re-certify that all the trees have survived and sustained normal growth patterns. Trees which have not shall be replaced with enhanced tree sizes to make up the loss in growth time.

g. Multi-family building restrictions (Parcels 23 and 24)

1. Multi-family buildings shall maintain a 75 foot setback from any commercial building or its associated loading or service area. This setback shall not be required if multi-family and commercial development are vertically mixed.

2. Multi-family development shall provide a minimum buffer of 50 feet along State Road 64. Buildings within 75 feet of State Road 64 or any roadway shown on the GDP shall not exceed 3 stories.

h. Multi-family buildings in Parcel 32 shall be limited to two stories and 210' and 165' in length, provided no more than 2 buildings in a row shall exceed 165' in length. The street frontage buffer shall be at least 25 feet wide and contain a 3 foot high berm (measured from the property line) with a 6 foot continuous hedge at maturity. Trees within the buffer shall be spaced 40 feet on center and be at least 3 inch caliper at time of planting.

i. The following conditions shall apply to all residential development in Parcels 15A, 15B, 16, and 20:

1. No residential development shall be allowed between the L10 70 dB(A) noise level contour and I-75, unless such residences are protected by some performance equivalent measure to achieve the L10 70 dB(A) exterior noise level. These restricted areas are identified within the Noise Study completed by the applicant and attached as Exhibit 9.

2. The buffer along I-75 in Parcels 15A, 15B, and 16, as shown on the General Development Plan, shall be maintained.

   Native trees and vegetation within the mixed wetland hardwood and temperate hardwood areas located in Parcel 15A shall be preserved, unless removal is required to implement improvements to Cypress Creek or to remove trees in accordance with Sections 714.2.2.8 or 9 of the Land Development Code. Additional canopy trees shall be planted within the buffer area outside the flow way that is substantially void of trees.

   A minimum of five acres of the Pine flatwoods in or adjacent to Parcels 1 or 15A shall be preserved and incorporated as open space.

3. All residential development in Parcel 16 adjacent to the Parcel 20 commercial access road to Port Harbour Parkway shall be designed as reverse frontage in accordance with the requirements of Section 907.7.4 of the Land Development Code.

4. Multi-family development on western portion of Parcel 16 may be permitted only if all of the following criteria is met:

   (a) The multi-family parcel is separated from the single-family residential parcel in Parcel 16 by a road right-of-way of at least 50 feet in width. This right-of-way shall maintain a minimum setback of 20 feet from existing all single-family lots in Lighthouse Cove.

   (b) A 20 foot wide buffer along the western boundary of the multi-family tract shall be

provided and screened pursuant to Figure 715.C.

(c) The closest multi-family buildings shall maintain a minimum setback of 150 feet from a single-family lot in Lighthouse Cove.

(d) Multi-family buildings in Parcel 16 shall be limited to 2 stories in height.

j. Parcel 35

1. Lots along Upper Manatee River Road and along the southern boundary of Parcel 35, within 1,200 feet of Upper Manatee River Road, shall be limited to single-family detached residences. The landscape buffer along the southern boundary shall be 30 feet wide.

2. Construction traffic for Parcel 35 shall not utilize the existing Stoneybrook roads in Parcel 31. Signs to this effect shall be posted at both inter-neighborhood tie locations exiting Parcel 35 and all entrances into Parcel 31. The developer shall include these provisions in all construction contracts.

3. Prior to Final Site Plan approval, the applicant shall provide a noise mitigation plan to the staff for mitigation of noise from Port Harbour Parkway and Upper Manatee River Road. Such analysis shall demonstrate noise mitigation based on the projected 2025 traffic volumes. Staff approved noise mitigation measures shall be shown on the approved Final Site Plan and installed prior to the issuance of the first Final Plat in Parcel 35.

k. Parcel 1/5

The existing landscape buffer, exclusive of the nuisance exotic species, along the western property boundary shall be preserved.

Single-family attached units shall be limited to 1 story and maintain a setback of 300 feet from the western property boundary.

l. Inter-neighborhood ties/Access

1. Prior to Final Plat (or Final Site Plan if platting is not required) approval for Parcel 13 or 14, an inter-neighborhood pedestrian tie (by common easement or right-of-way), shall be provided from Parcel 13 or 14 to the property to the east to connect to the required Pedestrian tie in PDR-97-12(Z)(G) – Waterlefe.

2. Prior to the Final Plat (or Final Site Plan if platting is not required) approval for any portion of Parcel 31 located adjacent to the vacant parcel between Waterlefe and Greenfield Plantation subdivisions, an inter-neighborhood pedestrian (or roadway if streets are public in Parcel 31) tie shall be constructed (or bonded) to the east. This tie shall be shown on all future Preliminary and Final Site Plan approvals and noted in all homeowners documents and disclosure statements. (Completed)

3. Prior to Final Plat (or Final Site Plan if platting is not required) approval for any portion of Parcel 31 south of the northern boundary of Haile Middle School, an inter-neighborhood pedestrian tie (by common easement or right-of-way) or street, shall be provided to the Haile Middle School site. If a street is not provided, then the developer shall facilitate a vehicular area adjacent to the school site to facilitate student drop-off and pick-up. The specific location and design shall be subject to approval by the School Board staff and

the Building and Development Services Department. To facilitate the purpose of this condition, all streets within Parcel 31 shall be open to the public from 7:00 to 9:00 a.m. and from 2:00 to 5:30 p.m. while school is in session. This requirement shall be noted in all homeowner's documents and disclosure statements within the project. If a guard gate or sign is utilized which identifies the streets or Parcel 31 as being private, then there shall be accompanied verbiage, visible from the street, that the roads are open to the public during the above referenced school hours.

4. Inter-neighborhood ties between parcels internal to the project shall be determined at time of Preliminary Site Plan approval.

5. The required second means of access for each portion the project shall be provided pursuant to Section 712.2.8 of the Land Development Code. Access pursuant to Diagram A, Number 3 may be used provided that the number of units in the portion of the project in which this access serves does not exceed 600 dwelling units.

m. Buffers

1. A 50 foot wide buffer shall be provided between Parcel 31 and SR 64. Enhanced landscaping, including trees, berms, and golf course shall be provided within the buffer.

2. A 25 foot greenbelt shall be located between all residential development and the 330 foot wide FP&L easement. All building setbacks shall be measured from this greenbelt.

~~n. Building types on the 55 foot wide lots shall be in substantial conformance with the elevations presented at this meeting, unless a superior design is approved by the Building and Development Services Department.~~

~~o.~~n. The Homeowner's Documents for Stoneybrook Southeast (Parcels 31 and 32) shall include notices to inform homeowner's of that a portion of Parcel 32 will include two story multi-family residences in accordance with Condition N.(2)h.

~~p.~~o. ACLF (Group Care) uses shall be permitted only in the parcels specifically identified in the Land Use Table of the General Development Plan.

~~q.~~p. Multi-family buildings in Parcels 3, 4, 7A, 8, and 10A shall be limited to 3 stories and 35' in height.

~~r. Multi-family on Parcels 2A and B, 7B, 10B, and 15A and B in excess of 35' in height shall have articulated roof lines, including elements such as windows, balconies, and other architectural features. Additionally, there shall be facade modulation, varied roof lines, and graduated stepback on higher stories. The building materials shall be compatible and complimentary with adjacent construction. Details for compliance with this stipulation shall be submitted with the request for Final Site Plan approval. To the extent meeting these requirements requires an alteration to the specific renderings stipulated as part of N(2)f(2) that change may be made with the Final Site Plan approval.~~

O(3) Signage

a. One freestanding pole sign, in compliance with Section 737.5.3.3 shall be allowed per frontage for Parcels 25 and 27. Any additional signs that may be permitted along State 64, 1-75, or along any other street frontage shall be limited to ground signs, in compliance with Section 737.5.3.3.

b. A project identification sign located at the project's westernmost entrance may contain a maximum sign area of 200 square feet (constructed on Parcel 23). The sign shall maintain a minimum setback of 125 feet from State Road 64 and a minimum distance of 500 feet from the pole sign along State Road 64 in Parcel 20. The design of the sign and surrounding wetland and water features shall be consistent with plan and elevation in Exhibit 5.

c. Signage on Parcels 19 and 20 will be consistent with the signage plan attached hereto as Exhibit 16. All signage on Parcels 19 and 20 for the Heritage Harbour DRI shall be permitted as shown on the attached sign plan and key legend, Exhibit 16. No signs shall be permitted within the public right-of-way. Signage shall be placed so it does not conflict with vehicular clear zones, FDOT indices and clear zone requirements shall be met.

O(4) Lighting

a. All lighting shall comply with Section 709 of the Land Development Code.

O(5) Notice to Buyers

The Notice to Buyers or Tenants 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 the following:

a. The Hurricane Evacuation Plan is approved by the Public Safety Department for this project. The applicant and their heirs, assigns, or transferees are hereby notified that a payment of an impact fee for emergency shelter facilities shall be required if such impact fee is adopted by the Board of County Commissioners.
b. Port Harbour Parkway is planned as a 4-lane thoroughfare roadway and Upper Manatee River Road is planned as a 6-lane thoroughfare roadway and residents may experience increase noise impacts.
c. Upper Manatee River Road is planned to bridge over the Manatee River.

DEFINITIONS.

Note: An asterisk (*) in the text of this Ordinance denotes that the word is defined

A. "Acceptable Level of Service" shall, for links and intersections in Manatee County, Florida, mean Level of Service "C" on an average daily basis, or "D" on a peak hour basis, as provided in the Land Development Code. Level of Service "D" shall be measured on a peak hour basis as determined by the Highway Capacity Manual (1994), TRB Special Report 209 or the most current manual and computer software version in accordance with guidelines acceptable to Manatee County. Level of Service "C" capacity on an average daily basis shall be calculated either as 10 times the peak hour Level of Service "D" capacity, or if actual data is available to determine the "K" factor (please refer to the Florida Department of Transportation Planning and Statistics Department), then on the basis of the "K" factor.

B. "Application" and "Application for Development Approval" or "ADA" shall mean Heritage Sound's DRI ADA submitted on October 30, 1998 and sufficiency responses submitted on March 25, 1999 and May 19, 1999, and the response to the second sufficiency comments dated May 17, 1999 and submitted on May 19, 1999, and the NOPC submitted on March 4, 2002 and amended on October 4, 2002 and December 17, 2002, and the NOPC submitted on June 29, 2004, and amended on December 21, 2004, September 27, 2005, May 5, 2006, August 8, 2006, and November 27, 2006, January 3, 2008, February 7, 2008, and March 11, 2008, ~~and~~ the NOPC submitted on October 19,

2009 and the application for an amendment to the development order submitted on XXattached as Exhibit 4.

C. "Best Management Practices" shall mean the practices which are technologically and economically feasible in abating pollution generated by point and non-point sources, to a level compatible with water quality and quantity objectives of the Land Development Code.

CC. "Community Support Facility" shall mean a master irrigation and communication facility and accessory uses designed to serve this project and adjacent areas as required by Manatee County.

D. "Concurrent" shall mean that public facilities and services are available within a "reasonable time frame", as defined in the Manatee County Comprehensive Plan, to serve/mitigate the Development's* impacts. A reasonable time frame for transportation facilities shall be roadways or roadway improvements that are scheduled for construction completion within the first two years of the Manatee County Comprehensive Plan Capital Improvements Element, or roadways or roadway improvements currently under construction or scheduled for construction completion within the first two years of FDOT's Adopted Five-Year Work Program. In addition, roadways or roadway improvements to be constructed pursuant to a local government development agreement shall be deemed to be within a reasonable time frame if the agreement is in compliance with the law ~~standards of Rule 9J-5.0055(2)(a)4., F.A.C~~. and the agreement guarantees that the necessary facilities will be in place when the impacts of the development occur.

E. "County" shall mean the Board of County Commissioners for Manatee County, or their designee(s).

F. "County Transportation Authority" shall mean the County entity responsible for roadway approvals.

G. "Developer" shall mean Lennar Homes, LLC., its heirs, assigns, designees, agents, and successors in interest as to the Heritage Harbour DRI.

H. "Development Approval" shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Plat, and Final Site Plan process or Construction Drawing approval where site plans or subdivision plats are not required.

I. "Funding Commitments" shall mean to assure completion of any improvement required by this Development Order, or any combination of the following:

1. binding commitments for actual construction with a posting of a cash bond, irrevocable letter of credit, or other financial instrument, in a form satisfactory to the County; or

2. actual construction; or

3. the placement of the improvements in the capital improvements work plan of a responsible entity for construction during the fiscal year when the improvement is required, as long as the improvement is within the first two years of the responsible entity's work plan at the time of Preliminary Site Plan approval of a subphase or phase; or

4. a local development agreement as defined by Florida Statutes or the Land Development Code. The funding commitment shall guarantee that the improvement will be in place when needed or concurrent with the expected impacts of the development.

J. "General Development Plan*" shall be defined as the site plan for PDMU-98-08(G)(R6~~5~~), last revised ~~-~~October 2012 ~~July 14, 2011~~, and attached as Exhibit 6. Development on the General Development Plan shall be limited to the total number of dwelling units and non-residential development on Table 1.

K. "Horizontal Development" shall mean and shall be deemed to include the construction of any and all improvements required to serve Vertical Development" (e.g., roadways, drainage, water, sewer, communications, utilities, etc.).

L. "Net New External p.m. Peak Hour Project Trips shall mean the total trip generation using the ITE Trip Generation Manual, 6th Edition, less the internal capture and pass-by captured trips.

M. "Owner" shall mean Lennar Homes, ~~Harbourvest~~ LLC., their heirs, assigns, designees, agents, and successors in interest, except as otherwise noted for Parcels 19, 20 and 35.

N. "Phase" shall mean the development totals listed in Table 1 above.

O. "Preliminary Site Plan" (PSP*) shall mean a Preliminary Master Development Plan* or a Preliminary Site Plan for a Phase or Sub-Phase as defined in The Manatee County Land Development Code, (Ordinance 90-01, as amended), for a Phase or Sub-Phase.

P. "Project" shall mean the land uses by area, square footage, density, and phase described in the ADA*, and as modified in Table 1, to be constructed on the real property described in Section 6 herein.

Q. "Transportation Impact Area*" shall be defined as the roadway segments and intersections receiving transportation impacts where the cumulative traffic generated by a proposed PSP* in combination with prior approvals of this project will be five percent (5%) or more of the Manatee County adopted Level of Service. This area is generally depicted on Figure 21.1 (Exhibit 7) which was submitted with the ADA.

R. "Vertical Development" shall mean and be deemed to include the construction of or the addition to any existing structure.

S. "Warranted" shall mean a determination by the County, or FDOT for state roads (unless the improvement is identified as a "local improvement", based on generally accepted transportation engineering practices that the Acceptable Level of Service* cannot be maintained on a roadway segment or intersection without the construction of a transportation improvement required by this Development Order. All reserved vehicle trips on the roadway segment or intersection shall be counted regardless of their source in making this determination.

T. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

SECTION 5. SPECIFIC APPROVALS REGARDING PARCELS 19 AND 20.

The Board of County Commissioners granted Specific Approval from compliance with Sections 737, Entranceways, and specifically in Section 737.5.3, Signs, and Section 724, Signs, specifically Sections

724.6.4 to enable implementation of the sign plan (Exhibit 16) with revised Ordinance PDMU-98-08(Z)(G)(R4). Further, the Board of County Commissioners granted Specific Approval from compliance with Sections 715, Landscaping and Screening Standards, and specifically in Section 715.3.1, Landscaping –Vehicle Use Areas and Sections 710 Off-Street Parking and Loading, specifically, in Section 710.1.4 Reduction in Number of Size of Required Off-Street Parking Spaces and Section 710.1.6 Table B Parking Ratios with revised Ordinance PDMU-98-08(Z)(G)(R4).

SECTION 6. LEGAL DESCRIPTION.

General Development Plan

Development of Heritage Harbour shall be restricted to the ~~2~~2,784.7 ± acre tract of land described below:

ALL OF SECTIONS 13, 14, 23, 24, 25, 26, 35 AND 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 64, AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 1305-250 AND ALSO NORTH OF STATE ROAD NO. 93 (INTERSTATE 75) AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 13075-2403 AND SOUTH OF THE MEAN HIGH WATER LINE OF THE SOUTH BANK OF THE MANATEE RIVER. CONTAINING 2,397.5 ACRES MORE OR LESS. ALSO: THAT PORTION OF THE FOLLOWING DESCRIBED LAND LYING SOUTHWEST OF STATE ROAD NO. 93 (INTERSTATE 75) AND EAST OF THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF KAY ROAD AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 13075-2404, SHEET 3 OF 9: BEGIN AT THE NW CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST RUNNING EAST 2,681.25 FEET, THENCE RUNNING SOUTH 3,769 FEET, THENCE RUNNING WEST 2,681.25 FEET, THENCE RUNNING NORTH TO THE POINT OF BEGINNING, LESS THE SOUTHERNMOST 1640.5 FEET THEREOF. CONTAINING 10.6 ACRES MORE OR LESS. ALSO: UNSURVEYED PORTION OF SECTION 12, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LYING SOUTH OF GOVERNMENT LOTS 3 AND 4; UNSURVEYED PORTION OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: BEGIN AT THE NW CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE SOUTH TO THE WATER OF THE MANATEE RIVER, THENCE MEANDER THE WATERS OF THE MANATEE RIVER IN AN EASTERLY AND NORTHEASTERLY DIRECTION TO APOINT ON THE NORTH LINE OF SAID SECTION 13 WHICH IS ON OR NEAR THE EXTENDED EAST LINE OF U.S. GOVERNMENT LOT 1 OF SECTION 12, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE WEST ALONG THE NORTH LINE OF SECTION 13 TO THE POINT OF BEGINNING; UNSURVEYED PORTION OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 18 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: BEGIN AT THE NE CORNER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE SOUTH TO THE WATERS OF MANATEE RIVER, THENCE MEANDER THE WATERS OF MANATEE RIVER IN A WESTERLY AND NORTHWESTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID SECTION 14, RUN THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 14 TO THE POINT OF BEGINNING; CONTAINING APPROXIMATELY 87.7 ACRES (COMPUTED BY DIGITIZING FROM AERIAL PHOTOGRAPHS THE AREA ABOVE THE APPROXIMATE MEAN HIGH WATER LINE) ALL LYING AND BEING LOCATED IN MANATEE COUNTY, FLORIDA. THE AREA OF THE ABOVE DESCRIBED LAND IS APPROXIMATELY 2,495.8 ACRES.

TOGETHER WITH (HERITAGE HARBOUR STONEYBROOK EAST):

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 19, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1460, PAGES 5079 THROUGH 5083, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N.89°47'24"W. ALONG THE SOUTH LINE OF SAID SECTION 19, FOR 175.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°47'24"W., ALONG SAID SOUTH LINE OF SECTION 19, ALSO BEING THE NORTH BOUNDARY LINE OF LANDS OF RIVER ROAD PLANTATION (KNOWN AS PROPERTY IDENTIFICATION NUMBER 5668.0020\9 PER MANATEE COUNTY PROPERTY APPRAISER), FOR 4666.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N.01°24'51"E., ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST BOUNDARY LINES OF PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGES 168 THROUGH 185, SAID PUBLIC RECORDS AND PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2, AS RECORDED IN PLAT BOOK 50, PAGES 10 THROUGH 13, SAID PUBLIC RECORDS, FOR 2662.92 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KAY ROAD (42 FOOT WIDE PUBLIC RIGHT OF WAY), A PORTION OF WHICH IS SHOWN ON PLAT OF WATERLEFE GOLF & RIVER CLUB, UNIT 5, AS RECORDED IN PLAT BOOK 37, PAGES 162 THROUGH 168, SAID PUBLIC RECORDS AND A PORTION OF WHICH IS SHOWN ON AND DESCRIBED IN OFFICIAL RECORDS BOOK 1711, PAGES 673 THROUGH 674, SAID PUBLIC RECORDS; THENCE S.89°44'37"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1460, PAGES 5079 THROUGH 5083, SAID PUBLIC RECORDS FOR 2398.56 FEET; THENCE S.87°54'15"E., CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID NORTH LINE, FOR 2354.69 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD (80 FOOT WIDE PUBLIC RIGHT OF WAY) AS RECORDED IN ROAD PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°21'37"W., ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE, FOR 2282.71 FEET TO THE NORTHEAST CORNER OF LANDS OF VIRGINIA MOORE (KNOWN AS PROPERTY IDENTIFICATION NUMBER 5469.0000/2 PER MANATEE COUNTY PROPERTY APPRAISER); THENCE N.89°53'12"W., ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS, FOR 135.10 FEET; THENCE S.00°22'23"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, FOR 299.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE POINT OF BEGINNING. CONTAINING 12,578,452.9 SQUARE FEET OR 288.76 ACRES, MORE OR LESS. BEARINGS ARE BASED THE WEST LINE OF SECTION 19 AS BEARING N.01°24'51"E. TO COINCIDE WITH THE EASTERLY BOUNDARY LINE OF THE HERITAGE HARBOUR DEVELOPMENT TO THE WEST (SHOWN ON SAID PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1 AND PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2).

SECTION 7. EFFECTIVE DATE.

This Ordinance shall become effective upon filing of a certified copy of this Ordinance with the Department of State, provided, however, that the filing of a notice of Appeal pursuant to Section 380.07, Florida Statutes shall suspend any additional development authorization granted by this Development Order.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the ~~6th day of October 2011.~~

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By:_____
~~Carol Whitmore, Chairman~~

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

By: _____
Deputy Clerk

EXHIBITS 1–5, 7-14 AND 16;

ARE NOT ATTACHED BUT ARE ON FILE AT THE CLERK'S OFFICE AS AN ATTACHMENT TO THE PREVIOUSLY APPROVED PDMU-98-08(Z)(G), APPROVED ON MARCH 21,2000, PDMU-98-08(Z)(G)(R-2), APPROVED ON MARCH 11, 2008 and PDMU-98-08(Z)(G)(R4), approved June 3, 2010.

EXHIBIT 8 HAS BEEN DELETED AS NOTED IN SECTION B(1) TRANSPORTATION CONDITIONS

EXHIBIT #15

Land Use Equivalency Matrix

Land Use Equivalency Rates and Minimum/Maximum Development Thresholds For Parcels 19 and 20					
Change To→ / **Change From↓**	Hotel (1Room)	Commercial/Retail (1,000 SF)	Office (1,000 SF)	Minimum	Maximum
Hotel (1 Room)	---	171.5 SF	396 SF	80 rooms	300 rooms
Commercial/Retail (1,000 SF)	5.8 Rooms	---	2,308.3 SF	540,000 SF	683,000 SF
Office (1,000 SF)	2.5 Rooms	433.2 SF	---	0 SF	100,000 SF

Note: 1 Hotel Room equates to 171.5 SF of Commercial/Retail or 396 SF of Office
1,000 SF of Commercial/Retail equates to 5.8 Hotel Rooms or 2,308.3 SF of Office
1,000 SF of Office equates to 2.5 Hotel Rooms or 433.2 SF of Commercial/Retail
Any land use exchanges will not exceed the substantial deviation thresholds set forth in FS.380.06(19)(b).

Land Use Equivalency Rates and Minimum/Maximum Development Thresholds for Residential Uses					
Change To→ / **Change From↓**	Single Family Detached	Single Family Attached	Multi Family	Minimum	Maximum
Single Family Detached (1 Unit)	---	1.97 Units	1.38 Units	1,816	2,724
Single Family Attached (1 Unit)	0.51 Unit	---	0.70 Unit	912	1,368
Multi Family (1 Unit)	0.73 Unit	1.44 Units	---	1,272	1,908

Notes: (1) The above unit type exchange rates are based on the gross trip generation numbers as determined using the mostly recently approved Traffic Impact Statement for the Project (dated December 2009). Pursuant to such study, each Single Family Detached Unit generates 0.77 gross PM peak hour trip; each Single Family Attached Unit generates 0.39 gross PM peak hour trip; and each Multi-Family Unit generates 0.56 gross PM peak hour trip. Such generation rates are specific to this Project and are not generally applicable.

(2) Example: Upon surrendering 1 Single Family Detached Unit, the Developer would be able to add up to 1.97 Single Family Attached Units, 1.38 Multi-Family Units, or a pro rata combination thereof.

Fw: Lennar Homes Requests
Shelley Hamilton to: Bobbi Roy, cgrimes 08/11/2014 02:02 PM

FYI -

Shelley E. Hamilton, Principal Planner
Manatee County Government
Building and Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org
----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 02:02 PM -----

From: Rich Fiorella <richorella@gmail.com>
To: shelley.hamilton@mymanatee.org
Cc: ICE-Charlene Fiorella-ICE <cfiorella723@gmail.com>
Date: 08/11/2014 02:01 PM
Subject: Lennar Homes Requests

Dear Ms. Hamilton
Please see attached letter regarding Ord. 14-37, PDMU-98-08(G)(R6), and LDA-08-08(R).
Thank you for your help.
Richard and Charlene Fiorella

--
Rich Fiorella
716-866-3956m
716-741-5705o

Lennar Homes 8-14-signed.pdf

August 11, 2014

Manatee County Planning Commission
Manatee County Board of County Commissioners
Building and Development Services Department
Manatee County, Florida
Attn: Shelley Hamilton

Dear Ms Hamilton:

As concerned residents of Heritage Harbor/Riverstrand, we are writing seeking a denial of Lennar's request to approve changes to the master plan as described in the proposed amendments to LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6).

Chief among our concerns and objections:

- The common facilities are currently not adequate to support the increased residential population, since common areas are already overcrowded and the recreational facilities – golf courses, tennis courts, pools, and restaurants are already stretched to the limits during a significant portion of the year;
- The fact that Lennar's ability to keep the infrastructure maintained is questionable due to the current condition of some of our roads as well as this past winter;
- The fact that Lennar has not been truthful when dealing with prospective home owners during the sales discussions/processes/etc. as the proposed marina (since cancelled) was a major selling point for us and many other homeowners. Further residential development of this area will only exacerbate the amenity overcrowding problem.

We expect significant detailed planned enhancements to the common areas as described above before any further residential development be considered for approval. Although we will be unable to attend the upcoming meetings on August 12, August 14, and September 4, 2014, we appreciate your efforts to bring forth our reasonable objections and act in our behalf.

Sincerely,
Richard C Fiorella
Charlene R. Fiorella

Richard C. and Charlene R. Fiorella
8403 Grand Estuary Trail #301
Bradenton, Fl, 34212

.

Fw: LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6)

Shelley Hamilton to: Bobbi Roy 08/11/2014 10:16 AM

FYI -

Shelley E. Hamilton, Principal Planner
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941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org

----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 10:16 AM -----

From: <anita.l.tierney@verizon.net>
To: <shelley.hamilton@mymanatee.org>
Cc: "Paul" <pjtierney33@verizon.net>
Date: 08/11/2014 10:05 AM
Subject: LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6)

Please accept this email as our formal comments on the matters related to the Heritage Harbour development that are being considered by the Manatee Planning Board and County Commissioners.

We are property owners in Riverstrand which is part of the Heritage Harbour development. We know we speak for many of our Riverstrand neighbors when we say that we are opposed to Lennar's request for changes to Map H of Ordinance 14-37. Our opposition to this request is based, in part, on the following:

- Our community is already overcrowded. Common/shared facilities, i.e. clubhouse, pools, restaurants, tennis courts, golf courses, etc. within the Riverstrand community within Heritage Harbour cannot comfortably support the increased population that the proposed development in the area will bring. The use of these facilities by Riverstrand residents was a major selling point when we purchased our homes. Lennar's plans to significantly expand the residential properties are going to significantly and adversely impact the quality of life of current home owners.
- Lennar has failed to demonstrate that they will provide the appropriate infrastructure to support the additional development. For example, many roads were (and some are still) in significant states of disrepair due to the amount of heavy traffic these roads are required to handle. For example, last fall (and for some time before that) Grand Estuary had many potholes as well as raised manhole covers due to the amount of heavy traffic using that road. In our opinion, Lennar does only the minimum maintenance and will wait as long as possible before they commence normal maintenance of the community's infrastructure.
- Many residents are also concerned about the exact plans that Lennar has for the "residential units" they plan to build. There is a significant difference between the construction of "high end" single family homes and multi-living-unit dwellings like the four-story condominiums that are in our community. What type of living units does Lennar plan to build in the area previously slated for the marina? Does Lennar still plan to build "high end" living units on larger (acre?) lots at the end of River Enclave Court? We do not think the proposed amendments should be approved prior to Lennar's providing these details. Lennar has not been forthcoming to current home owners regarding this and when we inquire at annual meetings, the responses from their representatives tend to be vague. This is also evidenced by item 4. in the request for PDMU-98-08(G)(R6) where they indicate they wish approval to "(m)odify certain design conditions." We believe the community and homeowners should be apprised regarding what the modifications will be. Furthermore, Lennar makes it perfectly clear that current homeowners who will, in the future, be responsible for the operation and up-keep of the community, have no say in current community planning essentially underscoring that Lennar will make all decisions with minimal or no input from the home owners. Although they have discussed the formation of a "transition team" prior to their relinquishing

control of the community, that will not happen until the construction is almost completed and at that time it will be too late for the homeowners to make a difference.

- Most of the current home owners purchased our homes in this community based on plans that were presented by the Lennar sales staff at the time we purchased our homes. Sales representatives indicated development would be limited to certain areas and we purchased our properties because we thought we would be living in a community comprised mainly of single family homes. Many of our neighbors indicate they also wished to take advantage of the club house, the golf, the tennis, and the other amenities without "fighting the crowds." Sadly, this is already an issue and it appears that Lennar's plan to increase the number of residential properties in the Riverstrand community is only going to exacerbate the problem.

We therefore are respectfully requesting that the proposed amendments to LDA-08-08(R), Ordinance 14-37, PDMU-08-08(G)(R-6), and PDMU-98-08(G)(R6) be denied.

We would also appreciate a brief reply acknowledging receipt of our comments on this matter.

Anita and Paul Tierney
422 River Enclave Ct.
Bradenton, FL 34212
941-896-3833 (Florida)
617-413-1838 (Cell)

Fw: Lennar Hearing August 12, 14, and Sept 4
Shelley Hamilton to: Bobbi Roy 08/11/2014 08:07 AM

FYI -

Shelley E. Hamilton, Principal Planner
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1112 Manatee Avenue West
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shelley.hamilton@mymanatee.org
----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 08:07 AM -----

From: Chris Wingardh <chriswingardh@me.com>
To: shelley.hamilton@mymanatee.org, lisa.barrett@mymanatee.org
Cc: Peggy Wingardh <peggywingardh@mac.com>
Date: 08/08/2014 04:41 PM
Subject: Lennar Hearing August 12, 14, and Sept 4

Dear Shelley and Lisa,

Below are our comments, we will try to attend all meetings, depending on work schedule.

Kind regards,

Chris

Dear elected officials,

My wife and I reside on Quail Greens Terrace in Heritage Harbour. Behind our home and all the homes on the north side of Quail Greens Terrace is an area designated as common property and wet lands.

We have resided in our home since 2005 and never have the wetlands area been maintained or invasive spices removed. These two areas are now so overgrown "nature has disappeared".

We have discussed this with the homeowners association and the CDD, neither who really want to claim any responsibility.

The fact of the matter is Lennar who is the developer of Heritage Harbour never finished of the common area, neither did they see to it that the wetlands area behind our homes was properly maintained.

Therefore it is our position that Lennar should be denied any amendments, or changes until they first take care of what they promised to do 12 years ago. The common property in question is tract 107 and the wetlands is north of that, as recorded with the manatee county clerk of courts.

Thank you for your time.

Chris and Peggy Wingardh
8205 Quail Greens terrace,
Bradenton, FL 34212

Christer Wingardh thet
chriswingardh@me.com
+1 941 807 6727

Fw: Lennar proposed further development at Heritage Harbour
Shelley Hamilton to: Bobbi Roy, cgrimes 08/11/2014 11:36 AM

FYI -

Shelley E. Hamilton, Principal Planner
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941-748-4501, Ext. 6863
shelley.hamilton@mymanatee.org
----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 11:36 AM -----

From: "Christine Veator" <cev8@comcast.net>
To: <shelley.hamilton@mymanatee.org>
Date: 08/11/2014 11:32 AM
Subject: Lennar proposed further development at Heritage Harbour

Dear Shelly:

I am writing to you regarding two notices I received recently as an adjacent property owner for proposed further development by Lennar at Heritage Harbour. (LDA-08-08 (R), Amended and Restated Local Development Agreement for Heritage Harbour DTS20110275; Ordinance 14-37 & PDMU-08-08(G)(R6)-Heritage Harbour).

I own property on Grand Estuary Trail at River Strand and I would like to voice my opinion that I am opposed to this further development within River Strand. Because I am unable to attend the hearing(s) I am hoping that my concerns will be so expressed.

This further development will overtax the facilities that currently exist at River Strand, as well as the infrastructure, and the resolution to the burden will fall squarely on the shoulders of the owners at River Strand when the community is ultimately turned over to the owners by Lennar. The overcrowding that is taking place within the facilities (restaurant, fitness center, golf course, clubhouse) is a problem that we will not be able to resolve in the future due to the fact that Lennar has utilized all available property in their current residential developing. Thus, if the owners decided that another 9 holes of golf were needed, or a larger clubhouse, there is simply no place to execute those plans. The development known as Sanctuary has and will continue to put pressure on our facilities. Further development is beyond comprehension as far as the burden it will put on the facilities.

Lennar painted an entirely different picture of their development plans when I purchased my unit. Whenever meetings between River Strand owners and Lennar take place, we emphasize to them the pressure they are putting on the current facilities and infrastructure; however our concerns fall on deaf ears. They are in it to make money, I understand that, they are destroying our community and the ultimate 'owners' are powerless at this time to do anything about it. It is extremely frustrating. That is why I am hoping my voice and opposition to this further development will be taken into consideration when this project is discussed.

Thank you.

Christine Veator
7911 Grand Estuary Trail, #308
Bradenton, FL 34212

Fw: River Strand - Elimination of the marina
Shelley Hamilton to: Bobbi Roy 08/11/2014 08:08 AM

FYI -

Shelley E. Hamilton, Principal Planner
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1112 Manatee Avenue West
Bradenton, FL 34205
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shelley.hamilton@mymanatee.org
----- Forwarded by Shelley Hamilton/MCG on 08/11/2014 08:08 AM -----

From: Susan Nadeau <susannadeau@videotron.ca>
To: shelley.hamilton@mymanatee.org
Date: 08/09/2014 09:05 AM
Subject: River Strand - Elimination of the marina

Good morning Shelley,

My husband and I are seasonal residents of River Strand and have always enjoyed the community and everything it has to offer. As we are avid golfers, we have noticed how much busier the course is especially over the last year or so. We have also noticed the increased number of people at the club house and pool as well as at the various fitness classes.

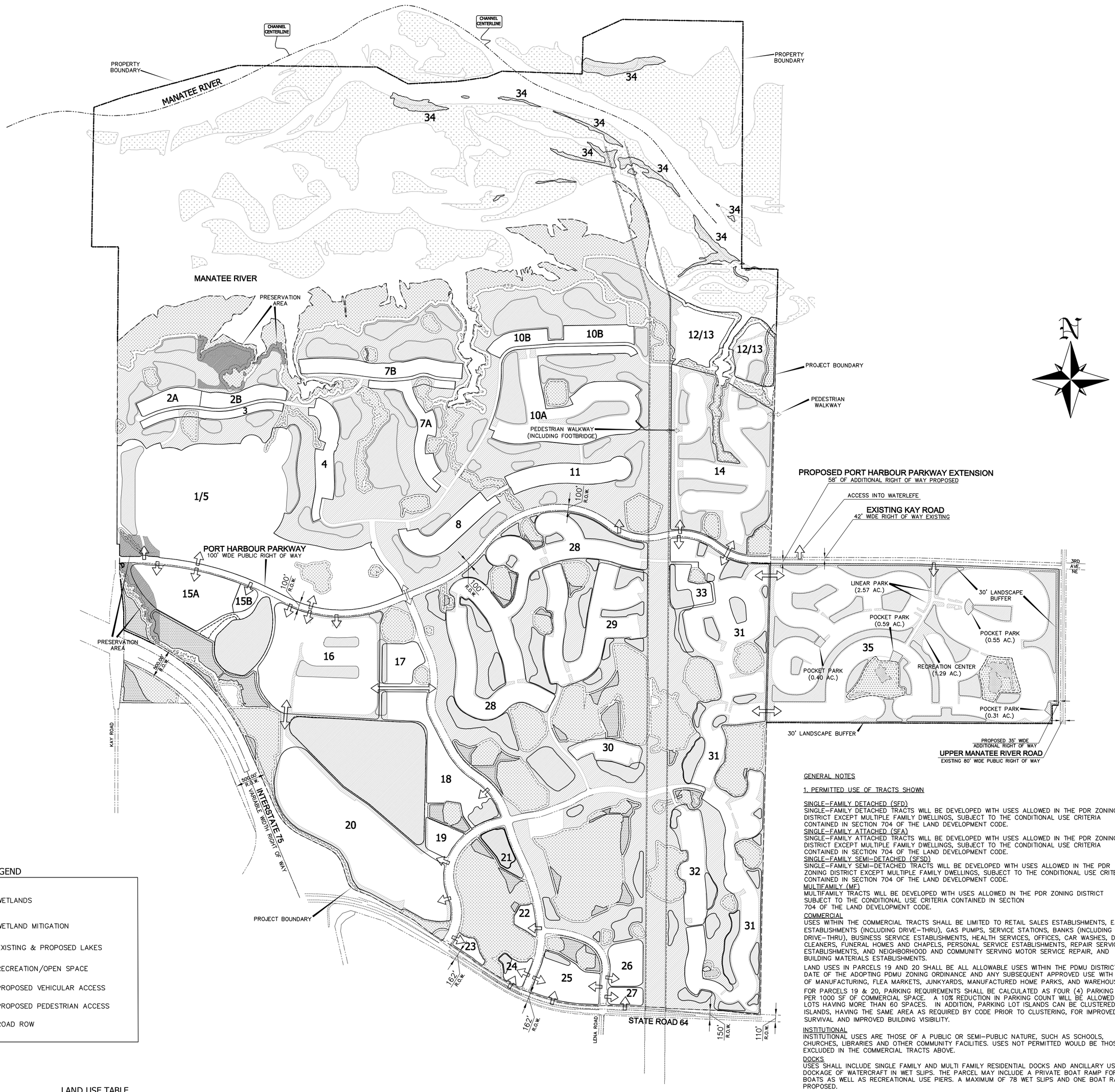
So when we received the notice regarding the addition of more residential homes due to the elimination of the marina, hotel, etc, we became very concerned about how the existing common areas and activities (i.e. golf in particular) would be able to accommodate the increased number of residents. Does Lennar have plans to address this? Will they be expanding common areas and activities (i.e. another 9 hole golf course, more tennis courts, etc)?

We purchased our condo in River Strand based on the whole "package" they were selling us at the time. Really not fair to change the plans without addressing how Lennar will deal with the consequences of those changes.

Please ensure that our concerns are presented to the Planning Commission.

Thank-you so much,

Susan Nadeau & David Aucoin



LEGEND

- WETLANDS
- WETLAND MITIGATION
- EXISTING & PROPOSED LAKES
- RECREATION/OPEN SPACE
- PROPOSED VEHICULAR ACCESS
- PROPOSED PEDESTRIAN ACCESS
- ROAD ROW

GENERAL NOTES

1. PERMITTED USE OF TRACTS SHOWN

SINGLE–FAMILY DETACHED (SFD)
SINGLE–FAMILY DETACHED TRACTS WILL BE DEVELOPED WITH USES ALLOWED IN THE PDR ZONING DISTRICT EXCEPT MULTIPLE FAMILY DWELLINGS, SUBJECT TO THE CONDITIONAL USE CRITERIA CONTAINED IN SECTION 704 OF THE LAND DEVELOPMENT CODE.

SINGLE–FAMILY ATTACHED (SFA)
SINGLE–FAMILY ATTACHED TRACTS WILL BE DEVELOPED WITH USES ALLOWED IN THE PDR ZONING DISTRICT EXCEPT MULTIPLE FAMILY DWELLINGS, SUBJECT TO THE CONDITIONAL USE CRITERIA CONTAINED IN SECTION 704 OF THE LAND DEVELOPMENT CODE.

SINGLE–FAMILY SEMI–DETACHED (SFSD)
SINGLE–FAMILY SEMI–DETACHED TRACTS WILL BE DEVELOPED WITH USES ALLOWED IN THE PDR ZONING DISTRICT EXCEPT MULTIPLE FAMILY DWELLINGS, SUBJECT TO THE CONDITIONAL USE CRITERIA CONTAINED IN SECTION 704 OF THE LAND DEVELOPMENT CODE.

MULTIFAMILY (MF)
MULTIFAMILY TRACTS WILL BE DEVELOPED WITH USES ALLOWED IN THE PDR ZONING DISTRICT SUBJECT TO THE CONDITIONAL USE CRITERIA CONTAINED IN SECTION 704 OF THE LAND DEVELOPMENT CODE.

COMMERCIAL
USES WITHIN THE COMMERCIAL TRACTS SHALL BE LIMITED TO RETAIL SALES ESTABLISHMENTS, EATING ESTABLISHMENTS (INCLUDING DRIVE–THRU), GAS PUMPS, SERVICE STATIONS, BANKS (INCLUDING DRIVE–THRU), BUSINESS SERVICE ESTABLISHMENTS, HEALTH SERVICES, OFFICES, CAR WASHES, DRY CLEANERS, FUNERAL HOMES AND CHAPELS, PERSONAL SERVICE ESTABLISHMENTS, REPAIR SERVICE ESTABLISHMENTS, AND NEIGHBORHOOD AND COMMUNITY SERVING MOTOR SERVICE REPAIR, AND BUILDING MATERIALS ESTABLISHMENTS.

LAND USES IN PARCELS 19 AND 20 SHALL BE ALL ALLOWABLE USES WITHIN THE PDMU DISTRICT AS OF THE DATE OF THE ADOPTING PDMU ZONING ORDINANCE AND ANY SUBSEQUENT APPROVED USE WITH THE EXCEPTION OF MANUFACTURING, FLEA MARKETS, JUNKYARDS, MANUFACTURED HOME PARKS, AND WAREHOUSING.

FOR PARCELS 19 & 20, PARKING REQUIREMENTS SHALL BE CALCULATED AS FOUR (4) PARKING SPACES PER 1000 SF OF COMMERCIAL SPACE. A 10% REDUCTION IN PARKING COUNT WILL BE ALLOWED FOR PARKING LOTS HAVING MORE THAN 60 SPACES. IN ADDITION, PARKING LOT ISLANDS CAN BE CLUSTERED INTO FEWER ISLANDS, HAVING THE SAME AREA AS REQUIRED BY CODE PRIOR TO CLUSTERING, FOR IMPROVED TREE SURVIVAL AND IMPROVED BUILDING VISIBILITY.

INSTITUTIONAL
INSTITUTIONAL USES ARE THOSE OF A PUBLIC OR SEMI–PUBLIC NATURE, SUCH AS SCHOOLS, CHURCHES, LIBRARIES AND OTHER COMMUNITY FACILITIES. USES NOT PERMITTED WOULD BE THOSE EXCLUDED IN THE COMMERCIAL TRACTS ABOVE.

DOCKS
USES SHALL INCLUDE SINGLE FAMILY AND MULTI FAMILY RESIDENTIAL DOCKS AND ANCILLARY USES FOR THE DOCKAGE OF WATERCRAFT IN WET SLIPS. THE PARCEL MAY INCLUDE A PRIVATE BOAT RAMP FOR LAUNCHING BOATS AS WELL AS RECREATIONAL USE PIERS. A MAXIMUM OF 78 WET SLIPS AND ONE BOAT RAMP ARE PROPOSED.

OTHER PERMITTED USES
HOSPITALS, NURSING HOMES AND GROUP CARE HOMES (LARGE) ARE PERMITTED USES WITHIN COMMERCIAL TRACTS IN AREAS DESIGNATED ON THE FUTURE LAND USE MAP AS MIXED USE (MU). INTERIM USE OF THE SITE FOR AGRICULTURAL PURPOSES SHALL BE PERMITTED.

LAND USE TABLE

PARCEL	LAND USE	DWELLING UNITS	SQUARE FOOTAGE
1/5	SFA,SFSD,SFD,MF	778	
2A	SFA,SFSD,SFD,MF	120	
2B	SFA,SFSD,SFD,MF	72	
3	SFA,SFSD,SFD,MF	64	
4	SFA,SFSD,SFD,MF	112	
7A	SFA,SFSD,SFD,MF	116	
7B	SFA,SFSD,SFD,MF	204	
8	SFA,SFSD,SFD,MF	40	
10A	SFA,SFSD,SFD,MF	179	
10B	SFA,SFSD,SFD,MF	240	
11	SFA,SFSD,SFD	43	
12/13	DOCKS,SFA,SFSD,SFD,MF	96	78 SLIPS
14	SFD	190	
15A	SFA,SFSD,SFD,MF	392	
15B	SFA,SFSD,SFD,MF	72	
16	SFA,SFSD,SFD,MF	500	
17	OFFICE/RESIDENTIAL/ACLF/COMMERCIAL SFA,SFSD,SFD,MF	100 (600 BEDS)	28,750 SF
18	PARK/COMMUNITY IDENTIFICATION FEATURE	–	
(1) 19	COMMERCIAL/OFFICE/RETAIL/HOTEL/MF	–	16,939 SF/350 MF (1)
(1) 20	COMMERCIAL/OFFICE/RETAIL/HOTEL/MF	–	564,900 SF/300 ROOMS (1)
21	OPEN SPACE/LAKE/COMMUNITY SUPPORT FACILITY	–	
22	PROFESSIONAL/OFFICE/INSTITUTIONAL	–	28,000 SF
23	COMMERCIAL/OFFICE	–	15,000 SF
24	COMMERCIAL/OFFICE/INSTITUTIONAL	–	25,000 SF
25	COMMERCIAL/OFFICE	–	165,000 SF
(2)26	COMMERCIAL/OFFICE/INSTITUTIONAL	–	75,250 SF
(2)27	COMMERCIAL/OFFICE/INSTITUTIONAL	–	40,000 SF
28	SFA,SFSD,SFD	226	
29	SFA,SFSD,SFD	193	
30	SFA,SFSD,SFD	19	
31	SFD	353	
32	SFA,SFSD,SFD,MF	156	
33	PARK	–	
34	PASSIVE RECREATION	–	
35	SFD, SFA, SFSD	735	
	GOLF		45 HOLES
	TOTAL	5,000	1,015,900 SF (1)

NOTES:
(1) ALLOWABLE LAND USES AND SQUARE FOOTAGE CAN TRANSFER BETWEEN PARCELS 19 & 20 SUBJECT TO LAND USE EQUIVALENCY MATRIX FOR PARCEL 19 & 20.
(2) ALLOWABLE COMMERCIAL SQUARE FOOTAGE CAN TRANSFER BETWEEN THESE TWO PARCELS 26&27.

LAND USE SCHEDULE PROJECT WIDE

CATEGORY	ACREAGE[1]	PHASE I[2] 2000–2017*	PHASE II[2] 204–2022*	TOTAL
COMMERCIAL	**164.3** [5]			
RETAIL[2]		300,000 S.F.	482,837 S.F.	782,837 S.F.
OFFICE[3] HOTEL[3]		103,250 S.F. 150 ROOMS	66,750 S.F. 150 ROOMS	170,000 S.F. 300 ROOMS
ACLF		0	600 BEDS	600 BEDS
RESIDENTIAL[4]	**1302.3** [5]			
SINGLE FAMILY DETACHED		1,290 UNITS	980 UNITS	2,270 UNITS
SINGLE FAMILY ATTACHED/ SEMI–ATTACHED		500 UNITS	640 UNITS	1,140 UNITS
MULTI–FAMILY		760 UNITS	1,180 UNITS	1,940 UNITS
TOTAL RESIDENTIAL UNITS		2,550 UNITS	2,450 UNITS	5,350 UNITS
RIGHT OF WAY	**67.9** [5]			
OPEN SPACE	**1250.2** [5]			
GOLF COURSE	250	36 HOLES	9 HOLES	45 HOLES
PARK	41.2			
WETLANDS, LAKES, PASSIVE RECREATION	959			

* NOVEMBER 21ST OF REFERENCED YEAR FOR PHASE I AND PHASE II

[1] ACREAGE FIGURES SUBJECT TO ADJUSTMENT DUE TO FINAL SURVEY AND PLATTING, SURVEYED JURISDICTIONAL DETERMINATION, PERMIT SURVEY DATA, ETC.

[2] THE PHASE I AND II BUILDOUT DATES INCLUDE THE THREE YEAR EXTENSION AUTHORIZED PURSUANT TO PARAGRAPH 380.06(19)(c), FLORIDA STATUTES AND LEGISLATIVELY AUTHORIZED EXTENSIONS PURSUANT TO HB 7207 AND F.S. 252.363.

[3] DEVELOPMENT MINIMUM AND MAXIMUMS FOR PARCELS 19 AND 20 SHALL BE PER THE LAND USE EQUIVALENCY MATRIX (LUEM) INCLUDED AS EXHIBIT 15.

[4] RESIDENTIAL UNITS MAY BE EXCHANGED AMONG THE TYPES OF APPROVED UNITS PER THE LAND USE EQUIVALENCY MATRIX (LUEM) INCLUDED AS EXHIBIT 15.

[5] PART OF TOTAL PROJECT AREA OF 2784.7

LAND USE EQUIVALENCY MATRIX
(APPLICABLE ONLY TO PARCELS 19/20)

		CHANGE TO				MINIMUM	MAXIMUM
		HOTEL (ROOM)	COMM./RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	MULTI–FAMILY (DU)		
CHANGE FROM	HOTEL (1 ROOM)	---	171.55 Sq. Ft.	395.97 Sq. Ft.	0.95 DUs	80 ROOMS	300 ROOMS
	COMM./RETAIL (1,000 Sq. Ft.)	5.83 ROOMS	---	2,308.25 Sq. Ft.	5.55 DUs	400,000 Sq. Ft.	683,000 Sq. Ft.
	OFFICE (1,000 Sq. Ft.)	2.53 ROOMS	433.23 Sq. Ft.	---	2.40 DUs	0 Sq. Ft.	100,000 Sq. Ft.
	MULTI–FAMILY (1 DU)	1.05 ROOMS	180.27 Sq. Ft.	416.11 Sq. Ft.	---	0 DU	350 DUs

NOTES: Multi–Family = Apartments DU = Dwelling Unit Sq. Ft. = Square Feet
1 Hotel Room equates to 171.55 Sq. Ft. of Commercial/Retail, 395.97 Sq. Ft. of Office, or 0.95 DUs of Multi–Family
1,000 Sq. Ft. of Commercial/Retail equates to 5.83 Hotel Rooms, 2,308.25 Sq. Ft. of Office, or 5.55 DUs of Multi–Family
1,000 Sq. Ft. of Office equates to 2.53 Hotel Rooms, 433.23 Sq. Ft. of Commercial/Retail, or 2.40 DUs of Multi–Family
1 DU of Multi–Family equates to 1.05 Hotel Rooms, 180.27 Sq. Ft. of Commercial/Retail, or 416.11 Sq. Ft. of Office

THIS LAND USE EQUIVALENCY MATRIX APPLIES ONLY TO PARCELS 19 AND 20. ANY CONVERSIONS PERSUANT TO THIS MATRIX MAY ONLY BE UTILIZED BY THE OWNERS OF PARCELS 19 AND 20 AND MAY ONLY AFFECT LAND USE APPROVALS FOR PARCELS 19 AND 20

2. MINIMUM LOT SIZE, SET BACKS, AND HEIGHTS

USES	HEIGHT[G] MAXIMUM (FT.)/STORIES	LOT WIDTH[A] (FT.)	FRONT[E] SETBACK (FT.)	SIDE SETBACK (FT.)	REAR SETBACK (FT.)	MINIMUM LOT SIZE (SQ. FT.)
SINGLE–FAMILY DETACHED	35'	55	20/15[C]	7[I]	15	6500[I]
SINGLE–FAMILY ATTACHED	35'	18/28[D]	20/15[C]	0/10[B]	15	2,500/3,500
SINGLE–FAMILY SEMI–DETACHED						
2 LOTS – 2 UNITS	35'	35/	20/ [C]	7.5	15	3,850
1 LOT – 2 UNITS (DUPLEX)	35'	70	20/15	7.5	15	7,800
MULTIFAMILY (CONDOS/APTS)	4 STORIES	–	25[F]	10[F]	15[F]	8,000
RETAIL	35'	–	40	20	20	7,500
OFFICE/HOTEL/GROUP CARE HOME (LARGE)	4 STORIES	–	40	20	20	7,500
SCHOOL, PARK, RECREATION CENTER	35'	–	25	20	20	

A MINIMUM LOT WIDTH IS MEASURED AT SETBACK LINE.
B APPLIES TO ONE SIDE OF END UNITS.
C FRONT SETBACK FOR UNITS WITH SIDE ENTRY GARAGES.
D MINIMUM WIDTH AND SIZE FOR EXTERIOR UNIT (LOT).
E FRONT SETBACKS ARE FROM PUBLIC AND PRIVATE RIGHTS–OF–WAY.
F SINGLE AND TWO–STORY MULTIFAMILY BUILDINGS SHALL MAINTAIN A MINIMUM SETBACK OF 50 FEET FROM SINGLE FAMILY RESIDENTIAL DEVELOPMENT PARCELS. MULTIFAMILY BUILDINGS WHICH ARE THREE OR MORE STORIES SHALL MAINTAIN A MINIMUM SETBACK OF 100 FEET FROM SINGLE FAMILY RESIDENTIAL DEVELOPMENT PARCELS.
G THE COMMUNITY IDENTIFICATION STRUCTURE (LIGHTHOUSE), LOCATED IN PARCEL 19, SHALL NOT EXCEED 55' IN HEIGHT.
H DUPLEXES SHALL BE PROVIDED WITH A MINIMUM OF A ONE CAR GARAGE FOR EACH DWELLING UNIT.
I A MAXIMUM OF 30% OF THE LOTS IN EACH PHASE MAY BE REDUCED TO A MINIMUM LOT AREA OF 4,000 S.F., LOT WIDTH OF 40 FEET, AND A SIDE YARD SETBACK OF 6 FEET. THESE SMALLER LOTS SHALL BE CONTAINED WITHIN A PARCEL OR SUBPHASE OF A PARCEL THAT IS SEPARATED FROM OTHER SINGLE FAMILY DETACHED UNIT PARCELS BY A MINIMUM SEPARATION WIDTH OF 25 FEET, EXCLUSIVE OF LOT AREAS.

3. MULTI FAMILY SEPARATION
MULTIFAMILY BUILDINGS SHALL BE SEPARATED BY A MINIMUM DISTANCE OF:
1–STORY UNITS – 15'
2–STORY UNITS – 25'
3–STORY UNITS – 40'
4–STORY UNITS – 50'

4. MULTI FAMILY RESTRICTIONS
MULTIFAMILY DEVELOPMENT IN PARCEL 12/13 SHALL BE RESTRICTED TO 4 UNITS PER BUILDING AND A MAXIMUM HEIGHT OF 2 STORIES. SEPARATION BETWEEN BUILDINGS SHALL BE 25 FEET FOR THE FIRST FLOORS AND 40 FEET FOR THE SECOND FLOORS. EXCEPTIONS MAY INCLUDE ROOM PROJECTIONS AND BAY WINDOWS NOT EXCEEDING A DEPTH OF 5 FEET.

5. BUFFERING AND SCREENING
BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 715 AND 737 OF THE LAND DEVELOPMENT CODE. ALL LANDSCAPED BUFFERS WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM AND MAINTAINED BY U.S. HOME CORPORATION, THE COMMUNITY DEVELOPMENT DISTRICT, OR THE APPROPRIATE HOMEOWNER ASSOCIATION.

6. PARKING
PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 710 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.

7. PROJECT ACCESS
THE ALIGNMENT OF ALL INTERNAL ROADWAYS AND THE LOCATION OF ALL PROJECT ACCESS POINTS ARE APPROXIMATE. EXACT ALIGNMENTS ARE SUBJECT TO CHANGE PURSUANT TO REVIEW BY MANATEE COUNTY DURING THE SITE PLAN/SUBDIVISION REVIEW PROCESS.

8. DRAINAGE
LOCATION AND SIZE OF STORMWATER MANAGEMENT FACILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO REFINEMENT AT THE FINAL SITE PLAN PHASE.

9. WATER AND WASTEWATER SERVICE
WATER, WATER REUSE, AND WASTEWATER SERVICE WILL BE PROVIDED BY MANATEE COUNTY.

10. DEVELOPMENT MIX
TRADE–OFFS IN TYPES AND INTENSITIES/DENSITIES OF APPROVED LAND USES MAY BE MADE AS PERMITTED IN THE DEVELOPMENT ORDER AND ZONING ORDINANCE.

11. WETLANDS
ACREAGE AND LOCATION OF ENVIRONMENTAL AREAS ARE APPROXIMATE.

12. SURVEYS
INDIVIDUAL PARCELS AND OTHER USES HAVE NOT BEEN SURVEYED AND ACREAGES SHOWN ARE APPROXIMATE. PARCELS ARE SUBJECT TO FUTURE SUBDIVISION IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.

13. GOLF COURSE
GOLF COURSE LOCATIONS ARE CONCEPTUAL ONLY AND SUBJECT TO FINAL DESIGN.

14. FLOODPLAIN
DEVELOPMENT WITHIN THE ONE HUNDRED (100) YEAR FLOODPLAIN SHALL BE IN ACCORDANCE WITH THE COUNTY'S FLOODPLAIN MANAGEMENT PERMIT PROCEDURES.

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

PREPARED FOR:
LENNAR HOMES, LLC
10481 SIX MILE CYPRESS PKWY.
FT. MYERS, FL 33966
PH (239) 278-1177

Banks Engineering
Professional Engineers, Planners, & Land Surveyors
SARASOTA ◆ FORT MYERS ◆ NAPLES ◆ PORT CHARLOTTE
1144 TALLEVAST ROAD, SUITE 115
SARASOTA, FLORIDA 34243
PHONE: (941)360–1618 FAX: (941)360–6918
ENGINEERING LICENSE EB–0006469
SURVEY LICENSE LB–0006690

FL. CERT. NO.

HERITAGE HARBOUR
GENERAL DEVELOPMENT PLAN – REVISED JAN. 2013
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S–T–R)
7/11/2013	6040-001	_GDP		IS		NTS	1	1	SEC. 13,14,23 – 26,35,36 TWP. 34S, RNG. 18E

S:\JOBS\6OXX\6040-001\ENGINEERING\EXHIBITS\PLANNING\6040-001_GDP_20130711.DWG 7/11/2013 10:06 AM SHANE COOPER

August 14, 2014 Planning Commission
Agenda Item #12

Subject
PA-14-03/Ordinance 14-27 - Lakewood Centre North - Legislative - Shelley Hamilton

Briefings
None

Contact and/or Presenter Information

Shelley Hamilton

Principal Planner

941-748-4501 ext. 6863

Action Requested

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be CONSISTENT with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to recommend transmittal of Plan Amendment PA-14-03, as recommended by staff.

Enabling/Regulating Authority

Community Planning Act, Chapter 163, Part II, Florida Statutes

Manatee County Comprehensive Plan

Manatee County Land Development Plan

Background Discussion

- The applicant seeks approval of an Amendment to the Future Land Use Map from R/O/R (Retail/Office/Residential – 8.32 + acres) and IL (Industrial Light – 237.59 + acres (to MU-C (Mixed Use – Community) Future Land Use Classification. The property is located south of S.R. 64 and approximately one mile east of Lakewood Ranch Boulevard in Manatee County;
- Additionally, the applicant is requesting a new sub-area map modifying an area currently designated as MU-C/AC-3 (Mixed Use – Community/Activity Center – 3) to MU-C/R (Mixed Use –

Community/Residential);

- No development details have been submitted with the map amendment, and details will be reviewed in conjunction with the DRI and ZO amendments at the next stages in the review process. The DRI and ZO amendments will expand the boundaries, if this Comprehensive Plan Map Amendment is approved, however a portion of the already-approved entitlements for the Lakewood Centre DRI will be transferred to the new property;
- An existing Local Development Agreement (LDA) addressed the transportation impacts of any development entitlement associated with the DRI;
- Staff recommends approval.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on July 11, 2014.

Reviewing Attorney
Schenk

Instructions to Board Records
n/a

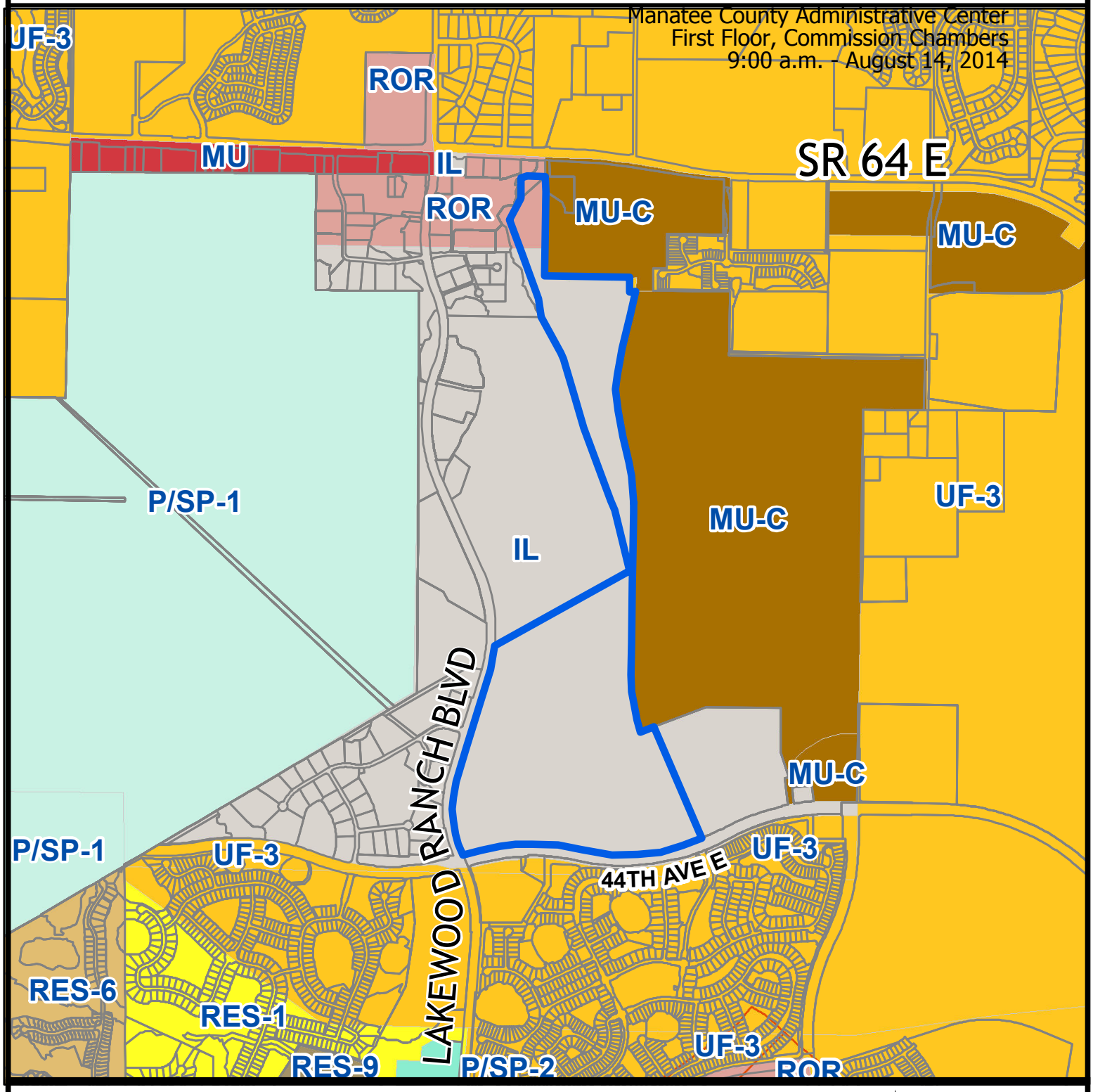
Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - PA-14-03 - LakewoodCentre 081414 PC.pdf
Attachment: Affidavit of Ad - Sarasota - Lakewood Centre North PA-14-03 - Ord. 14-27 - 20140814 PC.pdf
Attachment: Copy of Newspaper Advertising - Bradenton Herald - Lakewood Centre - 8-14-14 PC.pdf
Attachment: Map 2-FLUC Amendment Areas Lakewood Centre North - PA-14-03.pdf
Attachment: Map 3-Proposed FLUC Map Lakewood Centre North - PA-14-03 - 08-14-2014 PC.pdf
Attachment: Map 4-Proposed Sub Area Map - Lakewood Centre North - PA-14-03.pdf
Attachment: Staff Report - Lakewood Centre North - PA-14-03 - 8-14-2014 PC.pdf
Attachment: Traffic Impact Statement - Lakewood Centre North - PA-14-03.pdf

FUTURE LAND USE

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



Parcel ID #(s) 579901809 (part of), 567815709 (part of)

Manatee County
Staff Report Map

Map Prepared 4 / 2014

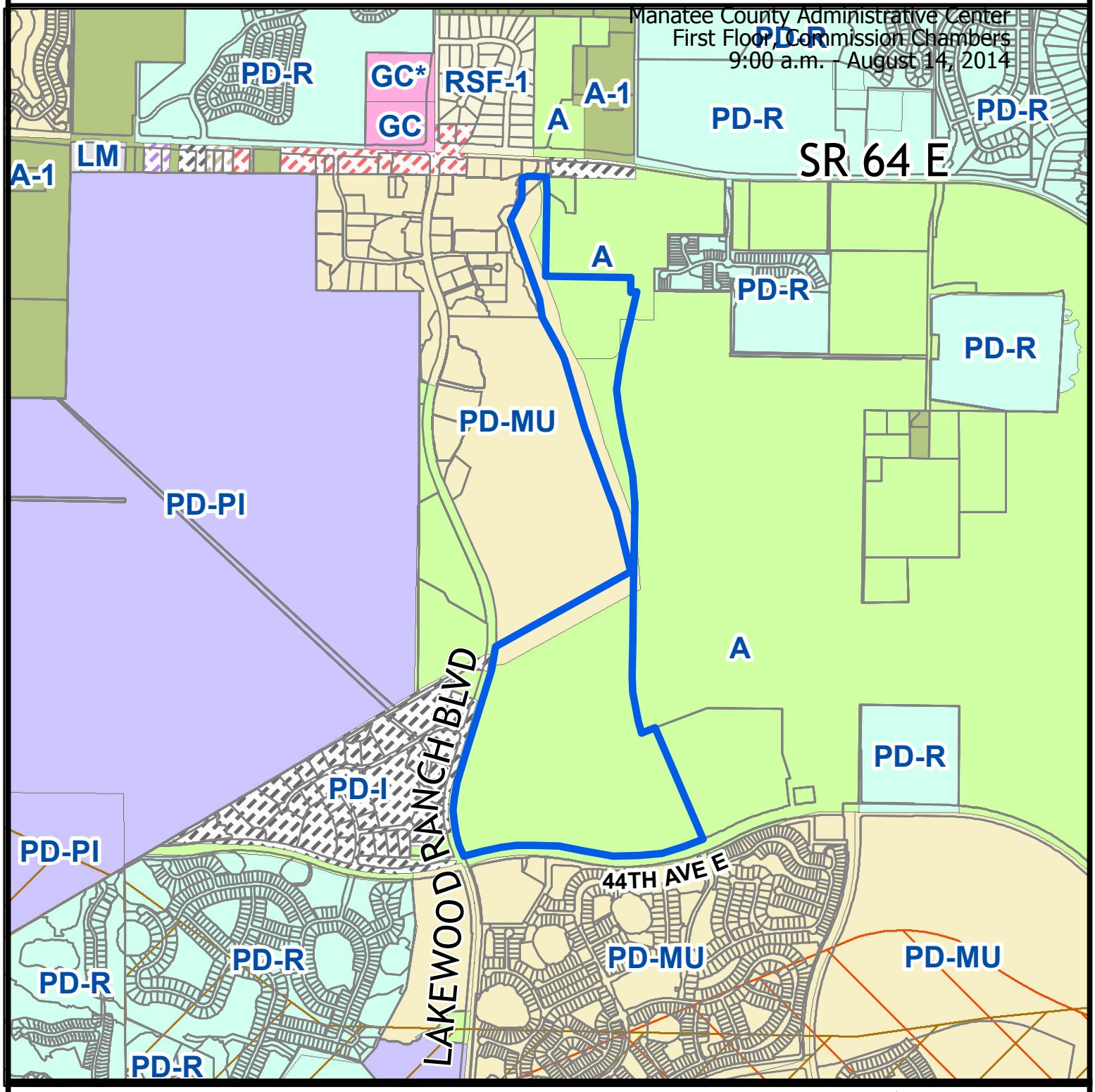
1 inch = 1,814 feet

Project Name: Lakewood Centre North
Project #: PA-14-03 / ORD-14-27
DTS#: 20140191
Proposed Use: Mixed Use

S/T/R: Sec 3 Twn 35 Rng 19
Acreage: ± 245.9
Existing Zoning: A, PD-MU
Existing FLU: IL, ROR
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: Gates Creek, Williams Creek, Mill Creek
Commissioner: Vanessa Baugh

ZONING



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Watershed: NONE
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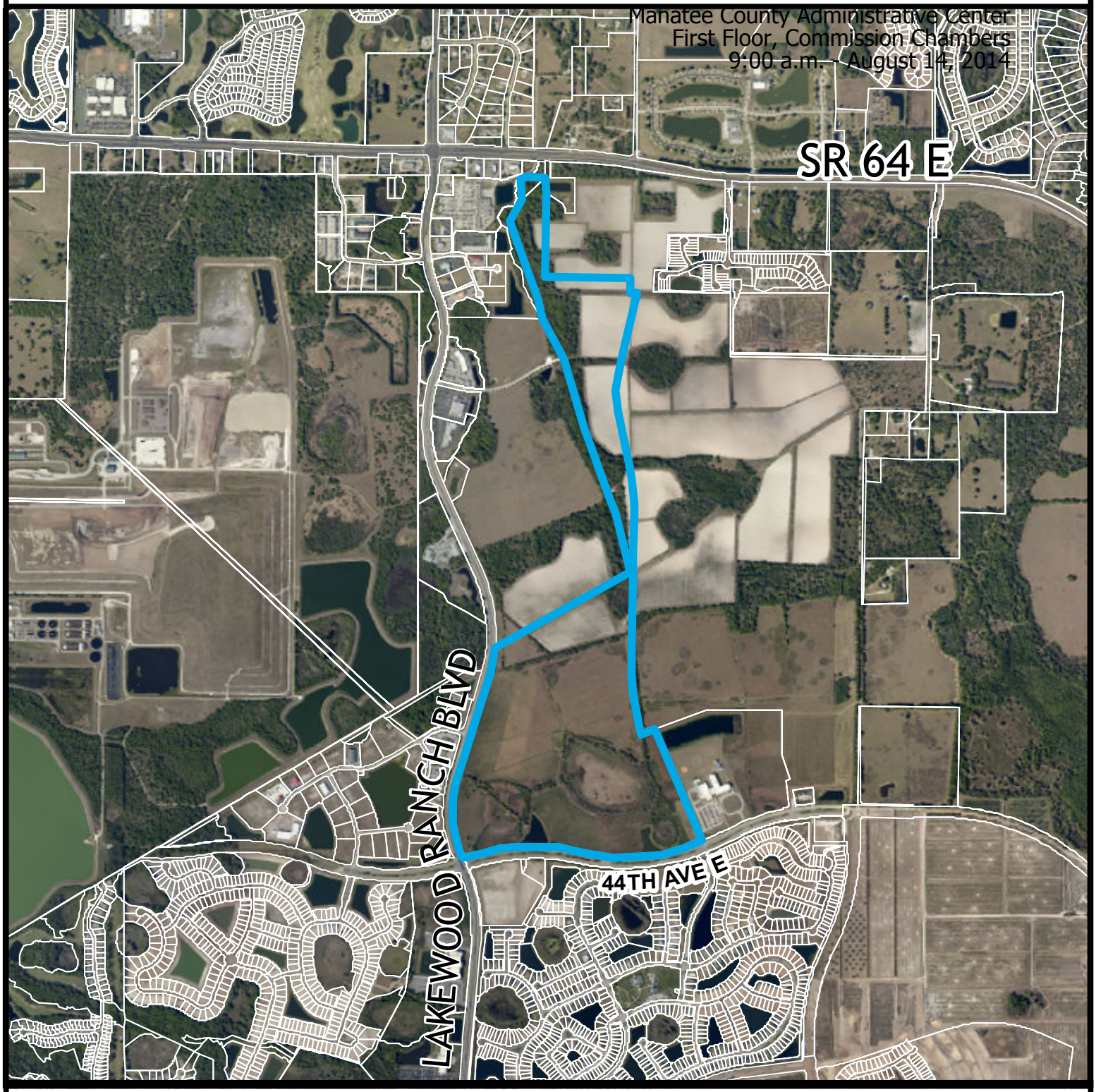
AERIAL



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Commissioner: Vanessa Baugh

HERALD-TRIBUNE MEDIA GROUP
PUBLISHED DAILY
MANATEE COUNTY, FLORIDA

Bobbi Roy
Manatee County Planning Dept.
1112 Manatee Ave. W., 4th. flr.
Bradenton, FL 34205

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAYS SHE IS ADVERTISING DIRECTOR OF THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN CHARLOTTE COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

PA-14-03 ord 14-27

IN THE COURT WAS PUBLISHED IN MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

July 30, 2014

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED_____

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF JULY, 2014 A.D., BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

(SEAL)_____
NOTARY PUBLIC

SHARON E. TURNER
Notary Public - State of Florida
My Comm. Expires Apr 18, 2017
Commission # EE 880306
Bonded Through National Notary Assn

NOTICE OF LAND USE CHANGE

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

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

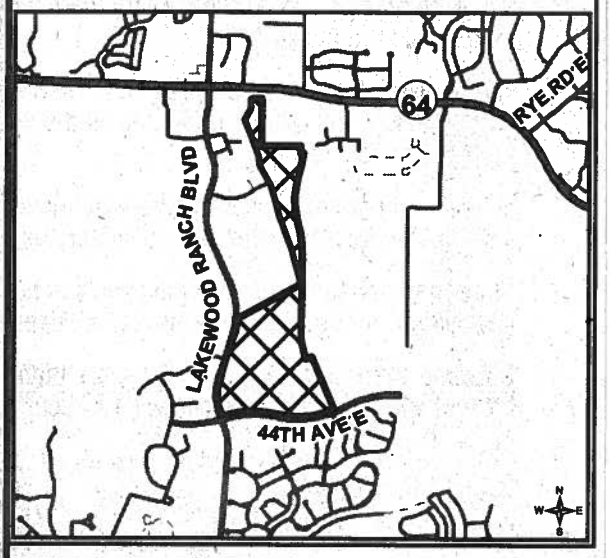
Date: **Thursday, August 14, 2014**
Time: **9:00 A.M. or soon thereafter**
Place: **Manatee County Government Administrative Center**
1112 Manatee Ave. West; Board Chambers (1st Floor)

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

PA-14-03 / ORDINANCE 14-27 - LAKEWOOD CENTRE NORTH / DTS20140191 / MEPS00000303

TRANSMITTAL OF AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING A PRIVATELY-INITIATED COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FROM R/O/R (RETAIL/OFFICE/RESIDENTIAL – 8.32 ± ACRES) AND IL (INDUSTRIAL LIGHT – 237.59 ± ACRES) TO MU-C (MIXED USE - COMMUNITY) FUTURE LAND USE CLASSIFICATION APPLICABLE TO REAL PROPERTY COMPRISING A TOTAL OF 245.91 ± ACRES, SAID PROPERTY BEING LOCATED SOUTH OF S.R. 64 AND APPROXIMATELY ONE MILE EAST OF LAKEWOOD RANCH BOULEVARD; AND PROVIDING FOR A NEW SUB-AREA MAP MODIFYING AN AREA PREVIOUSLY MAPPED AS MU-C/AC-3 (MIXED USED – COMMUNITY/ACTIVITY CENTER-3) AND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 44TH AVENUE EAST AND WHITE EAGLE BOULEVARD FKA POPE ROAD) TO MU-C/R (MIXED USE COMMUNITY– RESIDENTIAL), AND IDENTIFYING A PORTION OF THE SUBJECT APPLICATION LANDS AS MU-C/AC-2 (MIXED USE – COMMUNITY/ACTIVITY CENTER-2) AND A PORTION AS MU-C/R (MIXED USE – COMMUNITY/RESIDENTIAL); PROVIDING FOR RELATED AMENDMENTS FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

LAKEWOOD CENTRE - PA-14-03 / ORD 14-27



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

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

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

All written comments will be entered into the record.

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

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

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

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planning.agenda@mymanatee.org

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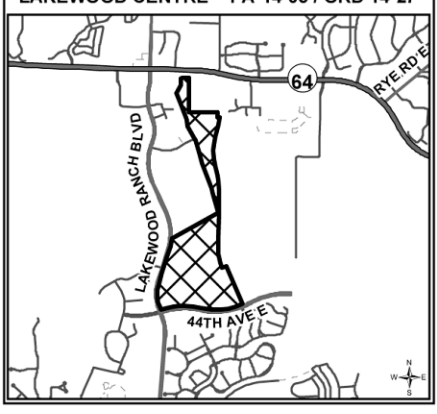

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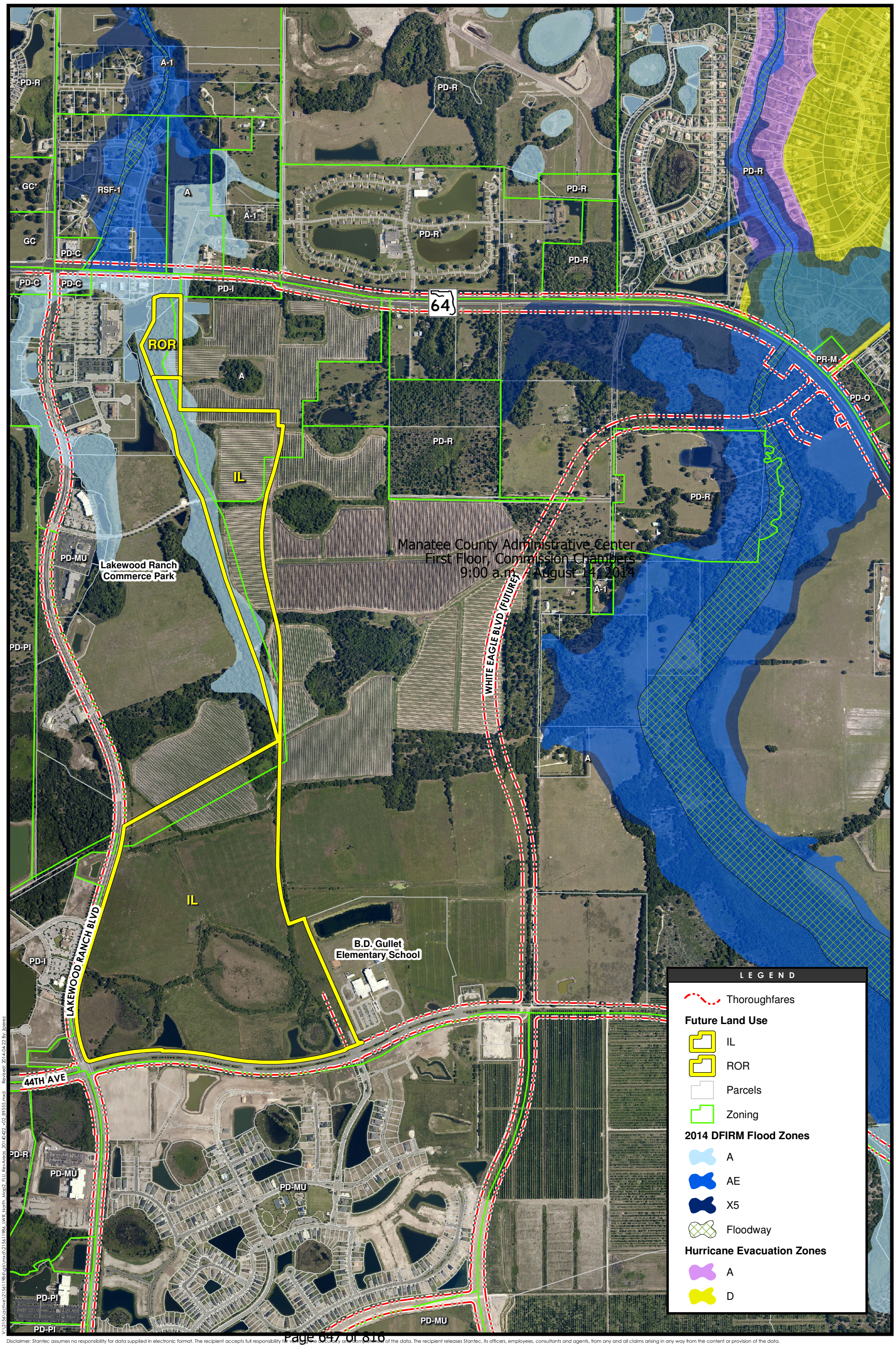

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Stantec

LAKEWOOD CENTRE NORTH

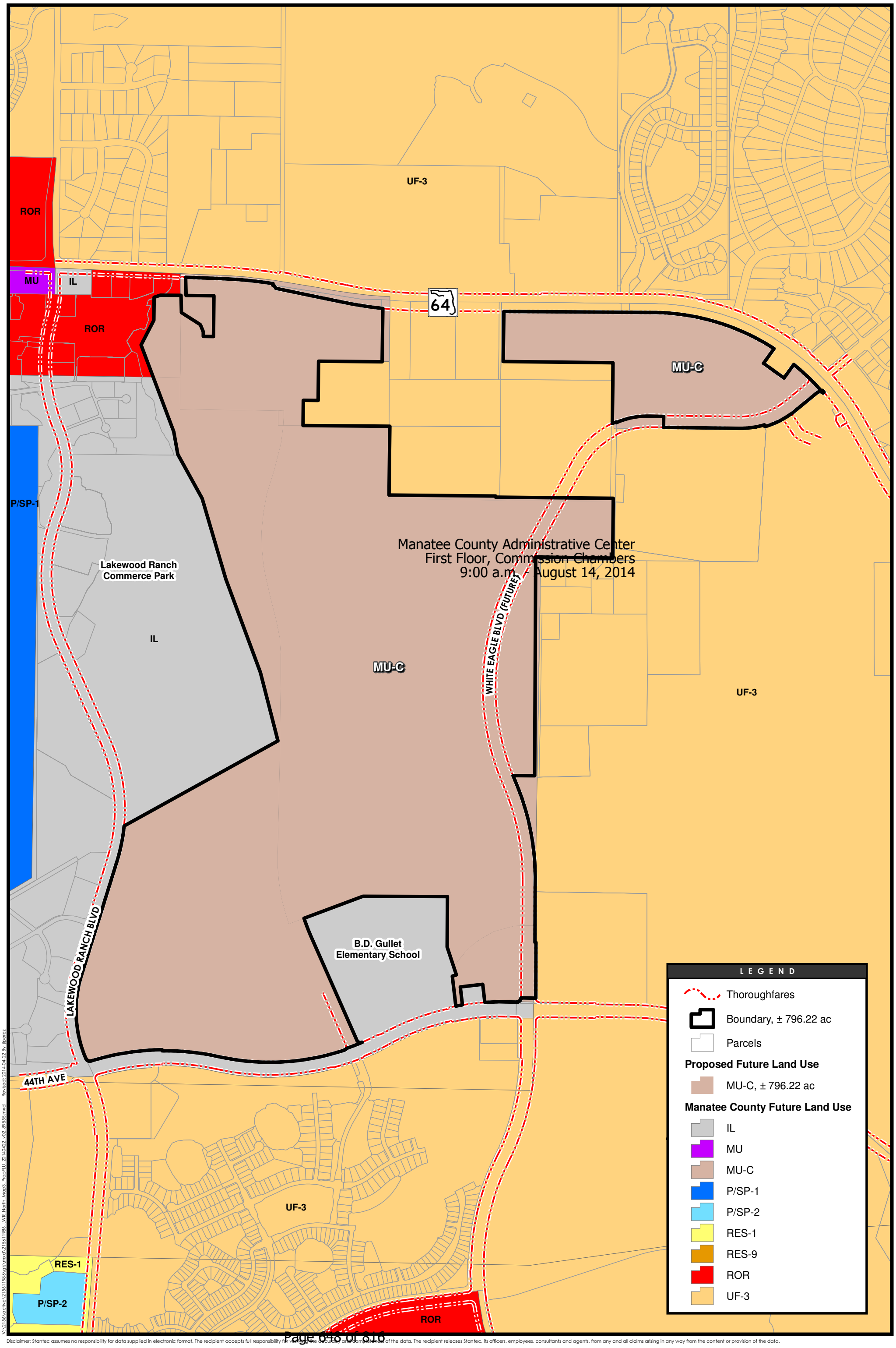
MAP 2 - FUTURE LAND USE CATEGORY REVISION AREAS

APRIL 2014

Stantec Consulting Services Inc.
6900 Professional Pkwy East, Suite 100
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 500 1,000 Feet



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

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Stantec

LAKEWOOD CENTRE NORTH

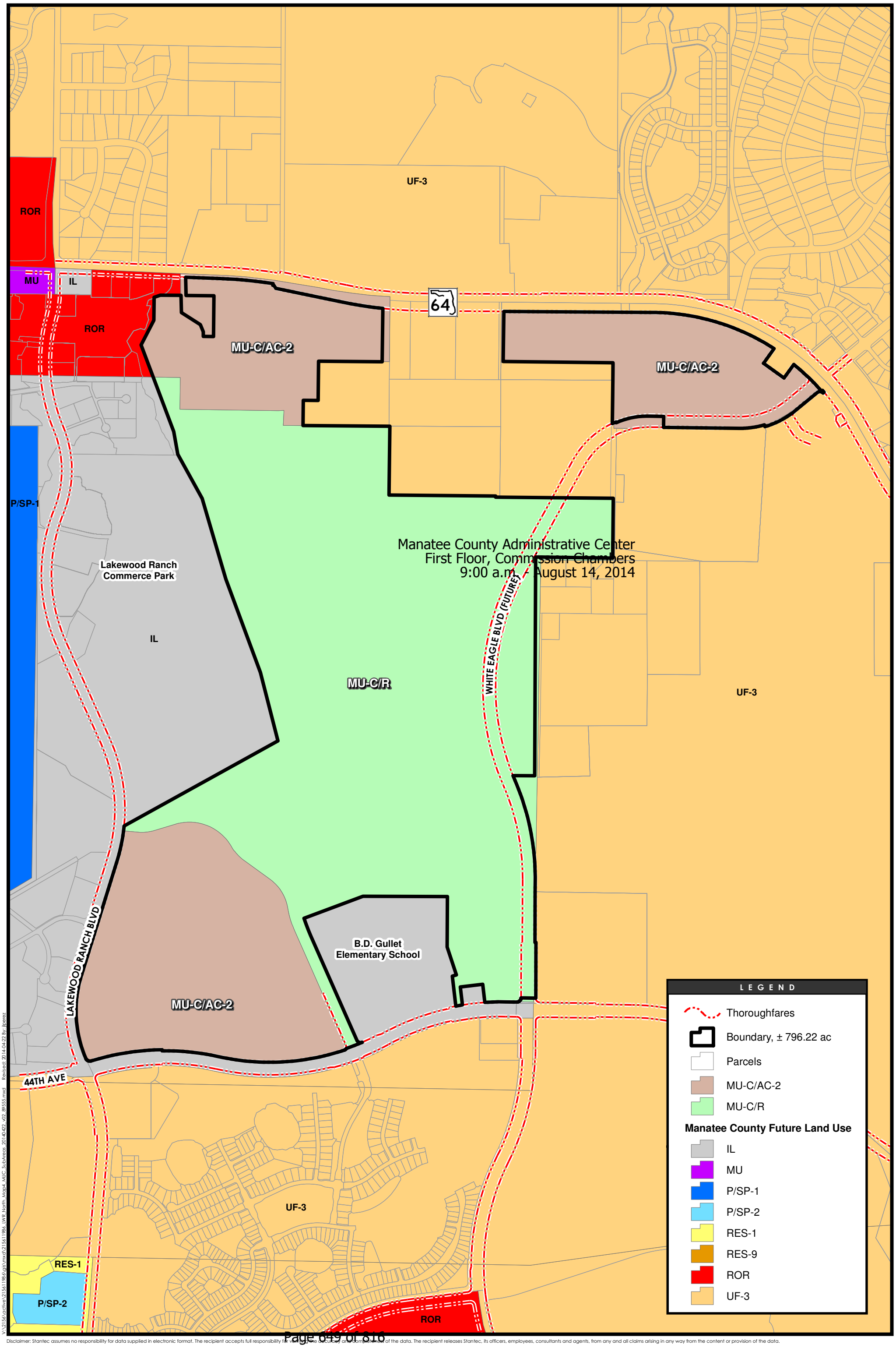
MAP 3 - PROPOSED FUTURE LAND USE MAP

APRIL 2014

Stantec Consulting Services Inc.
6900 Professional Pkwy East, Suite 100
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 500 1,000 Feet



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Stantec

LAKEWOOD CENTRE NORTH

MAP 4 - MU-C SUB AREAS

APRIL 2014

Stantec Consulting Services Inc.
6900 Professional Pkwy East, Suite 100
Sarasota, FL 34240
tel 941.907.6900
fax 941.907.6910

N

0 500 1,000 Feet

PA-14-03 / ORDINANCE 14-27
LAKEWOOD CENTRE NORTH

TRANSMITTAL OF AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING A PRIVATELY-INITIATED COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FROM R/O/R (RETAIL/OFFICE/RESIDENTIAL – 8.32 ± ACRES) AND IL (INDUSTRIAL LIGHT – 237.59 ± ACRES) TO MU-C (MIXED USE - COMMUNITY) FUTURE LAND USE CLASSIFICATION APPLICABLE TO REAL PROPERTY COMPRISING A TOTAL OF 245.91 ± ACRES, SAID PROPERTY BEING LOCATED SOUTH OF S.R. 64 AND APPROXIMATELY ONE MILE EAST OF LAKEWOOD RANCH BOULEVARD; AND PROVIDING FOR A NEW SUB-AREA MAP MODIFYING AN AREA PREVIOUSLY MAPPED AS MU-C/AC-3 (MIXED USED – COMMUNITY/ACTIVITY CENTER-3) AND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 44TH AVENUE EAST AND WHITE EAGLE BOULEVARD FKA POPE ROAD) TO MU-C/R (MIXED USE COMMUNITY– RESIDENTIAL), AND IDENTIFYING A PORTION OF THE SUBJECT APPLICATION LANDS AS MU-C/AC-2 (MIXED USE – COMMUNITY/ACTIVITY CENTER-2) AND A PORTION AS MU-C/R (MIXED USE – COMMUNITY/RESIDENTIAL); PROVIDING FOR RELATED AMENDMENTS FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

App. Rec'd:	**04/25/2014**	**Type of Amendment:**	**Large Scale Map**
P.C.:	**08/14/2014**	**B.O.C.C.:**	**09/04/2014 – Transmittal** **11/06/2014 – Adoption**

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents, and finding the request to be CONSISTENT with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to recommend transmittal of Plan Amendment PA-14-03, as recommended by staff.

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

TRANSMITTAL PUBLIC HEARING COMPREHENSIVE PLAN MAP AMENDMENT SUMMARY SHEET

Name: **Lakewood Centre North Comprehensive Plan Map Amendment**

Case Number: **PA-14-03/ Ordinance-14-27**

Applicant: **Schroeder-Manatee Ranch, Inc.**
Todd Pokrywa, Vice President
14400 Covenant Way
Lakewood Ranch, FL 34202

REQUEST: **Amendment to Future Land Use Map:**

1) **From R/O/R/ (Retail/Office/Residential) and IL (industrial Light) to MU-C (Mixed Use – Community for 245.91 ± acres; and**
2) **Adopt a new Sub-Area map, modifying an area previously mapped as MU-C/AC-3 (Mixed Use – Community/Activity Center – 3) and located at the northwest corner of the intersection of 44th Avenue East and White Eagle Boulevard (fka Pope Road) to MU-C/R (Mixed Use – Community/Residential; and**
3) **Identifying a portion of the subject application lands as MU-C/AC-2 (Mixed Use – Community/Activity Center – 2) and a portion as MU-C/R (Mixed Use – Community/Residential)**

Location: **Located south of S.R. 64 and approximately one mile east of Lakewood Ranch Boulevard**

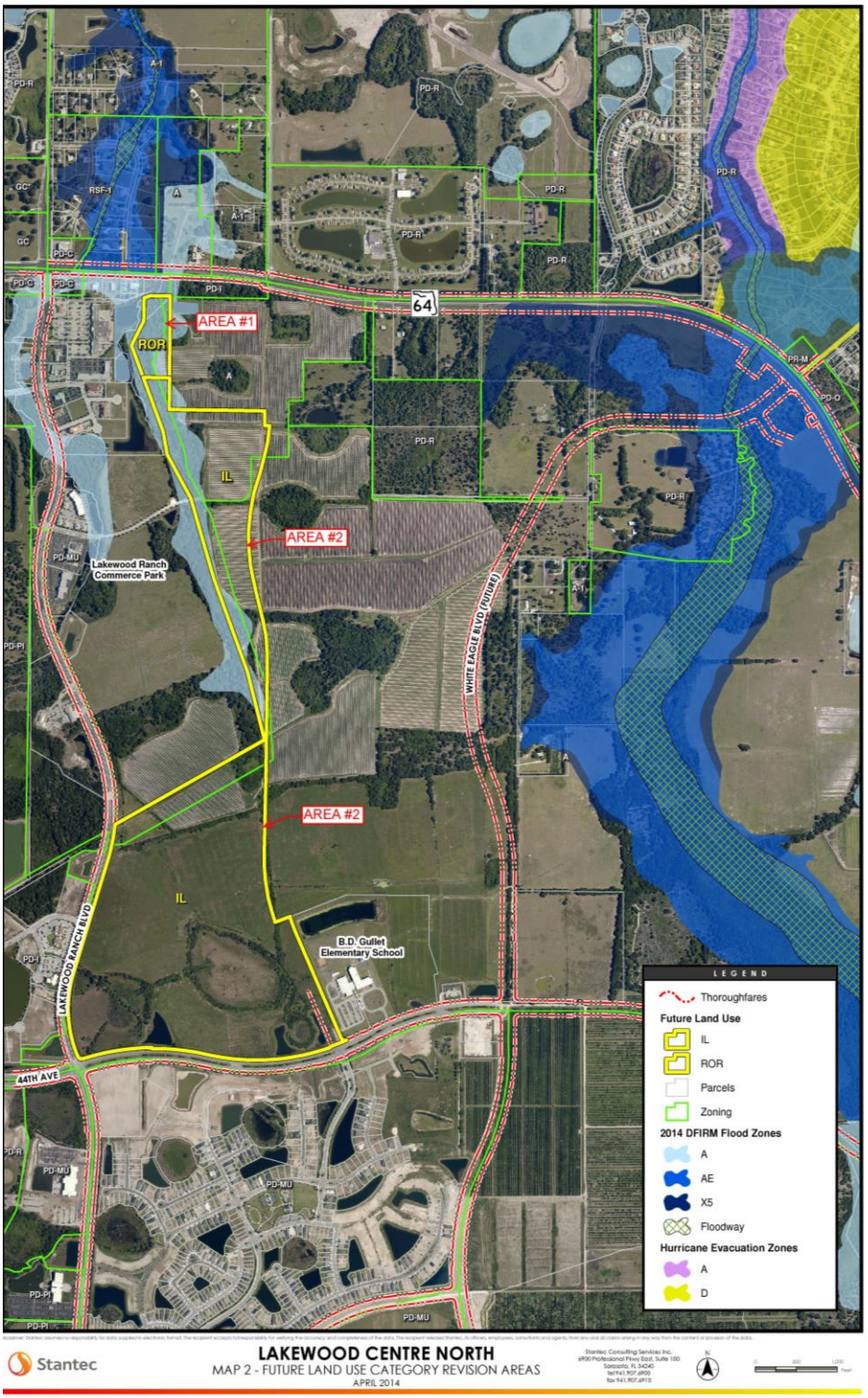
Type: **Large Scale Map Amendment**

Recommendation: Approval

Request Summary

The applicant requests adoption of an Amendment of the Future Land Use Map from R/O/R (Retail/Office/Residential) and IL (Industrial Light) to MU-C (Mixed Use – Community). Additionally, the applicant is requesting a new sub-area map modifying an area currently designated as MU-C/AC-3 (Mixed Use – Community/Activity Center – 3) to MU-C/R (Mixed Use – Community/Residential). These lands are not located within the subject application area, but, are located within the area identified on the associated Sub-Area Map. The lands

which are the subject of this application are now identified on the Sub-Area Map and are shown as MU-C/AC-2 (Mixed Use – Community/Activity Center – 2) and a portion as MU-C/R (Mixed Use – Community/Residential).

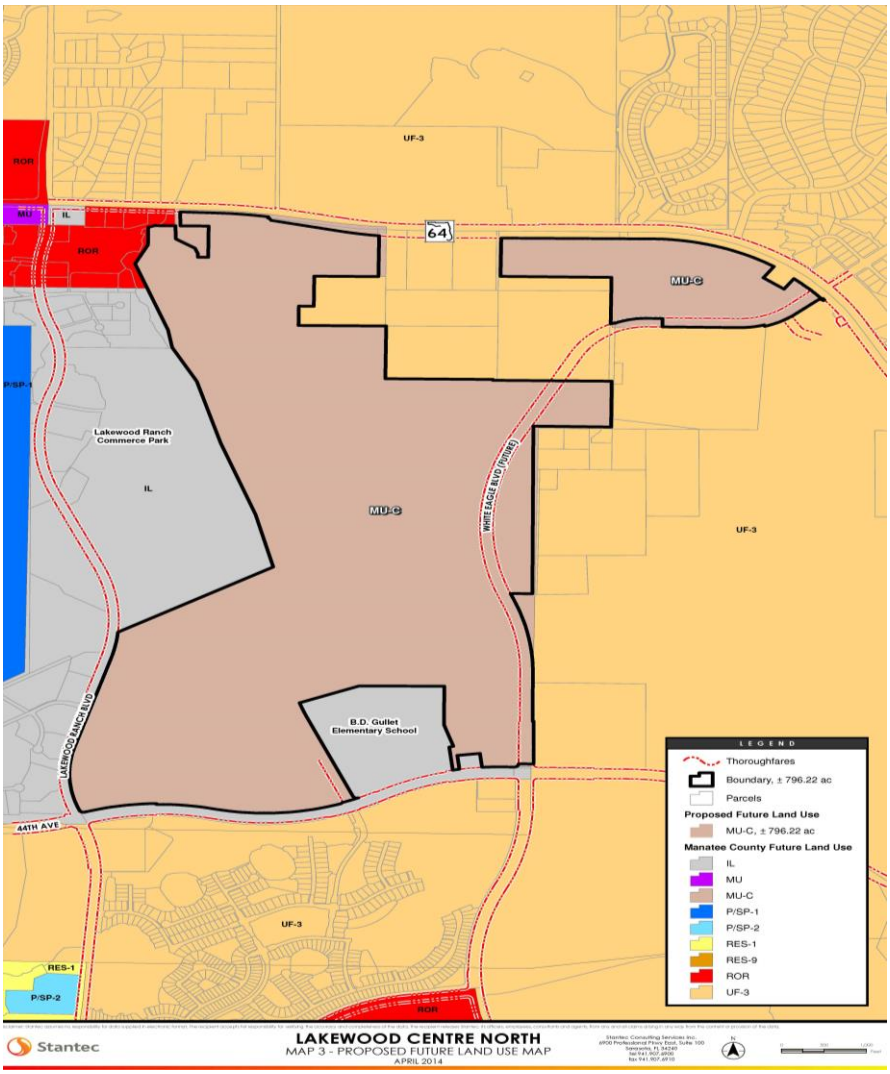


The proposed amendment encompasses a total of 245.91 ± acres. Specifically, the R/O/R portion of the proposed amendment contains 8.32 ± acres, and the IL portion contains 237.59 ± acres. The total area is located south of S.R. 64, east of Lakewood Ranch Boulevard and north of 44th Avenue East. The area is located between a developed portion of Lakewood Ranch known as Lakewood Ranch Commerce Park and a previously approved (Ordinance 09-12) amendment to lands designated MU-C. For purposes of discussion of each specific area, the 8.32 ± acre property will be identified as Area #1, and the 237.596 ± acre property will be identified as Area #2.

Proposed Future Land Use Category

As stated above, the applicant is proposing the MU-C Future Land Use designation for the 245.91 ± acres currently designated R/O/R. Comprehensive Plan Policy 2.2.1.28.1 states that the intent of the MU-C designation is, "to identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established as major centers of suburban/urban activity. Further, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of high quality environment for living, working, or visiting.

The applicant proposes the following Future Land Use Map for adoption with this amendment:

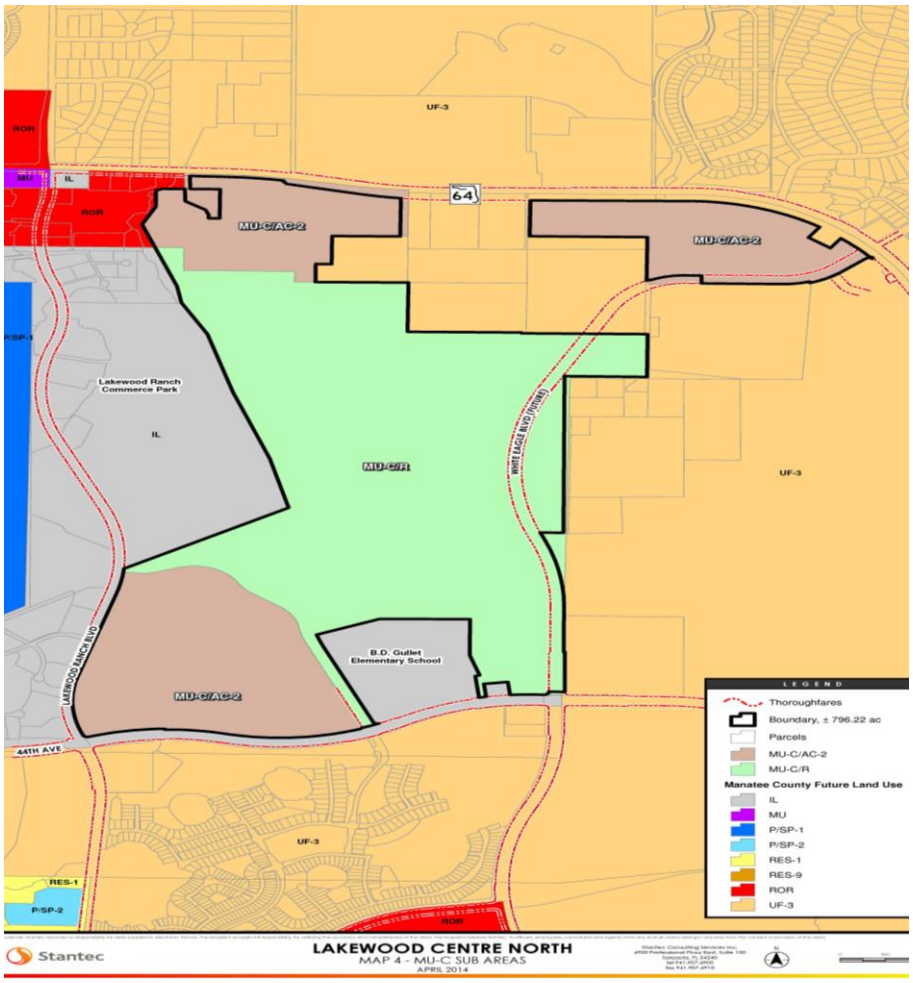


<u>Designated Sub-Areas</u>

Comprehensive Plan Policy 2.2.1.28.1 requires that all lands designated as MU-C on the Future Land Use Map as areas which are established as major centers of suburban/urban activity also be identified as Sub-areas. It requires that the Sub-areas be adopted as a part of the any Future Land Use Map amendment establishing a MU-C category and become a part of the Future Land Use Map Series.

With this application, the application is updating the Sub-Area map adopted with Ordinance 09-12 by modifying an area previously mapped as MU-C/AC-3 (Mixed Use – Community/Activity Center-3) to MU-C/R (Mixed Use – Community/Residential). This area is located at the northwest corner of the intersection of 44th Avenue East and White Eagle Boulevard (fka Pope Road). The lands subject to this application will be identified on the Sub-Area map as MU-C/AC-2 (Mixed Use – Community/Activity Center – 2) and a portion as MU-C/R (Mixed Use – Community/Residential). The map below identifies these new Sub-

Areas and will become the Sub-Area Map for this area:



Amendment Justification

A Comprehensive Plan amendment should be reviewed as a change in circumstances in this area. Specifically, Section C.2.3.2 of the Comprehensive Plan outlines the justification for amending the Comprehensive Plan. To justify the adoption of a policy amendment, or small-scale or other map amendment, a change in circumstances shall be demonstrated by the applicant, or an error, inconsistency or oversight in the adopted plan demonstrated by the applicant.

The growth and development patterns that were initially envisioned by Manatee County when the Comprehensive Plan designations were applied to these properties are no longer appropriate, and a mix of uses, as would be allowed under the MU-C designation, would be more appropriate for this area, as is evidenced with the development patterns already occurring in this area.

The legislative policy decision of the Board of County Commissioners is to determine whether the Proposed Map Amendment to Mixed Use Community is in the best interest of the public considering:

- Is the proposed Map Amendment compatible with the development trends in the area

of consideration?

- Is the proposed Map Amendment compatible with surrounding uses and densities or intensities?

The Board of County Commissioners should make this decision based upon a comparison of the range of uses allowed in each Future Land Use designation.

Area #1

This area was originally mapped as IL and through the adoption of Ordinance 99-11 was amended to R/O/R as part of a 31 ± acre tract. The land was initially intended to be developed as a part of Lakewood Ranch Commerce Park; however, the upland portion of the 8.32 ± acre tract is isolated from the remainder of the 31 ± acres by a significant wetland system and would have required impacts to the system in order for the land to be developed as the Commerce Park. The size of the upland portion and its development potential made it unfeasible for inclusion within the Lakewood Ranch Commerce Park when considering the detrimental impact to the wetland system, making it more logically included with properties located easterly of the wetland system for purposes of development, and therefore, more appropriately classified as MU-C.

Area #2

This area was also the subject of the 1999 amendment to the Future Land Use Map initiated by SMR. The land was originally classified as UF-3 (Urban Fringe 3 du/acre) and amended to IL. The change was designed to generate a functional mix of uses, including retail, office and other employment opportunities to complement the residential development in SMR, plus achieve a better balance of employment to housing in order to reduce the impacts on adjacent major roadways. At the time of the prior map amendment, landowners who sought a mix of development uses had two alternatives; 1) designate land with several residential and non-residential land use categories, or 2) designate land with the MU (Mixed Use0 category. The first alternative was the most often employed method, as Manatee County preferred that the MU category be reserved for what are considered “high access locations,” those along I-75. Following the 2010 amendment to the plan in which the MU-C category was created, this alternative is now available to landowners who want to achieve a functional mix of development uses. The acreage in Area #2 is located directly adjacent to existing MU-C classified lands and will become a part of the overall mixed use development.

Public Facility Analysis

The landowner has simultaneously submitted an application for an amendment to the Lakewood Centre Development of Regional Impact (DRI) and the General Development Plan (GDP) to redistribute the existing residential and non-residential entitlements to the lands which are the subject of this application. Therefore, there would be no increase in population or impact to facilities beyond that which has already been anticipated by Manatee County for all public facilities. Lakewood Centre has addressed concurrency through two Local Development Agreements (LDA-10-01 and LDA-13-03) and has been granted a Certificate of Level of Service (CLOS) Certificate for development entitlements in Phases 1, 2, and 3 of the existing DRI for traffic, mass transit, drainage, solid waste and parks.

Phase 1 was approved at the time of the original DRI application review and Phases 2 and 3 were granted approval through a Local Development Agreement with Manatee County (LDA-

13-03) dated November 7, 2013. The CLOS will become effective upon the granting of approval of the remainder phases with the concurrent NOPC application. The LDA approved in 2013 specifically allows the CLOS entitlements in Phases 2 and 3 to transfer to additional properties, if the Lakewood Centre boundaries are expanded. The LDA support documents provide the necessary information to conclude that any transportation impacts have been addressed.

The Comprehensive Plan requires that if a map amendment establishes the potential for an increased public facility impact in an area subject to one or more public facility deficiencies, and the amendment is expected to further impact a public facility that is deficient, the Board of County Commissioners may only approve the amendment if there is a resolution by the Applicant to the current deficiency, or the County's current Capital Improvement Element identifies improvements that will address the deficiency, and any demand for facilities associated with the proposed amendment. The components of Level of Service are discussed below, and demonstrate that there are no public facility deficiencies in the area of this Comprehensive Plan Amendment.

Transportation

The County and the Applicant have previously entered into a legally binding agreement (LDA-13-03) to address transportation impacts of development entitlements associated with the Lakewood Centre DRI. That agreement specifically addresses the possibility of such entitlements being transferred to lands which would be included in the DRI's expanded boundaries.

The applicant has submitted, and the staff is reviewing, an application to expand the boundaries of the Lakewood Centre DRI and which will transfer a portion of the entitlements to this land. The staff has recommended transmittal of this request, with its recommendation for adoption based upon the timing of the County's approval of the amendment to the DRI. As this application must undergo a 45-day review period by outside agencies prior to the County's adoption, it is staff's intent for the Board to consider the adoption of the Comprehensive Plan Amendment and the DRI amendment on the same date.

Potable Water

The existing 42" water main along Lakewood Ranch Boulevard and the 42" water main along S.R. 64, as well as the 16" water main along 44th Avenue are sized to accommodate extension of service to these lands. Water mains will be extended and sized in accordance with the Schroeder-Manatee Ranch Water Master Plan.

Source	Lake Manatee/East County Well Field/Mosaic Well Field	
Available Service Lines	Lakewood Ranch Boulevard	42" water main
	S.R. 64	42" water main
	44th Avenue East	16" water main
Permitted Capacity	84.0 MGD	
Current Maximum Daily Flow (12 Months)	47.42 MGD	
Available Capacity	36.59 MGD	

Sanitary Sewer

The existing sanitary sewer transmission network along 44th Avenue East will carry most of the sewer flows from these lands per the Schroeder-Manatee Ranch Wastewater Master Plan. The extension of a new transmission main on White Eagle Boulevard will be required to serve a portion of these areas as well as local transmission mains, gravity mains and lift stations. Some areas along S.R. 64 may flow west down S.R. 64 in compliance with the Sewer Master Plan for the area.

Treatment	Southeast Regional Wastewater Treatment Plant	
Available Service Lines	Lakewood Ranch Boulevard	4" & 6" force main and 8" gravity sewer
	S.R. 64	12" force main
	44th Avenue East	30" force main; 12' gravity sewer; master pump station
Permitted Capacity	11.00 MGD	
Current Maximum Monthly Average Daily Flow (12 month average)	7.30 MGD	
Available Capacity	3.7 MGD	

Mass Transit

Manatee County has established performance standards within Chapter 5 of the Comprehensive Plan. The standards use a calculation to provide service at a projected level of 9.81 Annual Passenger Miles per Capita. Demand is determined by multiplying the Projected Total Resident Population by 9.81. Further, the County's Comprehensive Plan contains a policy which requires the County to address the increased demand for line haul transit service, which is projected to occur, concurrent with the increase in total resident population by budgeting and expending as necessary, local funding to address the projected annual operating and capital costs.

Manatee County's latest report on Transit service indicated the intent to extend current service east of Interstate 75 where currently no service exists. The report stated that planned service is anticipated to the Lakewood Ranch area by 2016.

The Lakewood Centre Zoning Ordinance contains the following stipulation:

> *"The Developer shall work with Manatee County Area Transit (MCAT) to identify a potential transit stop(s) within the project. At such time that MCAT has established a plan for service to the Project, the applicant shall coordinate to provide the needed location(s) for transit stops with the project."*

Manatee County has reported no deficiencies in the provision of this public facility.

Schools

Manatee County has adopted a Public School Element within the Comprehensive Plan. The School Board participates in the review process of residential development projects and

prepares a capacity analysis for the School Service Area in which the project is located. Additionally, the School Board may utilize available capacity from a contiguous service area to meet demands.

The subject property is located within Service Area 2, which currently has capacity for Elementary, Middle and High Schools. There are currently no planned capacity-related improvements in the School Board of Manatee County's Five Year Capital Improvement Plan.

Manatee County School Board has reported no deficiencies in the provision of school facilities.

Recreational Facilities

Manatee County has established a Level of Service in the Comprehensive Plan of one local park per 10,000 residents, one district park per 100,000 residents, and one regional park per 500,000 residents.

There are three Manatee County owned and/or operated parks located east of Interstate 75 and south of the Manatee River in the area of Lakewood Ranch, all donated by Schroeder-Manatee Ranch, Inc.:

> Lakewood Ranch Park contains athletic fields, which include concession areas, restroom facilities and press boxes to serve them for baseball, basketball, football, soccer, and softball. There are also tennis courts, playground areas, and pavilions.
>
> Greenbrook Park contains both soccer and football fields, a pavilion and playground, picnic tables, grills and benches.
>
> The Country Club East Park contains both soccer and football fields, a pavilion and playground, picnic tables, and benches.

Manatee County has reported no deficiencies in the provision of Parks and Recreational facilities.

Staff Recommendation

When considering the TRANSMITTAL of this Comprehensive Plan Map Amendment, the Board should be mindful of the fact that a comprehensive land use and environmental review of this parcel will be reviewed in conjunction with the future amendments to the Lakewood Centre DRI and GDP. This Comprehensive Plan Map Amendment was a review of the maximum land uses that could be placed on the property from a land use perspective. All subsequent development proposals will be subject to the requirements of the Manatee County Comprehensive Plan and Manatee County Land Development Code.

Staff is of the opinion that:

- There has been a change in circumstances; and
- The area was once primarily agricultural use and now is characterized by residential

and major public facilities.

Therefore, staff recommends TRANSMITTAL of the Comprehensive Plan Map Amendment.

Synopsis of Positive/Negative Aspects of Application and Mitigating Factors

Positive Aspects

- The proposed MU-C designation allows mixed-use development, which provides an opportunity for the horizontal and vertical integration of commercial, office, recreation, residential and resort type uses, which reduces trip distances.

- The proposed development is adjacent to existing MU-C designated property.

- Area of existing public services and infrastructure.

- The County and the Applicant have previously entered into a legally binding agreement (LDA-13-03) to address transportation impacts of development entitlements associated with the Lakewood Centre DRI. That agreement addressed the possibility of such entitlements being transferred to lands which would be included in the DRI's expanded boundaries..

Negative Aspects

N/A

Mitigating Factors

N/A

ATTACHMENTS:

1. Consistency with Manatee County Comprehensive Plan
2. Consistency with Tampa Bay Regional Strategic Policy Plan
3. Consistency with State Statutes
4. Copy of Newspaper Advertising

ATTACHMENT #2
CONSISTENCY WITH MANATEE COUNTY COMPREHENSIVE PLAN

The requested Comprehensive Plan Amendment furthers the following goals, objectives and policies of the Manatee County Comprehensive Plan:

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

Policy 2.2.1.28 **Mixed Use – Community (MU-C): Establish the Mixed Use – Community Future Land Use category as follows:**

Policy 2.1.28.1 **Intent: To identify, texturally in the Comprehensive Plan's goals, objectives and policies, or graphically on the Future Land Use Map, areas which are established as major centers of suburban/urban activity through the identification of Sub-areas. A graphic depiction of the Sub-areas shall be adopted as a part of any FLUM amendment establishing a MU-C category and shall become a part of the Future Land Use Map Series. The maximum distance between Activity Centers, measured from the edge of the Center, shall be 1.5 miles. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting. Sub-areas specifying the range of potential uses, range of potential density/intensity, and other information follow below:**

Development or redevelopment within the area designated under this category shall be required to achieve compliance with the Guiding Principles outlines in the Land Use Operative Provisions.

To achieve consistency with the Guiding Principles and to ensure the creation of a viable mixed use area, the approval of each MU-C category shall require the inclusion of Specific Property Development Conditions within the introductory chapter of this Plan that limits the amount of residential

development which may occur until a defined amount of non-residential development has commenced, unless such link is determined to be unnecessary through an analysis submitted by the applicant and approved by the County Commission.

Policy 2.2.1.28.3 **Mixed Use – Community/Activity Center Level 2 (MU-C/AC-2) – Establish the Activity Center Level 2 subarea as follows:**

Range of Potential Uses: Retail, wholesale, or office commercial uses which function in the market place as neighborhood, community, or regional-serving. Also, light industrial uses, research/corporate uses, warehouse/distribution, suburban or urban residential uses, lodging places, recreational uses, public or semi-public uses, schools, short-term agriculture uses, and appropriate water-depending/water-related/water-enhanced.

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
9 dwelling units per acre

Minimum Gross Residential Density:
6 dwelling units per acre

Maximum Net Residential Density:
20 dwelling units per acre

Minimum Floor Area Ratio: 0.35

Minimum size of Activity Center: 20 acres

Maximum Square Footage for Neighborhood Community, or Region-Serving Uses: Large (300,000 square feet).

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 §163.3203, 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.

d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element, however, such uses shall not be subject to Policy 2.10.3.3

e) Development within this Mixed Use AC-2 subarea shall contain the minimum percentage of at least three of the following general categories of land uses. If two of the land uses include Recreation/Open Space and Public/Semi-Public the required mix of uses increases to four land use types, one of which must be residential:

10% Residential
20% Commercial/Professional
15% Light Industrial/Distribution
5% Recreational/Open Space
3% Public/Semi-Public

Policy 2.2.1.28.6 **Mixed-Use Community/Residential (MU-C/R):**
Establish the Residential subareas as follows:

Range of Potential Uses: Suburban or urban density planned residential development with integrated residential support uses as port of such developments, neighborhood retail uses, short-term agriculture uses, interim farm worker housing, public or semi-public uses, schools, recreational uses, and appropriate water-dependent/water related/water-enhanced uses.

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre

Maximum Floor Area Ratio:
0.23

Maximum Square footage for Neighborhood Retail Uses:
Medium (150,000 square feet as permitted in the Manatee County Comprehensive Plan Policy 2.10.4.2 for DRI's and Large Projects)

Other Information:

a) All mixed and multiple-use projects 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 non-residential project exceeding 30,000 square feet shall require special approval.

Goal 2.4 — **Adequate and Available Public Facilities and Services Concurrent with New Development.**

Objective 2.4.1 — **Level of Service and Concurrency: Require the issuance of a Certificate of Level of Service for all development to ensure that required public facilities and services are available concurrent with development.**

Policy 2.6.5.2 — **Encourage, in locations which are suited to diverse uses, mixed and multiple use projects to provide for integration and synergy between land uses. Nothing in this policy shall preclude single use or homogenous projects if mixing of uses on a single project, or intrusion of a different use into a homogenous area, will create inappropriate diversity of incompatibilities between adjacent land uses.**

Policy 2.6.5.3 — **Encourage, within currently undeveloped areas, designation for new growth, and within infill development projects not creating incompatible land use patterns, the vertical integration of uses by mixing of uses within a single structure.**

Objective 2.9.1 — **Strong Communities: Create and maintain communities which are characterized by their:**

- **connection, integration, and compatibility with surrounding land uses;**
- **community spaces and focal points;**
- **protection of the natural environment;**
- **connection and integration of pedestrian, bicycle, and vehicular systems;**
- **usable open spaces, and public access to water**

features;

- **unifying design elements and features;**
- **variety of housing stock;**
- **pedestrian oriented structures, and pedestrian friendly design; and**
- **connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities, and commercial uses.**

Policy 2.10.1.3 **Allow for neo-traditional development projects that functionally mix residential and commercial (retail/office) uses.**

Policy 2.10.2.5 **Allow for neo-traditional development projects that have commercial (retail/office) uses that are central to the individual projects. Such projects will promote diversity of uses while not promoting strip commercial development.**

Policy 6.1.1.1 **Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.**

ATTACHMENT #3

CONSISTENCY WITH TAMPA PAY REGIONAL STRATEGIC POLICY PLAN

Affordable Housing

Location

1.12: Site and design residential development in a way that: enhances and protects life and property from natural and man-made hazards; is compatible with the type and scale of surrounding land uses; fosters a pedestrian friendly environment; enhances connectivity with adjacent development; and protects existing residential areas from the encroachment of incompatible activities. Likewise, other land use areas should be protected from the encroachment of incompatible residential activities. The implementation or interpretation of these provisions, however, should not be seen as discouraging mixed-use development.

Economic Development

Sustainable Development

2.69: Recognize that sustainable development requires adherence to the following guiding principles:

- ***Creating Livable Communities:*** **Building active, attractive communities with easy access to residential, commercial, and recreational areas;**
- ***Mixed-Use Development:*** **Encouraging mixed-use development which includes a combination of compatible land uses having functional interrelationships and aesthetic features;**
- ***Pedestrian-Friendly Communities:*** **Encouraging development which proceeds tin a manner than encourages people to walk to obtain the things they need.**

Regional Transportation

Land Use/Transportation

5.14: Promote the implementation of programs which reduce the overall number of person and vehicle trips per mile and to promote internal capture within large developments and heavily-developed areas.

5.23: Facilitate the best use of residential, commercial, and/or industrial land uses and infrastructure systems and decrease urban sprawl by promoting infill redevelopment, rehabilitation, and/or adaptive reuse of existing areas and/or structures.

ATTACHMENT #3
CONSISTENCY WITH FLORIDA STATUES

The requested Comprehensive Plan Amendment furthers the following Florida Statutes:

The proposed amendment is consistent with
Florida Statutes 163 Part II

163.3184 Process for adoption of comprehensive plan or plan amendment states "in compliance" means consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191, 163.3245 and 163.3248

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

163.3178 Coastal Management
This plan amendment request maintains the structure of the Comprehensive Plan.

163.3180 Concurrency
This plan amendment request maintains the structure of the Comprehensive Plan.

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

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

163.3248 Rural Land Stewardship areas
There are no Rural Land Stewardship areas established at this time.

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

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

187.201 (15) (a)
187.201 (17) (a)

Stantec

April 21, 2014

Mr. Steve Kollar
Manatee County Public Works
1022 26th Avenue East
Bradenton, FL 34208

Reference: Lakewood Centre North
Comprehensive Plan Amendment

Dear Mr. Kollar:

This letter report summarizes an analysis of a proposed comprehensive plan amendment affecting approximately 245.91 acres of vacant land located north of 44th Avenue East, south of SR 64, and east of Lakewood Ranch Boulevard (see Attachment A). Of this 245.91 acres, 8.32 acres are currently designated ROR, and 237.59 acres are designated IL. The proposed designations are approximately 8.32 acres of MU-C/AC-2 in the north, 154.66 acres of MU-C/AC-2 in the south, with the remaining 82.63 acres designated as MU-C/R. Attachment A shows the locations of the three land use areas under the proposed designations.

To assess the potential transportation impact of the proposed comprehensive plan amendment, a comparison of the potential trip generation of the existing designations versus the proposed designation was completed. This comparison is described below.

Trip Generation of Existing Designations

The current land use designations of ROR and IL allow a variety of development types at specific maximum FARs. The ROR land use designation includes neighborhood, community, and regional retail, office, and residential uses, among others. The maximum FAR for non-residential uses is 0.35. A typical use in ROR is neighborhood and community retail. Using the 0.35 FAR with the 8.32 acres of ROR results in a development square footage of 126,847 square feet. This is a

Design with community in mind

reasonable assumption for this land use designation and size of parcel. Therefore, for trip generation purposes 126,847 square feet of retail (ITE Land Use Code 820) was assumed for the ROR trip generation.

The IL land use designation allows office, light industry, corporate parks, and "intensive commercial uses", among other uses. The maximum FAR allowed for non-residential uses is 0.75. Office land uses would be a reasonable expectation for this site. Using a 0.75 FAR with the 237.59 acres of IL results in a development size of 7,762,065 square feet. This would likely be well above any actual development that would occur. Therefore, to arrive at a reasonable estimate of development, an FAR of 0.35 was assumed, with a resulting office development size of 3,622,297 square feet. Thus, 3,622,297 square feet of office was assumed for the acreage designated IL.

The resulting PM peak hour trip generation for the existing land use designations of ROR and IL is reported in the table "Existing" in Attachment B. As reported in that table, the existing land use designations would potentially generate 4,838 PM peak hour trips.

Trip Generation of Proposed Designation

The proposed land use designation of MU-C allows several development types, including neighborhood retail and office, light industrial, and planned residential, among others. As part of the planning for the subject parcels, a general development plan (GDP) has been prepared and will be considered concurrently with the comprehensive plan amendment. Because it is based on an extensive review of the development potential of the subject parcels, the GDP provides the best estimate of likely development on these under the proposed land use designations.

The resulting PM peak hour trip generation for the proposed land use designations of MU-C/R and MU-C/AC-2 is reported in the table "Proposed (Under MU-C)" in

Reference: LWC Comprehensive Plan Amendment

Attachment B. The densities/intensities shown in this table generally reflect those in the GDP, and in some cases are slightly higher than the GDP. As reported in that table, the existing land use designations would potentially generate 1,160 PM peak hour trips, or 3,678 trips less than the existing land use designations. Thus, the proposed land use designation of MU-C would not result in any additional or modified transportation impacts.

Conclusion

Pursuant to a proposed change in land use designations for approximately 245.91 acres of vacant land from ROR and IL to MU-C/R and MU-C/AC-2, a potential trip generation comparison was completed. The results of this comparison show that the proposed land use designations will result in an estimated reduction of 3,678 PM peak hour trips, with no additional or modified transportation impacts. The proposed land use designations of MU-C/R and MU-C/AC-2 are therefore consistent with the Manatee County Comprehensive Plan.

Should you have any questions, please call me at (813) 223-9500.

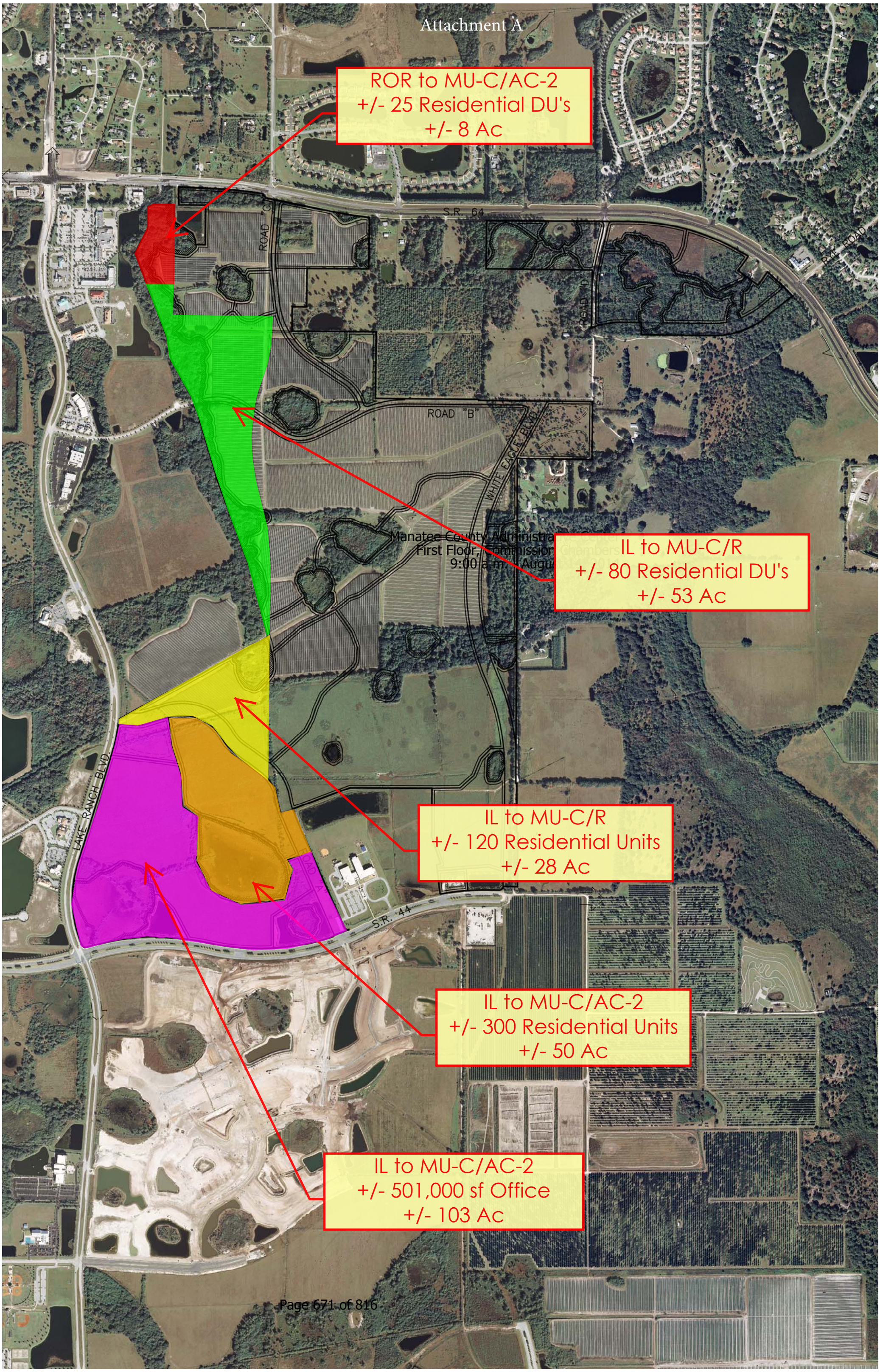
Sincerely,

Stantec

Richard A. Stiles

Richard A. Stiles, AICP
Senior Project Manager

Attachments


ROR to MU-C/AC-2
+/- 25 Residential DU's
+/- 8 Ac
IL to MU-C/R
+/- 80 Residential DU's
+/- 53 Ac
IL to MU-C/R
+/- 120 Residential Units
+/- 28 Ac
IL to MU-C/AC-2
+/- 300 Residential Units
+/- 50 Ac
IL to MU-C/AC-2
+/- 501,000 sf Office
+/- 103 Ac
S.R. 64
ROAD "C"
ROAD "D"
ROAD "B"
WHITE EAGLE BLVD.
LAKE RANCH BLVD.
S.R. 44

Attachment B

Lakewood Centre DRI Comp. Plan Amendment Trip Generation Comparison

Existing

FLU	ITE Land Use Category	Units	Acres	Max FAR	Development Size	PM Peak Trip Rate/ Equation	PM Peak Total Trips
IL	Office - 710	Per 1,000 SF	237.59	0.75*	3,622,297	T = 1.12(x) + 78.45	4,135
R/O/R	Retail - 820	Per 1,000 SF	8.32	0.35	126,847	ln(T) = 0.67 x ln(X) + 3.31	703
	Total Existing LUC						**4,838**

Proposed (under MU-C)

FLU	ITE Land Use Category	Units	Acres	Estimated Development FAR/Density	Development Size	PM Peak Trip Rate/ Equation	PM Peak Total Trips
MU-C/AC-2 (North)	Single-Family Detached - 210	Per Dwelling Unit	8.32	3 units/acre	25	ln(T) = 0.90 x ln(X) + 0.51	30
MU-C/R	Single-Family Detached - 210	Per Dwelling Unit	82.63	2.5 units/acre	206	ln(T) = 0.90 x ln(X) + 0.51	201
MU-C/AC-2 (South)	Single-Family Detached - 210	Per Dwelling Unit	51.03	6 units/acre	306	ln(T) = 0.90 x ln(X) + 0.51	288
MU-C/AC-2 (South)	Office - 710	Per 1,000 SF	103.93	0.111	502,518	T = 1.12(x) + 78.45	641
	Total Proposed LUC						**1,160**
				Net Change			**-3,678**

*For reasonable estimate of actual development, used FAR of 0.35 for calculations

From: Jason Utley/MCG
To: "Stiles, Richard" <Richard.Stiles@stantec.com>
Cc: "Caleb Grimes (cgrimes@grimesgoebel.com)" <cgrimes@grimesgoebel.com>, "dmarvin@grimesgoebel.com" <dmarvin@grimesgoebel.com>, "shelley.hamilton@mymanatee.org" <shelley.hamilton@mymanatee.org>, "steve.kollar@mymanatee.org" <steve.kollar@mymanatee.org>, "susan.barfield@mymanatee.org" <susan.barfield@mymanatee.org>, "Todd Pokrywa (todd.pokrywa@smrranch.com)" <todd.pokrywa@smrranch.com>
Date: 05/15/2014 10:36 AM
Subject: Lakewood Centre North Comprehensive Plan Amendment Approval Letter - Revised

RE: Lakewood Centre North Comprehensive Plan Amendment - Traffic Letter Report
Petition # PA-14-03 - DTS# 20140191
Consultant: Stantec

Dear Mr. Stiles,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed the Traffic Letter Report (TLR) submitted by Stantec, dated April 21, 2014, for the above-referenced project. The TLR compares the maximum traffic impacts (worst-case scenario) possible resulting from the development of the subject parcel at maximum densities/intensities allowed in the existing approved future land use designations versus those densities/intensities anticipated in the proposed future land designation. The existing future land use designations are: 8.32 acres of Retail/Office/Residential (ROR) uses with an assumed buildout of 126,847 square feet (8.32 acres times a maximum allowable Floor Area Ratio (FAR) of 0.35) and 237.59 acres of Industrial Light (IL) uses with a maximum buildout of 7,762,065 square feet (237.59 acres times a maximum allowable FAR of 0.75). The 0.75 FAR was assumed to be unlikely, therefore a 0.35 FAR was used to determine an assumed maximum buildout of 3,622,297 square feet (237.59 acres times an assumed FAR of 0.35).

The assumed maximum density/intensity buildout scenario under the existing future land use designations will generate 4,838 PM Peak-Hour trips. Based upon the maximum density/intensity expected by the proposed future land use designation for 8.32 acres of Mixed Use Community/Activity Center - 2 (MU-C/AC-2) uses with an assumed buildout of 25 single family homes (generating 30 PM Peak-Hour trips), 154.66 acres of Mixed Use Community/Activity Center - 2 (MU-C/AC-2) uses with an assumed buildout of 306 single family homes (generating 288 PM Peak-Hour trips) and 502,518 square feet of office land use (generating 641 PM Peak-Hour trips), the remaining 82.63 acres designated as Mixed Use Community - Residential (MU-C/R) uses with an assumed buildout of 206 single family homes (generating 201 PM Peak-Hour trips). Under the proposed scenario, it is estimated that a total of 1,160 PM Peak-Hour trips will be generated. A comparison of those land use scenarios indicated that the proposed future land use designation will reduce potential PM Peak-Hour trips by 3,678 vehicles.

Staff reviewed the proposed plan amendment with the understanding that the land use change will be processed concurrently with a Notification Of Proposed Change (NOPC) for the Lakewood Centre Development of Regional Impact (DRI). The proposed development contemplated in the applicant's TLR was based on existing entitlements within the Lakewood Centre DRI which the applicant proposes to shift outside of the bounds of the DRI and allocate to the parcels of land subject to this comprehensive plan amendment. The NOPC will remove those entitlements from the DRI and effectively cap the land uses for the property that is the subject of the plan amendment. If the plan amendment moves forward without the NOPC, the County will require additional analysis based on land use scenarios that have fewer constraints.

Based upon the above information, the Manatee County Transportation Planning Division recommends approval of the proposed plan amendment. It should be noted that this application is for a plan amendment only and no concurrency approvals are granted through this plan amendment.

If you have any questions, please contact me at 941.708.7478. Thank you.

Jason Utley, AICP
Transportation Systems Modeler
Manatee County Government
941.708.7478
jason.utley@mymanatee.org
1022 26th Avenue East
Bradenton, FL 34208

August 14, 2014 Planning Commission
Agenda Item #13

Subject
PDMU-13-37(Z)(P) - Parrish Holdings, LLC; Southern Land Parrish, LLC; Southern Hemisphere Manatee, LLC; and North Manatee Investment, LLC/The Villages of Amazon South - DTS20130374 - B00000234 - Quasi-Judicial - Margaret Tusing

Briefings
None

Contact and/or Presenter Information

Margaret Tusing

Principal Planner

941-748-4501 ext. 6828

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDMU-13-37(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.7; B.1-B.4; C.1-C.3 and D.1-D.7; GRANTING Special Approval for a project: 1) in the UF-3 Future Land Use Category with a gross residential density exceeding one (1) dwelling unit per acre and 2) any nonresidential project exceeding 30,000 square feet; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Land Development Code Sections 604.10.3.3(k) (requiring a 15-foot building setback for lots adjacent to roadway and greenbelt buffers in the North Central Overlay), 714.8.7 (replacement trees), 715.3.4 (canopy trees) and 907.9.4.2 (Dead End Streets exceeding 800-feet [Phase 4, Street "X"]); as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• The site is located in the UF-3 (Urban Fringe - 3 dwelling units per gross acre) and the P/SP-1 (Public/Semi-Public) Future Land Use Categories (FLUC).

• Special Approval is required because the project's gross residential density exceeds 1 du/ac (1.66 du/ac) and the nonresidential square footage exceeds 30,000 square feet.

• Lot sizes vary depending on the housing type with the minimum single family detached lot size of 40'x120'.

• The Applicant is meeting the minimum standards of the LDC with respect to roadway width (24') and cul-de-sacs not exceeding 800' in length without an emergency access. The streets will be private and will be maintained by an HOA or other appropriate legal entity.

• Portions of the Ft. Hamer Road extension will be constructed by the Applicant to provide access to various project phases.

• County potable water and reclaimed water are available. Currently there is no sanitary sewer service available for the site. The Developer has proposed a Local Development Agreement (LDA) to address this issue.

• Sidewalks will be constructed on both sides of the local streets and on both sides of Ft. Hamer Road. Stipulation A.5. requires 5-foot sidewalks to be constructed on Moccasin Wallow Road and U.S. 301.

• 623 acres (51%) are proposed for open space which is located throughout the project and 20 acres of recreational area are also provided and are distributed among the four phases.

• The site has 146 acres of wetlands and impacts are proposed to 0.02 acres for roadway construction.

• The subdivision will have access to Moccasin Wallow Road, Ft. Hamer Road Extension and U.S. 301 North.

• Staff requested and supports the Specific Approvals to reduce tree replacement sizes and one canopy tree per lot frontage. In addition, the Applicant is requesting Specific Approval to reduce the accessory structure setback adjacent to roadway and/or greenbelt buffers because the Applicant is proposing a greenbelt buffer of 35-feet and this buffer provides sufficient space to plant landscaping materials to minimize conflicts with accessory structures and Specific Approval to allow Street X to be a cul-de-sac exceeding 800-feet in length because an emergency or full access will be constructed with Phase 4 when Street X exceeds 800-feet in length.

• Staff recommends approval.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on July 15, 2014.

Reviewing Attorney
Schenk

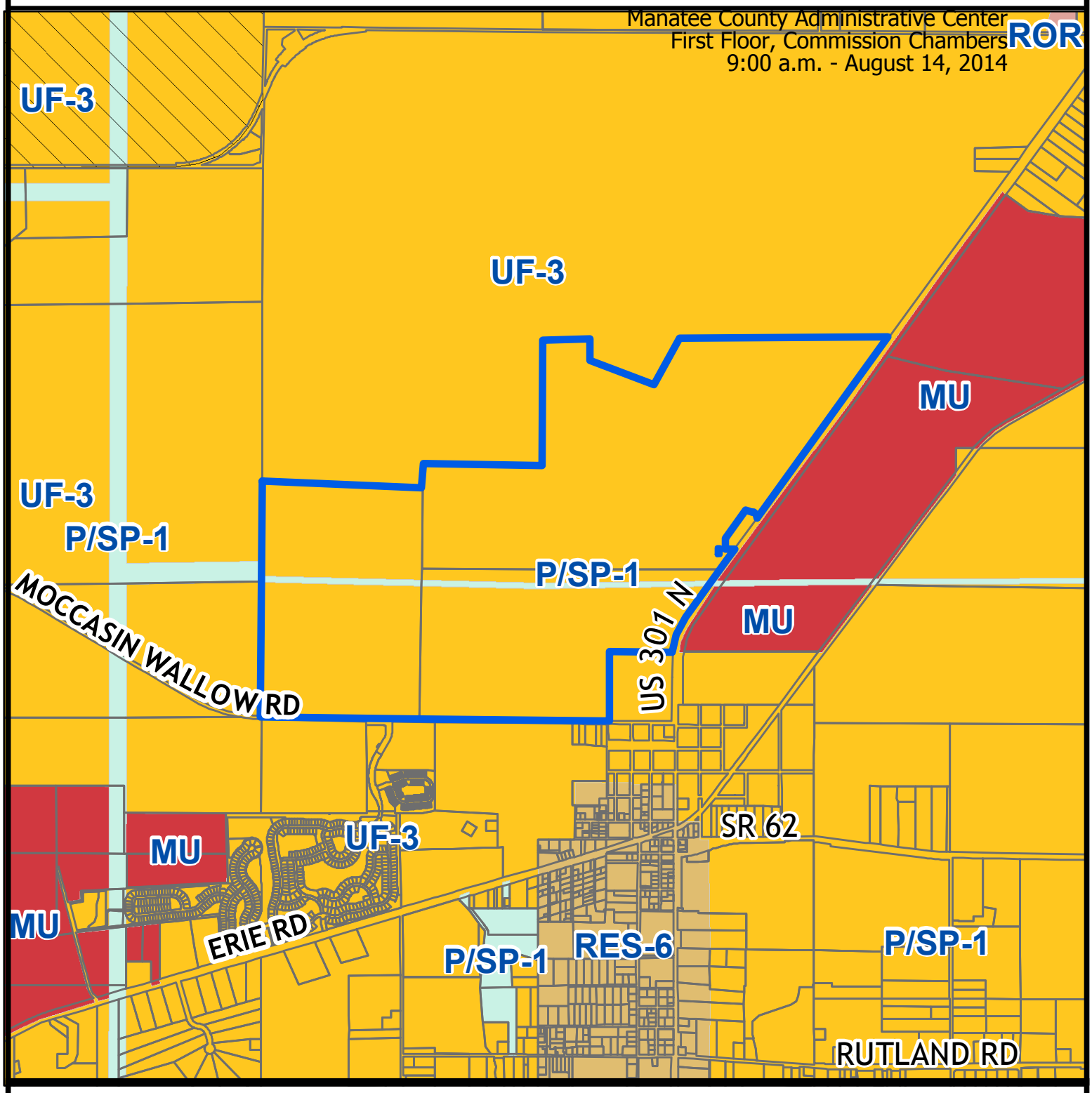
Instructions to Board Records
n/a

Cost and Funds Source Account Number and Name
n/a

Amount and Frequency of Recurring Costs
n/a

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-13-37(Z)(P) - VillagesOfAmazon - 08142014 PC.pdf
Attachment: Staff Report - Villages of Amazon - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Zoning Disclosure Affidavits - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Request for Special Approval - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Request for Specific Approval - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf
Attachment: Traffic Impact Analysis - Villages at Amazon South - 8-14-14 PC.pdf
Attachment: Affidavit of Ad - Sarasota Herald Tribune - Villages at Amazon South - 8-14-2014 PC.pdf
Attachment: Site Plan - Villages at Amazon South - PDMU-13-37(Z)(P) - 8-14-2014 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 400410209, 400810009, 401910009

Project Name:	The Villages of Amazon South
Project #:	PDMU-13-37 (Z)(P)
DTS#:	20130374
Proposed Use:	Mixed Use

S/T/R:	Sec 16,24,18,17,19,20 Twn 33 Rng 18,19
Acreage:	± 1,203.8
Existing Zoning:	PD-R
Existing FLU:	UF-3, P/SP-1
Overlays:	NCO
Special Areas:	NONE

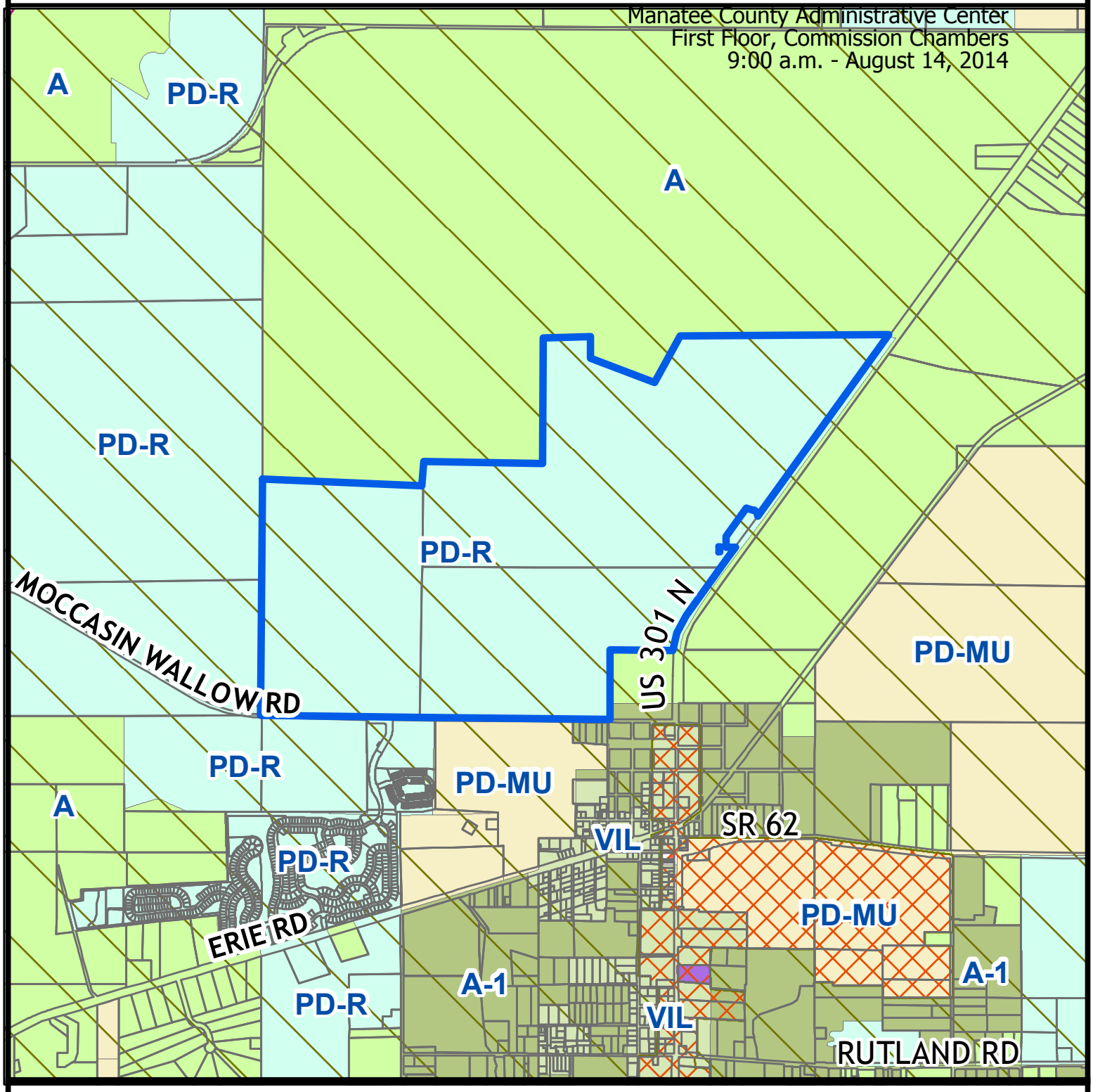
CHH:	NONE
Watershed:	NONE
Drainage Basin:	BUFFALO CREEK,GAMBLE CREEK SINK,
Commissioner:	Larry Bustle

N

Manatee County
Staff Report Map

Map Prepared 11/6/2013
1 inch = 2,590 feet

ZONING



Parcel ID #(s) 400410209, 400810009, 401910009

Project Name:	The Villages of Amazon South
Project #:	PDMU-13-37 (Z)(P)
DTS#:	20130374
Proposed Use:	Mixed Use

North Central Overlay

S/T/R:	Sec 16,24,18,17,19,20 Twn 33 Rng 18,19
Acreage:	± 1,203.8
Existing Zoning:	PD-R
Existing FLU:	UF-3, P/SP-1
Overlays:	NCO
Special Areas:	NONE

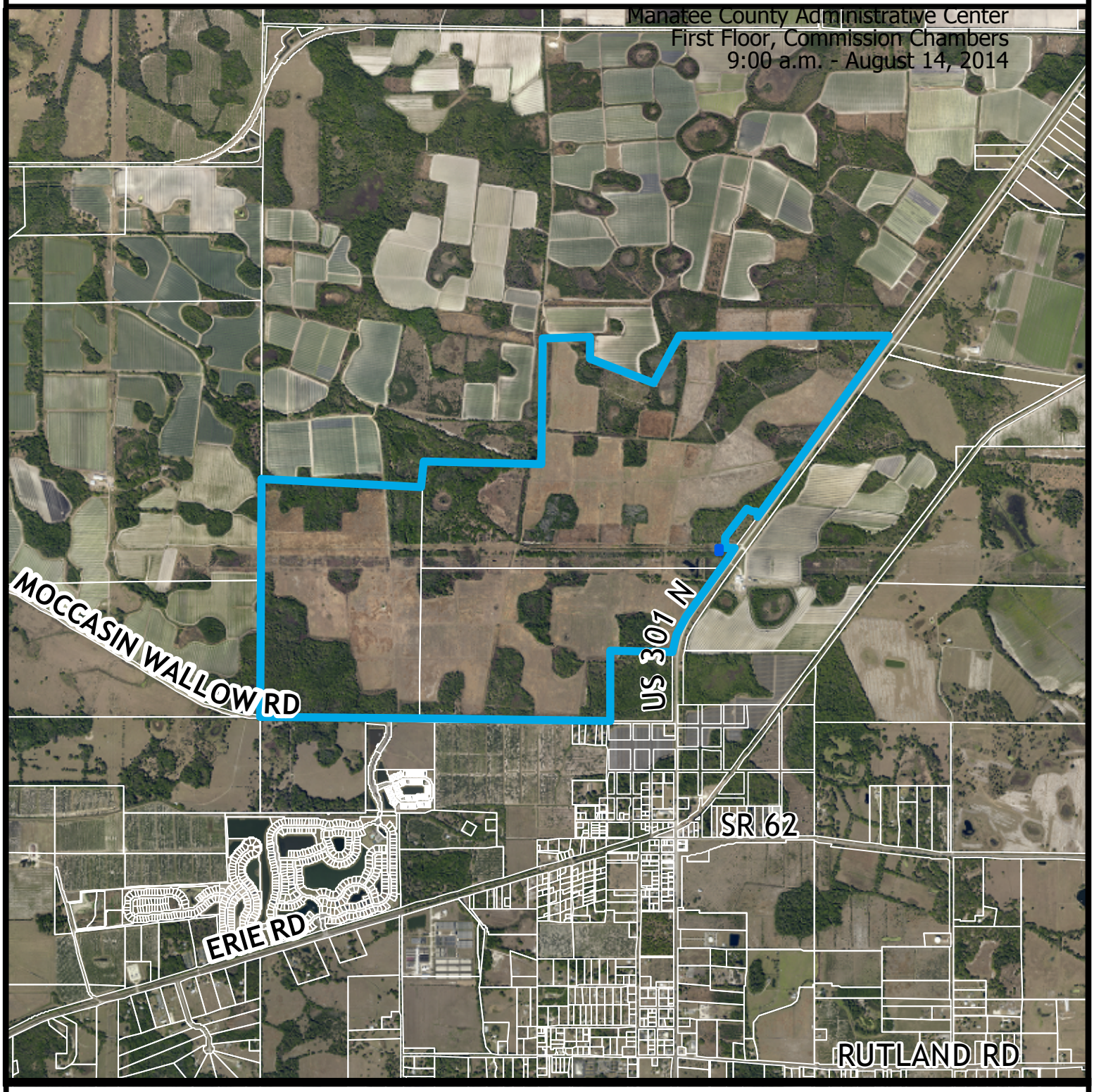
CHH:	NONE
Watershed:	NONE
Drainage Basin:	BUFFALO CREEK,GAMBLE CREEK SINK,
Commissioner:	Larry Bustle

N

Manatee County
Staff Report Map

Map Prepared 11/6/2013
1 inch = 2,590 feet

AERIAL



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Existing FLU:	UF-3, P/SP-1
Overlays:	NCO
Special Areas:	NONE

CHH:	NONE
Watershed:	NONE
Drainage Basin:	BUFFALO CREEK,GAMBLE CREEK SINK,
Commissioner:	Larry Bustle

N

Manatee County
Staff Report Map

Map Prepared 11/6/2013
1 inch = 2,590 feet

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; Buzzsaw # B00000234)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 08/14/2014 **B.O.C.C.:** 09/04/2014

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDMU-13-37(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1–A.7, B.1–B.4, C.1–C.3, and D.1–D.7; GRANTING Special Approval for a project: 1) in the UF-3 FLUC with a gross residential density exceeding one (1) dwelling unit per acre and 2) any nonresidential project exceeding 30,000 square feet; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of alternatives to Land Development Code Sections 604.10.3.3(k) (requiring a 15-foot building setback for lots adjacent to roadway and greenbelt buffers in the NCO), 714.8.7 (replacement trees), 715.3.4 (canopy trees) and 907.9.4.2 (Dead End Streets exceeding 800-feet [Phase 4, Street "X"]); as recommended by staff.

PROJECT SUMMARY	
CASE#	PDMU-13-37(Z)(P) DTS #20130374 Buzzsaw # B00000234
PROJECT NAME	The Villages of Amazon South
APPLICANT(S):	Parrish Holdings, LLC; Southern Land Parrish, LLC; Southern Hemisphere Manatee, LLC; and North Manatee Investment, LLC
APPLICANT(S) REPRESENTATIVE:	Katie LaBarr, AICP Stantec Consulting Services, Inc.
PROPOSED ZONING:	PDMU (Planned Development Mixed Use)
EXISTING ZONING:	PDR (Planned Development Residential)
PROPOSED USE(S):	Single Family Detached, Semi-Detached, and Attached Units; 40,000 square feet of commercial; and 20,000 square feet of office
CASE MANAGER:	Margaret Tusing
STAFF RECOMMENDATION:	APPROVAL with Stipulations

DETAILED DISCUSSION

The 1,203.83 acre site is located at the northwest corner of Moccasin Wallow Road and U.S. 301 North. The site has 6,646 feet of frontage along Moccasin Wallow Road and 5,507 feet of frontage along U.S. 301 and is bisected by a 660-foot FPL easement with major transmission lines running east and west through the site. A 50-foot gas line easement is on the north side of the FPL easement.

History: An application (Heller 301 Properties, LLC/Saltsman Property – PDR-06-05[Z][P]) was made to develop the subject property with 1,960 residential units, including 197 units for workforce housing. This proposal included three community recreational centers, a trail system, tennis courts, playgrounds, gazebos, and open play areas as well as sites for a future elementary school, fire station, and park. The project proposed to construct segments of the Ft. Hamer Road (running north/south through the project) and Spencer Parrish Road (on the north side of the property) both of which are planned County thoroughfares. The project was approved by the Board on March 20, 2008. CLOS-08-028 and PDR-06-05(Z)(P) both expire July 19, 2016.

Request: The current request is to approve a new zoning of PDMU to allow for office/commercial development at the southwest corner of U.S. 301 and FF Road (Spencer Parrish) and for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units). The entire site is in the North Central Overlay (NCO) and the UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public) Future Land Use Categories (FLUC). The P/SP-1 property is the FPL and gas line easement which bisects the property. UF-3 allows consideration of suburban or urban planned residential development with integrated residential support uses in its range of potential uses. Special Approval is required because the proposed gross density of 1.66 dwelling units per acre exceeds the Special Approval threshold (one dwelling unit per acre) in the UF-3 FLUC.

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

The project has three access points on Moccasin Wallow Road and three access points on U.S. 301. Access to the extension of Ft. Hamer Road will occur as each project phase is constructed at Street “O” (Phase I and II), Street “DD” and Street “KK” (Phase III), Street “X” and Street “BB” (Phase 4). The internal roadways are proposed as private streets meeting the minimum requirements of the LDC and Public Works Standards (minimum 50-feet of ROW and 24-feet of pavement).

Recreational amenities will be provided throughout the development on a minimum of twenty (20) acres and will consist of recreational areas/pocket parks, amenity areas, and nature trail/paths. Amenities may include ball fields, courts, dog parks, swimming pools, clubhouses, play equipment, gazebos, open lawns, and walking, biking or hiking trails.

There are 146.22 acres of wetlands on the project site with only 0.02-acres proposed for roadway impact.

Because this development has more than 800 units, it is a Large Project. Following Section 736.3 of the Land Development Code, the Applicant submitted the required Large Project Application (LPA). The data in the LPA was reviewed and analyzed by staff as part of the development review process. The LPA is available for review in the Building and Development Services Department, Public Hearing Section.

Staff recommends Approval with Stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	12420 U.S. 301 North, Parrish
GENERAL LOCATION:	Northwest corner of Moccasin Wallow Road and U.S. 301 North

ACREAGE:	1,203.83 acres
EXISTING USE(S):	Pasture/Vacant
FUTURE LAND USE CATEGORY(S):	• UF-3 • P/SP-1 (FPL and Gas Easements)
DENSITY:	1.66± du/ac (gross) 2.61± du/ac (net)
INTENSITY:	0.23 FAR (maximum)
SPECIAL APPROVAL(S):	• Projects in UF-3 exceeding 1 du/ac (gross) • Nonresidential projects exceeding 30,000 square feet
OVERLAY DISTRICT(S):	• North Central Overlay
SPECIFIC APPROVAL(S):	• LDC 604.10.3.3(k) – NCO lots adjacent to roadway and greenbelt buffers required to have minimum 15-foot setback for accessory structures from buffer • LDC 714.8.7 – Replacement Trees • LDC 715.3.4 – Canopy Trees • LDC 907.9.4.2 – Cul-de-sac Exceeding 800-feet in length (Phase 4, Street "X")
SURROUNDING USES & ZONING	
NORTH	Vacant and Agricultural Property
SOUTH	Vacant and Residential; Morgan's Glen; Copperstone (fka Valencia Groves); Summer Woods/Wetherington
EAST	Vacant and Agricultural Property
WEST	Vacant and Agricultural Property

SITE DESIGN DETAILS			
	SF Detached	**SF Semi-Detached**	**SF Attached**
LOT SIZE(S)/ SETBACKS:	**Min. Lot Width:** 40' (4800 SF) **Front:** 20' to structure or side loaded garage/23' to front loaded garage **Side:** 5'	**Min. Lot Width:** 36' (4320 SF) **Front:** 20' to structure or side loaded garage/23' to front loaded garage **Side:** 6' (12' between	**Min. Lot Width:** 24' (2640 SF) **Front:** 20'to structure or side loaded garage/25' to front loaded garage **Side:** 7.5' (15'

	Rear: 15' **Waterfront:** 30' **Wetland Setback:** 15' **Greenbelt Buffer:** 20'	buildings) **Rear:** 15' **Waterfront:** 30' **Wetland Setback:** 15' **Greenbelt Buffer:** 20'	between buildings) **Rear:** 15' **Waterfront:** 30' **Wetland Setback:** 15' **Greenbelt Buffer:** 20'
OPEN SPACE:	623.88± Acres – 51.82% (25% is required)		
RECREATIONAL AMENITIES:	• Ball fields, tennis courts, basketball courts, dog parks • Amenity Centers with pools, community rooms, club houses • Small pocket parks (with and without play equipment for children) • Benches, gazebos, open lawns • Walking, biking, and/or hiking trails		
RECREATIONAL ACREAGE:	20 acres distributed among four phases		
ACCESS:	The project has three (3) access points on Moccasin Wallow Road and three (3) access points on U.S. 301 North. The extension of Ft. Hamer Road runs north-south through the project and as the project progresses, access will be provided to Ft. Hamer Road as detailed in LDA-13-02.		
FLOOD ZONE(S)	Site based on D-FIRMS (digital maps – effective 3/17/14) lies in Zone A, Zone A with no base flood elevation determined and Zone AE with Base Flood Elevations of 27.8' – 41' NAVD 1988.		
AREA OF KNOWN FLOODING	Yes, rainfall		
UTILITY CONNECTIONS	County potable water and reclaimed water are available. Currently there is no sanitary sewer service available for the site. The Developer has proposed a Local Development Agreement (LDA) to address this issue.		

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage:	146.22 acres
Proposed Impact Acreage:	0.02 Acres

Wetland I.D.	Overall Wetland Acreage	Acres Impacted	Type (UMAM)	Quality	Reason for Impact	EPD Objection
W19	0.27	0.02	Herbaceous (0.0)	Low	Road	No

According to the information provided by the applicant's environmental consultant there are a total of 146.22 acres of wetlands. Wetland impacts are limited to 0.02 acres and are the result of the right-of-way alignment for Ft. Hamer Road. The site plan depicts the required minimum 30' wetland buffer around all wetlands. The Ordinance includes a stipulation requiring the Final Site Plan to be designed so that no lots or other encroachments are located within the required wetland buffers other than those allowed by LDC Section 719.7.

Uplands

According to the environmental narrative provided by Eco Consultants, the following native habitats are found on-site: 4.38 acres Pine Flatwoods and 288.46 acres of Pine-Oak Mixed Forest. The table of habitats in the narrative indicates that the following amounts of each habitat will be preserved and/or enhanced with the project: 1.1 acres of Pine Flatwoods and 53.46 acres of Pine-Oak mixed forest.

The project meets the requirements of Comprehensive Plan Policy 3.3.2.2 and Section 604.3(20) of the LDC. Also, the minimum required open space does not exceed inclusion of 75% of area in wetlands or open water bodies.

Endangered Species

According to the environmental assessment performed by Eco Consultants no listed species were found on-site or utilizing the habitat with the exception of some migratory birds. The consultant indicated that the habitat they were using will be preserved; therefore, there should be no impacts to these species.

Trees

The applicant has not provided tree information at this time. The applicant has indicated that they will provide this information at the Final Site Plan stage.

Landscaping/Buffers

The applicant has shown intent to provide a 50' roadway buffer with landscaping materials that meet the North Central Overlay (NCO) District requirements. The greenbelt buffers are shown at 20', also with landscaping that meets the NCO requirements. Details of species and quantities will be reviewed and approved by staff at the Final Site Plan stage. The applicant has requested specific approval to reduce the minimum 15' setback from the greenbelt buffer and any pool cages or similar structures required by LDC Section 604.10.3.3(k). The justification provided by the applicant is that the 35' greenbelt buffer provides sufficient space to plant materials to minimize conflicts with accessory structures.

Street tree requirements will be reviewed and approved with the Final Site Plan.

NEARBY DEVELOPMENT

RESIDENTIAL				
Project	**Lots / Units**	**Density**	**FLUC**	**Year Approved**
Copperstone (fka Valencia Groves)	624 units	2.22	UF-3	2005
Morgan's Glen	286 units 227,121 SF commercial & office	2.72du/ac 0.15 FAR	UF-3	2009
Eagle Pointe	1,072	1.53	UF-3	2006 (PSP expires 2015)

POSITIVE ASPECTS

- The site plan shows a variety of residential housing types.
- The project includes multiple recreational opportunities located among the project phases.
- Wetland Preservation: 146.20 acres of the 146.22 acres are being preserved.
- Construction of two-lanes of a four-lane section and access to Ft. Hamer Road, a major thoroughfare, will be provided as development phases progress (refer to LDA-13-02 for details).
- Applicant is providing one-half future right-of-way width for FF Road (Spencer-Parrish Road), a major thoroughfare.

NEGATIVE ASPECTS

- The adjacent A-1 zoning permits agricultural uses potentially incompatible with single-family homes.
- Future construction of FF Road (Spencer-Parrish Road).
- Specific Approval to LDC Section 604.10.3.3(k) to reduce the required 15-foot accessory structure setback to 5-feet.

MITIGATING MEASURES

- Notice to Buyers will include language notifying home buyers of adjacent agricultural uses, the future completion of Ft. Hamer Road to four lanes, and the future construction of FF Road (Spencer-Parrish Road).
- Applicant is providing a 35' greenbelt buffer which provides sufficient space to plant materials to minimize conflicts with accessory structures.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions. The following language shall be included in the Notice to Buyers and also in a separate addendum to the sales contract.
   a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
   b) Ft. Hamer Road may be completed to four (4) lanes in the future.
   c) FF Road (Spencer-Parrish Road) may be constructed as a four (4) lane roadway.
   d) The internal streets within this development are privately owned and maintained by the homeowner's association or other appropriate legal entity.

2. The maximum number of single family attached units shall not exceed 384. The total number of units shall not exceed 1,999.

3. The following height restrictions and minimum setback requirements shall apply to lots adjacent to Moccasin Wallow Road, U.S. 301, Ft. Hamer Road, and FF Road:

Setback from Moccasin Wallow Road, U.S. 301, Ft. Hamer Road, and FF Road	Maximum Height
65-feet[1]	25-feet
95.5-feet[1]	35-feet

[1] Setback is being measured from the property boundary and does **not** include the 20-feet of ROW that is included in the LDC Section 604.10.3.3.(1) formula.

4. The 35-foot greenbelt buffer shown on the PSP is the minimum greenbelt buffer required in the locations shown.

5. In accordance with Section 722.1.4 (Sidewalks) of the LDC, the applicant shall construct a 5-foot sidewalk along the frontage of Moccasin Wallow Road and U.S. 301 in conjunction with each adjoining phase of construction.

6. When Phase 4 is constructed and Street X is extended beyond 800-feet in length, Street UU shall be constructed as shown on the PSP. The extension of Street UU will provide an alternative access to Phase 4 through Phase 1.

7. The 50-foot roadway buffer for FF Road shall be provided on the Phase 3 Final Site Plan submittal.

B. INFRASTRUCTURE STIPULATIONS

1. All potable water and/or sanitary sewer facilities proposed to be installed along any route shown on either the water or wastewater master plan shall be sized in accordance with the appropriate master plan or as established in a Local Development Agreement between the County and the Developer.

2. The route given for mains in the water or wastewater master plan shall not vary without specific written approval from the Public Works Department or as established in a Local Development Agreement between the County and the Developer.

3. The proposed potable water distribution system shall be designed and constructed to provide for internal and external looping. Dead-end potable water mains greater than 800-feet in length are not allowed unless they are designed to provide future inter-neighborhood ties or they are specifically approved by Manatee County. Where dead-end streets greater than 400-feet long are within 200-feet of any other right-of-way, the potable water from the dead-end street shall be connected to potable water main that is within the nearby street right-of-way. Where dead-end water mains are unavoidable, they shall be constructed with metered automatic blow-off devices sized to provide a flushing velocity of at least 2.5 feet per second and the developer, CDD and/or home owner's association, as applicable, shall pay for the cost of potable water blown off in order to maintain water quality standards.

4. Currently there is no sanitary sewer service available for the site. The developer shall be responsible for extending sanitary sewer service to the site and connecting to the sanitary sewer system in accordance with the County's utility engineering standards. The developer has proposed a Local Development Agreement (LDA) to provide for the construction of improvements and payment of fees or proportionate fair share contributions to extend sewer service to the site.

C. STORMWATER STIPULATIONS

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

    - If the watershed approach is utilized, the EOR shall utilize the Buffalo Canal and Gamble Creek Watershed Study to create and analyze pre- versus post-development condition.

    - If the EOR chooses the peak rate reduction option, the reduction shall only apply to the internal subdivision roadway system and the residential lots. Over-attenuation is not required on open space areas, upland preservation areas, wetlands and their buffers, and landscape buffers. Attenuation is not required

on the stormwater flows that discharge onto and through this property from adjacent roadways, subdivisions, and properties.

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

   - The available storage volume above the 25-year Design High Water Level of any proposed compensation requirement; **or**

   - Provide a stormwater routing model that utilizes reverse flow into the on-site lakes during a 100-year, 24-hour storm event. The volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume; **or**

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

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

D. <u>ENVIRONMENTAL STIPULATIONS</u>

1. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.

2. For landscape buffers adjacent to residential units, canopy trees shall planted midway from the edge of the buffer (i.e. 10’ in a 20’ buffer or 25’ in a 50’ buffer). Understory or columnar form trees may be planted within 15’ of an accessory structure if, at time of Final Site Plan, it is determined that the species utilized are likely to minimize conflicts with accessory structures.

3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas. Any other encroachments shall be consistent with LDC Section 719.7.

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

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

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

7. The Final Site Plan shall clearly delineate a minimum of 27.39 acres of Upland Preservation (26.67 acres pine oak mixed + 0.72 acres pine flatwoods uplands only) in order to comply with Comprehensive Plan Policy 3.3.2.2. The exact location and configuration of the required Upland Preservation areas shall be consistent with those areas identified on the Available Habitat Exhibit dated 09/2013 and shall be approved with the Final Site Plan. Upland Preservation areas may be reconfigured with the Final Site Plan provided that the overall acreage, general location, and quality of preserved habitat remain consistent to those shown on the Available Habitat Exhibit.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
50’ roadway buffer - Moccasin Wallow Road (NCO 604.10.3.5)	50’	Y		Shown
50’ roadway buffer – U.S. 301 North (NCO 604.10.3.5)	50’	Y		Shown
50’ roadway buffer – Ft. Hamer Road (NCO 604.10.3.5)	50’	Y		Shown
50’ roadway buffer – FF Road (NCO 604.10.3.5)	50’	Y		Shown
20’ Greenbelt Buffer (NCO 604.10.3.6)	35’	Y		Shown
Buffer landscaping	Varies	Y		Shown

SIDEWALKS				
5' internal sidewalks	Both sides of street	Y		Shown
5' sidewalk – Moccasin Wallow Road			N	Refer to Stipulation A.5
5' sidewalk (exterior) – U.S. 301 North			N	Refer to Stipulation A.5
ROADS & RIGHTS-OF-WAY				
50-feet internal rights-of-way	50'	Y		Streets to be private (gated)
24-feet paved internal roadways	24' (12-foot lanes)	Y		Shown
60' half future ROW setback for future FF Road	60'	Y		Shown
120'± ROW setback, dedication, or conveyance for Ft. Hamer Road	120'	Y		Shown; refer to LDA-13-02 for ROW improvement requirements

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

Physical Characteristics: The site has 6,646 feet of frontage along Moccasin Wallow Road and 5,507 feet of frontage along U.S. 301 and is bisected by a 660-foot FPL easement with major transmission lines running east and west through the site. A 50-foot gas line easement is on the north side of the FPL easement.

Public Utilities, Facilities and Services: The site will be served by an existing 30" water main located within the existing Moccasin Wallow Road right-of-way and an existing 30" reclaimed water main extending for approximately 2000-feet west of the eastern property line. Currently there is no sanitary sewer available to the site. The Developer has proposed a Local Development Agreement (LDA) to address this issue.

The site is located within the school zones for: Virgil Mills Elementary School approximately 4 miles from the site, Buffalo Creek Middle School approximately 4 miles from the site, and Palmetto High School approximately 12 miles from the site.

The nearest county park is the 3-acre Ola Mae Sims Park at 11800 Erie Road, approximately one mile from the site.

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

Major Transportation Facilities: Moccasin Wallow Road, Ft. Hamer Road Extension, and U.S. 301 are major thoroughfares. Ft. Hamer Road will provide a north-south thoroughfare connecting the project phases.

Compatibility: The site is located within a primarily agricultural area. Several residential and mixed use development projects have been approved in the area but with the exception of

Copperstone (located south of Moccasin Wallow Road at Street "I" [115th Avenue East]) none have started construction. The site is considered compatible for residential and residential support uses.

Transitions: Some growth has occurred in the area at low to moderate density. Surrounding developments include: Copperstone, approved in 2005 with Final Plats approved for 502 single family and 117 attached single family units; Morgan's Glen; Eagle Pointe and Summer Woods.

Design Quality: The proposed project provides three (3) access points from Moccasin Wallow Road and three (3) access points from U.S. 301. The extension of Ft. Hamer Road will provide access to the adjacent phase as each phase is constructed (as detailed in LDA 13-02). The single family detached lots range in width from 40-feet to 70-feet (4800 SF to 8400 SF). The project also provides for single family attached and single family semi-detached units to provide a variety of housing types within the project. Both passive and active recreational opportunities are proposed throughout the project site. The project meets the design standards of the LDC and the Public Works Standards. The Applicant is requesting Specific Approval for Phase 4 Street "X" to exceed 800-feet in length because an emergency or full access point will be constructed between Phases 1 and 4 during the construction of Phase 4. Internal streets will be private and will be maintained by a homeowner's association or other appropriate legal entity. The project design has limited wetland impact for the Ft. Hamer Road extension.

Relationship to Adjacent Property: The project is surrounded by agricultural uses to the north, a portion of the eastern boundary, and the west. Moccasin Wallow Road is adjacent to the property on the south and U.S. 301 is adjacent on the east. The applicant is providing a 35-foot greenbelt buffer on all property boundaries abutting agricultural properties. This 35-foot greenbelt buffer (20-feet is required) meets the intent of the agricultural setback and will provide adequate buffering to adjacent properties.

Streets, Drives, Parking and Service Areas: A Homeowner's Association or other legal entity will maintain all internal streets and driveways.

Residential parking will be provided on individual lots. Parking for the recreational areas and optional non-residential uses will comply with LDC requirements and will be addressed in more detail with future Final Site Plan approvals.

Pedestrian Systems: Five-foot sidewalks are proposed on both sides of the internal roadways and Ft. Hamer Road. The required sidewalks adjacent to Moccasin Wallow Road and US 301 will be constructed in conjunction with each adjoining phase of construction (refer to Stipulation A.5.). Nature trails are located within the FPL easement and connect the phases north to south and east to west.

Natural and Historic Features - Conservation and Preservation Areas: According to the environmental assessment prepared by Eco Consultants, there are no known historic or archaeological resources within or adjacent to the project boundaries.

The site contains a total of 146.22± acres of wetlands. The project is anticipated to have 0.02± acres of impacts resulting from the Ft. Hamer Road right-of-way alignment.

Density/Intensity: The project gross density is 1.66 du/acre and the net density is 2.57 du/acre. The proposed commercial site is 15.08± acres with a maximum floor area ratio of 0.23.

Height: The project shall comply with the building height regulations for the North Central Overlay, LDC Section 604.10.3.3.(l) (refer to Stipulation A.3).

Fences and Screening: The PSP shows 50-foot roadway buffers adjacent to Moccasin Wallow Road, Ft. Hamer Road, and U.S. 301 and 20-foot and 35-foot greenbelt buffers. All of these buffers meet or exceed the NCO standards.

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

Use/Type	Front	Side	Rear
Single-family detached	23'/20'[1]	5'/10'[2]	15'
Single-family semi-detached	23'/20'[1]	6'/10'[2]	15'
Single-family attached	23'/20'[1]	7.5' or a 15' bldg separation	15'
Non-Residential	30'	15'/20'[3]	30'
Wetland buffer	15'		
Waterfront	30'		

[1]A 25-foot separation between the garage and edge of sidewalks is provided. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.
[2]Ten feet separation between accessory equipment and adjacent structures.
[3]20' required adjacent to residential uses.

Trash and Utility Plant Screens: Single family units will be served by individual can pick up. Non-residential uses solid waste facilities will comply with the requirements of LDC Section 728. Common trash containers will be screened from site.

Signs: All signs within the project will meet the requirements of Section 724.

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

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

used for irrigation augmented with stormwater facilities/wells.

Rights-of-Way: The internal streets provide a minimum 50-feet of right-of-way and will be privately owned and maintained by the HOA and/or other appropriate legal entity. Future ROW setbacks are provided for Moccasin Wallow Road and FF Road (Spencer Parrish Road). The Developer will reserve a 120-foot wide right-of-way for future Ft. Hamer Road with the dedication of right-of-way and construction of Ft. Hamer Road from Moccasin Wallow Road to the northernmost development access consistent with LDA 13-02.

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

Potable water service and reclaimed water will be provided through connections to the existing public systems. Currently there is no sanitary sewer service available for the site. The Developer has proposed a Local Development Agreement (LDA) to address this issue.

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

Open Space: The open space provided is 623.88 acres (51.82%) of the site.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 and Policy 2.9.1.2 Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by agricultural uses, but is changing to residential. Based on approved projects, this area is in transition from agricultural and low-density residential to a suburban development pattern. Potable water and reclaimed water are adjacent to the site. Currently there is no sanitary sewer service available for the site. The developer has proposed a Local Development Agreement (LDA) to address this issue. The extension of Ft. Hamer Road provides connection and integration of the project's vehicular systems to the larger County systems. Additionally, the future ROW reservation for FF Road will continue the County's transportation network in this area.

Policy 2.2.1.12.1 Intent. This project complies with the intent of the UF-3 category, which is for development to follow a logical expansion of the urban environment, typically growing from west to east, consistent with the availability of services. The UF-3 category also anticipates low density or clustered low to moderate density residential. These designations allow residential uses.

Policy 2.2.1.12.2 Range of Potential Uses. Residential and limited commercial/office uses are in the range of potential uses.

Policy 2.6.1.1 Compatibility. The Preliminary Site Plan design is compatible with surrounding development. Appropriate buffers are provided for compatibility and transition between this site and surrounding uses.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows approximately 52% open space (623.88 acres). 25% open space is required.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Moccasin Wallow Road, which is designated as a six lane Arterial in the Comprehensive Plan's Future Traffic Circulation Map and requires a right of way of 150 feet. The site plan reflects a 35' future right of way setback along Moccasin Wallow Road.

The site is also adjacent to U.S. 301, which is designated as a six lane Arterial in the Comprehensive Plan's Future Traffic Circulation Map and requires a right of way of 150 feet. As U.S. 301 is a State facility with an existing right of way width of 200 feet, no additional right of way has been requested.

FF Road is considered an adjacent thoroughfare along a segment of the north property line. FF Road is a future thoroughfare with a planned 120 foot wide right-of-way. Therefore and pursuant to 722.1.3.3.2, the plans depict the reservation of a 60 foot future right-of-way setback for the half-width of FF Road that is proposed to run along the property's northern boundary for approximately 0.25 miles west of U.S. 301.

Future Ft. Hamer Road traverses the property in a north-south alignment from Moccasin Wallow Road to the north property line. The Developer shall reserve a 120 foot wide right-of-way setback for future Ft. Hamer Road within the development. The developer has proposed a Local Development Agreement (LDA) whereby segments of Ft. Hamer Road shall be constructed as needed to provide access to individual phases as they are developed, with no construction north of the northernmost access development phase.

Transportation Concurrency

Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on U.S. 301, Moccasin Wallow Road and associated intersections near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated that level of service deficiencies exist at studied intersections and roadway segments prior to the build out year. These deficiencies are attributed to previously approved projects' "background traffic" and consist of ten intersection improvements and two roadway segment widenings. These improvements are not attributed to project traffic. Under the transportation concurrency provisions of the State Community Planning Act, new proposed development cannot be required to mitigate

adverse impacts caused by background traffic. The TIA indicated one off-site concurrency-related improvement is required for the project (see Certificate of Level of Service Compliance table below).

Access

The traffic study also included review of access needs along Future Ft. Hamer Road through the development and existing U.S. 301 and Moccasin Wallow Road adjacent to the development. Because of the unique aspects of the project, including its scale and phasing, the County has approved the project with six separate external access points on U.S. 301 and Moccasin Wallow Road. The County has requested that the developer construct segments of Ft. Hamer Road as necessary to access individual phases within the project boundary. As part of the consideration in a negotiated transaction regarding the infrastructure needs of the project, the developer has proposed an LDA whereby segments of Ft. Hamer Road shall be constructed as needed to provide access to individual phases as they are developed, with no construction north of the northernmost access to a development phase.

The project will have access via six local road connections to U.S. 301 and Moccasin Wallow Road. The access points on U.S. 301 are on a state-maintained facility. The traffic study identified the following 13 site-related improvements at access locations:

1. The construction of a westbound right-turn lane at Driveway #1 on Moccasin Wallow Road. The westbound right-turn lane shall be 350 feet and constructed in accordance with FDOT Design Standards (Index 301).

2. The construction of an eastbound left-turn lane at Driveway #1 on Moccasin Wallow Road. The eastbound left-turn lane shall be 400 feet and constructed in accordance with FDOT Design Standards (Index 301).

3.The construction of a westbound right-turn lane at 115th Avenue E / Driveway #2 on Moccasin Wallow Road. The westbound right-turn lane shall be 350 feet and constructed in accordance with FDOT Design Standards (Index 301).

4.The construction of an eastbound left-turn lane at 115th Avenue E / Driveway #2 on Moccasin Wallow Road. The eastbound left-turn lane shall be 400 feet (350 feet deceleration length and 50 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).

5. The construction of a westbound right-turn lane at Driveway #3 on Moccasin Wallow Road. The westbound right-turn lane shall be 350 feet and constructed in accordance with FDOT Design Standards (Index 301).

6. The construction of an eastbound left-turn lane at Driveway #3 on Moccasin Wallow Road. The eastbound left-turn lane shall be 400 feet (350 feet deceleration length and 50 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).

7. The construction of a southbound right-turn lane at Driveway #4 on US 301. The southbound right-turn lane shall be 405 feet and constructed in accordance with FDOT Design Standards (Index 301).

8. The construction of a northbound left-turn lane at Driveway #4 on US 301. The northbound left-turn lane shall be 455 feet (405 feet deceleration length and 50 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).

9. The construction of a southbound right-turn lane at Driveway #5 on US 301. The southbound right-turn lane shall be 405 feet and constructed in accordance with FDOT Design Standards (Index 301).

10. The construction of a northbound left-turn lane at Driveway #5 on US 301. The northbound left-turn lane shall be 480 feet (405 feet deceleration length and 75 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).

11. The construction of a southbound right-turn lane at Driveway #6 on US 301. The southbound right-turn lane shall be 405 feet and constructed in accordance with FDOT Design Standards (Index 301).

12. The construction of a northbound left-turn lane at Driveway #6 on US 301. The northbound left-turn lane shall be 455 feet (405 feet deceleration length and 50 feet queue length) and constructed in accordance with FDOT Design Standards (Index 301).

13. The construction of a traffic signal at 115th Avenue East (Driveway 2) and Moccasin Wallow Road. Pursuant to the TIA, the Applicant has proposed to provide a signal warrant analysis and a proportional share towards the construction of a signal.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

TRANSPORTATION CONCURRENCY

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

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
U.S. 301	3421	D	D*
Moccasin Wallow Road	2210	C	C*

Future LOS includes project mitigation and needed-but-unfunded improvements required to mitigate background traffic impacts.

The results of the traffic study identified the following required site-related improvement:
Prior to the final plat approval of the 1,401st unit, a proportionate share payment equaling 28 percent for a second 350 foot eastbound left turn lane at the U.S. 301/Moccasin Wallow Road intersection shall be made. At the time of construction, Manatee County shall review and approve construction costs prior to payment being accepted. If Manatee County or a third party constructs all or part of the U.S. 301/Moccasin Wallow Road intersection, Manatee County shall require payment within 90 days of the County's request for payment.

OTHER CONCURRENCY COMPONENTS

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Request(s):

1. **Alternative to LDC Section 604.10.3.3(k) – NCO lots located adjacent to roadway and greenbelt buffers shall have a minimum fifteen (15) foot building setback for buildings, swimming pools, pool cages, or other structures that would potentially conflict with buffer vegetation.**

   LDC Section 604.10.3.3(k) requires a minimum 15-foot setback for buildings, swimming pools, pool cages, or other structures to avoid conflicts with buffer vegetation.

   Staff Analysis and Recommendation
   Staff supports the request for Specific Approval for an alternative to Section 604.10.3.3(k) of the LDC to allow the 35' greenbelt buffer to mitigate the need for an additional structure setback. The justification provided by the applicant is that the 35' greenbelt buffer provides sufficient space to plant landscaping materials to minimize conflicts with accessory structures.

   Finding for Specific Approval
   Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.10.3.3(k), the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the requirements of the NCO will be met or exceeded.

2. **Alternative to LDC Section 714.8.7 - Replacement Trees**

   LDC Section 714.8.7 requires replacement tree calipers to be three (3), five (5), or seven (7) inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three (3) or four (4) 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 are typically established 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. **Alternative to LDC Section 715.3.4 – One Canopy Tree Every 50 Linear Feet**

LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments.

Staff Analysis and Recommendation
Staff is in support of the request for Specific Approval for an alternative to Section 715.3.4 of the LDC to allow only 1 tree per lot 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 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as providing fewer trees will prevent future removal to prevent conflicts with infrastructure.

4. **Alternative to LDC Section 907.9.4.2 – Dead End Streets – Cul-de-sac Length**
LDC Section 907.9.4. states that a cul-de-sac shall not exceed 800-feet in length.

Staff Analysis and Recommendation
Staff is in support of the request for Specific Approval for an alternative to Section 907.9.4.2 of the LDC to allow Phase 4 Street “X” to exceed 800-feet in length. The site shows an “emergency or full access to be constructed with Phase 4” that will mitigate the length of the cul-de-sac exceeding 800-feet.

Finding for Specific Approval
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 907.9.4.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by constructing an emergency or full access as shown on the Preliminary Site Plan.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. **Comprehensive Plan Policy 2.2.1.11.4(b) – requiring all projects located in the UF-3 land use category proposing a gross residential density exceeding 1 dwelling unit per acre to receive Special Approval.**

   Staff Analysis and Recommendation
   The Comprehensive Plan requires any project in the UF-3 land use category exceeding 1 dwelling unit per gross acre to rezone to the Planned Development Residential (PDR) zoning district. This application meets this requirement.

   Finding for Special Approval
   The Board finds that the purpose of the Comprehensive Plan, specifically the intent of the UF-3 Future Land Use designation which states that the development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services is met by the proposed development rezoning to Planned Development and the Preliminary Site Plan submitted as part of the review package.

2. **Comprehensive Plan Policy 2.2.1.11.4(c) requires any nonresidential project exceeding 30,000 square feet to obtain Special Approval.**

   Staff Analysis and Recommendation
   The "Optional" commercial/office parcel meets the locational criteria (at the intersection of 2 thoroughfares) and the proposed location will serve the daily needs of the residents of the community.

   Finding for Special Approval
   The Board finds that the intent of the Comprehensive Plan is met by the Planned Development zoning and the Preliminary Site Plan submitted as part of the review package.

ATTACHMENTS
1. Applicable Comprehensive Plan Policies
2. Zoning Disclosure Affidavits
3. Request for Specific Approval
4. Request for Special Approval
5. Traffic Impact Analysis
6. Copy of Newspaper Advertising

APPLICABLE COMP PLAN POLICIES		
Policy:	2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy:	2.1.2.4	Limit urban sprawl through the consideration of new development, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.6	Require that a specific project's maximum potential be established only through the application of the implementing land development regulations, including zoning districts, which may restrict development potential to less than the maximum provided for in this Comprehensive Plan in response to appropriate land use, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, as shown on the Future Land Use Map.
Policy:	2.2.1.11	**UF-3:** Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:

Policy:	2.2.1.11.1	Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long-term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low- or low-moderate density urban environments.
Policy:	2.2.1.11.2	Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban density planned residential development with integrated residential support uses as part of such developments, medium retail and office commercial uses, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational sues, and appropriate water-dependent/water-related/water-enhances uses (see also Objectives 4.2.1 and 2.10.4).
Policy:	2.2.1.11.3	Range of Potential Density/Intensity: Maximum Gross Residential Density: 3 dwelling units per acre Maximum Net Residential Density: 9 dwelling units per acre Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only)
Policy:	2.2.1.11.4	Other information: (a) All mixed and multiple-use projects require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to 163.3202,F.S. (b) All projects for which gross residential density exceeds 1

		dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval. (c) Any nonresidential project exceeding 30,000 square feet shall require special approval.
Objective	2.6.1	Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures: Require suitable separation between adjacent land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.
Policy:	2.6.1.1	Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to: - use of undisturbed or undeveloped and landscaped buffers - use of increased size and opacity of screening - increased setbacks - innovative site design (which may include planned development review) - appropriate building design - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3]
Policy:	2.6.2.7	Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.
Policy:	2.6.2.8	Utilize the techniques of policy 2.6.1.1, as appropriate, to mitigate noise and/or other traffic impacts for residential development adjacent to roadways classified as arterials and limited access facilities.
Objective:	2.6.5	**Quality in Project Design:** Promote appropriate diversity within and between existing and future development projects to achieve high quality, efficient functioning design.
Policy:	2.6.5.1	Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.
Policy:	2.6.5.5	Maximize the conservation and/or protection of public or

		private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.
Objective:	2.9.1	**Strong Communities:** Create and maintain communities which are characterized by their: - connection, integration, and compatibility with surrounding land uses, - community spaces and focal points, - protection of the natural environment, - connection and integration of pedestrian, bicycle, and vehicular systems, - usable open spaces, and public access to water features, - unifying design elements and features, - variety of housing stock, - pedestrian oriented structures, and pedestrian friendly design, - connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.
Policy:	2.9.1.1	Minimize the development of residential projects which create isolated neighborhoods.
Policy:	2.9.1.3	Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.
Policy:	2.9.1.5	Promote the development of pedestrian friendly designs.
Policy:	2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy:	2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policy:	2.9.1.9	Require, where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses (see also Obj. 3.3.3).
Objective:	2.9.4	**Community Image:** Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.

Policy:	3.2.3.2	Require all water used for irrigation in new development to be the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems. Priority **to receive reclaimed water** shall be given to users who transfer groundwater withdrawal or other permitted quantities to Manatee County. Potable water from County utilities shall not be utilized for landscape irrigation. [See Policies 9.6.1.3, and policies under Objective 9.1.5]
Objective:	3.3.1	**Wetlands Protection:** Preserve and protect existing, viable wetland systems to: - maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas; - achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands; - maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer; - achieve water recharge of surficial aquifers through wetland areas; - maintain unique habitat functions of wetland areas as homes and critical breeding areas for many animal and plant species; - maintain essential chemical and energy cycles facilitated by wetlands; - maintain educational and recreational opportunities provided by wetlands.
Policy:	3.3.1.2	Require that the extent of wetland areas on any proposed development or redevelopment site be identified on a signed-and-sealed wetlands delineation at time of preliminary site plan, preliminary plat, or other preliminary development plan or similar approval. Manatee County may revoke any development orders where the difference between an estimate of wetland areas shown on a signed-and-sealed survey and actual wetlands on site is determined to be significant enough to warrant substantial project redesign.
Policy:	3.3.1.3	When development related impacts are unavoidable (see policy 3.3.1.1), require that all development-related impacts to wetlands be mitigated.

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

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

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

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

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

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

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

(a) All approved mitigation shall be required to demonstrate, through appropriate monitoring

		and reporting by the project's developer, at least an 85% coverage of desirable wetland species for a period of at least two years for herbaceous wetland communities, and an 85% planting survival rate for at least five years for forested and mangrove communities. (b) All areas which are created, in accordance with this policy shall be protected.
Objective:	3.3.2	**Wildlife and Upland Habitat Protection:** Protect and preserve native wildlife, endangered, threatened and species of special concern, and native upland habitat through appropriate acquisition, restoration, and development controls to provide: - areas for passive recreation and enhanced quality of life; - large pervious areas for improved water quality and groundwater recharge; - species biodiversity; and - natural area greenways.
Policy:	3.3.3.1	Participate in the development and preservation of natural area greenways which should include wildlife corridors, recreation areas, environmentally sensitive lands, and other cultural and historic resources which may serve the passive recreational needs of residents and visitors.
Policy:	5.2.1.5	Implement, through this Comprehensive Plan and land use regulations, standards which shall limit or prohibit development of structures, parking areas, or drainage facilities within the location of further transportation corridors and rights-of-way as generally configured and indicated on the Future Traffic Circulation: Right of Way Needs Map, (Map 5C) and specified on Table 5.1. Other thoroughfare uses may be allowed within designated Future Transportation Corridors, including temporary uses. Future transportation corridors and rights-of-way to be protected shall be established during the review of each individual proposed project in proximity to the future transportation corridors generally located on the Future Traffic Circulation Map Series. These transportation corridors shall be designed so as to provide for a continuous travel corridor of sufficient width to accommodate an appropriate cross-section as required for facility types specified on the Major Thoroughfare Map Series. Protected

		future transportation corridors rights-of-way shall be identified during project review for development order approval. Dedication, where required, shall occur on or before issuance of a Certificate of Level of Service Compliance unless a development order specifies a later dedication date. Mitigation measure shall be utilized to preclude the taking of private property without compensation. These measures shall address properties which are located in a manner, or exhibit characteristics, which preclude the reasonable use of such property if the protected right-of-way is dedicated or maintained free of structures, drainage facilities, or parking areas during development of the property. These measures also shall consider the transportation impacts of the specific development being proposed on the roadway. Mitigation measures may include, but not be limited to: - granting of impact fee credits in accordance with land development regulations; - repositioning the roadway through the land to maximize development potential - transferring of development rights which may be considered pursuant to the Future Land Use Map from the area within the protected right-of-way to an area outside the protected right-of-way on the project site; - granting alternative and more valuable land uses; - offering development opportunities for clustering the increasing densities at key nodes and parcels within the project site off the protected transportation corridors; - altering or changing the road pattern; and - reduce the building setbacks, required buffers, and other requirements otherwise contained in this Comprehensive Plan or contained in other local land development regulations, if such requirement is considered on a case-by-case basis.
Policy:	6.1.1.1	Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.
Policy:	6.1.3.4.	Encourage the development of a variety of dwelling units of varying cost or rent within a single development.

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: The Villages of Amazon South / North Manatee Investment, LLC

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner (X) or contract purchaser ( )	
NMI Management, LLC, Manager	NP Land Partners, LLC - 100%
(John A. Neal, Manager)	
~~5800 Lakewood Ranch Blvd~~	
~~Sarasota, FL 34240~~	

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

Signature: _____

(Applicant): John A. Neal

STATE OF FLORIDA
COUNTY OF ~~Manatee~~ Sarasota

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

Sherry S Doddema
Notary Signature

SHERRY S. DODDEMA
Print or type name of Notary

Title or Rank

My Commission Expires: _____

Commission No: _____

SHERRY S. DODDEMA MY COMMISSION EXPIRES May 21, 2016 #EE 194509 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Revised 2/8/10
B-4

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) *(print)*: North Manatee Investment, LLC

Mailing Address *(print)*: 5800 Lakewood Ranch Blvd, Sarasota, FL 34240

Officer's Name and Title *(print)*: John A. Neal, Manager

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See Attached

2. That this property constitutes the property for which a request for a rezoning, new Preliminary Site Plan, Local Development Agreement, Final Site Plan, Construction Plans, and all related government approvals.

   (Type of Application Approval Requested)

   Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Stantec as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

/ Manager
Owner's Signature/Print Title

/
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me this August 20, 2013 **by**
(date)

John A. Neal **who is personally known to me or who**
(name of person acknowledging)

has produced _____ **as identification.**
(type of identification)

My Commission Expires: _____

Signature of Person Taking Acknowledgment

SHERRY S. DODDEMA
Name

Title or Rank

SHERRY S. DODDEMA
MY COMMISSION EXPIRES
May 21, 2016
#EE 194509
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Rev 2/8/10 B2

Prepared by:

Mark S. Weinberg, Esquire
GRAY ROBINSON, P.A.
1221 Brickell Avenue, Suite 1600
Miami, Florida 33131

Parcel ID Number: a portion of

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22 day of April 2013 between CNB REI HOLDINGS, LLC, a Florida limited liability company (the "**Grantor**"), whose mailing address is 25 West Flagler Street, Miami, FL 33130, and North Manatee Investment, LLC, a Florida limited liability company (the "**Grantee**"), whose mailing address is 200 South Orange Avenue, Sarasota, Florida 34236.

W I T N E S S E T H

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in MANATEE COUNTY, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) reservations, easements, rights of way, covenants, conditions and restrictions of public record; and (iii) all matters that an accurate survey of the Property would reveal, including, without limitation, the exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**"; however this reference shall not act to reimpose same).

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

Witness: _____
Print Name: Kyle Skessler

Witness: _____
Print Name: Jeanne Z. Golden

GRANTOR:

CNB REI HOLDINGS, LLC,
a Florida limited liability company

By: CNB RE Holdings, LLC, its sole member

By: City National Bank of Florida, its sole member

By: _____
Name: Gerald A. Thornton
Title: Senior Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22 day of April 2013 by Gerald A. Thornton as Senior Vice President of City National Bank of Florida, the sole member of CNB RE Holdings, LLC, the sole member of CNB REI HOLDINGS, LLC, a Florida limited liability company, on behalf of the company.

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced No

_____
Print or Stamp Name: _____
Notary Public, State of Florida at Large
Commission No.:
My Commission Expires:

JEANNE ZESSI GOLDEN
Notary Public - State of Florida
My Comm. Expires Aug 16, 2016
Commission # EE 827372
Bonded Through National Notary Assn.

EXHIBIT "A"

PARCELS A3 AND A4

A PARCEL OF LAND LYING IN SECTIONS 16, 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°0815" EAST A DISTANCE OF 1,244.00 FEET; THENCE SOUTH 87°03'06" EAST, A DISTANCE OF 3,097.80 FEET; THENCE NORTH 00°49'44" EAST, A DISTANCE OF 470.00 FEET; THENCE SOUTH 89°49'04" EAST, A DISTANCE OF 2,293.32 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 2,383.98 FEET; THENCE SOUTH 89°43'15" EAST, A DISTANCE OF 889.63 FEET; THENCE SOUTH 00°11'16" WEST, A DISTANCE OF 383.27 FEET; THENCE SOUTH 68°30'43" EAST, A DISTANCE OF 1,332.96 FEET; THENCE NORTH 27°47'24" EAST, A DISTANCE OF 1,049.93 FEET; THENCE SOUTH 89°59'54" EAST, A DISTANCE OF 4,022.59 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE SOUTH 36°06'04" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY, A DISTANCE OF 4,285.76 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 6256 THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 08°36'03" WEST, A DISTANCE OF 47.56 FEET; (2) NORTH 20°23'31" WEST, A DISTANCE OF 18.86 FEET; (3) NORTH 46°10'58" WEST, A DISTANCE OF 39.52 FEET; (4) NORTH 75°36'36" WEST, A DISTANCE OF 14.84 FEET; (5) NORTH 54°56'49" WEST, A DISTANCE OF 23.51 FEET; (6) SOUTH 88°03'46" WEST, A DISTANCE OF 11.96 FEET; (7) NORTH 82°06'14" WEST, A DISTANCE OF 29.71 FEET; (8) NORTH 69°38'08" WEST, A DISTANCE OF 48.16 FEET; (9) NORTH 73°32'48" WEST, A DISTANCE OF 65.00 FEET; (10) SOUTH 36°06'04" WEST, A DISTANCE OF 670.70 FEET; (11) SOUTH 00°02'24" WEST, A DISTANCE OF 211.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°52'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 87.31 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°16'21" EAST, A DISTANCE OF 35.18 FEET; (2) NORTH 89°43'39" WEST, A DISTANCE OF 60.00 FEET; (3) SOUTH 00°16'21" WEST, A DISTANCE OF 35.72 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 808.88 FEET; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 1,041.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89°38'03" WEST, A DISTANCE OF 559.61 FEET; (2) NORTH 89°53'47" WEST, A DISTANCE OF 1,363.90 FEET; (3) NORTH 89°10'24" WEST, A DISTANCE OF 187.95 FEET; (4) NORTH 89°39'17" WEST, A DISTANCE OF 1,729.20 FEET; THENCE NORTH 00°51'43" EAST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°32'06" WEST, A DISTANCE OF 674.93 FEET; (2) NORTH 89°30'19" WEST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°39'04" WEST, A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

2. Rights of others to use the waters of any water body extending from the insured land onto other lands.

3. The nature, extent or existence of riparian rights is not insured.

4. Rights of upper and lower stream owners in and to the use of the waters of any stream or ditch running over and across the subject premises to and or from any adjacent properties and to the continued uninterrupted flow thereof.

5. Road rights-of-way as set forth on the Plat of Unit No. 1 Manatee River Farms recorded in Plat Book 6, Page(s) 45, Public Records of Manatee County, Florida.

6. Reservation of all sub-surface oil and mineral rights and rights of ingress and egress to prospect, drill, mine, pipe and remove oil and mineral products as set forth and reserved in that certain Warranty Deed from K.S. Parrish and Mollie D. Parrish, his wife, recorded June 4, 1945 in Deed Book 208, page 373, Public Records Manatee County, Florida. The right of entry for the mineral reservation has been barred by Section 712.04, Florida Statutes.

7. Grant of Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded September 3, 2002 in Official Records Book 1767, page 4888, Public Records Manatee County, Florida.

8. Cattle Grazing Lease with Shoop Hay Service, LLC, dated June 1, 2012.

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: The Villages of Amazon South / Parrish Holdings, LLC

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner (X) or contract purchaser ( )	
John A. Neal 5800 Lakewood Ranch Blvd Sarasota, FL 34240	NP Land Partners, LLC - 100%

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

Signature: _____

(Applicant): John A. Neal

STATE OF FLORIDA
COUNTY OF ~~Manatee~~ Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20th day of August 2013, by John A. Neal, who is personally known to me or who has produced _____ as identification.
(type of identification)

Sherry S. Doddema
Notary Signature

SHERRY S. DODDEMA
Print or type name of Notary

Title or Rank

My Commission Expires: _____

Commission No: _____

SHERRY S. DODDEMA MY COMMISSION EXPIRES May 21, 2016 #EE 194509 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Revised 2/8/10
B-4

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) *(print)*: Parrish Holdings, LLC

Mailing Address *(print)*: 5800 Lakewood Ranch Blvd, Sarasota, FL 34240

Officer's Name and Title *(print)*: John A. Neal, Manager

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See Attached

2. That this property constitutes the property for which a request for a rezoning, new Preliminary Site Plan, Local Development Agreement, Final Site Plan, Construction Plans, and all related government approvals.

   (Type of Application Approval Requested)

   Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Stantec as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

_____ / Manager
Owner's Signature/Print Title Manager

_____ / _____
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota
Manatee

The foregoing instrument was acknowledged before me this August 20, 2013 **by** *(date)*

John A. Neal **who is personally known to me or who** *(name of person acknowledging)*

John A. Neal, Manager

has produced _____ **as identification.** *(type of identification)*

My Commission Expires: _____

Sherry S. Doddema
Signature of Person Taking Acknowledgment

SHERRY S. DODDEMA
Name

_____
Title or Rank

SHERRY S. DODDEMA MY COMMISSION EXPIRES May 21, 2016 #EE 194509 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Rev 2/8/10 B2

Prepared by:

Mark S. Weinberg, Esquire
GRAY ROBINSON, P.A.
1221 Brickell Avenue, Suite 1600
Miami, Florida 33131

Parcel ID Number: a portion of

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22 day of April 2013 between CNB REI HOLDINGS, LLC, a Florida limited liability company (the "**Grantor**"), whose mailing address is 25 West Flagler Street, Miami, FL 33130, and Parrish Holdings, LLC, a Florida limited liability company, as to an undivided 77.13% interest, Southern Land Parrish, LLC, a Florida limited liability company, as to an undivided 13.07 % interest, and Southern Hemisphere Manatee, LLC, a Florida limited liability company, as to an undivided 9.8% interest, as Tenants In Common (the "**Grantee**"), whose mailing address is 5800 Lakewood Ranch Blvd. Sarasota, Florida 34240.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in MANATEE COUNTY, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) reservations, easements, rights of way, covenants, conditions and restrictions of public record; and (iii) all matters that an accurate survey of the Property would reveal, including, without limitation, the exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**"; however this reference shall not act to reimpose same).

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF. Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

Witness: _____
Print Name: Kyle S Kasten

Witness: _____
Print Name: Jeanne Z. Golden

GRANTOR:

CNB RE1 HOLDINGS, LLC,
a Florida limited liability company

By: CNB RE Holdings, LLC, its sole member

By: City National Bank of Florida, its sole member

By: _____
Name: Gerald A. Thornton
Title: Senior Vice President

STATE OF FLORIDA

COUNTY OF ~~MIAMI-DADE~~ PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of April 2013 by Gerald A. Thornton as Senior Vice President of City National Bank of Florida, the sole member of CNB RE Holdings, LLC, the sole member of CNB RE1 HOLDINGS, LLC, a Florida limited liability company, on behalf of the company.

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced na

_____
Print or Stamp Name _____
Notary Public, State of Florida at Large
Commission No.:
My Commission Expires:

JEANNE ZESSI GOLDEN
Notary Public - State of Florida
My Comm. Expires Aug 16, 2016
Commission # EE 827372
Bonded Through National Notary Assn.

EXHIBIT "A"

PARCELS A1 A2 (NORTH)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89'38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF

SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

PARCELS A1 A2 (SOUTH)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 8917'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

2. Rights of others to use the waters of any water body extending from the insured land onto other lands.

3. Reservation of all sub-surface oil and mineral rights and rights of ingress and egress to prospect, drill, mine, pipe and remove oil and mineral products as set forth and reserved in that certain Warranty Deed from K.S. Parrish and Mollie D. Parrish, his wife, recorded June 4, 1945 in Deed Book 208, page 373, Public Records Manatee County, Florida. The right of entry for the mineral reservation has been barred by Section 712.04, Florida Statutes.

4. Easement for construction, operation and maintenance of electrical transmission and distribution lines, granted by Order of Taking recorded January 9, 1974 in Official Records Book 650, Page 592, Public Records Manatee County, Florida.

5. Easement in favor of Florida Power & Light Company as taken by virtue of that certain Stipulated and Final Judgment recorded May 6, 1974 in Official Records Book 669, page 745, Public Records Manatee County, Florida.

6. Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded May 15, 2001 in Official Records Book 1681, page 225, Public Records Manatee County, Florida.

7. Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded May 15, 2001 in Official Records Book 1681, page 230, Public Records Manatee County, Florida.

8. Right-Of-Way Easement granted unto Peace River Electric Cooperative recorded in Official Records Book 2174, Page 884.

9. Cattle Grazing Lease with Shoop Hay Service, LLC, dated June 1, 2012.

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: The Villages of Amazon South / Southern Hemisphere Manatee, LLC

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner (X) or contract purchaser ( )	
John A. Neal, Manager	Fidelity Property Investments, LLC - 100%
5800 Lakewood Ranch Blvd	
Sarasota, FL 34240	

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

Signature: _____

(Applicant): John A. Neal

STATE OF FLORIDA
COUNTY OF ~~Manatee~~ Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20th day of August 2013 by John A. Neal, who is personally known to me or who has produced _____ as identification.

(type of identification)

Sherry S Doddema
Notary Signature

SHERRY S. DODDEMA
Print or type name of Notary

My Commission Expires: _____

Commission No: _____

Title or Rank

SHERRY S. DODDEMA MY COMMISSION EXPIRES May 21, 2016 #EE 194509 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Revised 2/8/10
B-4

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) *(print)*: Southern Hemisphere Manatee, LLC

Mailing Address *(print)*: 5800 Lakewood Ranch Blvd, Sarasota, FL 34240

Officer's Name and Title *(print)*: John A. Neal, Manager

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See Attached

2. That this property constitutes the property for which a request for a rezoning, new Preliminary Site Plan, Local Development Agreement, Final Site Plan, Construction Plans, and all related government approvals.

   (Type of Application Approval Requested)

   Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Stantec as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

_____ / Manager
Owner's Signature/Print Title

_____ / _____
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me this August 20, 2013 **by**
(date)

John A. Neal **who is personally known to me or who**
(name of person acknowledging)

has produced _____ **as identification.**
(type of identification)

My Commission Expires: _____

Signature of Person Taking Acknowledgment

SHERRY S. DODDEMA
Name

Title or Rank

SHERRY S. DODDEMA MY COMMISSION EXPIRES May 21, 2016 #EE 194509 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Rev 2/8/10 B2

Prepared by:

Mark S. Weinberg, Esquire
GRAY ROBINSON, P.A.
1221 Brickell Avenue, Suite 1600
Miami, Florida 33131

Parcel ID Number: a portion of

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22 day of April 2013 between CNB REI HOLDINGS, LLC, a Florida limited liability company (the "**Grantor**"), whose mailing address is 25 West Flagler Street, Miami, FL 33130, and Parrish Holdings, LLC, a Florida limited liability company, as to an undivided 77.13% interest, Southern Land Parrish, LLC, a Florida limited liability company, as to an undivided 13.07 % interest, and Southern Hemisphere Manatee, LLC, a Florida limited liability company, as to an undivided 9.8% interest, as Tenants In Common (the "**Grantee**"), whose mailing address is 5800 Lakewood Ranch Blvd. Sarasota, Florida 34240.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in MANATEE COUNTY, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) reservations, easements, rights of way, covenants, conditions and restrictions of public record; and (iii) all matters that an accurate survey of the Property would reveal, including, without limitation, the exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**", however this reference shall not act to reimpose same).

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF. Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

Witness: _____
Print Name: Kyle S Kester

Witness: _____
Print Name: Jeanne Z. Golden

GRANTOR:

CNB REI HOLDINGS, LLC.
a Florida limited liability company

By: CNB RE Holdings, LLC, its sole member

By: City National Bank of Florida, its sole member

By: _____
Name: Gerald A. Thornton
Title: Senior Vice President

STATE OF FLORIDA

COUNTY OF ~~MIAMI-DADE~~ PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of April 2013 by Gerald A. Thornton as Senior Vice President of City National Bank of Florida, the sole member of CNB RE Holdings, LLC, the sole member of CNB REI HOLDINGS, LLC, a Florida limited liability company, on behalf of the company.

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced NA

_____
Print or Stamp Name: _____
Notary Public, State of Florida at Large
Commission No.:
My Commission Expires:

JEANNE ZESSI GOLDEN
Notary Public - State of Florida
My Comm. Expires Aug 16, 2016
Commission # EE 827372
Bonded Through National Notary Assn.

EXHIBIT "A"

PARCELS A1 A2 (NORTH)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89'38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF

SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

PARCELS A1 A2 (SOUTH)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 8917'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

2. Rights of others to use the waters of any water body extending from the insured land onto other lands.

3. Reservation of all sub-surface oil and mineral rights and rights of ingress and egress to prospect, drill, mine, pipe and remove oil and mineral products as set forth and reserved in that certain Warranty Deed from K.S. Parrish and Mollie D. Parrish, his wife, recorded June 4, 1945 in Deed Book 208, page 373, Public Records Manatee County, Florida. The right of entry for the mineral reservation has been barred by Section 712.04, Florida Statutes.

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5. Easement in favor of Florida Power & Light Company as taken by virtue of that certain Stipulated and Final Judgment recorded May 6, 1974 in Official Records Book 669, page 745, Public Records Manatee County, Florida.

6. Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded May 15, 2001 in Official Records Book 1681, page 225, Public Records Manatee County, Florida.

7. Easement by and between Robert P. Saltsman, P.A., as trustee and successor trustees under Land Trust Agreement Dated January 5, 1994, Grantor, and Gulfstream Natural Gas System, LLC, a Delaware limited liability company, Grantee, recorded May 15, 2001 in Official Records Book 1681, page 230, Public Records Manatee County, Florida.

8. Right-Of-Way Easement granted unto Peace River Electric Cooperative recorded in Official Records Book 2174, Page 884.

9. Cattle Grazing Lease with Shoop Hay Service, LLC, dated June 1, 2012.

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: The Villages of Amazon South / Southern Land Parrish, LLC

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner (X) or contract purchaser ( )	
John A. Neal	University Park Partners IV, LLC - 100%
5800 Lakewood Ranch Blvd	
Sarasota, FL 34240	

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

Signature: _____

(Applicant): John A. Neal

STATE OF FLORIDA
COUNTY OF ~~Manatee~~ Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20th day of August 2013 by John A. Neal, who is personally known to me or who has produced _____ as identification.
(type of identification)

Sherry S Doddema
Notary Signature

SHERRY S. DODDEMA
Print or type name of Notary

My Commission Expires: _____

Commission No: _____

Title or Rank

SHERRY S. DODDEMA
MY COMMISSION EXPIRES
May 21, 2016
#EE 194509
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Revised 2/8/10
B-4

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT

Property Owner (Company or individual) *(print)*: Southern Land Parrish,, LLC

Mailing Address *(print)*: 5800 Lakewood Ranch Blvd, Sarasota, FL 34240

Officer's Name and Title *(print)*: John A. Neal, Manager

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: See Attached

2. That this property constitutes the property for which a request for a rezoning, new Preliminary Site Plan, Local Development Agreement, Final Site Plan, Construction Plans, and all related government approvals.

   (Type of Application Approval Requested)

   Is being applied for to Manatee County, Florida;

3. That the undersigned has (have) appointed and does (do) appoint Stantec as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;

4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;

5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

/ Manager
Owner's Signature/Print Title

/
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me this August 20, 2013 **by**
(date)

John A. Neal **who ~~is personally known to me~~ or who**
(name of person acknowledging)

has produced _____ **as identification.**
(type of identification)

My Commission Expires: _____

Signature of Person Taking Acknowledgment

SHERRY S. DODDEMA
Name

Title or Rank

SHERRY S. DODDEMA
MY COMMISSION EXPIRES
May 21, 2016
#EE 194509
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Rev 2/8/10 B2

Prepared by:

Mark S. Weinberg, Esquire
GRAY ROBINSON, P.A.
1221 Brickell Avenue, Suite 1600
Miami, Florida 33131

Parcel ID Number: a portion of

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22 day of April 2013 between CNB REI HOLDINGS, LLC, a Florida limited liability company (the "**Grantor**"), whose mailing address is 25 West Flagler Street, Miami, FL 33130, and Parrish Holdings, LLC, a Florida limited liability company, as to an undivided 77.13% interest, Southern Land Parrish, LLC, a Florida limited liability company, as to an undivided 13.07 % interest, and Southern Hemisphere Manatee, LLC, a Florida limited liability company, as to an undivided 9.8% interest, as Tenants In Common (the "**Grantee**"), whose mailing address is 5800 Lakewood Ranch Blvd. Sarasota, Florida 34240.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns the following property (the "**Property**") lying and being in MANATEE COUNTY, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject, however, to: (i) taxes and assessments for the current year and subsequent years; (ii) reservations, easements, rights of way, covenants, conditions and restrictions of public record; and (iii) all matters that an accurate survey of the Property would reveal, including, without limitation, the exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**"; however this reference shall not act to reimpose same).

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

Witness: _____
Print Name: Kyle S Kasten

Witness: _____
Print Name: Jeanne Z. Golden

GRANTOR:

CNB REI HOLDINGS, LLC.
a Florida limited liability company

By: CNB RE Holdings, LLC, its sole member

By: City National Bank of Florida, its sole member

By: _____
Name: Gerald A. Thornton
Title: Senior Vice President

STATE OF FLORIDA

COUNTY OF ~~MIAMI-DADE~~ PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of April 2013 by Gerald A. Thornton as Senior Vice President of City National Bank of Florida, the sole member of CNB RE Holdings, LLC, the sole member of CNB REI HOLDINGS, LLC, a Florida limited liability company, on behalf of the company.

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced na

_____
Print or Stamp Name: _____
Notary Public, State of Florida at Large
Commission No.:
My Commission Expires:

JEANNE ZESSI GOLDEN
Notary Public - State of Florida
My Comm. Expires Aug 16, 2016
Commission # EE 827372
Bonded Through National Notary Assn.

EXHIBIT "A"

PARCELS A1 A2 (NORTH)

A PARCEL OF LAND LYING IN SECTIONS 17 AND 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE NORTH 00°08'15" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 700.75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 225 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°39'04" EAST, A DISTANCE OF 2.97 FEET; (2) SOUTH 89°30'19" EAST, A DISTANCE OF 2,402.18 FEET; (3) SOUTH 89°32'06" EAST, A DISTANCE OF 674.93 FEET; THENCE SOUTH 00°51'43" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A GAS LINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1681, PAGE 230 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°39'17" EAST, A DISTANCE OF 1,729.20 FEET; (2) SOUTH 89°10'24" EAST, A DISTANCE OF 187.95 FEET; (3) SOUTH 89°53'47" EAST, A DISTANCE OF 1,363.90 FEET; (4) SOUTH 89'38'03" EAST, A DISTANCE OF 559.61 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 592 AND OFFICIAL RECORDS BOOK 669, PAGE 745, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'06" EAST, A DISTANCE OF 1,041.18 FEET; (2) NORTH 89°51'05" EAST, A DISTANCE OF 808.88 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST LINES OF SAID CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1767, PAGE 4886 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST, A DISTANCE OF 99.28 FEET; (2) SOUTH 89°43'39" EAST, A DISTANCE OF 60.00 FEET; (3) NORTH 00°16'21" EAST, A DISTANCE OF 99.82 FEET TO THE POINT OF INTERSECTION WITH SAID NORTH LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 89°52'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 266.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°06'04" WEST, A DISTANCE OF 472.47 FEET; (2) SOUTH 36°04'54" WEST, A DISTANCE OF 345.85 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE OF

SECTION 17 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°51'05" WEST, A DISTANCE OF 648.05 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; (2) SOUTH 89°17'06" WEST, A DISTANCE OF 2,668.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°08'38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5,299.33 FEET TO THE POINT OF BEGINNING.

PARCELS A1 A2 (SOUTH)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY FLORIDA; THENCE SOUTH 89°08'38" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 5,299.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST THE FOLLOWING TWO (2) COURSES: (1) NORTH 8917'06" EAST, A DISTANCE OF 2,668.97 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 20; (2) NORTH 89°51'05" EAST, A DISTANCE OF 648.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 1302-203; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY OF STATE ROAD 43 (US 301) THE FOLLOWING TWO (2) COURSES: (1) SOUTH 36°04'54" WEST, A DISTANCE OF 570.18 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; (2) SOUTHERLY 971.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,977.86 FEET, A CENTRAL ANGLE OF 28°09'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°01'42" WEST 962.19 FEET; THENCE NORTH 89°26'34" WEST, A DISTANCE OF 1,282.99 FEET; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 1,300.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF MOCCASIN WALLOW ROAD ACCORDING TO ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 88°54'18" WEST, A DISTANCE OF 1,334.91 FEET; (2) NORTH 89°08'58" WEST, A DISTANCE OF 2,271.84 FEET; (3) NORTH 89°07'49" WEST, A DISTANCE OF 328.34 FEET; (4) NORTH 89°07'50" WEST, A DISTANCE OF 2,693.55 FEET; (5) NORTH 88°01'42" WEST, A DISTANCE OF 16.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°08'36" EAST, ALONG SAID WEST LINE OF SECTION 19, A DISTANCE OF 2,578.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

2. Rights of others to use the waters of any water body extending from the insured land onto other lands.

3. Reservation of all sub-surface oil and mineral rights and rights of ingress and egress to prospect, drill, mine, pipe and remove oil and mineral products as set forth and reserved in that certain Warranty Deed from K.S. Parrish and Mollie D. Parrish, his wife, recorded June 4, 1945 in Deed Book 208, page 373, Public Records Manatee County, Florida. The right of entry for the mineral reservation has been barred by Section 712.04, Florida Statutes.

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5. Easement in favor of Florida Power & Light Company as taken by virtue of that certain Stipulated and Final Judgment recorded May 6, 1974 in Official Records Book 669, page 745, Public Records Manatee County, Florida.

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8. Right-Of-Way Easement granted unto Peace River Electric Cooperative recorded in Official Records Book 2174, Page 884.

9. Cattle Grazing Lease with Shoop Hay Service, LLC, dated June 1, 2012.

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

September 11, 2013

File: 215611510

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

Attn: **Ms. Lisa Barrett**

Reference: **The Villages of Amazon South - Special Approval Request**

Dear Ms. Barrett:

On behalf of our Client, Neal Communities, we respectfully request special approval for the following Land Development Code waivers:

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

   The project was previously granted a Special Approval for this requirement. A density of 1.66 dwelling units per acre is below the allowable density for the UF-3 future land use category.

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

Sincerely,

Stantec Consulting Services Inc.

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

C: John Neal, Neal Communities, Inc., w/enclosures
Pat Neal, Neal Communities, Inc., w/enclosures

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

September 11, 2013

File: 215611510

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

Attn: **Ms. Lisa Barrett**

Reference: **The Villages of Amazon South - Specific Approval Request**

Dear Ms. Barrett:

On behalf of our Client, Neal Communities, we respectfully request specific approval for the following Land Development Code waivers:

1. LDC Sections 740.2.6.11, 740.3.1. and 907.9.2.4 which require 12' travel lanes and 24' streets.

The applicant requests a reduction in lane width for internal private streets with the design of an 11' travel lanes with 22' pavement.

This reduced drive lane is adequate for local traffic at low speeds. The narrow drive lanes serve as a traffic calming device to encourage slower driving and increase walkability through a pedestrian friendly design. In addition, parking will be provided on the individual lots therefore on-street parking will be kept to a minimum.

The right of way width will be a minimum distance of 50 ft. and; therefore, shall provide adequate width for utilities, slopes, setbacks, drainage and highway design elements.

2. LDC Section 907.9.4 which requires a cul-de-sac or turnaround to not exceed eight hundred (800) feet in length.

The LDC requires those dead-end (e.g. cul-de-sac) streets which are not intended to extend beyond the limits of a subdivision not to exceed 800 feet in length. The project design includes 6 cul-de-sacs measuring over 800 feet in length. The streets and their lengths are listed below.

- Street 'D' 1,443'
- Street 'F' 853'
- Street 'X' 1,160'
- Street 'DD' 1,398'
- Street 'HH' 822'
- Street 'JJ' 1,008'

The design considers important natural features such as wetlands, upland habitats, irregular shaped land areas, and the Florida Power and Light easement. It is important to the applicant to preserve as much of these features as possible. In order to do so, the design requires that some of the streets exceed the LDC requirements. In an effort to mitigate any impacts, multiple opportunities for turnaround are provided through proposed median cuts spaced at various intervals.

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

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

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

Sincerely,

Stantec Consulting Services Inc.

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

C: John Neal, Neal Communities, Inc., w/enclosures
Pat Neal, Neal Communities, Inc., w/enclosures

Villages of Amazon South

Transportation Impact Analysis

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

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

October 2013

Villages of Amazon South
Transportation Impact Analysis

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Professional Engineer's Certification

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

PROJECT: Villages of Amazon South
Transportation Impact Analysis
215810119

LOCATION: Northwest of the Moccasin Wallow Road/US 301 intersection in north Manatee County, Florida.

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

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Senior Project Manager

Introduction

The purpose of this report is to document the transportation impacts for the proposed Villages of Amazon South development in Manatee County, Florida. The development proposes to construct 1,999 single-family detached dwelling units, 20,000 square feet of office and 40,000 square feet of commercial. The analysis evaluated three development phases, the phasing schedule and unit counts are shown below.

- Phase 1 (2016): 600 units
- Phase 2 (2020): 800 units
- Phase 3 (2023): 599 units
  20,000 SF Office
  40,000 SF Commercial

The analysis is for transportation concurrency approval from Manatee County. Given that transportation concurrency approval is being sought beyond the three-year timeframe, a Local Development Agreement (LDA) will need to be entered into between the County and petitioner. The project is generally located northwest of the Moccasin Wallow Road/US 301 intersection. The project location is shown in Figure 1. A copy of the master site plan is attached in Appendix A.

Prior to undertaking the report, a transportation methodology statement was submitted to Manatee County on September 20, 2013. A copy of the approved methodology is attached in Appendix A.

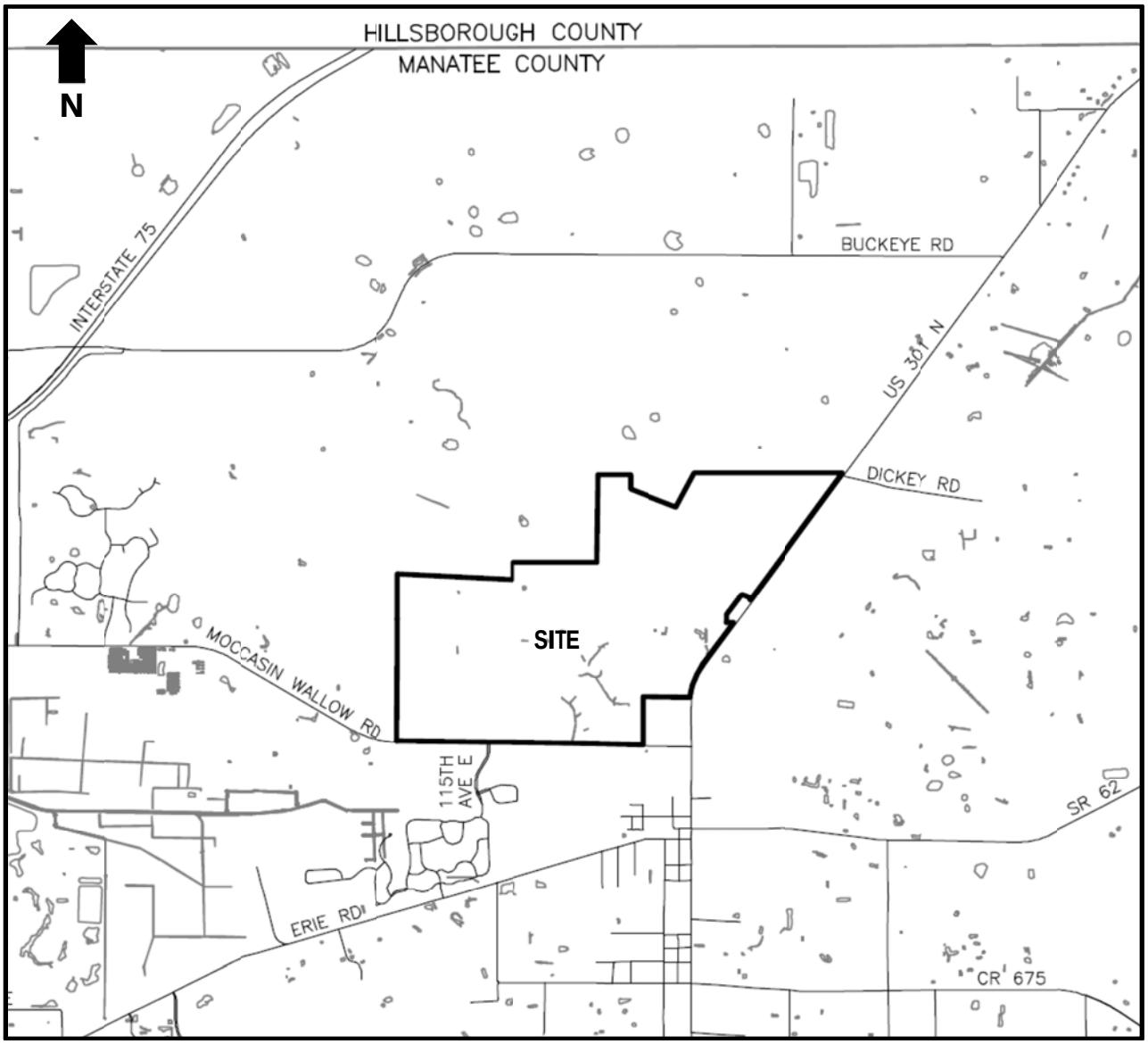

Figure 1: Project Location

Trip Generation

Traffic volumes generated by the project were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. Land Use Code 210 (Single-Family Detached Housing), Land Use Code 710 (General Office) and Land Use Code 820 (Shopping Center) were used to estimate the trip generation potential from the site. The transportation analysis was based on the PM peak-hour; however, Manatee County requested that an AM peak-hour analysis be performed at certain intersections.

It is estimated that Phase 1 will generate 430 AM peak-hour two-way trips (108 entering; 322 exiting) and 527 PM peak-hour two-way trips (332 entering; 195 exiting). The Phase 1 peak-hour trip generation is summarized in Table 1.

Table 1: Phase 1 Peak-Hour Trip Generation

ITE Land Use Category	Units	Development Size	Time Period	Trip Rate / Equation	Enter Split	Exit Split	Peak-Hour Trips		
							Total	Enter	Exit
Single-Family Housing - 210	Per Unit	600	AM Peak-Hour	T = 0.70(x) + 9.74	25%	75%	430	108	322
			PM Peak-Hour	ln(T) = 0.90ln(x) + 0.51	63%	37%	527	332	195

It is estimated that Phase 2 will generate 990 AM peak-hour two-way trips (248 entering; 742 exiting) and 1,130 PM peak-hour two-way trips (712 entering; 418 exiting). The Phase 2 peak-hour trip generation is summarized in Table 2.

Table 2: Phase 2 Peak-Hour Trip Generation

ITE Land Use Category	Units	Development Size	Time Period	Trip Rate / Equation	Enter Split	Exit Split	Peak-Hour Trips		
							Total	Enter	Exit
Single-Family Housing - 210	Per Unit	1,400	AM Peak-Hour	T = 0.70(x) + 9.74	25%	75%	990	248	742
			PM Peak-Hour	ln(T) = 0.90ln(x) + 0.51	63%	37%	1,130	712	418

At build-out of the project, the interaction of different land uses will allow for a portion of the trips to be internally captured. Internal capture was estimated for the PM peak-hour based on information contained in the ITE *Trip Generation Handbook, 2nd Edition*. Pass-by capture was also estimated for the PM peak-hour using the ITE *Trip Generation Handbook, 2nd Edition* for the commercial retail component only. Pass-by capture was based on Figure 5.5 of the ITE *Trip Generation Handbook, 2nd Edition*. Pass-by trips were checked to ensure that they did not exceed 10% of the future adjacent street traffic (background traffic conditions) during the PM peak-hour.

The estimated new external trips generated by the project are 1,478 AM peak-hour two-way trips (403 entering; 1,075 exiting) and 1,629 PM peak-hour two-way trips (1,004 entering; 625 exiting). The AM peak-hour trip generation is summarized in Table 3 and the PM peak-hour trip generation is summarized in Table 4. The detailed trip generation calculations are attached in Appendix A.

Table 3: AM Peak-Hour Trip Generation

ITE Land Use Category	Development Size	AM Peak Total Trips			Internal Capture %	Pass-by %	New External Trips		
		Total	Enter	Exit			Total	Enter	Exit
Single-Family Housing - 210	1,999 du	1,409	352	1,057	0%	0%	1,409	352	1,057
General Office - 710	20,000 sf	31	27	4	0%	0%	31	27	4
Shopping Center - 820	40,000 sf	38	24	14	0%	0%	38	24	14
	TOTALS	**1,478**	**403**	**1,075**	**0%**	**0%**	**1,478**	**403**	**1,075**

Table 4: PM Peak-Hour Trip Generation

ITE Land Use Category	Development Size	PM Peak Total Trips			Internal Capture %	Pass-by %	New External Trips		
		Total	Enter	Exit			Total	Enter	Exit
Single-Family Housing - 210	1,999 du	1,557	981	576	1%	0%	1,541	971	570
General Office - 710	20,000 sf	30	5	25	13%	0%	26	3	23
Shopping Center - 820	40,000 sf	148	71	77	14%	51%	62	30	32
	TOTALS	**1,735**	**1,057**	**678**	**2%**	**4%**	**1,629**	**1,004**	**625**

Project Traffic Distribution/Assignment

Project traffic was distributed using the Sarasota/Manatee/Charlotte County 2014 Existing Plus Committed Travel Demand Model. Transportation Analysis Zone (TAZ) 1565 was added to represent the southern portion of the project and TAZ 1566 was added to represent the northern portion of the project.

The 2014 model uses 2035 socioeconomic data. The analysis used socioeconomic data for the build-out year of 2023. A 2023 socioeconomic data set was created by straight-line interpolation between the 2007 and 2035 socioeconomic data sets. In addition, approved developments in the vicinity of the project that were not accurately represented by the socioeconomic data were added into the corresponding TAZs. Table 5 lists the developments revised in the model and the amount of socioeconomic data added to the model. Information on the approved developments and the employee calculations are attached in Appendix B. The distribution of project traffic from the site is shown in Figure 2.

Table 5: Socioeconomic Data Additions

TAZ	Development	SFDU	MFDU	Service Emp[1]	Commercial Emp[2]
1327	Morgan's Glen	167	106	599	345
1349	Parrish Plantation	266	222	343	232
1480	Cone Ranch	1163	836	136	82
1500	Eagle Pointe	1072			

1. Service employee numbers based on the equivalent approved square footage trip generation from ITE.

2. Commercial employee numbers based on a standard planning assumption of 2 employees per 1,000 SF.

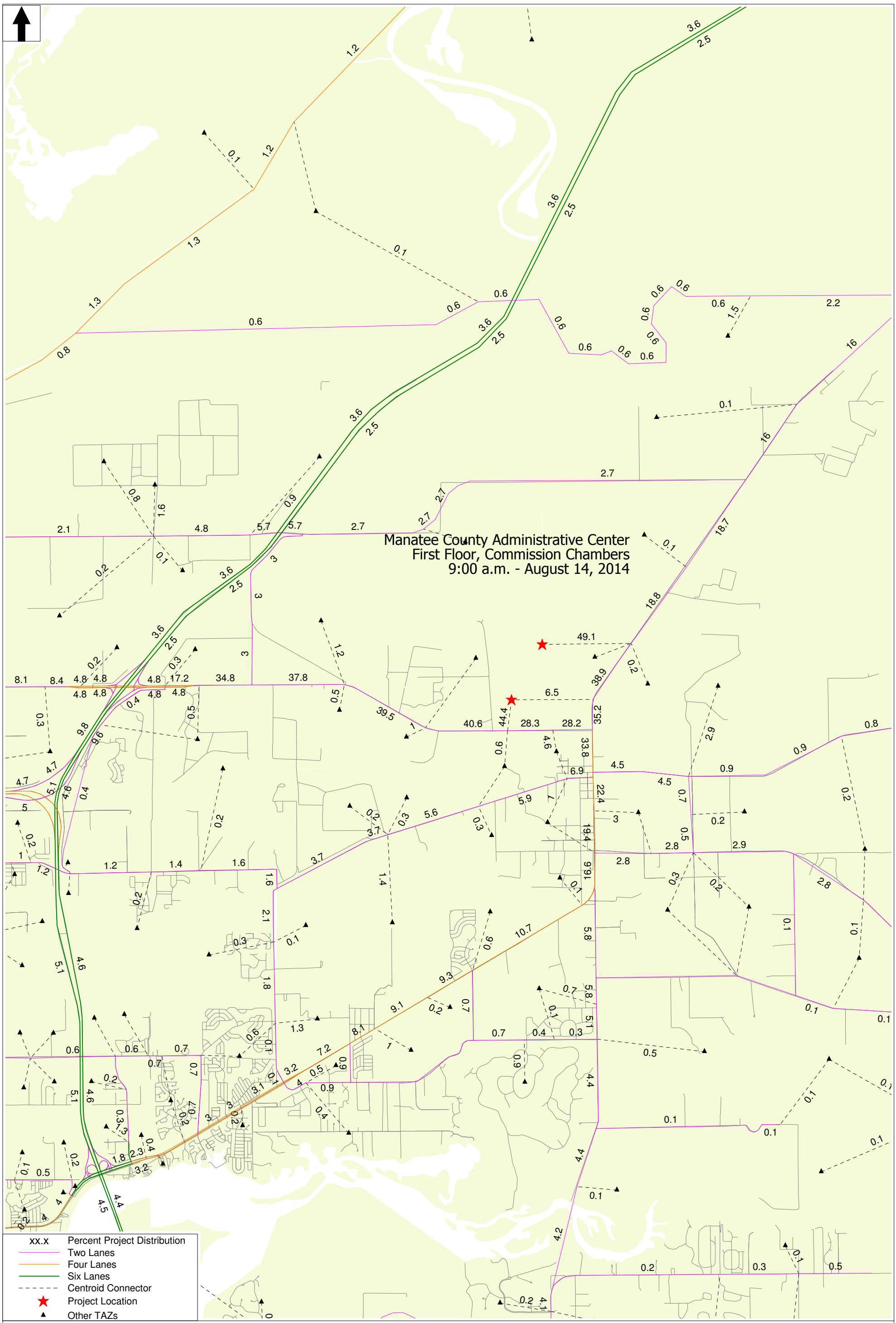

Figure 2: Project Traffic Distribution
2014 Existing Plus Committed Network
Villages of Amazon South

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Study Area

The extent of the roadway network to be studied was based upon the Manatee County Transportation Planning Division's *Traffic Impact Analysis Requirements and Procedures*. Significantly impacted segments are defined as roadway segments in which project traffic is expected to consume at least five percent of the peak-hour two-way level-of-service standard volume or any roadway segment to which the project has direct access or which the project accesses via local and private roads. The results of the study area determination are provided in Table 6.

Per Manatee County's criteria, 14 segments exceed the five percent significance threshold. In addition to the roadway segments evaluated in the study area, intersections of regulated roadways within the study area as well as the six site access connections were evaluated. The 13 regulated roadway intersections that were studied are listed below.

- I-75 SB Ramps & Moccasin Wallow Rd*
- I-75 NB Ramps & Moccasin Wallow Rd*
- Buffalo Rd & Moccasin Wallow Rd
- Carter Rd & Moccasin Wallow Rd
- 115th Ave E & Moccasin Wallow Rd
- US 301 & Moccasin Wallow Rd*
- US 301 & Fort Hamer Rd
- US 301 & CR 675
- US 301 & Erie Rd
- US 301 & SR 62
- US 301 & Buckeye Rd
- Fort Hamer Rd & Old Tampa Rd
- Fort Hamer Rd & Golf Course Rd

* *An AM peak-hour analysis was also performed for the intersection.*

Table 6: Study Area Determination

Road Name and Segment	Adopted LOS			Percent Project Traffic	New Project Traffic				Significant Impact? (>5%)
	LOS Standard	Number of Lanes	Service Volume		Phase 1	Phase 2	Phase 3	% Impact	
Buckeye Road									
Bud Rhoden Rd to Carter Rd	D	2	2,170	4.8%	25	54	78	3.6%	No
Carter Rd to US 301	C	2	1,550	2.7%	14	30	44	2.8%	No
Buffalo Road									
69th St E to Moccasin Wallow Rd	D	2	2,170	0.4%	2	5	7	0.3%	No
Carter Road									
Buckeye Rd to Moccasin Wallow Rd	D	2	2,170	3.0%	16	34	49	2.3%	No
CR 675									
US 301 to Spencer Parrish Rd	D	2	2,190	2.8%	14	32	46	2.1%	No
Erie Road (CR 10)									
Erie Rd (CR 75) to US 301	D	2	2,170	5.3%	28	60	86	4.0%	No
Fort Hamer Road									
US 301 to Golf Course Rd	D	2	1,440	5.8%	30	65	94	6.5%	Yes
Golf Course Rd to Old Tampa Rd	D	2	1,440	5.5%	29	62	90	6.3%	Yes
Old Tampa Rd to Fort Hamer Bridge	D	2	1,440	4.3%	23	49	70	4.9%	No
Golf Course Road									
Fort Hamer Rd to Rye Rd	D	2	2,190	0.1%	1	1	2	0.1%	No
I-75									
I-275 to Moccasin Wallow Rd	D	6	10,060	19.4%	102	219	316	3.1%	No
Moccasin Wallow Rd to Hillsborough Co.	D	6	10,060	6.1%	32	69	99	1.0%	No
Moccasin Wallow Road									
49th Ave E to I-75 SB Ramps	D	4	3,580	8.5%	45	96	138	3.9%	No
I-75 SB Ramps to I-75 NB Ramps	D	4	3,580	19.5%	103	220	320	8.9%	Yes
I-75 NB Ramps to Buffalo Rd	D	4	3,580	34.0%	179	384	553	15.4%	Yes
Buffalo Rd to Carter Rd	D	2	1,600	34.5%	182	390	562	35.1%	Yes
Carter Rd to 115th Ave E/Site	D	2	2,170	39.2%	207	443	639	29.4%	Yes
115th Ave E/Site to US 301	D	2	2,170	Varies by Phase	299	569	789	36.3%	Yes
Old Tampa Road									
Chin Rd to Fort Hamer Rd	D	2	2,170	0.5%	3	6	8	0.4%	No
SR 62									
US 301 to Spencer Parrish Rd	C	2	2,190	4.5%	24	51	73	3.3%	No
US 301									
Chin Rd to Fort Hamer Rd	D	4	3,580	10.8%	57	122	176	4.9%	No
Fort Hamer to CR 675	D	4	3,580	16.6%	87	187	271	7.6%	Yes
CR 675 to Erie Rd	D	2	2,170	20.9%	110	236	341	15.7%	Yes
Erie Rd to SR 62	D	2	2,170	29.2%	154	330	476	21.9%	Yes
SR 62 to Moccasin Wallow Rd	D	2	2,170	33.8%	178	382	551	25.4%	Yes
Moccasin Wallow Rd to Site	C	2	790	Varies by Phase	103	528	905	114.6%	Yes
Site to Buckeye Rd	C	2	790	18.9%	103	213	307	38.9%	Yes
Buckeye Rd to Hillsborough Co.	C	2	790	16.0%	84	181	261	33.0%	Yes

2013 Existing Traffic Conditions

Vehicle turning movement counts were conducted at the 13 study area intersections. The turning movement counts were taken during the AM peak period (7:00 AM – 9:00 AM) at select intersections at the County's request, and during the PM peak period (4:00 PM – 6:00 PM) at all study area intersections to quantify existing AM and PM peak-hour conditions as appropriate. The turning movement counts at the intersections were then adjusted to peak-season volumes using the Florida Department of Transportation's (FDOT) peak-season conversion factors for Manatee County. The peak-season factors, turning movement counts, existing lane geometry and existing signal timing are attached in Appendix C. The existing peak-hour peak-season traffic volumes are shown in Appendix D.

Roadway Analysis

Roadway segmentation was based on the Manatee County *Concurrency Transportation Link Sheet* and conversations with County staff during the methodology process. The directional service volumes were taken from the FDOT *2012 Generalized Service Volume Tables*. Existing segment volumes were obtained from the peak-season volumes entering/exiting the intersections during the peak hour. The results of the 2013 existing level-of-service analysis are summarized in Table 7 and indicate that all significantly impacted segments in the study area are operating within Manatee County's adopted level-of-service standards.

Table 7: 2013 Existing Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2013 Existing Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume		
Fort Hamer Road						
Golf Course Rd to US 301	NB	D	1	792	110	No
US 301 to Golf Course Rd	SB				154	
Old Tampa Rd to Golf Course Rd	NB	D	1	792	127	No
Golf Course Rd to Old Tampa Rd	SB				178	
Moccasin Wallow Road						
I-75 SB Ramps to I-75 NB Ramps	EB	D	2	2,000	262	No
I-75 NB Ramps to I-75 SB Ramps	WB				266	
I-75 NB Ramps to Buffalo Rd	EB	D	2	2,000	539	No
Buffalo Rd to I-75 NB Ramps	WB				298	
Buffalo Rd to Carter Rd	EB	D	1	880	422	No
Carter Rd to Buffalo Rd	WB				254	
Carter Rd to 115th Ave E/Site	EB	D	1	1,190	415	No
115th Ave E/Site to Carter Rd	WB				212	
115th Ave E/Site to US 301	EB	D	1	1,190	374	No
US 301 to 115th Ave E/Site	WB				185	
US 301						
Fort Hamer Rd to CR 675	NB	D	2	2,000	427	No
CR 675 to Fort Hamer Rd	SB				527	
CR 675 to Erie Rd	NB	D	1	1,190	339	No
Erie Rd to CR 675	SB				459	
Erie Rd to SR 62	NB	D	1	1,190	338	No
SR 62 to Erie Rd	SB				450	
SR 62 to Moccasin Wallow Rd	NB	D	1	1,190	321	No
Moccasin Wallow Rd to SR 62	SB				425	
Moccasin Wallow Rd to Site	NB	C	1	430	278	No
Site to Moccasin Wallow Rd	SB				205	
Site to Buckeye Rd	NB	C	1	430	278	No
Buckeye Rd to Site	SB				205	
Buckeye Rd to Hillsborough Co.	NB	C	1	430	289	No
Hillsborough Co. to Buckeye Rd	SB				205	

Intersection Analysis

The intersection analysis was performed using the Synchro Software. In addition, County staff requested that the Synchro analysis be supplemented with a Highway Capacity Software (HCS) analysis for the I-75 SB Ramps/Moccasin Wallow Road, I-75 NB Ramps/Moccasin Wallow Road, and US 301/Moccasin Wallow Road intersections for the unsignalized condition. If a signal is needed for future analyses scenarios, only a Synchro analysis will be performed for the signalized condition.

As part of the analysis, existing lane geometry was used at the study intersections. Manatee County has adopted an overall intersection level-of-service standard of D with each intersection movement required to have a volume to capacity (v/c) ratio less than 1.0. To evaluate unsignalized intersections, where an overall intersection level-of-service standard cannot be obtained, each movement and approach was analyzed to ensure that vehicles did not experience excessive delay and that the v/c ratio was less than 1.0.

The results of the Synchro and limited HCS intersection analysis are summarized in Table 8 and indicate that all intersections currently meet Manatee County's adopted level-of-service standards. During the AM peak-hour, HCS identified that the southbound left turn movement at the I-75 SB Ramps/Moccasin Wallow Road intersection has unacceptable delay; however, the Synchro analysis demonstrates that the movement operates within acceptable delay standards. Both software programs indicate that the v/c ratio for the movement is approximately 0.50 and both software programs produce a 95th percentile queue length of less than three vehicles which will not impact the southbound right turn movement.

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

Table 8: 2013 Existing Traffic Intersection Analysis

Intersection	Type	Time Period	Software	Overall Intersection LOS		Delay[1] (sec/veh)	Max v/c Ratio	Approach LOS			
				Standard	Existing			EB	WB	NB	SB
I-75 SB Ramps & Moccasin Wallow Rd	TWSC	AM	Synchro	D	n/a	43.2	0.51	--[2]	A[3]		D
			HCS			**54.2**	0.49	--[2]	A[3]		D
		PM	Synchro			15.4	0.33	--[2]	A[3]		B
			HCS			17.1	0.33	--[2]	A[3]		B
I-75 NB Ramps & Moccasin Wallow Rd	TWSC	AM	Synchro	D	n/a	11.2	0.12	A[3]	--[2]	B	
			HCS			13.4	0.14	A[3]	--[2]	B	
		PM	Synchro			11.2	0.33	A[3]	--[2]	B	
			HCS			12.5	0.49	A[3]	--[2]	B	
Buffalo Rd & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	15.7	0.24	A[3]	A[3]	C	B
Carter Rd & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	10.5	0.02	A[3]	--[2]		B
115th Ave E & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	13.4	0.06	--[2]	A[3]	B	
US 301 & Moccasin Wallow Rd	TWSC	AM	Synchro	D	n/a	13.0	0.28	B		A[3]	--[2]
			HCS			13.1	0.28	B		A[3]	--[2]
		PM	Synchro			20.0	0.64	C		A[3]	--[2]
			HCS			19.9	0.64	C		A[3]	--[2]
US 301 & Ft Hamer Rd	TWSC	PM	Synchro	D	n/a	16.3	0.14		B	--[2]	A[3]
US 301 & CR 675	TWSC	PM	Synchro	D	n/a	17.8	0.33	B	C	A[3]	A[3]
US 301 & Erie Rd	TWSC	PM	Synchro	D	n/a	14.5	0.20	B		A[3]	--[2]
US 301 & SR 62	TWSC	PM	Synchro	D	n/a	19.7	0.44	C	C	A[3]	A[3]
US 301 & Buckeye Rd	TWSC	PM	Synchro	D	n/a	11.7	0.04	B		A[3]	--[2]
Ft Hamer Rd & Old Tampa Rd[4]	TWSC	PM	Synchro	D	n/a	14.1	0.22	B	B	A[3]	A[3]
Ft Hamer Rd & Golf Course Rd	TWSC	PM	Synchro	D	n/a	11.6	0.15		B	--[2]	A[3]

1. Delay shown for the worst approach/movement
2. No left turn movement for approach
3. Left turn movement level-of-service
4. Intersection is signalized, but during the PM peak-hour is in flash mode; therefore, it was considered unsignalized.

2016 Phase 1 Traffic Conditions

The 2016 traffic conditions were evaluated for the background and project traffic scenarios. For the 2016 traffic conditions, improvements scheduled for construction in the current Manatee County Capital Improvement Program (CIP) or the FDOT Five Year Work Program were included in the analysis. Improvements scheduled in the first three years were assumed to be in place for the 2016 traffic conditions. Two improvements within the study area were assumed to be in place. The two improvements are:

- US 301/Fort Hamer Road intersection improvements
- The four-lane widening of US 301 from CR 675 to Moccasin Wallow Road

The US 301/Fort Hamer Road intersection improvements (Project #6061960) are listed in Manatee County's *Fiscal Year 2013-2017 CIP*. The project is currently out for bid and consists of realignment and the addition of turn lanes. The four-lane widening of US 301 from CR 675 to Moccasin Wallow Road is scheduled for construction in the FDOT Work Program for the year 2015. The applicable pages from the Manatee County CIP and FDOT Work Program are attached in Appendix F. The two identified improvements were also assumed for the subsequent 2020 and 2023 analyses.

2016 BACKGROUND TRAFFIC CONDITIONS

The background traffic volumes consist of the existing traffic adjusted by an annual growth rate plus reserved traffic. During the transportation methodology process, it was agreed that a one percent annual growth rate and 75% of the reserved traffic on study area roadway segments would be used as background traffic for the PM peak-hour. For the limited AM peak-hour intersection analysis, a one percent annual growth rate and 50% of the reserved traffic on study area roadway segments was agreed to be used as background traffic. The 2016 background traffic volumes are shown in Appendix D.

Roadway Analysis

The background volume was added to the existing peak-season volumes to obtain background traffic volumes for the year 2016. The reserved traffic reported in the Manatee County Link Data Sheets are two-way volumes. The reserved traffic was directionally split based on the existing traffic's directional split. The Manatee County Link Data Sheets for the study area roadway segments are attached in Appendix G. The results of the 2016 background traffic level-of-service analysis are summarized in Table 9 and indicate that Moccasin Wallow Road from Buffalo Road to US 301 and US 301 from Moccasin Wallow Road to Hillsborough County are both anticipated to exceed Manatee County's adopted level-of-service standards.

Table 9: 2016 Background Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2013 Existing Volume	Bkgd Growth[1]	Reserved Traffic Volume[2]	2016 Bkgd Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume					
Fort Hamer Road									
Golf Course Rd to US 301	NB	D	1	792	110	3	232	345	No
US 301 to Golf Course Rd	SB				154	5	324	483	
Old Tampa Rd to Golf Course Rd	NB	D	1	792	127	4	110	241	No
Golf Course Rd to Old Tampa Rd	SB				178	5	155	338	
Moccasin Wallow Road									
I-75 SB Ramps to I-75 NB Ramps	EB	D	2	2,000	262	8	948	1,218	No
I-75 NB Ramps to I-75 SB Ramps	WB				266	8	963	1,237	
I-75 NB Ramps to Buffalo Rd	EB	D	2	2,000	539	16	931	1,486	No
Buffalo Rd to I-75 NB Ramps	WB				298	9	514	821	
Buffalo Rd to Carter Rd	EB	D	1	880	422	13	902	1,337	Yes
Carter Rd to Buffalo Rd	WB				254	8	543	805	
Carter Rd to 115th Ave E/Site	EB	D	1	1,190	415	13	945	1,373	Yes
115th Ave E/Site to Carter Rd	WB				212	6	482	700	
115th Ave E/Site to US 301	EB	D	1	1,190	374	11	811	1,196	Yes
US 301 to 115th Ave E/Site	WB				185	6	400	591	
US 301									
Fort Hamer Rd to CR 675	NB	D	2	2,000	427	13	343	783	No
CR 675 to Fort Hamer Rd	SB				527	16	424	967	
CR 675 to Erie Rd	NB	D	2	3,240	339	10	395	744	No
Erie Rd to CR 675	SB				459	14	534	1,007	
Erie Rd to SR 62	NB	D	2	3,240	338	10	398	746	No
SR 62 to Erie Rd	SB				450	14	531	995	
SR 62 to Moccasin Wallow Rd	NB	D	2	3,240	321	10	516	847	No
Moccasin Wallow Rd to SR 62	SB				425	13	685	1,123	
Moccasin Wallow Rd to Site	NB	C	1	430	278	8	492	778	Yes
Site to Moccasin Wallow Rd	SB				205	6	362	573	
Site to Buckeye Rd	NB	C	1	430	278	8	492	778	Yes
Buckeye Rd to Site	SB				205	6	362	573	
Buckeye Rd to Hillsborough Co.	NB	C	1	430	289	9	500	798	Yes
Hillsborough Co. to Buckeye Rd	SB				205	6	354	565	

1. 1% annual growth rate
2. 75% of the reserved traffic volumes

Intersection Analysis

The 2016 background traffic intersection analysis used the existing geometry at all study area intersections except at the US 301/Fort Hamer Road intersection where it was realigned with the

121st Avenue E intersection as part of Project #6061960 in Manatee County's CIP and at the US 301/CR 675, US 301/Erie Road and US 301/SR 62 intersections where an additional through lane was added to US 301 as part of the four-lane widening in FDOT's Work Program. In addition, it was assumed that the Fort Hamer Road/Old Tampa Road intersection will be under signal control in 2016 during the PM peak-hour. The intersection is currently signalized, but only operates under signal control for a small portion of the day. The remainder of the day the signal is programmed to flash.

Like the background roadway volumes, the intersection turning movements were also increased by the annual background growth rate and the reserved traffic. Because Manatee County does not keep a record of the reserved traffic's turning movements at intersections, an estimation of the reserved traffic's turning movements was done by comparing the reserved traffic approach volumes to the existing approach volumes.

The ratio of reserved traffic to existing traffic was then calculated for each approach and an overall weighted average was applied to the turning movement counts at each intersection. This method allows for reserved traffic to be estimated on approaches that do not have reserved traffic information and smooths the reserved traffic across all intersection approaches. At the I-75 Ramps/Moccasin Wallow Road, Buffalo Road/Moccasin Wallow Road and US 301/Buckeye Road intersections, the calculation was done separately for the main street and side streets because the side street reserved traffic to existing traffic ratios were significantly different than the main street reserved traffic to existing traffic ratios. Additionally, certain side street reserved traffic volumes were reduced to account for a portion of the reserved traffic using the other endpoint of the segment and not passing through the main street study area intersection. The reserved traffic ratio calculations and the multipliers applied to the turning movement counts at the study area intersections are attached in Appendix G.

The results of the 2016 background traffic intersection analysis are summarized in Table 10 and indicate that only three of the 13 intersections are anticipated to operate at acceptable level-of-service standards. The intersection volume tables are provided in Appendix D. The 2016 background traffic analysis Synchro and HCS intersection worksheets are provided in Appendix H and electronic versions of the files are attached on the accompanying DVD.

Table 10: 2016 Background Traffic Intersection Analysis

Intersection	Type	Time Period	Software	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
				Standard	Background			EB	WB	NB	SB
I-75 SB Ramps & Moccasin Wallow Rd	TWSC	AM	Synchro	D	n/a	9695.9[1]	20.93	--[2]	C[3]		F
			HCS			Err[4]	Err[4]	--[2]	D[3]		F
		PM	Synchro			2150.9[1]	5.56	--[2]	B[3]		F
			HCS			Err[4]	Err[4]	--[2]	C[3]		F
I-75 NB Ramps & Moccasin Wallow Rd	TWSC	AM	Synchro	D	n/a	21.6[1]	0.44	B[3]	--[2]	C	
			HCS			Err[4]	Err[4]	C[3]	--[2]	F	
		PM	Synchro			299.1[1]	1.57	B[3]	--[2]	F	
			HCS			415.7[1]	1.87	B[3]	--[2]	F	
Buffalo Rd & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	161.3[1]	1.04	A[3]	B[3]	F	C
Carter Rd & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	30.6[1]	0.24	A[3]	--[2]		D
115th Ave E & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	393.2[1]	1.45	--[2]	B[3]	F	
US 301 & Moccasin Wallow Rd	TWSC	AM	Synchro	D	n/a	1465.6[1]	4.06	F		B[3]	--[2]
			HCS			2524.0[1]	6.33	F		C[3]	--[2]
		PM	Synchro			4097.2[1]	9.95	F		B[3]	--[2]
			HCS			4508.0[1]	10.85	F		B[3]	--[2]
US 301 & Ft Hamer Rd	TWSC	PM	Synchro	D	n/a	1537.3[1]	3.27	B[3]	B[3]	F	A
US 301 & CR 675	TWSC	PM	Synchro	D	n/a	1599.5[1]	4.08	F	F	A[3]	B[3]
US 301 & Erie Rd	TWSC	PM	Synchro	D	n/a	342.5[1]	1.56	F		B[3]	--[2]
US 301 & SR 62	TWSC	PM	Synchro	D	n/a	1474.9[1]	4.11	F	F	A[3]	B[3]
US 301 & Buckeye Rd	TWSC	PM	Synchro	D	n/a	960.9[1]	2.95	F		A[3]	--[2]
Ft Hamer Rd & Old Tampa Rd	Signal	PM	Synchro	D	n/a	11.3	0.55	B	B	A	B
Ft Hamer Rd & Golf Course Rd	TWSC	PM	Synchro	D	n/a	40.8[1]	0.72		D	--[2]	A[3]

1. Delay shown for the worst approach/movement
2. No left turn movement for approach
3. Left turn movement level-of-service
4. Delay and v/c ratio for the southbound approach is so high that it cannot be calculated by HCS

2016 IMPROVED BACKGROUND TRAFFIC CONDITIONS

Prior to evaluating the project traffic on the adjacent roadway network, the necessary improvements to allow the failing roadway segments and intersections to operate at acceptable level-of-service standards were assumed to be in place. The roadway and intersection improvements identified below were assumed for all subsequent analysis scenarios. State law requires a developer to only correct those transportation deficiencies that are directly created by the addition of their project traffic.

Chapter 163.3180 Florida Statutes and Chapter 2011-139, Laws of Florida as amended by HB 319 both state; "*If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency.*"

Roadway Analysis

In order for the deficient roadway segments to operate within Manatee County's adopted level-of-service standards, additional capacity is required. Table 11 shows the existing and required laneage and capacity for the deficient roadway segments prior to the addition of project traffic. Existing and required service volumes were obtained from the 2012 FDOT *Generalized Service Volume Tables*.

Table 11: Capacity Requirements for Deficient Roadway Segments

Road Name and Segment	Existing		Required		Service Volume Increase
	Number of Lanes / Direction	Service Volume	Number of Lanes / Direction	Service Volume[1]	
Moccasin Wallow Road[2]					
Buffalo Rd to Carter Rd	1	880	2	2,000	1,120
Carter Rd to 115th Ave E/Site	1	1,190	2	2,000	810
115th Ave E to Site	1	1,190	2	2,000	810
US 301[3]					
Moccasin Wallow Rd to Site	1	430	2	1,530	1,100
Site to Buckeye Rd	1	430	2	1,530	1,100
Buckeye Rd to Hillsborough Co.	1	430	2	1,530	1,100

1. Assumed interrupted flow facilities due to signal requirements at end points.
2. Required service volume obtained from the FDOT Generalized Service Volume Table 7, Class I Signalized Arterial.
3. Required service volume obtained from the FDOT Generalized Service Volume Table 9, Signalized Arterial.

When the required capacity improvements identified in Table 11 are implemented, all deficient roadway segments in the study area will operate within the Manatee County's adopted level-of-service standards. Table 12 summarizes the results of the 2016 background roadway level-of-service analysis with improvements.

Table 12: 2016 Background Traffic Roadway Analysis (with Improvements)

Road Name and Segment	Direction	Adopted LOS			2013 Existing Volume	Bkgd Growth[1]	Reserved Traffic Volume[2]	2016 Bkgd Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume					
Fort Hamer Road									
Golf Course Rd to US 301	NB	D	1	792	110	3	232	345	No
US 301 to Golf Course Rd	SB				154	5	324	483	
Old Tampa Rd to Golf Course Rd	NB	D	1	792	127	4	110	241	No
Golf Course Rd to Old Tampa Rd	SB				178	5	155	338	
Moccasin Wallow Road									
I-75 SB Ramps to I-75 NB Ramps	EB	D	2	2,000	262	8	948	1,218	No
I-75 NB Ramps to I-75 SB Ramps	WB				266	8	963	1,237	
I-75 NB Ramps to Buffalo Rd	EB	D	2	2,000	539	16	931	1,486	No
Buffalo Rd to I-75 NB Ramps	WB				298	9	514	821	
Buffalo Rd to Carter Rd	EB	D	2	2,000	422	13	902	1,337	No
Carter Rd to Buffalo Rd	WB				254	8	543	805	
Carter Rd to 115th Ave E/Site	EB	D	2	2,000	415	13	945	1,373	No
115th Ave E/Site to Carter Rd	WB				212	6	482	700	
115th Ave E/Site to US 301	EB	D	2	2,000	374	11	811	1,196	No
US 301 to 115th Ave E/Site	WB				185	6	400	591	
US 301									
Fort Hamer Rd to CR 675	NB	D	2	2,000	427	13	343	783	No
CR 675 to Fort Hamer Rd	SB				527	16	424	967	
CR 675 to Erie Rd	NB	D	2	3,240	339	10	395	744	No
Erie Rd to CR 675	SB				459	14	534	1,007	
Erie Rd to SR 62	NB	D	2	3,240	338	10	398	746	No
SR 62 to Erie Rd	SB				450	14	531	995	
SR 62 to Moccasin Wallow Rd	NB	D	2	3,240	321	10	516	847	No
Moccasin Wallow Rd to SR 62	SB				425	13	685	1,123	
Moccasin Wallow Rd to Site	NB	C	2	1,530	278	8	492	778	No
Site to Moccasin Wallow Rd	SB				205	6	362	573	
Site to Buckeye Rd	NB	C	2	1,530	278	8	492	778	No
Buckeye Rd to Site	SB				205	6	362	573	
Buckeye Rd to Hillsborough Co.	NB	C	2	1,530	289	9	500	798	No
Hillsborough Co. to Buckeye Rd	SB				205	6	354	565	

1. 1% annual growth rate
2. 75% of the reserved traffic volumes

Intersection Analysis

In order for the deficient intersections to operate within Manatee County's adopted level-of-service standards, all deficient intersections need to be signalized. The roadway improvements assumed to be in place in the Roadway Analysis to allow the roadway segments to operate at acceptable level-of-service standards also apply to the applicable intersections. In addition,

the 992 AM peak-hour westbound left turning vehicles at the I-75 SB Ramps/Moccasin Wallow Road intersection require dual left turn lanes, and the 751 AM peak-hour northbound left turning vehicles and the 846 PM peak-hour eastbound right turning vehicles at the US 301/Moccasin Wallow Road intersection require dual northbound left turn lanes and dual eastbound right turn lanes. Table 13 summarizes the results of the background intersection level-of-service analysis with improvements.

Table 13: 2016 Background Traffic Intersection Analysis (with Improvements)

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Background			EB	WB	NB	SB
I-75 SB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	19.8	0.84	C	B		C
		PM		C	24.5	0.84	C	B		C
I-75 NB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	14.9	0.68	A	B	B	
		PM		A	8.5	0.78	A	B	A	
Buffalo Rd & Moccasin Wallow Rd	Signal	PM	D	A	6.3	0.61	A	A	D	A
Carter Rd & Moccasin Wallow Rd	TWSC	PM	D	n/a	13.3[1]	0.09	A[3]	--[2]		B
115th Ave E & Moccasin Wallow Rd	Signal	PM	D	A	5.4	0.46	A	A	C	
US 301 & Moccasin Wallow Rd	Signal	AM	D	B	19.0	0.74	A		C	B
		PM		B	19.7	0.75	C		B	C
US 301 & Ft Hamer Rd	Signal	PM	D	B	12.6	0.62	B	A	C	B
US 301 & CR 675	Signal	PM	D	B	12.5	0.67	C	C	A	A
US 301 & Erie Rd	Signal	PM	D	A	9.2	0.71	D		A	A
US 301 & SR 62	Signal	PM	D	C	24.9	0.90	A	D	B	B
US 301 & Buckeye Rd	Signal	PM	D	B	16.3	0.80	D		B	A
Ft Hamer Rd & Old Tampa Rd	Signal	PM	D	B	11.3	0.55	B	B	A	B
Ft Hamer Rd & Golf Course Rd	TWSC	PM	D	n/a	40.8[1]	0.72		D	--[2]	A[3]

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

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

2016 TOTAL TRAFFIC CONDITIONS

The Phase 1 project traffic was added to the background traffic conditions to determine any project-related impacts. The total traffic consists of the background traffic plus the proposed Phase 1 project traffic. The 2016 project traffic volumes and 2016 total traffic volumes are shown in Appendix D.

Roadway Analysis

The roadway improvements identified to correct the background traffic deficiencies were assumed to be in place. The results of the 2016 total traffic roadway level-of-service analysis are summarized in Table 14 and indicate that all segments within the study area are anticipated to operate within Manatee County's adopted level-of-service standards. Therefore, the addition of project traffic does not create the need for any additional roadway improvements.

Table 14: 2016 Total Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2016 Bkgd Volume	Project Traffic	2016 Total Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume				
Fort Hamer Road								
Golf Course Rd to US 301	NB	D	1	792	345	19	364	No
US 301 to Golf Course Rd	SB				483	11	494	
Old Tampa Rd to Golf Course Rd	NB	D	1	792	241	18	259	No
Golf Course Rd to Old Tampa Rd	SB				338	11	349	
Moccasin Wallow Road								
I-75 SB Ramps to I-75 NB Ramps	EB	D	2	2,000	1,218	49	1,267	No
I-75 NB Ramps to I-75 SB Ramps	WB				1,237	54	1,291	
I-75 NB Ramps to Buffalo Rd	EB	D	2	2,000	1,486	113	1,599	No
Buffalo Rd to I-75 NB Ramps	WB				821	66	887	
Buffalo Rd to Carter Rd	EB	D	2	2,000	1,337	115	1,452	No
Carter Rd to Buffalo Rd	WB				805	67	872	
Carter Rd to 115th Ave E/Site	EB	D	2	2,000	1,373	130	1,503	No
115th Ave E/Site to Carter Rd	WB				700	77	777	
115th Ave E/Site to US 301	EB	D	2	2,000	1,196	111	1,307	No
US 301 to 115th Ave E/Site	WB				591	188	778	
US 301								
Fort Hamer Rd to CR 675	NB	D	2	2,000	783	55	838	No
CR 675 to Fort Hamer Rd	SB				967	32	999	
CR 675 to Erie Rd	NB	D	2	3,240	744	69	813	No
Erie Rd to CR 675	SB				1,007	41	1,048	
Erie Rd to SR 62	NB	D	2	3,240	746	97	843	No
SR 62 to Erie Rd	SB				995	57	1,052	
SR 62 to Moccasin Wallow Rd	NB	D	2	3,240	847	112	959	No
Moccasin Wallow Rd to SR 62	SB				1,123	66	1,189	
Moccasin Wallow Rd to Site	NB	C	2	1,530	778	38	816	No
Site to Moccasin Wallow Rd	SB				573	65	638	
Site to Buckeye Rd	NB	C	2	1,530	778	38	816	No
Buckeye Rd to Site	SB				573	65	638	
Buckeye Rd to Hillsborough Co.	NB	C	2	1,530	798	31	829	No
Hillsborough Co. to Buckeye Rd	SB				565	53	618	

Intersection Analysis

The 2016 total traffic intersection analysis assumed the required geometric and signal improvements identified to correct the background traffic deficiencies were in place. One additional improvement was assumed at the 115th Avenue E/Moccasin Wallow Road

intersection to accommodate project traffic. The Villages of Amazon South project proposes to construct a northern leg at the 115th Avenue E/Moccasin Wallow Road intersection, changing it from its current three-leg configuration to a four-leg intersection. A mast arm and signal heads need to be installed for the new southbound approach in addition to constructing a westbound right turn lane and an eastbound left turn lane to accommodate project traffic. Please refer to the Site Access Analysis section for more details about the turn lanes.

The results of the 2016 total traffic intersection analysis are summarized in Table 15 and indicate that all the intersections are anticipated to operate at acceptable level-of-service standards. Therefore, the addition of project traffic does not create the need for any additional intersection improvements.

Table 15: 2016 Total Traffic Intersection Analysis

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Total			EB	WB	NB	SB
I-75 SB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	19.0	0.85	C	B		C
		PM		C	25.8	0.86	C	B		D
I-75 NB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	15.6	0.73	A	B	B	
		PM		A	9.0	0.82	A	B	A	
Buffalo Rd & Moccasin Wallow Rd	Signal	PM	D	A	6.3	0.61	A	A	D	A
Carter Rd & Moccasin Wallow Rd	TWSC	PM	D	n/a	20.5[1]	0.19	B[3]	--[2]		C
115th Ave E & Moccasin Wallow Rd	Signal	PM	D	A	7.6	0.53	A	A	C	C
US 301 & Moccasin Wallow Rd	Signal	AM	D	B	20.7	0.75	B		C	B
		PM		B	20.0	0.80	C		B	C
US 301 & Ft Hamer Rd	Signal	PM	D	B	12.3	0.64	B	A	C	B
US 301 & CR 675	Signal	PM	D	B	15.0	0.67	C	C	B	B
US 301 & Erie Rd	Signal	PM	D	A	9.3	0.75	D		A	A
US 301 & SR 62	Signal	PM	D	C	28.0	0.91	A	D	C	C
US 301 & Buckeye Rd	Signal	PM	D	B	16.8	0.81	D		B	A
Ft Hamer Rd & Old Tampa Rd	Signal	PM	D	B	11.4	0.55	B	B	A	B
Ft Hamer Rd & Golf Course Rd	TWSC	PM	D	n/a	45.7[1]	0.75		D	--[2]	A[3]

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

The intersection volume tables are provided in Appendix D. The 2016 total traffic analysis Synchro intersection worksheets are provided in Appendix J and electronic versions of the files are attached on the accompanying DVD.

2020 Phase 2 Traffic Conditions

The 2020 traffic conditions were evaluated for the background and project traffic scenarios. The 2020 traffic conditions assumed the same programmed improvements identified in the 2016 Phase 1 Traffic Conditions and concurrency required improvements in the 2016 Improved Background Traffic Conditions.

2020 BACKGROUND TRAFFIC CONDITIONS

The background traffic volumes consist of the existing traffic adjusted by an annual growth rate plus reserved traffic. A one percent annual growth rate and 75% of the reserved traffic was used as background traffic for the PM peak-hour and for the limited AM peak-hour intersection analysis, a one percent annual growth rate and 50% of the reserved traffic was used as background traffic. The 2020 background traffic volumes are shown in Appendix D.

Roadway Analysis

Just like the 2016 Background Traffic Conditions Roadway Analysis, the same background growth rate and vested traffic volumes were added to the existing peak-season volumes to obtain background traffic volumes for the year 2020. Additionally, the previously described and identified roadway transportation improvements were assumed to be in place. The results of the 2020 background traffic level-of-service analysis are summarized in Table 16 and indicate that all roadway segments are anticipated to operate within Manatee County's adopted level-of-service standards.

Table 16: 2020 Background Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2013 Existing Volume	Bkgd Growth[1]	Reserved Traffic Volume[2]	2020 Bkgd Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume					
Fort Hamer Road									
Golf Course Rd to US 301	NB	D	1	792	110	8	232	350	No
US 301 to Golf Course Rd	SB				154	11	324	489	
Old Tampa Rd to Golf Course Rd	NB	D	1	792	127	9	110	246	No
Golf Course Rd to Old Tampa Rd	SB				178	13	155	346	
Moccasin Wallow Road									
I-75 SB Ramps to I-75 NB Ramps	EB	D	2	2,000	262	19	948	1,229	No
I-75 NB Ramps to I-75 SB Ramps	WB				266	19	963	1,248	
I-75 NB Ramps to Buffalo Rd	EB	D	2	2,000	539	39	931	1,509	No
Buffalo Rd to I-75 NB Ramps	WB				298	21	514	833	
Buffalo Rd to Carter Rd	EB	D	2	2,000	422	30	902	1,354	No
Carter Rd to Buffalo Rd	WB				254	18	543	815	
Carter Rd to 115th Ave E/Site	EB	D	2	2,000	415	30	945	1,390	No
115th Ave E/Site to Carter Rd	WB				212	15	482	709	
115th Ave E/Site to US 301	EB	D	2	2,000	374	27	811	1,212	No
US 301 to 115th Ave E/Site	WB				185	13	400	598	
US 301									
Fort Hamer Rd to CR 675	NB	D	2	2,000	427	31	343	801	No
CR 675 to Fort Hamer Rd	SB				527	38	424	989	
CR 675 to Erie Rd	NB	D	2	3,240	339	24	395	758	No
Erie Rd to CR 675	SB				459	33	534	1,026	
Erie Rd to SR 62	NB	D	2	3,240	338	24	398	760	No
SR 62 to Erie Rd	SB				450	32	531	1,013	
SR 62 to Moccasin Wallow Rd	NB	D	2	3,240	321	23	516	860	No
Moccasin Wallow Rd to SR 62	SB				425	31	685	1,141	
Moccasin Wallow Rd to Site	NB	C	2	1,530	278	20	492	790	No
Site to Moccasin Wallow Rd	SB				205	15	362	582	
Site to Buckeye Rd	NB	C	2	1,530	278	20	492	790	No
Buckeye Rd to Site	SB				205	15	362	582	
Buckeye Rd to Hillsborough Co.	NB	C	2	1,530	289	21	500	810	No
Hillsborough Co. to Buckeye Rd	SB				205	15	354	574	

1. 1% annual growth rate
2. 75% of the reserved traffic volumes

Intersection Analysis

The 2020 background traffic intersection analysis assumed the previously described and identified geometric and signal improvements to be in place. The results of the 2020 background

traffic intersection analysis are summarized in Table 17 and indicate that all the intersections are anticipated to operate at acceptable level-of-service standards.

Table 17: 2020 Background Traffic Intersection Analysis

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Background			EB	WB	NB	SB
I-75 SB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	19.7	0.85	C	B		C
		PM		C	24.8	0.85	C	B		D
I-75 NB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	15.1	0.70	A	B	B	
		PM		A	8.6	0.79	A	B	A	
Buffalo Rd & Moccasin Wallow Rd	Signal	PM	D	A	6.4	0.61	A	A	D	A
Carter Rd & Moccasin Wallow Rd	TWSC	PM	D	n/a	13.4[1]	0.10	A[3]	--[2]		B
115th Ave E & Moccasin Wallow Rd	Signal	PM	D	A	5.4	0.47	A	A	C	
US 301 & Moccasin Wallow Rd	Signal	AM	D	B	19.1	0.75	A		C	B
		PM		B	19.8	0.75	C		B	C
US 301 & Ft Hamer Rd	Signal	PM	D	B	12.9	0.63	B	A	C	B
US 301 & CR 675	Signal	PM	D	B	12.8	0.69	C	C	A	A
US 301 & Erie Rd	Signal	PM	D	A	9.4	0.72	D		A	A
US 301 & SR 62	Signal	PM	D	C	25.4	0.90	A	D	B	B
US 301 & Buckeye Rd	Signal	PM	D	B	16.4	0.80	D		B	A
Ft Hamer Rd & Old Tampa Rd	Signal	PM	D	B	11.4	0.56	B	B	A	B
Ft Hamer Rd & Golf Course Rd	TWSC	PM	D	n/a	44.2[1]	0.75		D	--[2]	A[3]

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

The intersection volume tables are provided in Appendix D. The 2020 background traffic analysis Synchro intersection worksheets are provided in Appendix K and electronic versions of the files are attached on the accompanying DVD.

2020 TOTAL TRAFFIC CONDITIONS

The Phase 1 and Phase 2 project traffic was added to the background traffic conditions to determine any project-related impacts. The total traffic consists of the background traffic plus the proposed Phase 1 and Phase 2 project traffic. The 2020 project traffic volumes and 2020 total traffic volumes are shown in Appendix D.

Roadway Analysis

The previously described and identified roadway transportation improvements were assumed to be in place. The results of the 2020 total traffic roadway level-of-service analysis are summarized in Table 18 and indicate that all segments within the study area are anticipated to operate within Manatee County's adopted level-of-service standards. Therefore, the addition of project traffic does not create the need for any additional roadway improvements.

Table 18: 2020 Total Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2020 Bkgd Volume	Project Traffic	2020 Total Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume				
Fort Hamer Road								
Golf Course Rd to US 301	NB	D	1	792	350	41	391	No
US 301 to Golf Course Rd	SB				489	24	513	
Old Tampa Rd to Golf Course Rd	NB	D	1	792	246	39	285	No
Golf Course Rd to Old Tampa Rd	SB				346	23	369	
Moccasin Wallow Road								
I-75 SB Ramps to I-75 NB Ramps	EB	D	2	2,000	1,229	104	1,333	No
I-75 NB Ramps to I-75 SB Ramps	WB				1,248	116	1,364	
I-75 NB Ramps to Buffalo Rd	EB	D	2	2,000	1,509	242	1,751	No
Buffalo Rd to I-75 NB Ramps	WB				833	142	975	
Buffalo Rd to Carter Rd	EB	D	2	2,000	1,354	246	1,600	No
Carter Rd to Buffalo Rd	WB				815	144	959	
Carter Rd to 115th Ave E/Site	EB	D	2	2,000	1,390	279	1,669	No
115th Ave E/Site to Carter Rd	WB				709	164	873	
115th Ave E/Site to US 301	EB	D	2	2,000	1,212	273	1,485	No
US 301 to 115th Ave E/Site	WB				598	296	893	
US 301								
Fort Hamer Rd to CR 675	NB	D	2	2,000	801	118	919	No
CR 675 to Fort Hamer Rd	SB				989	69	1,058	
CR 675 to Erie Rd	NB	D	2	3,240	758	149	907	No
Erie Rd to CR 675	SB				1,026	87	1,113	
Erie Rd to SR 62	NB	D	2	3,240	760	208	968	No
SR 62 to Erie Rd	SB				1,013	122	1,135	
SR 62 to Moccasin Wallow Rd	NB	D	2	3,240	860	241	1,101	No
Moccasin Wallow Rd to SR 62	SB				1,141	141	1,282	
Moccasin Wallow Rd to Site	NB	C	2	1,530	790	299	1,089	No
Site to Moccasin Wallow Rd	SB				582	229	811	
Site to Buckeye Rd	NB	C	2	1,530	790	79	869	No
Buckeye Rd to Site	SB				582	134	716	
Buckeye Rd to Hillsborough Co.	NB	C	2	1,530	810	67	877	No
Hillsborough Co. to Buckeye Rd	SB				574	114	688	

Intersection Analysis

The 2020 total traffic intersection analysis assumed the previously described and identified geometric and signal improvements to be in place. The results of the 2020 total traffic intersection analysis are summarized in Table 19 and indicate that all the intersections are anticipated to operate at acceptable level-of-service standards with the exception of the Fort Hamer Road/Golf Course Road intersection.

Table 19: 2020 Total Traffic Intersection Analysis

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Total			EB	WB	NB	SB
I-75 SB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	18.8	0.88	C	B		C
		PM		C	27.7	0.88	C	C		D
I-75 NB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	17.3	0.81	A	C	B	
		PM		B	10.5	0.89	A	B	B	
Buffalo Rd & Moccasin Wallow Rd	Signal	PM	D	A	6.5	0.64	A	A	D	A
Carter Rd & Moccasin Wallow Rd	TWSC	PM	D	n/a	21.9[1]	0.25	B[3]	--[2]		C
115th Ave E & Moccasin Wallow Rd	Signal	PM	D	A	8.0	0.60	A	A	C	C
US 301 & Moccasin Wallow Rd	Signal	AM	D	C	23.6	0.80	C		C	C
		PM		C	24.5	0.89	C		B	C
US 301 & Ft Hamer Rd	Signal	PM	D	B	13.6	0.67	B	A	C	C
US 301 & CR 675	Signal	PM	D	B	12.9	0.71	C	C	B	A
US 301 & Erie Rd	Signal	PM	D	B	11.5	0.79	D		A	A
US 301 & SR 62	Signal	PM	D	C	32.5	0.93	A	E	C	C
US 301 & Buckeye Rd	Signal	PM	D	B	17.6	0.84	D		B	A
Ft Hamer Rd & Old Tampa Rd	Signal	PM	D	B	11.7	0.56	B	B	A	B
Ft Hamer Rd & Golf Course Rd	TWSC	PM	D	n/a	**58.3[1]**	0.83		E	--[2]	A[3]

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

The delay for the westbound left turn movement at the Fort Hamer Road/Golf Course Road intersection operates at unacceptable delay. However, the movement's v/c ratio is less than 1.0 indicating that capacity for the movement still exists. Additionally, the delay for the westbound approach operates at an acceptable level-of-service standard. To verify the results of Synchro, an HCS analysis of the intersection was performed. The results of the HCS analysis produced similar results and are summarized in Table 20.

Table 20: Fort Hamer Rd/Golf Course Rd 2020 HCS Intersection Analysis

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Background			EB	WB	NB	SB
Ft Hamer Rd & Golf Course Rd	TWSC	PM	D	n/a	56.9[1]	0.82		E	--[2]	A[3]

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

Lastly, the 95th percentile queue length for the westbound left turn movement was evaluated to determine if the queue adversely impacts the right turn movement. Synchro calculates the 95th percentile queue to be 6.74 vehicles while HCS calculates the 95th percentile queue to be 6.63 vehicles. Using a vehicle length of 25 feet, the queue is approximately 175 feet. The westbound left turn movement queue is less than the length of the westbound right turn lane which is 265 feet (215 foot turn lane with 50 foot taper). Therefore, the westbound left turn queue does not adversely impact the ability for westbound right turn vehicles from entering the right turn lane. As demonstrated, the addition of project traffic does not create the need for any additional intersection improvements.

The intersection volume tables are provided in Appendix D. The 2020 total traffic analysis Synchro and HCS intersection worksheets are provided in Appendix L and electronic versions of the files are attached on the accompanying DVD.

2023 Phase 3 Traffic Conditions

The 2023 traffic conditions were evaluated for the background and project traffic scenarios. The 2023 traffic conditions assumed the same programmed improvements identified in the 2016 Phase 1 Traffic Conditions and concurrency required improvements in the 2016 Improved Background Traffic Conditions.

2023 BACKGROUND TRAFFIC CONDITIONS

The background traffic volumes consist of the existing traffic adjusted by an annual growth rate plus reserved traffic. A one percent annual growth rate and 75% of the reserved traffic was used as background traffic for the PM peak-hour and for the limited AM peak-hour intersection analysis, a one percent annual growth rate and 50% of the reserved traffic was used as background traffic. The 2020 background traffic volumes are shown in Appendix D.

Roadway Analysis

Just like the 2016 and 2020 Background Traffic Conditions Roadway Analysis, the same background growth rate and vested traffic volumes were added to the existing peak-season volumes to obtain background traffic volumes for the year 2023. Additionally, the previously described and identified roadway transportation improvements were assumed to be in place. The results of the 2023 background traffic level-of-service analysis are summarized in Table 21 and indicate that all roadway segments are anticipated to operate within Manatee County's adopted level-of-service standards.

Table 21: 2023 Background Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2013 Existing Volume	Bkgd Growth[1]	Reserved Traffic Volume[2]	2023 Bkgd Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume					
Fort Hamer Road									
Golf Course Rd to US 301	NB	D	1	792	110	12	232	354	No
US 301 to Golf Course Rd	SB				154	16	324	494	
Old Tampa Rd to Golf Course Rd	NB	D	1	792	127	13	110	250	No
Golf Course Rd to Old Tampa Rd	SB				178	19	155	352	
Moccasin Wallow Road									
I-75 SB Ramps to I-75 NB Ramps	EB	D	2	2,000	262	27	948	1,237	No
I-75 NB Ramps to I-75 SB Ramps	WB				266	28	963	1,257	
I-75 NB Ramps to Buffalo Rd	EB	D	2	2,000	539	56	931	1,526	No
Buffalo Rd to I-75 NB Ramps	WB				298	31	514	843	
Buffalo Rd to Carter Rd	EB	D	2	2,000	422	44	902	1,368	No
Carter Rd to Buffalo Rd	WB				254	27	543	824	
Carter Rd to 115th Ave E/Site	EB	D	2	2,000	415	43	945	1,403	No
115th Ave E/Site to Carter Rd	WB				212	22	482	716	
115th Ave E/Site to US 301	EB	D	2	2,000	374	39	811	1,224	No
US 301 to 115th Ave E/Site	WB				185	19	400	604	
US 301									
Fort Hamer Rd to CR 675	NB	D	2	2,000	427	45	343	815	No
CR 675 to Fort Hamer Rd	SB				527	55	424	1,006	
CR 675 to Erie Rd	NB	D	2	3,240	339	35	395	769	No
Erie Rd to CR 675	SB				459	48	534	1,041	
Erie Rd to SR 62	NB	D	2	3,240	338	35	398	771	No
SR 62 to Erie Rd	SB				450	47	531	1,028	
SR 62 to Moccasin Wallow Rd	NB	D	2	3,240	321	34	516	871	No
Moccasin Wallow Rd to SR 62	SB				425	44	685	1,154	
Moccasin Wallow Rd to Site	NB	C	2	1,530	278	29	492	799	No
Site to Moccasin Wallow Rd	SB				205	21	362	588	
Site to Buckeye Rd	NB	C	2	1,530	278	29	492	799	No
Buckeye Rd to Site	SB				205	21	362	588	
Buckeye Rd to Hillsborough Co.	NB	C	2	1,530	289	30	500	819	No
Hillsborough Co. to Buckeye Rd	SB				205	21	354	580	

1. 1% annual growth rate
2. 75% of the reserved traffic volumes

Intersection Analysis

The 2023 background traffic intersection analysis assumed the previously described and identified geometric and signal improvements to be in place. The results of the 2023 background

traffic intersection analysis are summarized in Table 22 and indicate that all the intersections are anticipated to operate at acceptable level-of-service standards.

Table 22: 2023 Background Traffic Intersection Analysis

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Background			EB	WB	NB	SB
I-75 SB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	19.7	0.85	C	B		C
		PM		C	25.0	0.85	C	B		D
I-75 NB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	15.3	0.71	A	B	B	
		PM		A	8.7	0.80	A	B	A	
Buffalo Rd & Moccasin Wallow Rd	Signal	PM	D	A	6.5	0.62	A	A	D	A
Carter Rd & Moccasin Wallow Rd	TWSC	PM	D	n/a	13.6[1]	0.10	A[3]	--[2]		B
115th Ave E & Moccasin Wallow Rd	Signal	PM	D	A	5.5	0.48	A	A	C	
US 301 & Moccasin Wallow Rd	Signal	AM	D	B	19.1	0.75	A		C	B
		PM		B	19.9	0.75	C		B	C
US 301 & Ft Hamer Rd	Signal	PM	D	B	13.4	0.64	B	A	C	B
US 301 & CR 675	Signal	PM	D	B	12.9	0.70	C	C	A	A
US 301 & Erie Rd	Signal	PM	D	A	9.6	0.73	D		A	A
US 301 & SR 62	Signal	PM	D	C	25.4	0.91	A	D	B	B
US 301 & Buckeye Rd	Signal	PM	D	B	16.5	0.80	D		B	A
Ft Hamer Rd & Old Tampa Rd	Signal	PM	D	B	11.5	0.56	B	B	A	B
Ft Hamer Rd & Golf Course Rd	TWSC	PM	D	n/a	47.3[1]	0.77		D	--[2]	A[3]

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

The intersection volume tables are provided in Appendix D. The 2023 background traffic analysis Synchro intersection worksheets are provided in Appendix M and electronic versions of the files are attached on the accompanying DVD.

2023 TOTAL TRAFFIC CONDITIONS

The Phase 1, Phase 2 and Phase 3 project traffic was added to the background traffic conditions to determine any project-related impacts. The total traffic consists of the background traffic plus the proposed Phase 1, Phase 2 and Phase 3 project traffic. The 2023 project traffic volumes and 2023 total traffic volumes are shown in Appendix D.

Roadway Analysis

The previously described and identified roadway transportation improvements were assumed to be in place. The results of the 2023 total traffic roadway level-of-service analysis are summarized in Table 23 and indicate that all segments within the study area are anticipated to operate within Manatee County's adopted level-of-service standards. Therefore, the addition of project traffic does not create the need for any additional roadway improvements.

Table 23: 2023 Total Traffic Roadway Analysis

Road Name and Segment	Direction	Adopted LOS			2023 Bkgd Volume	Project Traffic	2023 Total Volume	Exceeds LOS?
		LOS Standard	Number of Lanes / Direction	Service Volume				
Fort Hamer Road								
Golf Course Rd to US 301	NB	D	1	792	354	58	412	No
US 301 to Golf Course Rd	SB				494	36	530	
Old Tampa Rd to Golf Course Rd	NB	D	1	792	250	55	305	No
Golf Course Rd to Old Tampa Rd	SB				352	35	387	
Moccasin Wallow Road								
I-75 SB Ramps to I-75 NB Ramps	EB	D	2	2,000	1,237	146	1,383	No
I-75 NB Ramps to I-75 SB Ramps	WB				1,257	174	1,431	
I-75 NB Ramps to Buffalo Rd	EB	D	2	2,000	1,526	341	1,867	No
Buffalo Rd to I-75 NB Ramps	WB				843	212	1,055	
Buffalo Rd to Carter Rd	EB	D	2	2,000	1,368	346	1,714	No
Carter Rd to Buffalo Rd	WB				824	216	1,040	
Carter Rd to 115th Ave E/Site	EB	D	2	2,000	1,403	394	1,797	No
115th Ave E/Site to Carter Rd	WB				716	245	961	
115th Ave E/Site to US 301	EB	D	2	2,000	1,224	405	1,629	No
US 301 to 115th Ave E/Site	WB				604	384	988	
US 301								
Fort Hamer Rd to CR 675	NB	D	2	2,000	815	167	982	No
CR 675 to Fort Hamer Rd	SB				1,006	104	1,110	
CR 675 to Erie Rd	NB	D	2	3,240	769	210	979	No
Erie Rd to CR 675	SB				1,041	131	1,172	
Erie Rd to SR 62	NB	D	2	3,240	771	293	1,064	No
SR 62 to Erie Rd	SB				1,028	183	1,211	
SR 62 to Moccasin Wallow Rd	NB	D	2	3,240	871	340	1,211	No
Moccasin Wallow Rd to SR 62	SB				1,154	211	1,365	
Moccasin Wallow Rd to Site	NB	C	2	1,530	799	528	1,327	No
Site to Moccasin Wallow Rd	SB				588	377	965	
Site to Buckeye Rd	NB	C	2	1,530	799	118	917	No
Buckeye Rd to Site	SB				588	189	777	
Buckeye Rd to Hillsborough Co.	NB	C	2	1,530	819	100	919	No
Hillsborough Co. to Buckeye Rd	SB				580	161	741	

Intersection Analysis

The 2023 total traffic intersection analysis assumed the previously described and identified geometric and signal improvements to be in place. Additionally, the eastbound left turn lane at the US 301/Moccasin Wallow intersection was upgraded to dual left turn lanes to accommodate project traffic. Although Synchro does not identify any deficiencies at the intersection with a single eastbound left turn lane, the 565 PM peak-hour eastbound left turning vehicles projected at the intersection, primarily due to the addition of project traffic, necessitate dual eastbound left turn lanes to function properly. Prior to the start of Phase 3, a 350 foot eastbound left turn lane should be constructed at the US 301/Moccasin Wallow Road intersection.

The results of the 2023 total traffic intersection analysis are summarized in Table 24 and indicate that all the intersections are anticipated to operate at acceptable level-of-service standards with the exception of the Fort Hamer Road/Golf Course Road intersection.

Table 24: 2023 Total Traffic Intersection Analysis

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Total			EB	WB	NB	SB
I-75 SB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	19.3	0.91	C	B		C
		PM		C	29.8	0.89	C	C		D
I-75 NB Ramps & Moccasin Wallow Rd	Signal	AM	D	B	19.2	0.87	A	C		B
		PM		B	12.5	0.93	A	B	B	
Buffalo Rd & Moccasin Wallow Rd	Signal	PM	D	A	6.8	0.69	A	A	D	A
Carter Rd & Moccasin Wallow Rd	TWSC	PM	D	n/a	28.2[1]	0.34	B[3]	--[2]		D
115th Ave E & Moccasin Wallow Rd	Signal	PM	D	A	8.6	0.66	A	A	C	C
US 301 & Moccasin Wallow Rd	Signal	AM	D	C	23.7	0.81	C		C	C
		PM		C	25.3	0.83	C		B	C
US 301 & Ft Hamer Rd	Signal	PM	D	B	14.2	0.67	B	A	E	B
US 301 & CR 675	Signal	PM	D	B	13.5	0.76	C	C	A	A
US 301 & Erie Rd	Signal	PM	D	B	12.4	0.81	E		A	A
US 301 & SR 62	Signal	PM	D	D	38.6	0.92	A	E	D	C
US 301 & Buckeye Rd	Signal	PM	D	B	18.6	0.85	D		B	A
Ft Hamer Rd & Old Tampa Rd	Signal	PM	D	B	12.0	0.56	B	B	A	B
Ft Hamer Rd & Golf Course Rd	TWSC	PM	D	n/a	70.9[1]	0.89		E	--[2]	A[3]

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

The delay for the westbound left turn movement at the Fort Hamer Road/Golf Course Road intersection operates at unacceptable delay. However, the movement's v/c ratio is less than 1.0

indicating that capacity for the movement still exists. Additionally, the delay for the westbound approach operates at an acceptable level-of-service standard. To verify the results of Synchro, an HCS analysis of the intersection was performed. The results of the HCS analysis produced similar results and are summarized in Table 20.

Table 25: Fort Hamer Rd/Golf Course Rd 2023 HCS Intersection Analysis

Intersection	Type	Time Period	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
			Standard	Background			EB	WB	NB	SB
Ft Hamer Rd & Golf Course Rd	TWSC	PM	D	n/a	69.6[1]	0.88		E	--[2]	A[3]

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

Lastly, the 95th percentile queue length for the westbound left turn movement was evaluated to determine if the queue adversely impacts the right turn movement. Synchro calculates the 95th percentile queue to be 7.66 vehicles while HCS calculates the 95th percentile queue to be 7.56 vehicles. Using a vehicle length of 25 feet, the queue is approximately 200 feet. The westbound left turn movement queue is less than the length of the westbound right turn lane which is 265 feet (215 foot turn lane with 50 foot taper). Therefore, the westbound left turn queue does not adversely impact the ability for westbound right turn vehicles from entering the right turn lane. As demonstrated, the addition of project traffic does not create the need for any additional intersection improvements.

The intersection volume tables are provided in Appendix D. The 2020 total traffic analysis Synchro and HCS intersection worksheets are provided in Appendix N and electronic versions of the files are attached on the accompanying DVD.

Site Access Analysis

At build-out of the site, there will be six new connections to the regulated roadway network; three to Moccasin Wallow Road and three to US 301. A copy of the master site plan is attached in Appendix A. The site access analysis evaluated the need for right and left turn lanes at the site access points as well as the level-of-service for approach lanes into the site and the v/c ratio for the driveway approaches. For purposes of the turn lane analysis, the access points were evaluated as if they connect to the existing two-lane undivided roadways. The Synchro and HCS analysis of the access points evaluated the connections as if they connect to the future four-lane divided roadways consistent with what was identified as a future background need in the concurrency analysis.

PHASE 1

Phase 1 will occur in the southwest quadrant of the site. Phase 1 will create two access points to Moccasin Wallow Road. Driveway 1 will be located west of the 115th Avenue E intersection and Driveway 2 will create a northern leg to the 115th Avenue E intersection. Project traffic was distributed proportionately based on the number of units in proximity to each driveway. 150 units were used for Driveway 1 and 450 units were used for Driveway 2. Figure 3 shows the project distribution from Phase 1.

Driveway 1/Moccasin Wallow Road Connection

The westbound right turn lane warrant was performed based on the FDOT *Driveway Information Guide*. The report identifies the threshold of right turns requiring an exclusive turn lane for speeds above and below 45 mph. For speeds greater than 45 mph, a maximum of 35 right turns per hour on two-lane roads are allowed. During the PM peak hour it is estimated that there will be 49 westbound right turn movements. Given that there are greater than 35 right turning vehicles, the westbound right-turn-lane warrant threshold volume is satisfied.

The eastbound left turn lane warrant was based on the AASHTO 2001 Green Book Table 9-23. During the PM peak-hour it is estimated that there will be 34 eastbound left turn movements. The posted speed on Moccasin Wallow Road is 55 mph. Using an operating speed of 60 mph, Table 9-23 gives a maximum of 800 opposing vehicles per hour and 230 advancing vehicles per hour warranting a left turn lane when the percent of left turning vehicles represents 5% or less of the advancing volume. It is projected that advancing volume will be over 1,700 vehicles. Given that the projected background advancing volume is greater than the maximum advancing threshold in Table 9-23, an eastbound left turn lane is warranted.

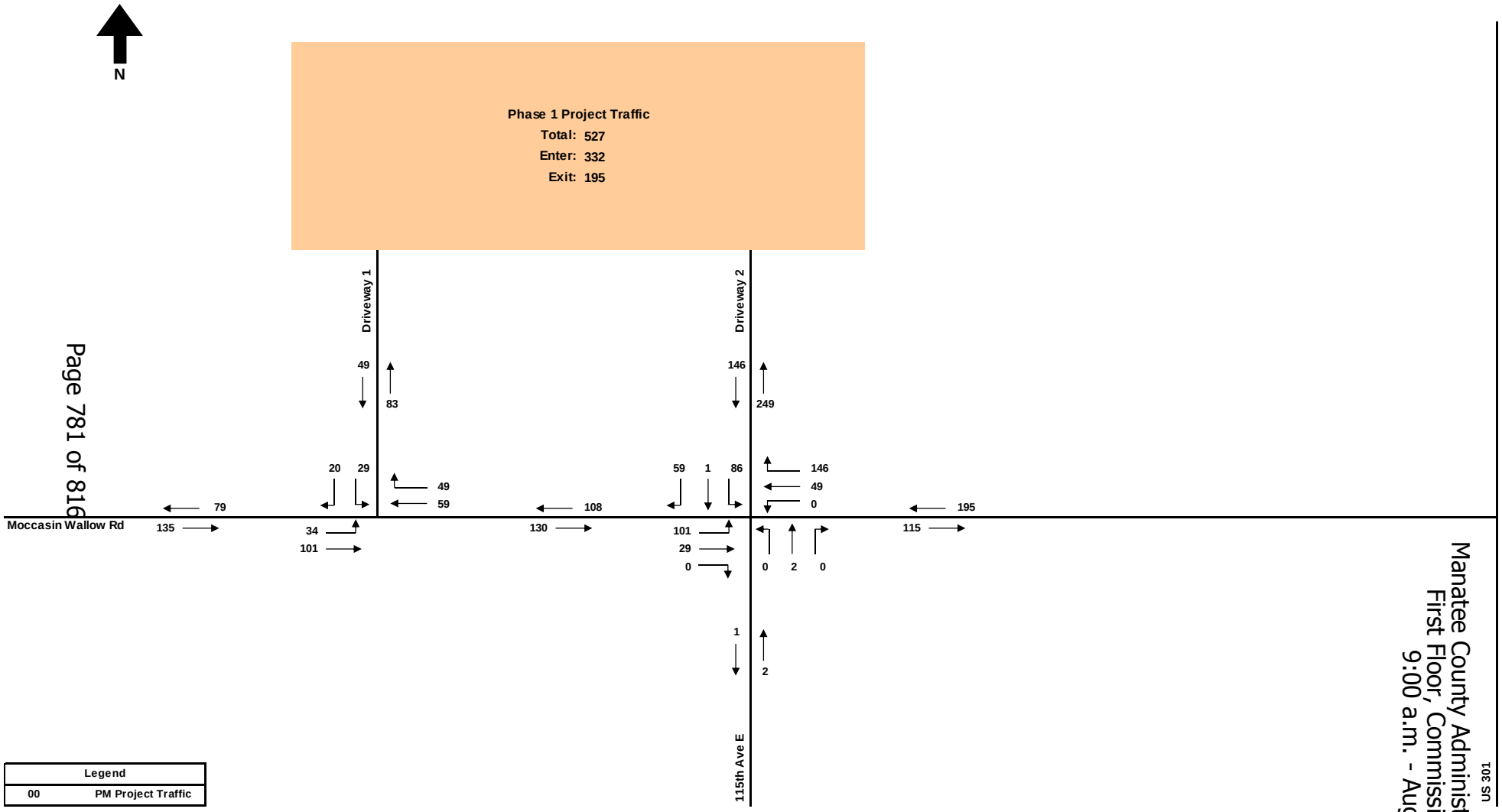

Figure 3: Phase 1 Site Access Assignment

115th Avenue E - Driveway 2/Moccasin Wallow Road Connection

Although signalization was identified as an improvement at the intersection, turn lane requirements were based on an unsignalized intersection. This was done because it is anticipated that the driveway connection will be constructed prior to the intersection warranting signalization. When signalization is warranted, the petitioner should pay his proportionate share to signalize the intersection.

The westbound right turn lane warrant was performed based on the FDOT *Driveway Information Guide*. The report identifies the threshold of right turns requiring an exclusive turn lane for speeds above and below 45 mph. For speeds greater than 45 mph, a maximum of 35 right turns per hour on two-lane roads are allowed. During the PM peak hour it is estimated that there will be 146 westbound right turn movements. Given that there are greater than 35 right turning vehicles, the westbound right-turn-lane warrant threshold volume is satisfied.

The eastbound left turn lane warrant was based on the AASHTO 2001 Green Book Table 9-23. During the PM peak-hour it is estimated that there will be 101 eastbound left turn movements. The posted speed on Moccasin Wallow Road is 55 mph. Using an operating speed of 60 mph, Table 9-23 gives a maximum of 800 opposing vehicles per hour and 230 advancing vehicles per hour warranting a left turn lane when the percent of left turning vehicles represents 5% or less of the advancing volume. It is projected that advancing volume will be over 1,600 vehicles. Given that the projected background advancing volume is greater than the maximum advancing threshold in Table 9-23, an eastbound left turn lane is warranted.

Level-of-Service Analysis

Both a Synchro and HCS analysis were performed to ensure that the turn lanes into the site operate at acceptable level-of-service standards. Manatee County has not adopted level-of-service standards for driveways. The driveway approaches were checked to ensure that the v/c ratio did not exceed 1.0. For Driveway 2, only a Synchro analysis was performed since signalization was identified as the ultimate need. Table 26 demonstrates that the turn lanes into the site will operate at acceptable level-of-service standards and the driveway approaches will have v/c ratios less than 1.0.

Table 26: Phase 1 Site Access Level-of-Service Analysis

Intersection	Type	Time Period	Software	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
				Standard	Total			EB	WB	NB	SB
Driveway 1 & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	27.3[1]	0.16	A[2]	--[3]		C
			HCS			27.3[1]	0.16	A[2]	--[3]		C
115th Ave E/Driveway 2 & Moccasin Wallow Rd	Signal	PM	Synchro	D	A	7.6	0.53	A	A	C	C

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

PHASE 2

Phase 2 will occur in the southeast and the southern part of the northeast quadrant of the site. Phase 2 will create one additional access point to Moccasin Wallow Road and two access points to US 301 for a total of five connections. Driveway 3 will be located east of the 115th Avenue E intersection on Moccasin Wallow Road, Driveway 4 will be located between Moccasin Wallow Road and the utility easement on US 301 and Driveway 5 will be located north of the utility easement on US 301. Just like Phase 1, project traffic was distributed proportionately based on the number of units in proximity to each driveway. 150 units were used for Driveway 3, 149 units were used for Driveway 4, and 501 units were used for Driveway 5. Figure 4 shows the project distribution from Phase 2.

<u>Driveway 1/Moccasin Wallow Road Connection</u>

Right and left turn lanes were identified in the Phase 1 analysis for Driveway 1.

<u>115th Avenue E - Driveway 2/Moccasin Wallow Road Connection</u>

Right and left turn lanes were identified in the Phase 1 analysis for Driveway 2.

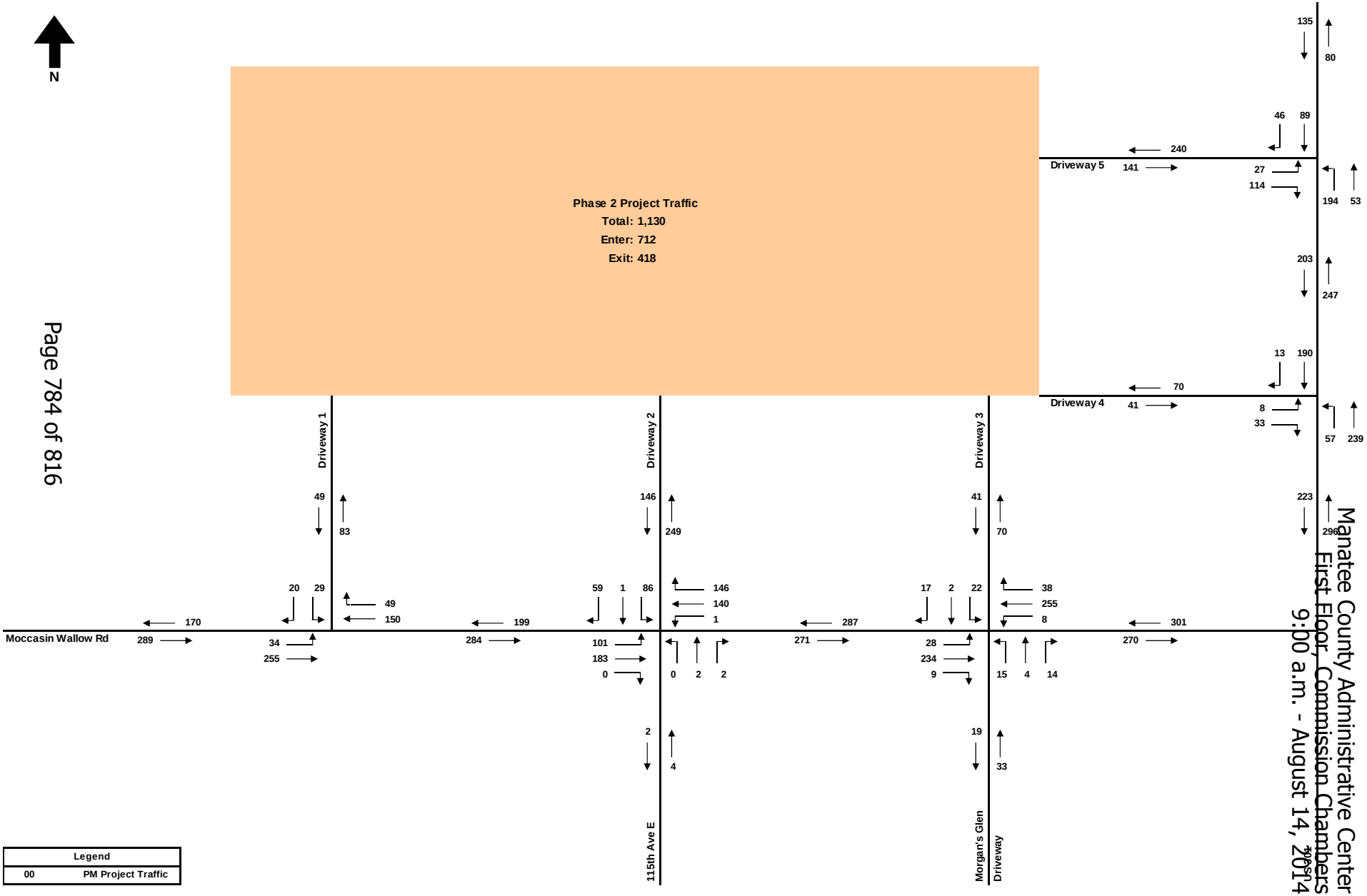

Figure 4: Phase 2 Site Access Assignment

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Driveway 3/Moccasin Wallow Road Connection

The westbound right turn lane warrant was performed based on the FDOT *Driveway Information Guide*. The report identifies the threshold of right turns requiring an exclusive turn lane for speeds above and below 45 mph. For speeds greater than 45 mph, a maximum of 35 right turns per hour on two-lane roads are allowed. During the PM peak hour it is estimated that there will be 38 westbound right turn movements. Given that there are greater than 35 right turning vehicles, the westbound right-turn-lane warrant threshold volume is satisfied.

The eastbound left turn lane warrant was based on the AASHTO 2001 Green Book Table 9-23. During the PM peak-hour it is estimated that there will be 28 eastbound left turn movements. The posted speed on Moccasin Wallow Road is 55 mph. Using an operating speed of 60 mph, Table 9-23 gives a maximum of 800 opposing vehicles per hour and 230 advancing vehicles per hour warranting a left turn lane when the percent of left turning vehicles represents 5% or less of the advancing volume. It is projected that advancing volume will be over 1,500 vehicles. Given that the projected background advancing volume is greater than the maximum advancing threshold in Table 9-23, an eastbound left turn lane is warranted.

Driveway 4/US 301 Connection

The southbound right turn lane warrant was performed based on the FDOT *Driveway Information Guide*. The report identifies the threshold of right turns requiring an exclusive turn lane for speeds above and below 45 mph. For speeds greater than 45 mph, a maximum of 35 right turns per hour on two-lane roads are allowed. During the PM peak hour it is estimated that there will be 13 southbound right turn movements. Given that there are less than 35 right turning vehicles, the southbound right-turn-lane warrant threshold volume is not satisfied.

The northbound left turn lane warrant was based on the AASHTO 2001 Green Book Table 9-23. During the PM peak-hour it is estimated that there will be 57 northbound left turn movements. The posted speed on US 301 is 60 mph. Using an operating speed of 60 mph, Table 9-23 gives a maximum of 800 opposing vehicles per hour and 125 advancing vehicles per hour warranting a left turn lane when the percent of left turning vehicles represents 5% or less of the advancing volume. It is projected that advancing volume will be over 1,100 vehicles. Given that the projected background advancing volume is greater than the maximum advancing threshold in Table 9-23, a northbound left turn lane is warranted.

Driveway 5/US 301 Connection

The southbound right turn lane warrant was performed based on the FDOT *Driveway Information Guide*. The report identifies the threshold of right turns requiring an exclusive turn lane for speeds above and below 45 mph. For speeds greater than 45 mph, a maximum of 35 right turns per hour on two-lane roads are allowed. During the PM peak hour it is estimated that there will be 46

southbound right turn movements. Given that there are greater than 35 right turning vehicles, the right-turn-lane warrant threshold volume is satisfied.

The northbound left turn lane warrant was based on the AASHTO 2001 Green Book Table 9-23. During the PM peak-hour it is estimated that there will be 194 northbound left turn movements. The posted speed on US 301 is 60 mph. Using an operating speed of 60 mph, Table 9-23 gives a maximum of 800 opposing vehicles per hour and 230 advancing vehicles per hour warranting a left turn lane when the percent of left turning vehicles represents 20% of the advancing volume. It is projected that advancing volume will be over 1,000 vehicles. Given that the projected background advancing volume is greater than the maximum advancing threshold in Table 9-23, a northbound left turn lane is warranted.

Level-of-Service Analysis

Both a Synchro and HCS analysis were performed to ensure that the turn lanes into the site operate at acceptable level-of-service. Manatee County has not adopted level-of-service standards for driveways. The driveway approaches were checked to ensure that the v/c ratio did not exceed 1.0. For Driveway 2, only a Synchro analysis was performed since signalization was identified as the ultimate need. For Driveway 3, it was assumed that it would align with one of the Morgan's Glen driveways. Table 27 demonstrates that the turn lanes into the site will operate at acceptable level-of-service standards and the driveway approaches will have v/c ratios less than 1.0.

Table 27: Phase 2 Site Access Level-of-Service Analysis

Intersection	Type	Time Period	Software	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Approach LOS			
				Standard	Total			EB	WB	NB	SB
Driveway 1 & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	32.0[1]	0.19	B[2]	--[3]		C
			HCS			31.8[1]	0.18	B[2]	--[3]		C
115th Ave E/Driveway 2 & Moccasin Wallow Rd	Signal	PM	Synchro	D	A	8.0	0.60	A	A	C	C
Driveway 3 & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	47.7[1]	0.16	B[2]	C[2]	F	D
			HCS			51.4[1]	0.23	B[2]	C[2]	F	E
Driveway 4 & US 301	TWSC	PM	Synchro	D	n/a	23.4[1]	0.09	B		B[2]	--[3]
			HCS			23.3[1]	0.09	B		B[2]	--[3]
Driveway 5 & US 301	TWSC	PM	Synchro	D	n/a	31.6[1]	0.27	C		B[2]	--[3]
			HCS			32.0[1]	0.28	C		B[2]	--[3]

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

PHASE 3

Phase 3 will fill out the remainder of the site. Phase 3 will create one additional access point to US 301 for a total of six connections. Driveway 6 will be located north of Driveway 5 on US 301. Just like Phase 1 and Phase 2, project traffic was distributed proportionately based on the number of units and nonresidential square footage in proximity to each driveway. 638 units were used for Driveway 5 and 462 units were used for Driveway 6. Figure 5 shows the project distribution from Phase 3.

Driveway 1/Moccasin Wallow Road Connection

Right and left turn lanes were identified in the Phase 1 analysis for Driveway 1.

115th Avenue E - Driveway 2/Moccasin Wallow Road Connection

Right and left turn lanes were identified in the Phase 1 analysis for Driveway 2.

Driveway 3/Moccasin Wallow Road Connection

Right and left turn lanes were identified in the Phase 2 analysis for Driveway 3.

Driveway 4/US 301 Connection

The southbound right turn lane warrant was performed based on the FDOT *Driveway Information Guide*. The report identifies the threshold of right turns requiring an exclusive turn lane for speeds above and below 45 mph. For speeds greater than 45 mph, a maximum of 35 right turns per hour on two-lane roads are allowed. During the PM peak hour it is estimated that there will be 24 southbound right turn movements. Given that there are less than 35 right turning vehicles, the southbound right-turn-lane warrant threshold volume is not satisfied.

A left turn lanes was identified in the Phase 2 analysis for Driveway 4.

Driveway 5/US 301 Connection

Right and left turn lanes were identified in the Phase 2 analysis for Driveway 5.

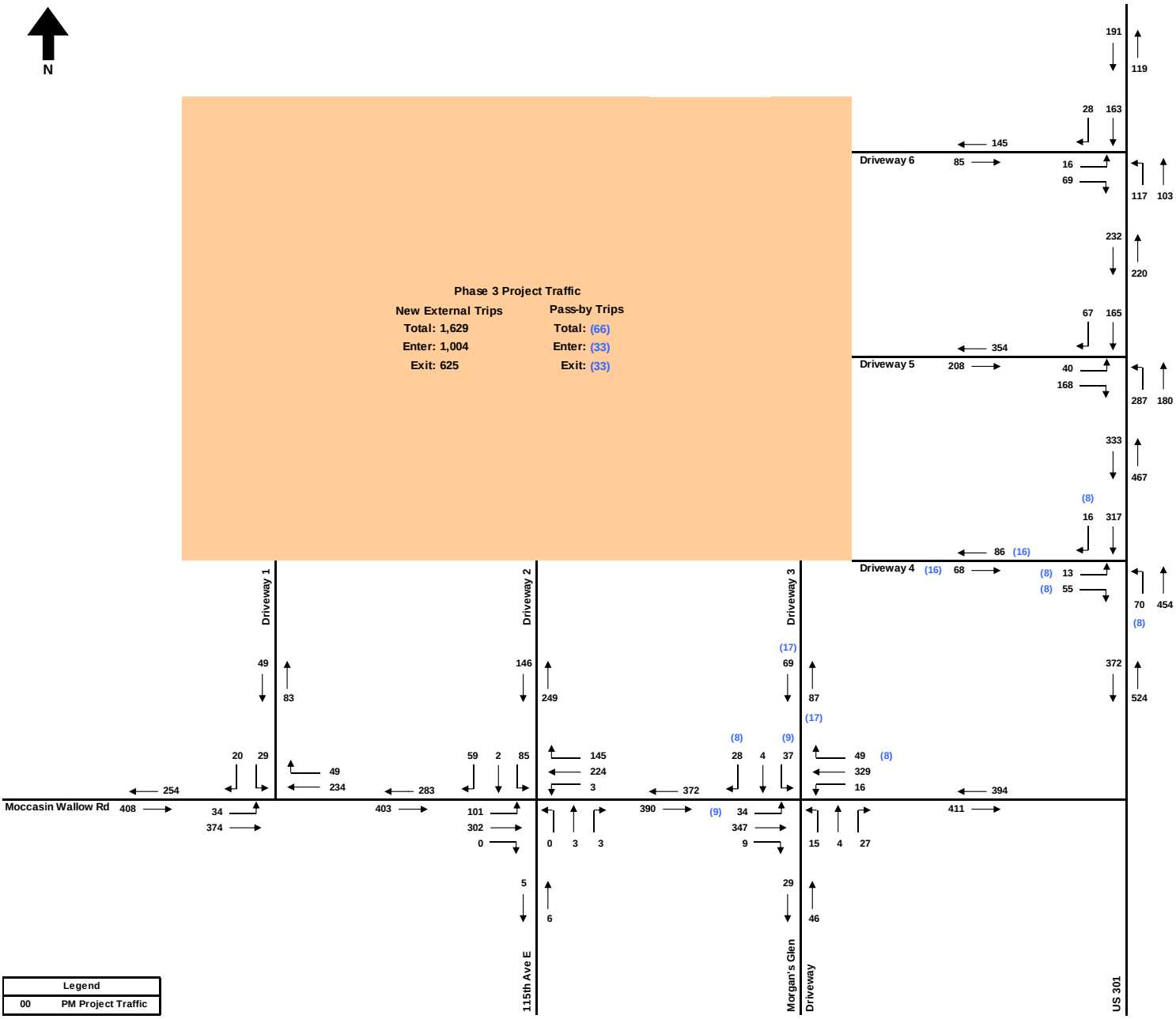


Figure 5: Phase 3 Site Access Assignment

Driveway 6/US 301 Connection

The southbound right turn lane warrant was performed based on the FDOT *Driveway Information Guide*. The report identifies the threshold of right turns requiring an exclusive turn lane for speeds above and below 45 mph. For speeds greater than 45 mph, a maximum of 35 right turns per hour on two-lane roads are allowed. During the PM peak hour it is estimated that there will be 28 southbound right turn movements. Given that there are less than 35 right turning vehicles, the southbound right-turn-lane warrant threshold volume is not satisfied.

The northbound left turn lane warrant was based on the AASHTO 2001 Green Book Table 9-23. During the PM peak-hour it is estimated that there will be 117 northbound left turn movements. The posted speed on US 301 is 60 mph. Using an operating speed of 60 mph, Table 9-23 gives a maximum of 800 opposing vehicles per hour and 170 advancing vehicles per hour warranting a left turn lane when the percent of left turning vehicles represents 10% of the advancing volume. It is projected that advancing volume will be over 1,100 vehicles. Given that the projected background advancing volume is greater than the maximum advancing threshold in Table 9-23, a northbound left turn lane is warranted.

Level-of-Service Analysis

Both a Synchro and HCS analysis were performed to ensure that the turn lanes into the site operate at acceptable level-of-service. In addition, the required queue storage was identified. Manatee County has not adopted level-of-service standards for driveways. The driveway approaches were checked to ensure that the v/c ratio did not exceed 1.0. For Driveway 2, only a Synchro analysis was performed since signalization was identified as the ultimate need. For Driveway 3, it was assumed that it would align with one of the Morgan's Glen driveways. Table 28 demonstrates that the turn lanes into the site will operate at acceptable level-of-service standards and the driveway approaches will have v/c ratios less than 1.0.

The Phase 1, Phase 2, and Phase 3 site access analysis intersection volume tables are provided in Appendix D. The Phase 1, Phase 2 and Phase 3 site access analysis Synchro and HCS intersection worksheets are provided in Appendix O and electronic versions of the files are attached on the accompanying DVD.

Table 28: Phase 3 Site Access Level-of-Service Analysis

Intersection	Type	Time Period	Software	Overall Intersection LOS		Delay (sec/veh)	Max v/c Ratio	Left Turn Queue (ft)[1]	Approach LOS			
				Standard	Total				EB	WB	NB	SB
Driveway 1 & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	36.4[2]	0.21	4	B[3]	--[4]		D
			HCS			36.2[2]	0.21	4	B[3]	--[4]		D
115th Ave E/Driveway 2 & Moccasin Wallow Rd	Signal	PM	Synchro	D	A	8.6	0.66	44	A	A	C	C
Driveway 3 & Moccasin Wallow Rd	TWSC	PM	Synchro	D	n/a	100.8[2]	0.49	6	B[3]	C[3]	F	F
			HCS			133.0[2]	0.70	6	B[3]	C[3]	F	F
Driveway 4 & US 301	TWSC	PM	Synchro	D	n/a	32.1[2]	0.15	12	C		B[3]	--[4]
			HCS			32.0[2]	0.15	12	C		B[3]	--[4]
Driveway 5 & US 301	TWSC	PM	Synchro	D	n/a	67.1[2]	0.44	53	C		B[3]	--[4]
			HCS			122.5[2]	0.80	59	E		B[3]	--[4]
Driveway 6 & US 301	TWSC	PM	Synchro	D	n/a	26.4[2]	0.18	16	C		B[3]	--[4]
			HCS			26.3[2]	0.18	16	B		B[3]	--[4]

1. Queue for the inbound left turn movement to the site.
2. Delay shown for the worst site related approach/movement
3. No left turn movement for approach
4. Left turn movement level-of-service

As shown in Table 28, the required queue storage for the inbound left turn lanes are less than two vehicles with the exception of Driveway 5. AASHTO recommends that queue storage for at least two vehicles be provided. FDOT *Standard Index 301* specifies a deceleration length of 350 feet for a speed of 55 mph (Moccasin Wallow Road) and a deceleration length of 405 feet for a speed of 60 mph (US 301). The required turn lane lengths are summarized in Table 29.

Table 29: Required Turn Lane Lengths at Site Access Points

Intersection	Auxiliary Lane	Deceleration Length (ft)	Queue Length (ft)	Total Length (ft)
Driveway 1 & Moccasin Wallow Rd	Right Turn	350		350
	Left Turn	350	50	400
115th Ave E/Driveway 2 & Moccasin Wallow Rd	Right Turn	350		350
	Left Turn	350	50	400
Driveway 3 & Moccasin Wallow Rd	Right Turn	350		350
	Left Turn	350	50	400
Driveway 4 & US 301	Left Turn	405	50	455
Driveway 5 & US 301	Right Turn	405		405
	Left Turn	405	75	480
Driveway 6 & US 301	Left Turn	405	50	455

Conclusion

The Villages of Amazon South development proposes to construct 1,999 single-family detached dwelling units, 20,000 square feet of office and 40,000 square feet of commercial northwest of the Moccasin Wallow Road/US 301 intersection. The analysis evaluated three development phases, the phasing schedule and unit counts evaluated were:

- Phase 1 (2016): 600 units
- Phase 2 (2020): 800 units
- Phase 3 (2023): 599 units
  20,000 SF Office
  40,000 SF Commercial

A transportation concurrency analysis and site access analysis were both performed. The concurrency analysis was performed for the PM peak-hour, with a limited AM peak-hour analysis which only evaluated the I-75 Ramp intersections with Moccasin Wallow Road and the US 301/Moccasin Wallow Road intersection. The transportation concurrency analysis identified several deficient roadway segments and intersections in the study area for the background traffic conditions in 2016. Moccasin Wallow Road from Buffalo Road to US 301 and US 301 from Moccasin Wallow Road to Hillsborough County are both anticipated to exceed Manatee County's adopted level-of-service standards. Both roadways are currently two-lane undivided roadways that need to be widened to four-lane facilities. The following 10 unsignalized intersections in the study area were identified as having deficiencies:

- I-75 SB Ramps & Moccasin Wallow Rd
- I-75 NB Ramps & Moccasin Wallow Rd
- Buffalo Rd & Moccasin Wallow Rd
- 115th Ave E & Moccasin Wallow Rd
- US 301 & Moccasin Wallow Rd
- US 301 & Fort Hamer Rd
- US 301 & CR 675
- US 301 & Erie Rd
- US 301 & SR 62
- US 301 & Buckeye Rd

The identified improvement to correct the preexisting deficiencies at each intersection is signalization. In addition, the I-75 SB Ramps/Moccasin Wallow Road intersection requires dual left turn lanes and the US 301/Moccasin Wallow Road intersection requires dual northbound left turn lanes and dual eastbound right turn lanes. Once the aforementioned improvements are made all intersection will operate at acceptable level-of-service standards.

When project traffic was added to the identified intersection improvements, no additional deficiencies were created. However, at completion of Phase 3 in 2023, it is anticipated that 565 PM peak-hour vehicles will make an eastbound left turn at the US 301/Moccasin Wallow Road

intersection. Although Synchro does not identify any deficiencies at the intersection with a single eastbound left turn lane, the 565 PM peak-hour eastbound left turning vehicles projected at the intersection necessitate dual eastbound left turn lanes to function properly. Prior to the start of Phase 3, a 350 foot eastbound left turn lane should be constructed at the US 301/Moccasin Wallow Road intersection.

The site access analysis evaluated the new connections to the regulated roadway network; three to Moccasin Wallow Road and three to US 301. The site access analysis evaluated the need for right and left turn lanes at the site access points as well as the level-of-service for approach lanes into the site and v/c ratio for the driveway approaches. Driveway 1 will be located west of the 115th Avenue E intersection, Driveway 2 will create a northern leg to the 115th Avenue E intersection, Driveway 3 will be located east of the 115th Avenue E intersection on Moccasin Wallow Road, Driveway 4 will be located between Moccasin Wallow Road and the utility easement on US 301, Driveway 5 will be located north of the utility easement on US 301, and Driveway 6 will be located north of Driveway 5 on US 301.

Right turn lane were identified to be warranted at four of the six driveway locations and left turn lanes were identified to be warranted at all six driveway locations. The petitioner needs to construct the turn lanes shown in Table 30. All turn lanes should be constructed in accordance with the FDOT *Plans Preparation Manual* and *Standard Index 301*.

Table 30: Site Access Turn Lane Summary

Intersection	Auxiliary Lane	Deceleration Length (ft)	Queue Length (ft)	Total Length (ft)
Driveway 1 & Moccasin Wallow Rd	Right Turn	350		350
	Left Turn	350	50	400
115th Ave E/Driveway 2 & Moccasin Wallow Rd	Right Turn	350		350
	Left Turn	350	50	400
Driveway 3 & Moccasin Wallow Rd	Right Turn	350		350
	Left Turn	350	50	400
Driveway 4 & US 301	Left Turn	405	50	455
Driveway 5 & US 301	Right Turn	405		405
	Left Turn	405	75	480
Driveway 6 & US 301	Left Turn	405	50	455

Signalization was identified as a need at the 115th Avenue E/Moccasin Wallow Road intersection where Driveway 2 will create a northern leg. When signalization is warranted, the

petitioner should pay his proportionate share to signalize the intersection. The other five site access points were analyzed as unsignalized connections. The site access analysis demonstrated that the turn lanes into the site are anticipated to operate at acceptable level-of-service standards and all driveway approaches will have v/c ratios less than 1.0.

(R) Villages of Amazon South PDMU-13-37(Z)(P) / DTS 20130374

Steve Kollar to: Crim, Matt 01/23/2014 04:01 PM

Cc: Susan Barfield, Jason Utley, Clarke Davis, Margaret Tusing, Nick Lepp

RE: Villages of Amazon South - Traffic Impact Analysis
Petition # PDMU-13-37(Z)(P) / DTS 20130374
Consultant: Stantec

Dear Mr. Crim,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the Traffic Impact Analysis (TIA) study by Stantec, dated December 2013, for the above-referenced project. This project is expected to consist of 1,999 single-family dwelling units, 20,000 square feet office and 40,000 square feet commercial. The TIA has adhered to the conditions set forth in the methodology addressing the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings. In conjunction with this outcome, the Transportation Planning Division recommends transportation concurrency approval.

Please note that the traffic study identified one off-site concurrency-related improvement which is directly attributed to project impacts, as concurred by the Transportation Planning Division. The identified concurrency improvement is listed below.

1. Prior to the final plat approval of the 1,401st unit, a proportionate share payment equaling 28 percent for a second 350 foot eastbound left turn lane at the U.S. 301/Moccasin Wallow Road intersection shall be made. At the time of construction, Manatee County shall review and approve construction costs prior to payment being accepted. If Manatee County or a third party constructs all or part of the U.S. 301/Moccasin Wallow Road intersection, Manatee County shall require payment within 90 days of the County's request for payment.

The TIA for this development identified twelve (12) site-related transportation improvements. The site-related transportation improvements include:

1. The construction of a westbound right-turn lane at Driveway #1 on Moccasin Wallow Road. The westbound right-turn lane shall be 350 feet and constructed in accordance with FDOT Design Standards (Index 301).
2. The construction of a eastbound left-turn lane at Driveway #1 on Moccasin Wallow Road. The eastbound left-turn lane shall be 400 feet and constructed in accordance with FDOT Design Standards (Index 301).
3. The construction of a westbound right-turn lane at 115th Avenue E / Driveway #2 on Moccasin Wallow Road. The westbound right-turn lane shall be 350 feet and constructed in accordance with FDOT Design Standards (Index 301).
4. The construction of a eastbound left-turn lane at 115th Avenue E / Driveway #2 on Moccasin Wallow Road. The eastbound left-turn lane shall be 400 feet (350 ft deceleration length and 50 ft queue length) and constructed in accordance with FDOT Design Standards (Index 301).
5. The construction of a westbound right-turn lane at Driveway #3 on Moccasin Wallow Road. The westbound right-turn lane shall be 350 feet and constructed in accordance with FDOT Design Standards (Index 301).
6. The construction of a eastbound left-turn lane at Driveway #3 on Moccasin Wallow Road. The eastbound left-turn lane shall be 400 feet (350 ft deceleration length and 50 ft queue length) and constructed in accordance with FDOT Design Standards (Index 301).
7. The construction of a southbound right-turn lane at Driveway #4 on US 301. The southbound

right-turn lane shall be 405 feet and constructed in accordance with FDOT Design Standards (Index 301).
8. The construction of a northbound left-turn lane at Driveway #4 on US 301. The northbound left-turn lane shall be 455 feet (405 ft deceleration length and 50 ft queue length) and constructed in accordance with FDOT Design Standards (Index 301).
9. The construction of a southbound right-turn lane at Driveway #5 on US 301. The southbound right-turn lane shall be 405 feet and constructed in accordance with FDOT Design Standards (Index 301).
10. The construction of a northbound left-turn lane at Driveway #5 on US 301. The northbound left-turn lane shall be 480 feet (405 ft deceleration length and 75 ft queue length) and constructed in accordance with FDOT Design Standards (Index 301).
11. The construction of a southbound right-turn lane at Driveway #6 on US 301. The southbound right-turn lane shall be 405 feet and constructed in accordance with FDOT Design Standards (Index 301).
12. The construction of a northbound left-turn lane at Driveway #6 on US 301. The northbound left-turn lane shall be 455 feet (405 ft deceleration length and 50 ft queue length) and constructed in accordance with FDOT Design Standards (Index 301).

These improvements will need to be shown on the applicable Preliminary, Final Site Plan and/or Construction Plans (the improvements must be labeled with dimensions) that shall be submitted as part of the future permit applications/packages. In addition, the improvements shall be installed, certified, inspected, accepted, and consistent with the applicable Final Site Plans and/or Construction Plans, prior to approval of the final plat for the 1,401st unit.

Pursuant to the TIA, the Applicant has proposed to provide a signal warrant analysis and a proportional share towards the construction of a traffic signal at 115th Avenue East (Driveway 2) and Moccasin Wallow Road.

The Applicant shall be responsible for ensuring that all development proceeds with the terms and conditions of Transportation Concurrency requirements for the site, including being subject to requirements in the Land Development Code (LDC), Land Development Agreement (LDA) and the Comprehensive Plan.

Any off-site improvements that are required must be satisfied by either installation or mitigation alternatives acceptable by Manatee County Public Works Department, Transportation Planning Division, such as an agreement requiring Board of County Commissioners (BOCC) approval.

A minimum of two (2) hard copies of the finalized signed and sealed TIA study are required along with a CD of all electronic files and a PDF copy of the final study. The package will be routed to the Public Works Department, Transportation Planning Division, thru the Building and Development Services Department, 1112 Manatee Avenue West, Bradenton FL. 34205, 4th Floor Front Counter for Concurrency and Permanent Records.

If you have any questions or comments concerning the above matter, please contact me.

Sincerely

Steve Kollar
Transportation Systems Modeler
AutoDesk Contract Administrator
Manatee County Public Works Department
Transportation Planning Division
1022 26th Avenue East Bradenton Fl. 34208
Phone (941) 748-4501 Ext. 7604
steve.kollar@mymanatee.org

AFFIDAVIT OF PUBLICATION

SARASOTA HERALD-TRIBUNE
PUBLISHED DAILY
SARASOTA, SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED SHARI BRICKLEY, WHO ON OATH SAID SHE IS DIRECTOR OF ADVERTISING FOR THE SARASOTA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASOTA COUNTY FLORIDA; AND CIRCULATED IN MANATEE COUNTEE DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT BEING A NOTICE IN THE MATTER OF:

Legal description documented below:

IN THE COURT WAS PUBLISHED IN THE MANATEE EDITION OF SAID NEWSPAPER IN THE ISSUES OF:

7/30 1x

AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE POST OFFICE IN BRADENTON, IN SAID MANATEE COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID NEWSPAPER.

SIGNED _____

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D., 20 1_
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

Sherlyn Brealey
Notary Public

SHERLYN R BREALEY
Notary Public - State of Florida
My Comm. Expires Jul 26, 2017
Commission # FF 026242
Bonded Through National Notary Assn.

NOTICE OF ZONING/DRI/DEVELOPMENT AGREEMENT CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, August 14, 2014 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDR-14-04(Z)(P) – CONE & GRAHAM, INC / WILLOW WALK (DTS #20140038)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 272.36 acres on the southeast corner of Experimental Farm Road (49th Street East) and Ellenton Gillette Road, West of I-75 and north of Mendoza Road at 4110 41st Street East, Palmetto from A-1 (Suburban Agriculture) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 718 single-family detached units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-14-09(Z)(P) – SCHROEDER MANATEE RANCH, INC./RIVER SANDS / (DTS #20140072/MEPS #00000288)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 304.39 acres on the south side of SR 64, approximately 800 feet east of the intersection of SR 64 and Rye Road at 4850 Lorraine Road, Bradenton from A (General Agriculture - 1 dwelling unit per 5 acres) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 475 single-family detached residential units; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-13-37(Z)(P) – PARRISH HOLDINGS, LLC; SOUTHERN LAND PARRISH, LLC; SOUTHERN HEMISPHERE MANATEE, LLC; and NORTH MANATEE INVESTMENT, LLC/THE VILLAGES OF AMAZON SOUTH (DTS #20130374; BUZZSAW # B00000234)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 1,203.83 acres northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish from PDR/NCO (Planned Development Residential/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district; retaining the North Central Overlay District; approving a Preliminary Site Plan for 1,999 residential units (including 1,385 lots for single-family detached, 280 lots for single-family semi-detached, and 334 lots for single-family attached residential units), 40,000 square feet of commercial, and 20,000 square feet of office; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Z-14-02 – MANATEE COUNTY SCHOOL BOARD REZONE (MEPS00000313, DTS20140244)
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 10 acres on the northeast corner of Caruso Road and S.R. 70 East at 6545 S.R. 70, Bradenton from A (General Agriculture, one dwelling unit per five acres) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-12-04(P) – THE PRESERVE AT WALDEN LAKE dba ROYAL PALM TOWNHOUSES (DTS#20140115)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 216 multi-family units, a clubhouse, gym, garage, maintenance and storage buildings, and a mail kiosk building on approximately 38.49 acres zoned PDMU (Planned Development Mixed Use). The site is on the east side of US 301, and west side of 33rd Street East, approximately 1,008 feet south of S.R.70, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

If approved, this request will supersede all previous Final Site Plan approvals.

PDR-14-11(P) – MAGNOLIA RIDGE AT MOTE RANCH (DTS #20140113)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 14 residential lots for single-family detached residences on approximately 8.96 acres zoned PDR/WP-E/ST (Planned Development Residential/Watershed Protection/Special Treatment Overlay). The site is on the south side of Honore Avenue, approximately one mile east of Lockwood Ridge Road, at 6375 Old Farm Road, Bradenton; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORD-14-37/HERITAGE HARBOUR – (DRI #24)/DTS20120376
Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); A/K/A TBRPC DRI #240; to approve the following changes to Map H and the Ordinance (f/k/a Ordinance 11-31):
1)Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2)Remove the 12.0 acre marina and designate the parcel for residential use;
3)Update the conditions to reflect compliance with requirements contained therein; and
4)Extend the frequency of reporting to biennial.

This DRI was originally approved in two phases for 5,000 residential units, 851,900 square feet of retail space, 170,000 square feet of office space, 300 hotel rooms, 600 Assisted Living Facility Beds, a 462 slip marina (wet and dry slips), and 45 golf course holes.

The ordinance amends, replaces, and supersedes Ordinance 11-31, DRI #24; as amended, providing for severability, and an effective date.

The Heritage Harbour DRI is northeast of the intersection of I-75 and State Road 64 and extends northward to the Manatee River. A section is located south of the Waterlefe development and extends eastward to Upper Manatee River Road. A small portion of the project is located west of I-75, at the southeast intersection of I-75 and Kay Road. The present zoning is PDMU/CH (Planned Development Mixed Use/Coastal High Hazard Overlay (Total Project: 2,784.7 ±acres).

PDMU-98-08(G)(R6) - HERITAGE HARBOUR /(DTS #20120375)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, approving a revised Zoning Ordinance and General Development Plan to:
1.Update Phasing and Buildout dates to reflect previously authorized legislative extensions;
2.Remove the 12.0 acre marina and designate the parcel for residential use;
3.Update conditions to reflect compliance with requirements contained therein; and
4.Modify certain design conditions.
Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.
The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7 + acres).

PDR-14-14(P) – SUMMER WOODS (DTS #20140052)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for an approval of a Preliminary Site Plan for 562 single family units (376 single-family detached, and 186 single-family semi-detached) on approximately 268.14 + acres, zoned PDR (Planned Development Residential), located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

LDA-09-04(R2) - AMENDMENT TO THE AMENDED AND RESTATED LOCAL DEVELOPMENT AGREEMENT FOR SUMMER WOODS – DTS20140240 – MEPS00000286
Request: Approval of a First Amendment to the Amended and Restated Local Development Agreement to allow a change in the unit types from five hundred sixty two (562) single family detached units to 562 total residential units, including single family detached residential units, and single family semi-detached residential units; and to update the property owners. The First Amendment to the Amended and Restated Local Development Agreement applies to that project known as Summer Woods for which a new Preliminary Site Plan is sought for 562 residential units, each with a maximum height of 35 feet, pursuant to pending application known as PDR-14-14(P) on 268.14 ± acres zoned PDR (Planned Development Residential) located south of Moccasin Wallow Road and west of U.S. 301 N. in Manatee County.

PDC-14-14(Z)(G) - SHRIYOG CORPORATION/DR. PARIKH (DTS #20140166, MEPS 00000300)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of 2.23± acres located on the north side of University Parkway approximately 1,150 feet east of Lockwood Ridge Road at 3425 University Parkway, Sarasota (Manatee County), from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection/Special Treatment Overlay Districts) to the PDO/WP-E/ST (Planned Development Office/ Watershed Protection/Special Treatment Overlay Districts) zoning district, retaining the Watershed Protection & Special Treatment Overlay Districts; approving a General Development Plan for 13,800 square feet of non-residential uses to include: a 7,500 square foot building for medical offices, a 6,300 square foot building for retail uses, eating establishment, and offices; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, 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: July 30, 2014

DEVELOPMENT DATA

PRELIMINARY SITE PLAN CHECKLIST ITEMS:

2. EXISTING SITE CONDITIONS

A. TOTAL PROJECT AREA IS 1,203.83 AC.

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

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

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

E. THE EXISTING TOPOGRAPHIC CONTOURS WERE CREATED FROM TOPOGRAPHIC SURVEY DATA PROVIDED BY SWFWMD (2007). TOPOGRAPHIC SURVEY DATUM IS NGVD 29.

F. THIS SITE IS LOCATED WITHIN FLOOD ZONES "X" PER MANATEE COUNTY, COMMUNITY PANEL 120153 0205C, 0210C (JUNE 15, 1992). REVISED FEMA MAP ADOPTION IS PENDING, SCHEDULED FOR MARCH 17, 2014. EXISTING FIRM MAP 100-YEAR DELINEATION SHALL BE UTILIZED UNTIL FEMA DFIRM IS EFFECTIVE.I DFIRM 100-YEAR FLOODPLAIN DELINEATION SCHEDULED EFFECTIVE DATE MARCH 17, 2014.

G. THIS PROJECT EXCEEDS 100 ACRES.

H. WETLANDS DATA IS PROVIDED BY ECO CONSULTANTS, INC (2013), AND IS DEPICTED ON THE AERIAL SITE PLAN AND THE PRELIMINARY SITE PLAN SHEETS.

I. EXISTING TREE GROUPINGS ARE SHOWN ON THE AERIAL SITE PLAN.

3. DEVELOPMENT DESCRIPTION

A. PROPOSED SITE COVERAGE:

THE PROPOSED PROJECT INCLUDES:

1,385 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS
334 SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS
280 SINGLE-FAMILY SEMI-DETACHED RESIDENTIAL UNITS
ACTIVE/PASSIVE RECREATIONAL OPEN SPACE
40,000 S.F. COMMERCIAL USE
20,000 S.F. OFFICE USE

B. GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE

GROSS RESIDENTIAL ACREAGE = 1203.83 AC

PROPOSED NUMBER OF RESIDENTIAL UNITS = 1,999

GROSS DENSITY = 1.66 DU/ACRE
(1,999/1203.83 AC)

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

AREA OF WETLAND = 146.22± AC
AREA OF WETLAND BUFFER = 48.99± AC
RECREATIONAL FACILITIES ACREAGE = 20.00± AC MIN.
LANDSCAPE BUFFERS = 19.54± AC
UTILITY EASEMENTS = 92.78± AC
OTHER OPEN SPACE = 97.54± AC
TOTAL AREA = 425.07± AC
NET DENSITY = 2.57± DU/AC
(1,999/778.76 AC)

REQUIRED OPEN SPACE (25% 1,203.83± DEVELOPED SITE AREA) = 300.96± AC

AREA OF WETLAND = 146.22± AC
AREA OF WETLAND BUFFER = 48.99± AC
RECREATIONAL FACILITIES ACREAGE = 20.00± AC MIN.
TOTAL LAKES = 198.81± AC
LANDSCAPE BUFFER = 19.54± AC
UTILITY EASEMENTS = 92.78± AC
OTHER OPEN SPACE = 97.54± AC
TOTAL AREA = 623.88± AC
TOTAL OPEN SPACE PROVIDED 51.82% (623.88± AC)

C. OPTIONAL COMMERCIAL PARCEL*

PARCEL	ACREAGE	SQUARE FT*	FLOOR AREA RATIO (MAX)
1	15.08±	40,000 COMMERCIAL 20,000 OFFICE	0.23
TOTALS	15.08±	40,000 COMMERCIAL 20,000 OFFICE	0.23

*APPLICANT SHALL BE PERMITTED TO OBTAIN FINAL SITE PLAN APPROAL FOR COMMERCIAL DEVELOPMENT WITHIN OPTIONAL COMMERCIAL PARCEL CONSISTENT WITH THIS PRELIMINARY SITE PLAN WITHOUT FURTHER REVIEW AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS PROVIDED ALL DIMENSIONAL CRITERIA ARE MET AND THE DEVELOPMENT TOTALS (PROJECT-WIDE) ARE NOT EXCEEDED.

D. NONE

E. PROJECT CONSTRUCTION TO START Q4 2014 AND BE COMPLETED Q4 2024. PROJECT WILL BE DEVELOPED IN FOUR PHASES.

4. PROPOSED SITE DESIGN

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

LOT SIZE	# OF UNITS+	SQUARE FEET
B. TOWNHOME (SFA)		
(24' X 110') VILLA (SFSD)	334	2,640 S.F.
(36' X 120') 40' SFD	280	4,320 S.F.
(40' X 120') 50' SFD	185	4,800 S.F.
(50' X 120') 60' SFD	283	6,000 S.F.
(60' X 120') 70' SFD	395	7,200 S.F.
(70' X 120')	522	8,400 S.F.
TOTAL:	1,999	

+APPLICANT RESERVES THE RIGHT TO ALTER THE PROPORTION OF SINGLE FAMILY DETACHED (INCLUDING LOT WIDTHS), SINGLE FAMILY SEMI-DETACHED OR SINGLE FAMILY ATTACHED AT TIME OF FINAL SITE PLAN APPROVAL, PROVIDED THE TOTAL LOT COUNT REMAINS AT OR BELOW THAT WHICH IS SHOWN HEREON. IN NO CASE SHALL THE TOTAL NUMBER OF ATTACHED UNITS EXCEED A 15% INCREASE OVER THAT WHICH IS SHOWN IN THE TABLE ABOVE. SINGLE FAMILY SEMI-DETACHED UNITS MAY BE INCREASED WITH AN EQUIVALENT REDUCTION IN SINGLE FAMILY ATTACHED UNITS. IN NO CASE SHALL THE TOTAL UNIT COUNT EXCEED 1,999 DWELLING UNITS.

RESIDENTIAL LOT REQUIREMENTS:
BUILDING SETBACKS:

S.F.A.***	S.F.SD	S.F.D.
FRONT – 20'/23'	FRONT – 20'/23'	FRONT – 20'/23'
SIDE – 7.5'	SIDE – 5'	SIDE – 5'
(15' BETWEEN BLDG.'S)	(12' BETWEEN BLDG.'S)	
REAR – 15'	REAR – 15'	REAR – 15'

NON-RESIDENTIAL LOT REQUIREMENTS:**
BUILDING SETBACKS:

FRONT – 30'
SIDE – 15'/20'*
REAR – 20'

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

*WHERE ADJACENT TO RESIDENTIAL USES.

**CONSISTENT WITH NCO REQUIREMENTS

***SINGLE FAMILY ATTACHED SHALL BE A MINIMUM OF 3 UNITS AND A MAXIMUM OF 6 UNITS.

PRELIMINARY SITE PLAN FOR

VILLAGES OF AMAZON SOUTH

"A COMMUNITY TO SERVE THE ENTIRE TAMPA BAY REGION"

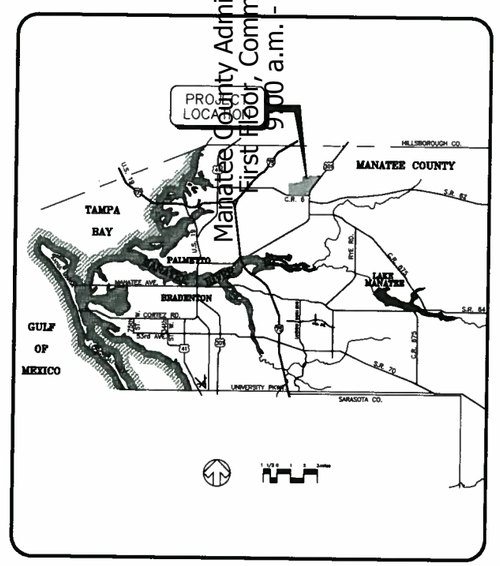
LOCATED WITHIN SECTIONS 16, 17, 18, 19 AND 20,
TOWNSHIP 33 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY

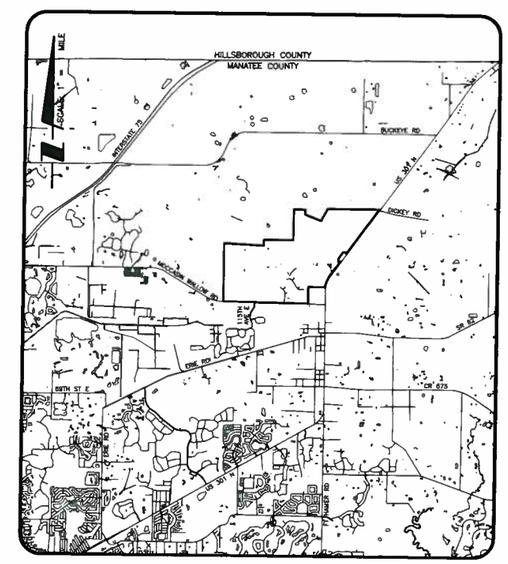
NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

5800 LAKEWOOD RANCH BOULEVARD
SARASOTA, FL 34240
(941) 328-1111

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



LOCATION MAP



SITE MAP

PRELIMINARY SITE PLAN CHECKLIST ITEMS: (CONTINUED)

C. NO STREET LIGHTING IS PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND WILL BE SUBMITTED WITH THE FINAL SITE PLAN.

5. REQUIRED IMPROVEMENTS

A. WATER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING COUNTY FACILITIES AS DEPICTED HEREIN.

B. SANITARY SEWER IS NOT CURRENTLY AVAILABLE FOR THE SITE. THE DEVELOPER HAS PROPOSED A LOCAL DEVELOPMENT AGREEMENT (LDA) TO ADDRESS THIS ISSUE.

C. SOLID WASTE SERVICE WILL BE VIA RESIDENTIAL CAN PICKUP FOR RESIDENTIAL. COMMERCIAL SOLID WASTE FACILITIES WILL COMPLY WITH REQUIREMENTS OF LDC SECT. 728.

D. FIRE FLOW OF 1000 GPM WILL BE PROVIDED TO PROPOSED HYDRANTS (TO BE DEMONSTRATED AT TIME OF FINAL SITE PLAN).

E. IRRIGATION SOURCE SHALL BE EFFLUENT REUSE, AUGMENTED WITH STORMWATER FACILITIES/WELLS.

F. TYPICAL LOCATIONS FOR PROPOSED SIDEWALKS ARE DEPICTED HEREIN (SEE ROADWAY CROSS SECTIONS). THERE ARE NO EXISTING SIDEWALKS ONSITE OR ON ADJACENT ROADWAYS.

G. ACCESS, INCLUDING CROSS SECTIONS, ARE DEPICTED HEREIN.

H. GENERAL DRAINAGE DESIGN INTENT IS DEPICTED HEREIN.

6. SUPPLEMENTAL INFORMATION

A. FT. HAMER ROAD TO BE RESERVED, DEDICATED, CONVEYED, AND/OR CONSTRUCTED, AS SET FORTH IN LOCAL DEVELOPMENT AGREEMENT FOR THE PROJECT, OR PROJECT STIPULATIONS.

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

ADDITIONAL NOTES:

A. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT.

B. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS STANDARDS FOR MATERIAL SPECIFICATIONS (I.E. PAVEMENT SECTION). THE ROADS WILL EITHER BE (i) PUBLIC, OR (ii) OWNED AND MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT, OR (iii) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. SEE TYPICAL ROADWAY SECTIONS CONTAINED HEREIN FOR DESIGNATION OF ROADWAY OWNERSHIP. TRAVEL LANES SHALL BE 12'; OR AS PERMITTED BY COUNTY STANDARDS AT TIME OF FSP.

C. SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE.

D. THE POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE LOCATION AND SIZE OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

E. ALL SIGN AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. SIGNAGE AND STRIPEINT PLANS WILL BE PART OF, AND APPROVED WITH THE FINAL SITE PLAN.

F. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

G. ALL STORM DRAINAGE PIPES, BOTH PUBLIC AND PRIVATE, NOT LOCATED WITHIN A ROADWAY TRACT OR RIGHT-OF-WAY WILL BE LOCATED WITHIN A DEDICATED DRAINAGE EASEMENT.I THE WIDTH OF DRAINAGE EASEMENTS SHOWN ON THE FINAL SITE PLAN AND CONSTRUCTION PLANS SHALL COMPLY WITH THE STORMWATER DESIGN MANUAL AND BE NO LESS THAN 20 FEET.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL SITE PLAN
3	MASTER SITE PLAN
4	SITE PLAN KEY SHEET AND PHASING PLAN
5–16	SITE PLAN
17	RECREATION / OPEN SPACE PLAN
18	LANDSCAPE PLAN
19	EXISTING DRAINAGE CONDITIONS MAP

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1	04/09/14	REVISED PER MANATEE COUNTY COMMENTS ON 03/12/2014	TMG/95367
0	01/28/14	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	RTD/89450
A	11-15-13	REVISED PER MANATEE COUNTY COMMENTS ON 10/08/2013	SRJ/89370

STATUS : REVISIONS

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

DATE _____ CHECKED BY _____

RESERVED FOR STATUS AND DATE STAMPS

PROJECT NUMBER
215611510

DATE
8/2013

INDEX NUMBER
215611510-01C-001CV

PRINTED
JUL 28 2014
Stantec

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6900 Professional Parkway East, Sarasota, FL 34240-8414
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Manatee County Administrative Center
First Floor Commission Chambers
August 14, 2014

REV NO.	REVISION	DATE	DRAWN BY	EMP. NO.	CHECKED BY	EMP. NO.
C	REVISED PER MANATEE COUNTY COMMENTS ON 03/12/2014	04/09/14	TMG/95367			
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450			
A	REVISED PER MANATEE COUNTY COMMENTS ON 10/08/2013	11/07/13	CLL/96591			

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 400'
VERTICAL SCALE: –
SEC. 18-20 TWP. 33S RGE. 19E
CROSS REFERENCE FILE NO.:

TITLE: AERIAL SITE PLAN

PROJECT NUMBER: 215611510

ANDREW D. ELLAND, P.E.
FLORIDA LICENSE NO. 69816

INDEX NUMBER: 215611510-01C-002PL

SHEET NUMBER: 2 of 19

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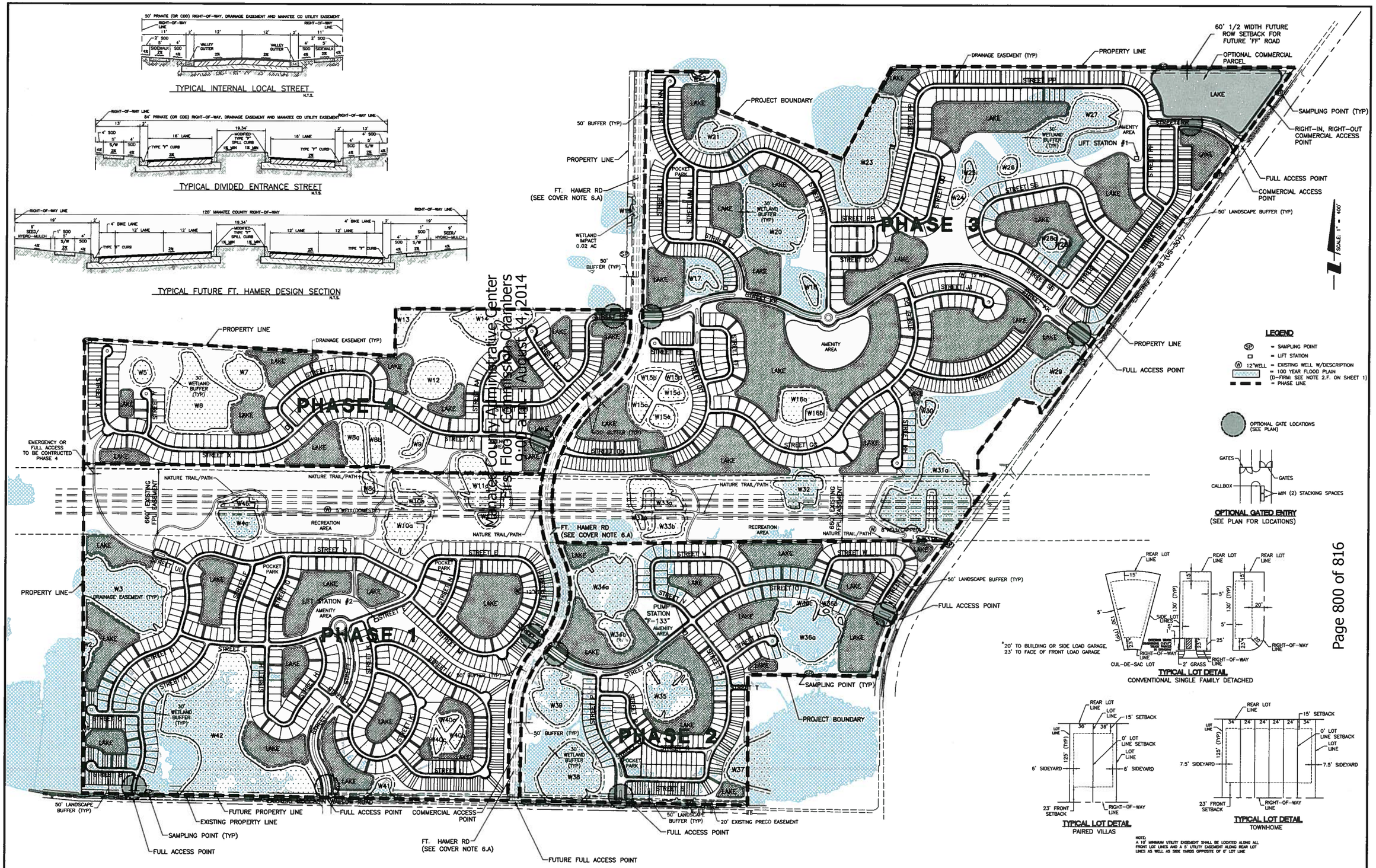

Manatee County Administrative Center
Planning & Flood Control Commission Chambers
9:00 a.m. August 14, 2014

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
C	REVISED PER MANATEE COUNTY COMMENTS ON 03/12/2014	04/09/14	TMG/95367	
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
A	REVISED PER MANATEE COUNTY COMMENTS ON 10/08/2013	11/07/13	CLL/96591	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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Phone 941-907-6900 • Fax 941-907-6910
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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 400'
VERTICAL SCALE:
SEC: 18 TWP: 35 RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: MASTER SITE PLAN

PROJECT NUMBER: 215611510

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

INDEX NUMBER: 215611510-01C-101SP
SHEET NUMBER: 3 or 19

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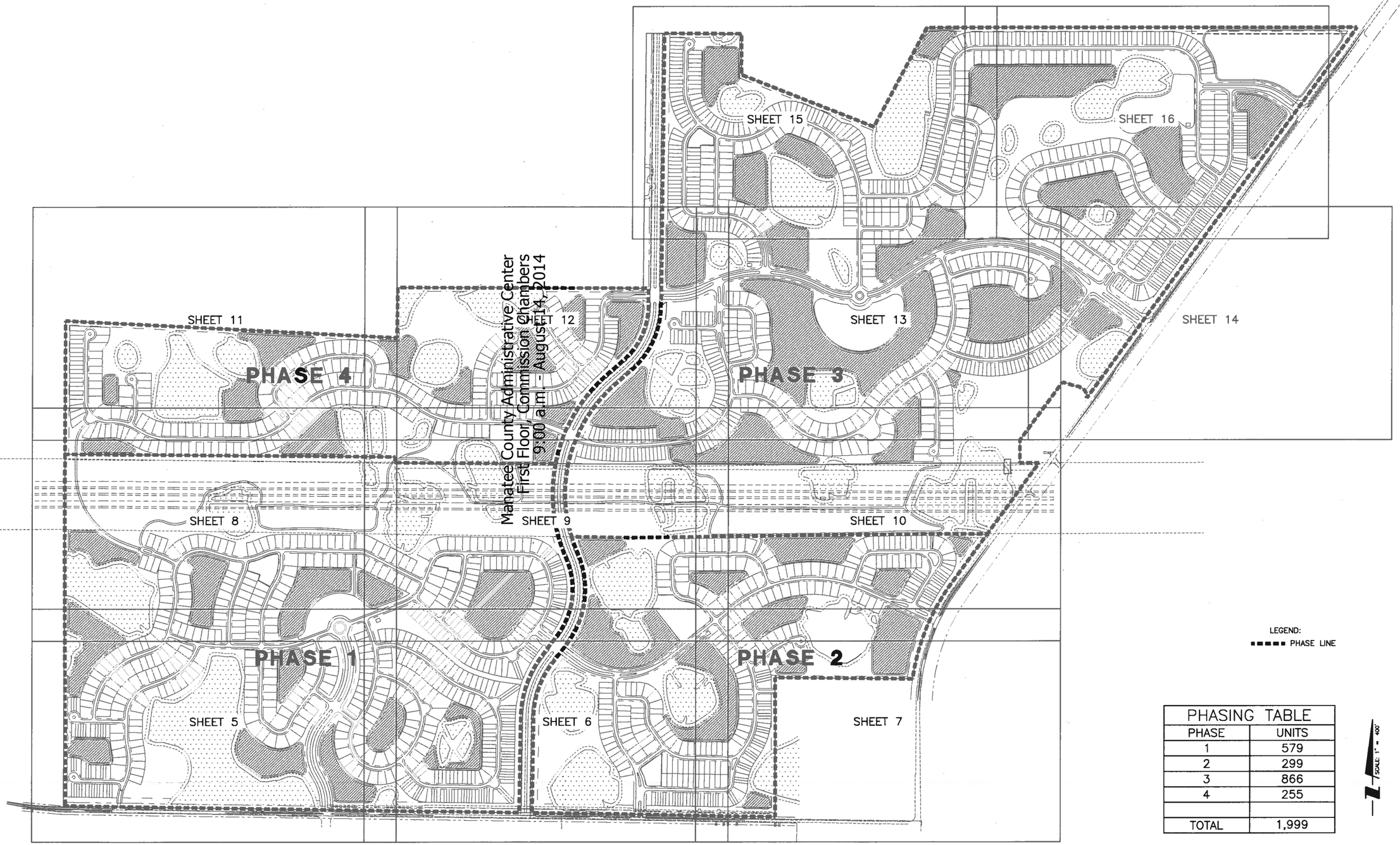

LEGEND:

▬▬▬ PHASE LINE

PHASING TABLE	
PHASE	UNITS
1	579
2	299
3	866
4	255
TOTAL	1,999

SCALE: 1" = 400'

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
C	REVISED PER MANATEE COUNTY COMMENTS ON 03/12/2014	04/09/14	TMG/95367	
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
A	REVISED PER MANATEE COUNTY COMMENTS ON 10/08/2013	11/07/13	CLL/95591	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 400'
VERTICAL SCALE: --

SEC: 18 20 TWP: 33S RGE: 19E

TITLE: SITE PLAN KEY SHEET AND PHASING PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611510

ANDREW D. ELLARD, P.E.
FLORIDA LICENSE NO. 69819

INDEX NUMBER: 215611510-01C-102KP

SHEET NUMBER: 4 OF 19

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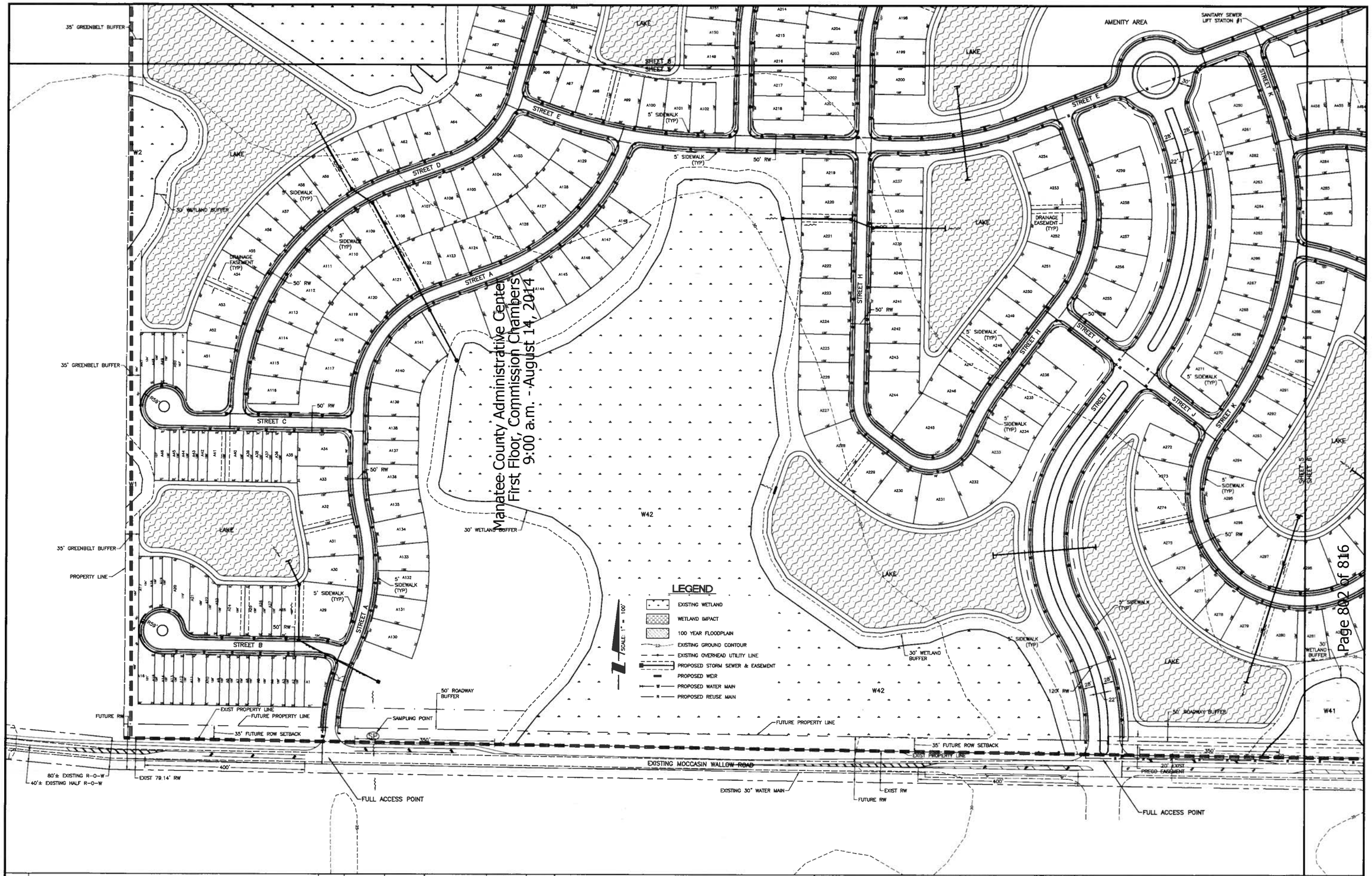

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

Page 802 of 816

REV NO.	REVISION	DATE	DRWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
A	REVISED PER MANATEE CO. COMMENTS DATED 10/08/13	11/08/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: –
SEC. 15-20 TWP. 33S RGE. 19E
CROSS REFERENCE FILE NO.:

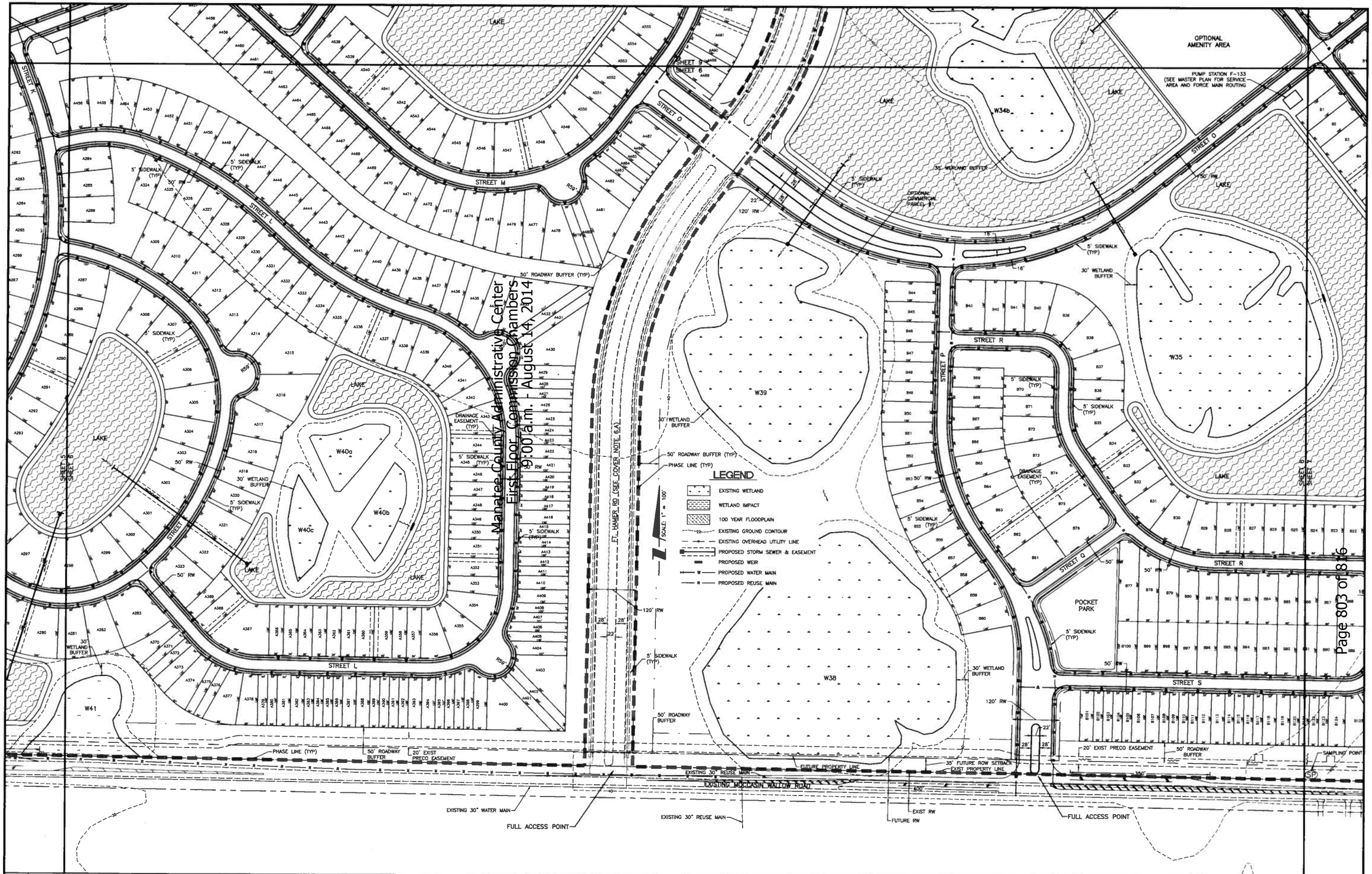
TITLE: SITE PLAN

PROJECT NUMBER: 215611510

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 69610
INDEX NUMBER: 215611510-01C-111SP
SHEET NUMBER: 5 OF 19

Saved: 7/21/2014 11:38:45 AM TCBBS | Plotted: 7/21/2014 11:43:01 AM TCBBS | \\US1227-F01\workgroup\3156\active\215611510\civil\drawing\01-concept_pap\sheet_files\215611510-01C-111SP.dwg(Layout1

Manatee County Administrative Center
First Floor Commission Chambers
9:00 a.m. - August 14, 2014



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
C	REVISED PER MANATEE COUNTY COMMENTS ON 03/12/2014	04/09/14	TMG/95367	
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
A	REVISED PER MANATEE CO. COUNTY DATED 10/08/13	11/08/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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Certificate of Authorization #27013 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: —
SEC: 18-20 TWP: 33S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: SITE PLAN

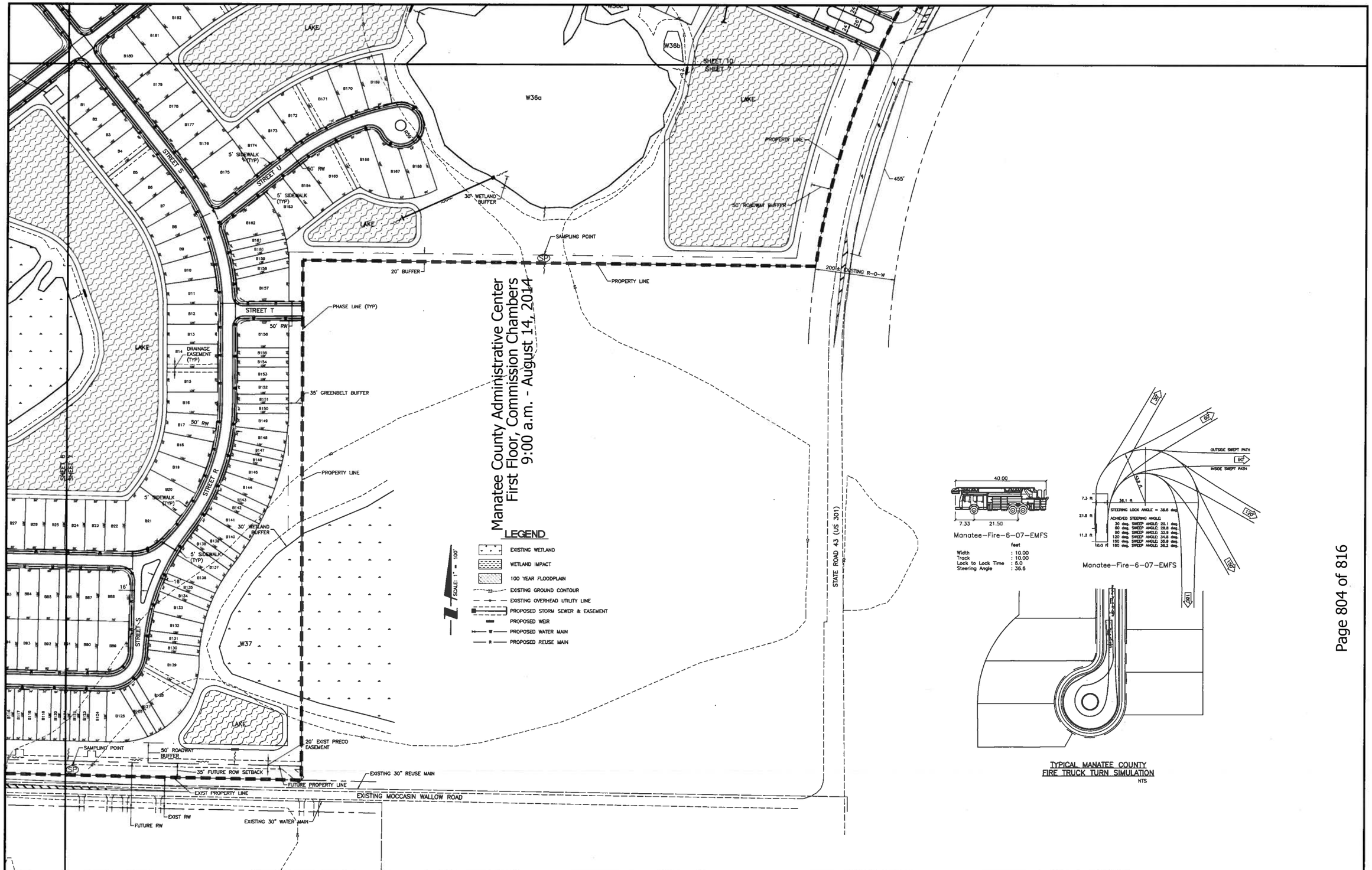
PROJECT NUMBER: 215611510

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

INDEX NUMBER: 215611510-01C-111SP

SHEET NUMBER: 6 OF 19

Saved: 7/21/2014 11:38:45 AM TGB85 | Plotted: 7/21/2014 11:43:06 AM TGB85 | \\US1227-F01\workgroup\2156\active\215611510\civil\drawing\01-concept_pap\sheet_files\215611510-01C-111SP.dwg(Layout2)



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
A	REVISED PER MANATEE CO. COMMENTS DATED 10/08/13	11/08/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: --
SEC: 18 TWP: 33S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: SITE PLAN

PROJECT NUMBER: 215611510

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

INDEX NUMBER: 215611510-01C-111SP
SHEET NUMBER: 7 OF 19

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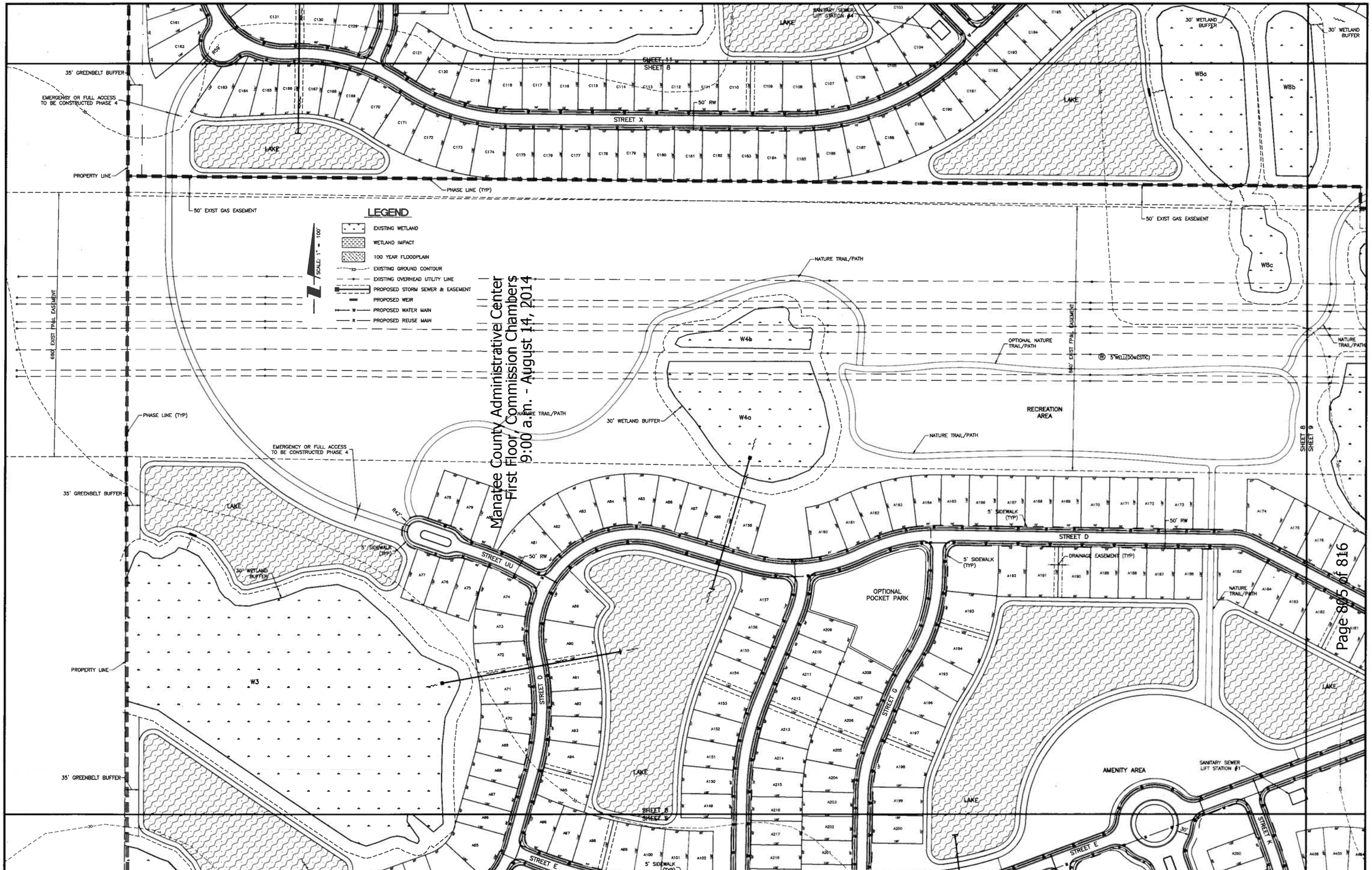

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

Page 865 of 816

△REV. NO.	REVISION	DATE	DRWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:
C	REVISED PER MANATEE COUNTY COMMENTS ON 03/12/2014	04/09/14	TMG/95367		
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450		
A	REVISED PER MANATEE CO. COMMENTS DATED 10/08/13	11/08/13	SRJ/89370		

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: –
SEC: 18 TWP: 33S RGE: 19E

TITLE: SITE PLAN

CROSS REFERENCE FILE NO:

PROJECT NUMBER: 215611510

ANDREW D. ELLAND, P.E.
FLORIDA LICENSE NO. 69810
INDEX NUMBER: 215611510-01C-111SP

SHEET NUMBER: 8 OF 19

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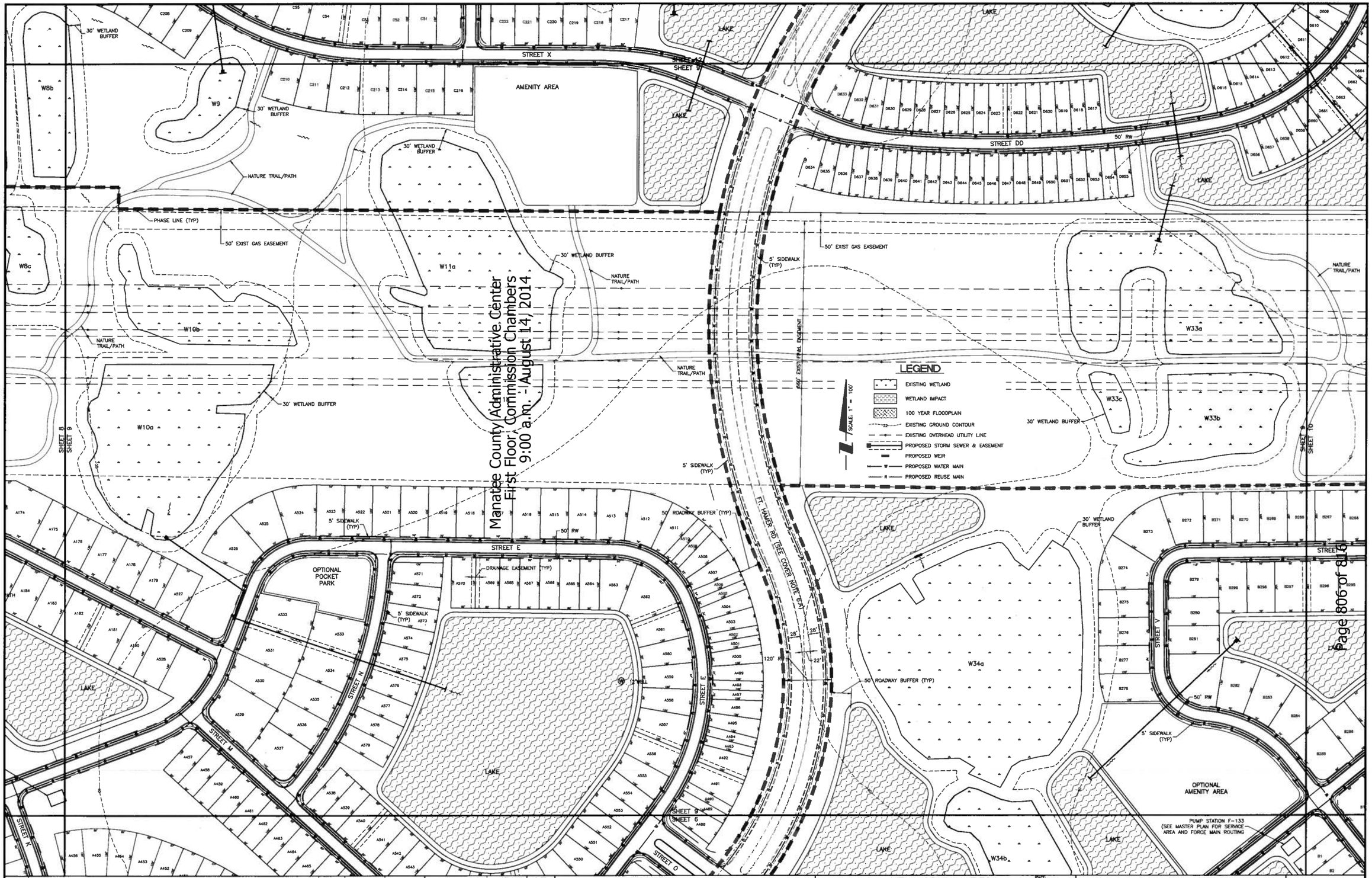

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
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ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: —
SEC: 15 20 TWP: 33S RGE: 19E
CROSS REFERENCE FILE NO.:

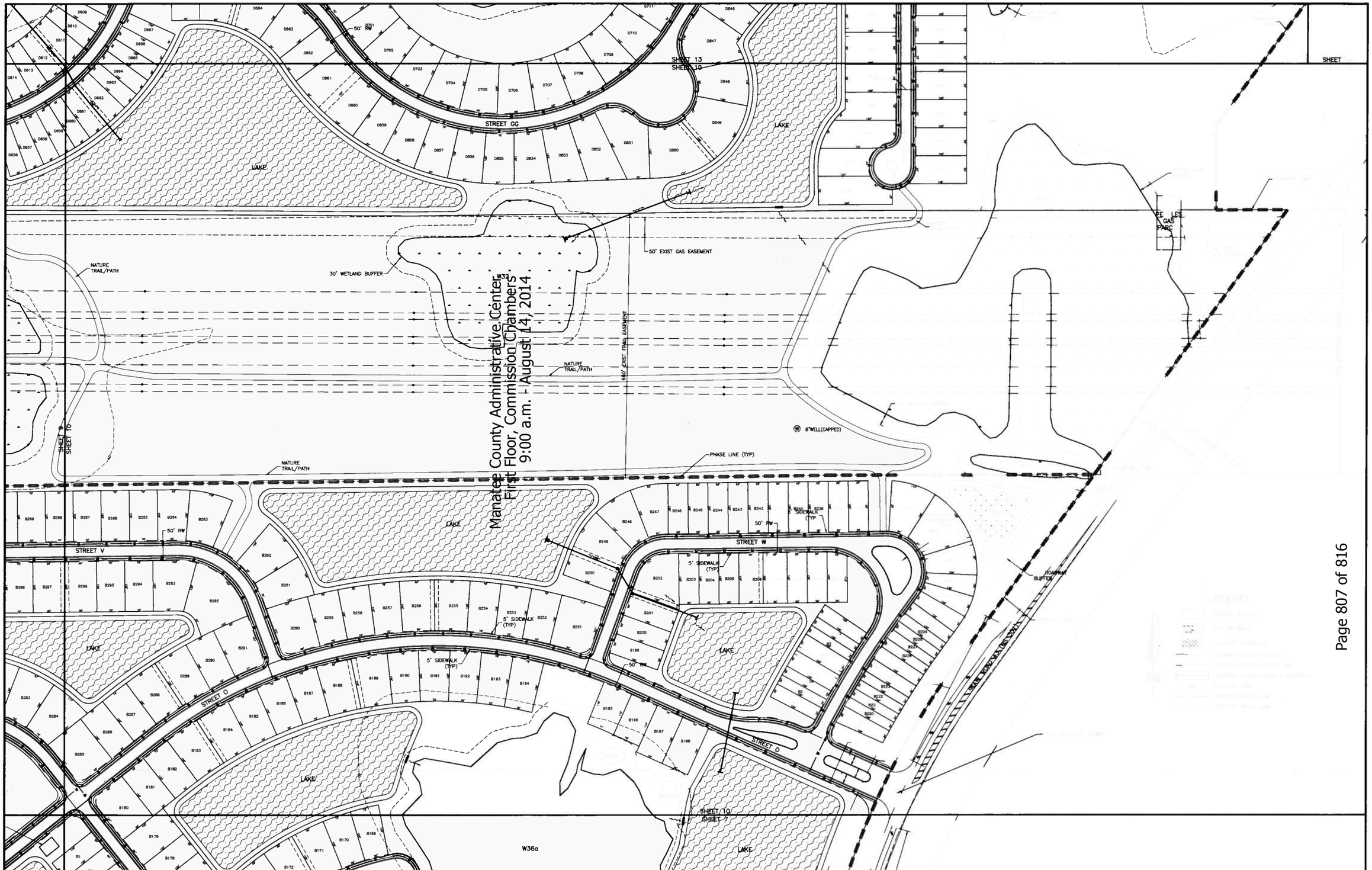
TITLE: SITE PLAN

PROJECT NUMBER: 215611510

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 89810

INDEX NUMBER: 215611510-01C-111SP
SHEET NUMBER: 9 OF 19

Saved: 7/21/2014 11:38:45 AM TGEBBS | Plotted: 7/21/2014 11:43:00 AM TGEBBS | \\US1227-F01\working\215611510\civil\drawing\01-concept_pap\sheet_files\215611510-01C-111SP.dwg,dynoc45



Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
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ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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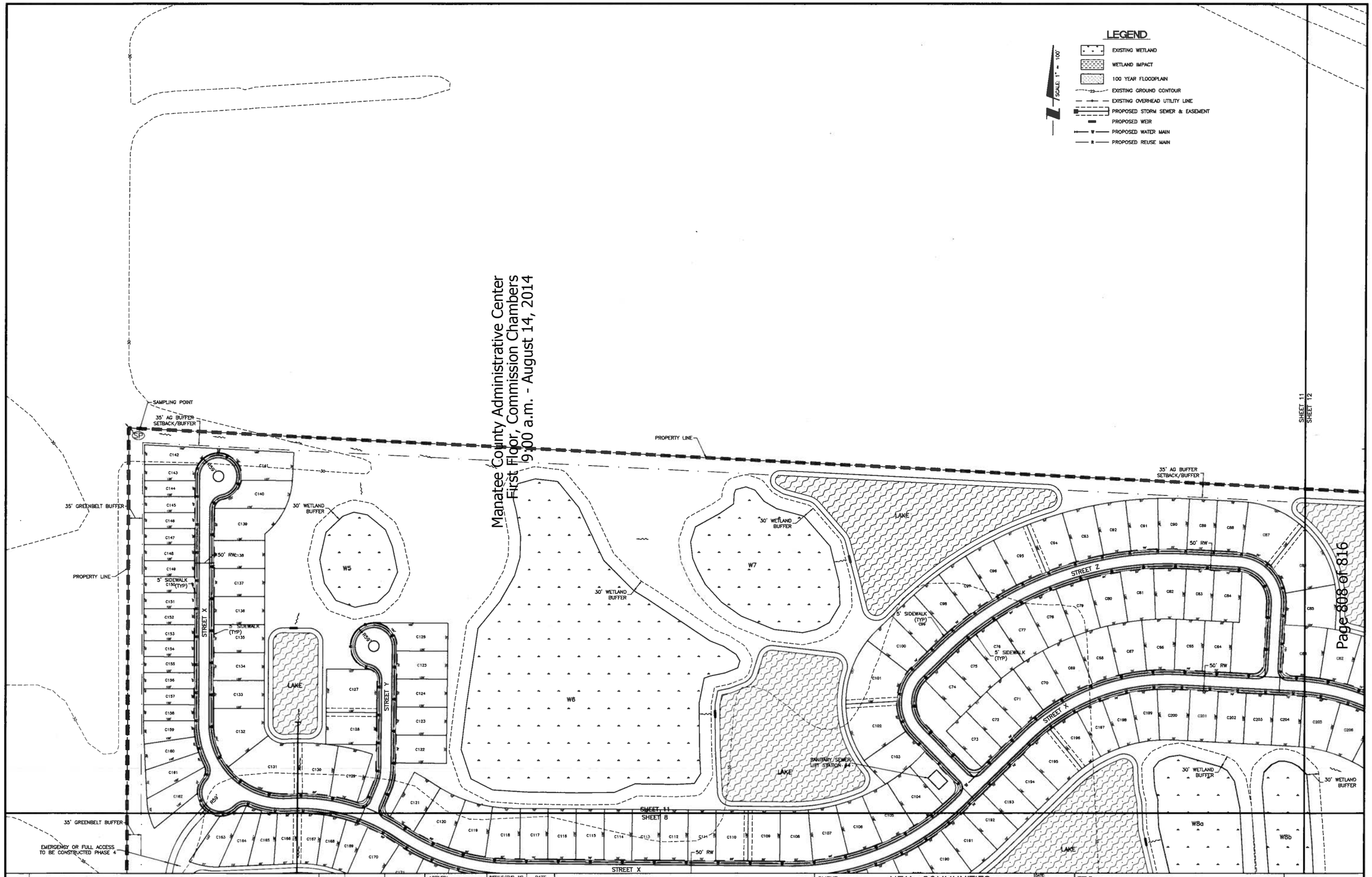
REAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
VILLAGES OF AMAZON SOUTH

SITE PLAN

DATE
HORIZONTAL SCALE
VERTICAL SCALE
SEC. RGE. FILE NO. PROJECT
INDEX NUMBER
SHEET

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
C	REVISED PER MANATEE COUNTY COMMENTS ON 03/12/2014	04/09/14	TMG/95367	
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
A	REVISED PER MANATEE CO. COMMENTS DATED 10/08/13	11/08/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: —
SEC: 15-20 TWP: 33S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: SITE PLAN

PROJECT NUMBER: 215611510

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 89810
INDEX NUMBER: 215611510-01C-111SP
SHEET NUMBER: 11 OF 19

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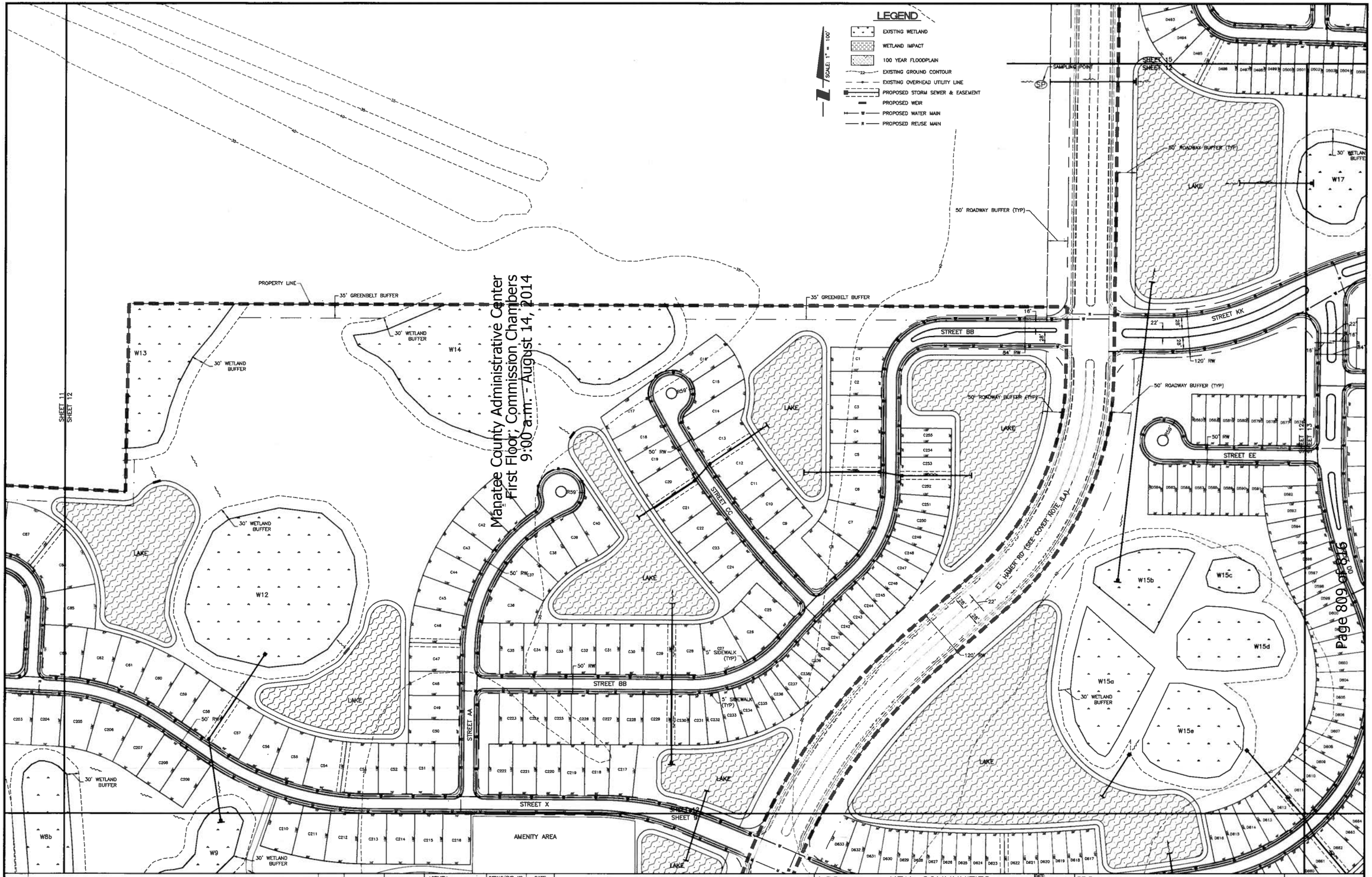

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
C	REVISED PER MANATEE COUNTY COMMENTS ON 03/12/2014	04/09/14	TMG/95367	
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
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ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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Certificate of Authorization #27912 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: –

TITLE: SITE PLAN

SEC: 18-20 TWP: 33S RGE: 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611510

ANDREW D. EDLAND, P.E.
FLORIDA LICENSE NO. 69810
INDEX NUMBER: 215611510-01C-111SP
SHEET NUMBER: 12 OF 19

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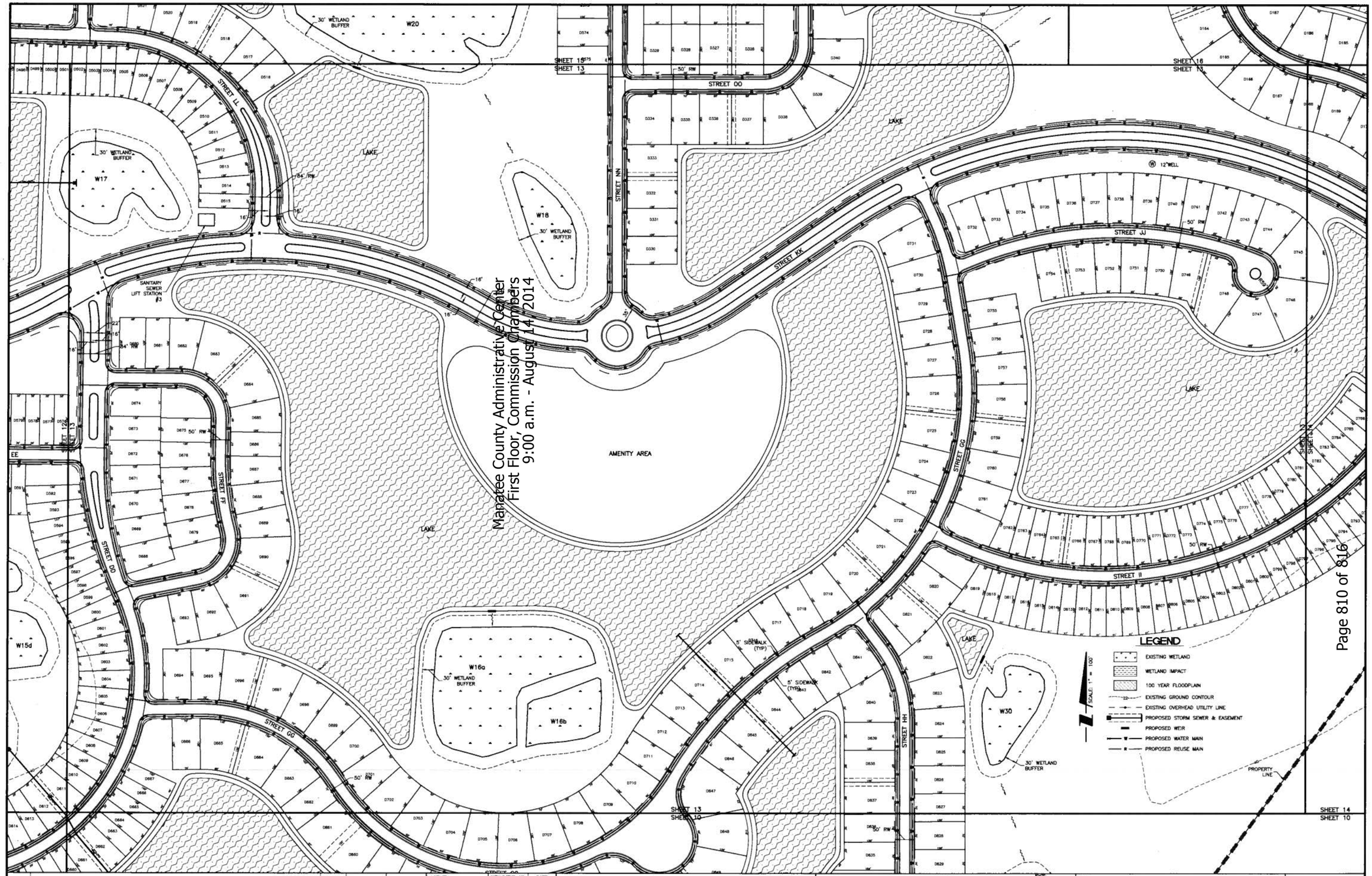

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

Page 810 of 816

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
A	REVISED PER MANATEE CO. COMMENTS DATED 10/08/13	11/08/13	SRJ/89370	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: –
SEC: 18-20 TWP: 33S RGE: 19E

TITLE: SITE PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611510

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

INDEX NUMBER: 215611510-01C-111SP

SHEET NUMBER: 13 OF 19

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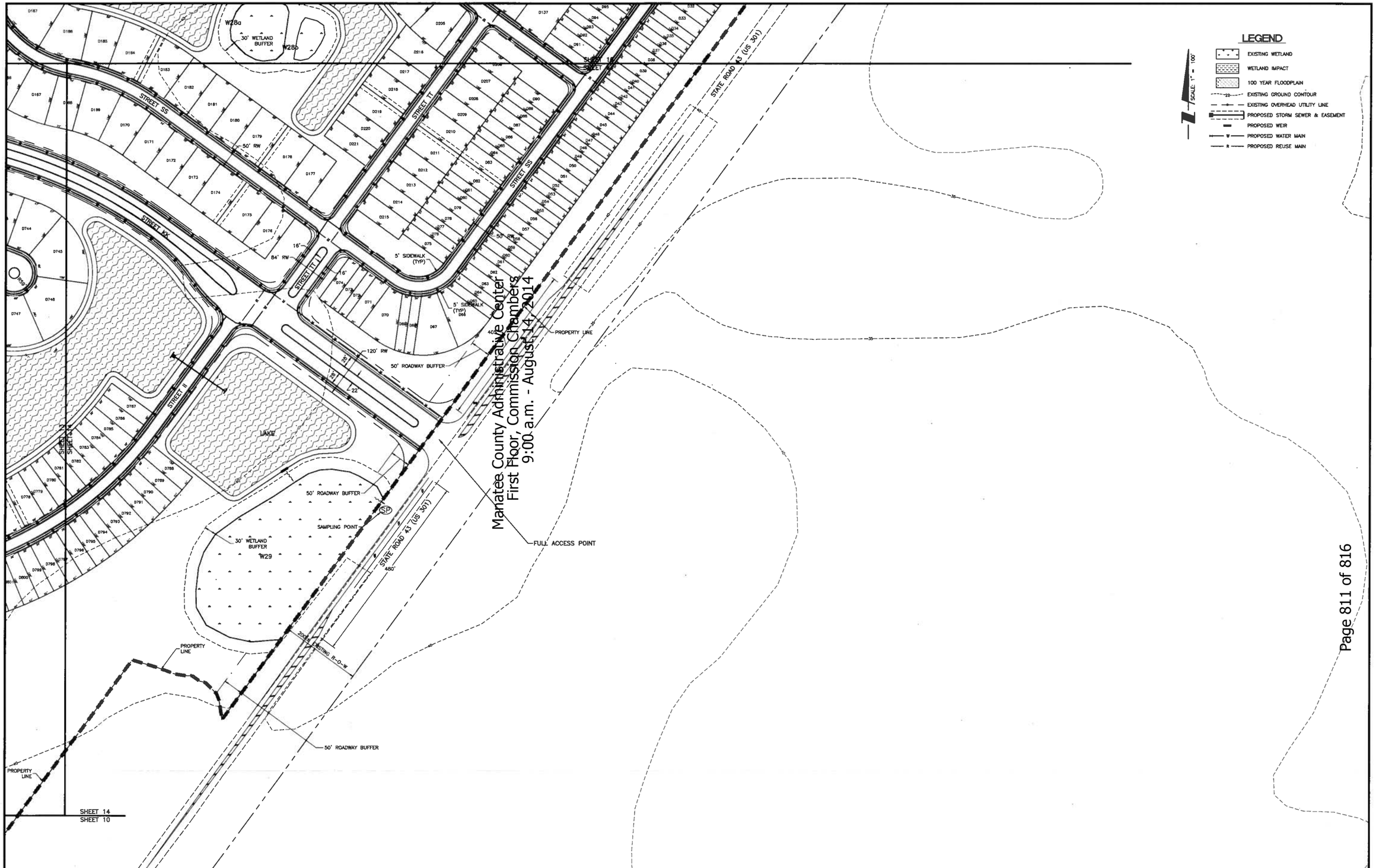

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ACTIVITY	INITIALS/EMP. NO.	DATE
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DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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Certificate of Authorization #27013 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: --
SEC: 18-20 TWP: 33S RGE: 19E

TITLE: SITE PLAN

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611510

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

INDEX NUMBER: 215611510-01C-111SP

SHEET NUMBER: 14 or 19

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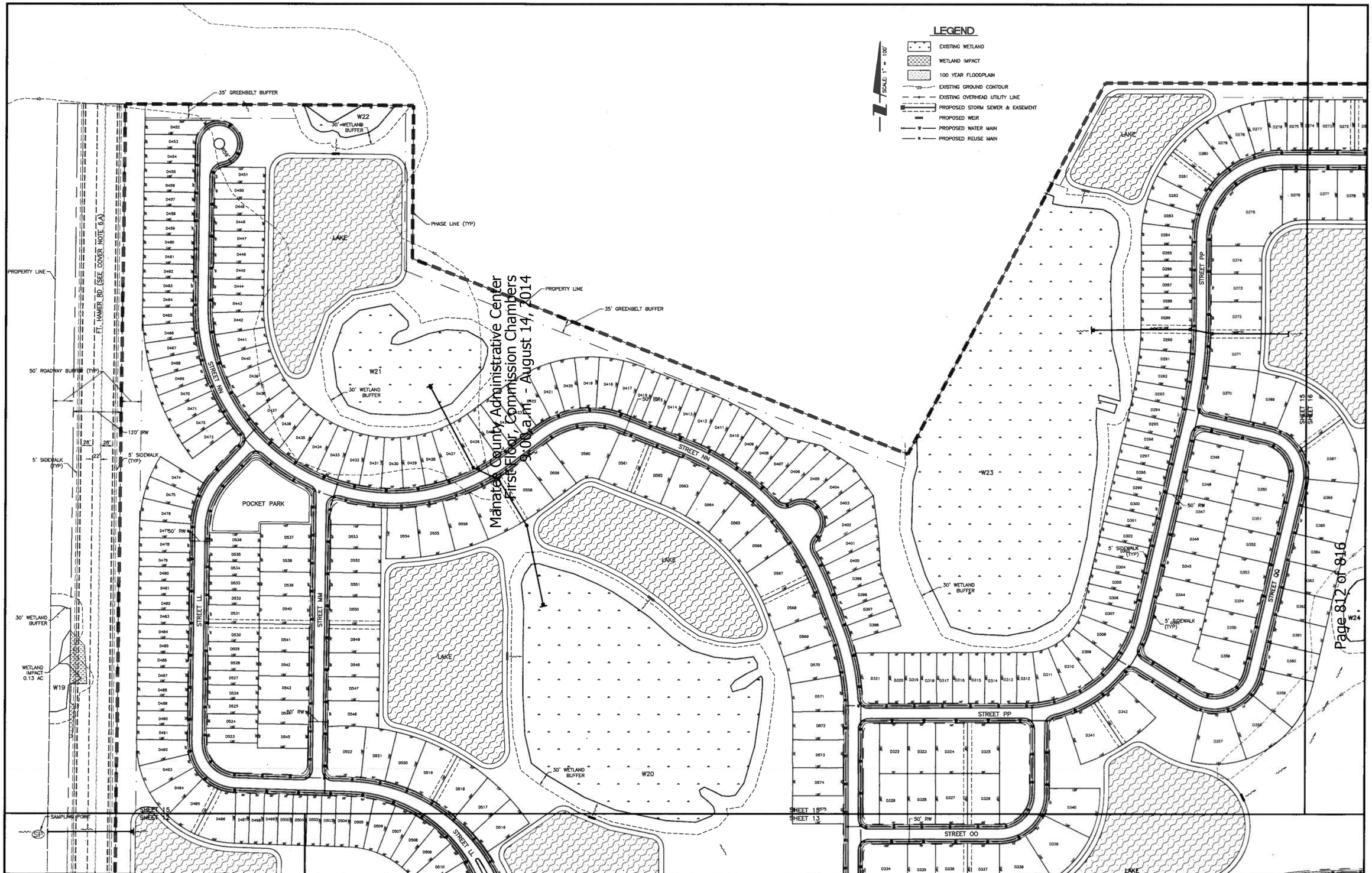

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

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ACTIVITY	INITIALS/EMP. NO.	DATE
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DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Stantec
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Certificate of Authorization #27013 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: —

SEC: 18 20 TWP: 33S RGE: 19E

TITLE: SITE PLAN

GROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215611510

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

INDEX NUMBER: 215611510-01C-111SP

SHEET NUMBER: 15 OF 19

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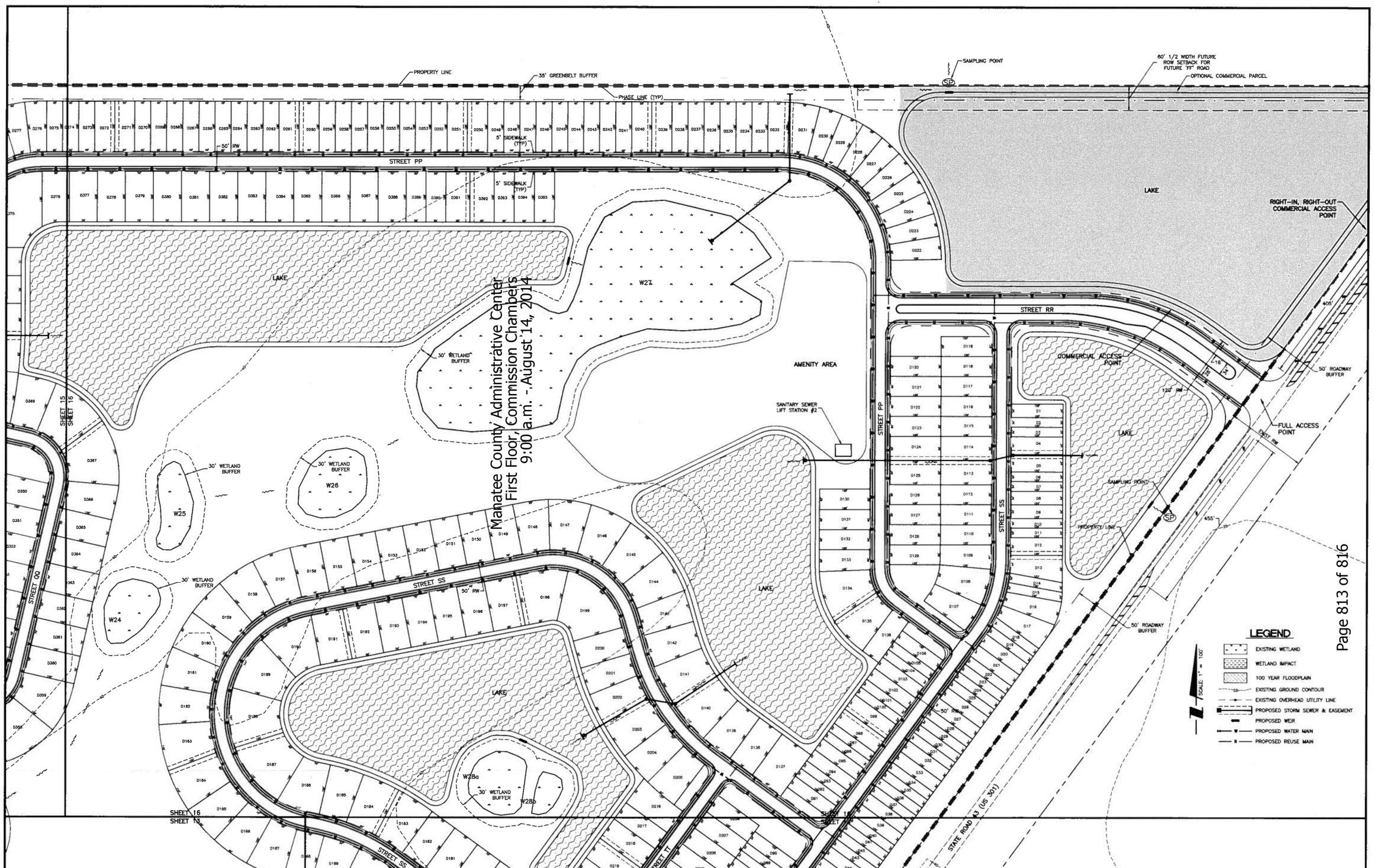

Manatee County Administrative Center
First Floor, Commission Chambers
9:00 a.m. - August 14, 2014

					ACTIVITY	INITIALS/EMP. NO.	DATE
					DESIGNED BY:		9/01/13
					DRAWN BY:		9/01/13
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A	REVISED PER MANATEE CO. COMMENTS DATED 10/08/13	11/08/13	SRJ/89370		CONTRACT ADMIN. BY:		
△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:		

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Certificate of Authorization #2712 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

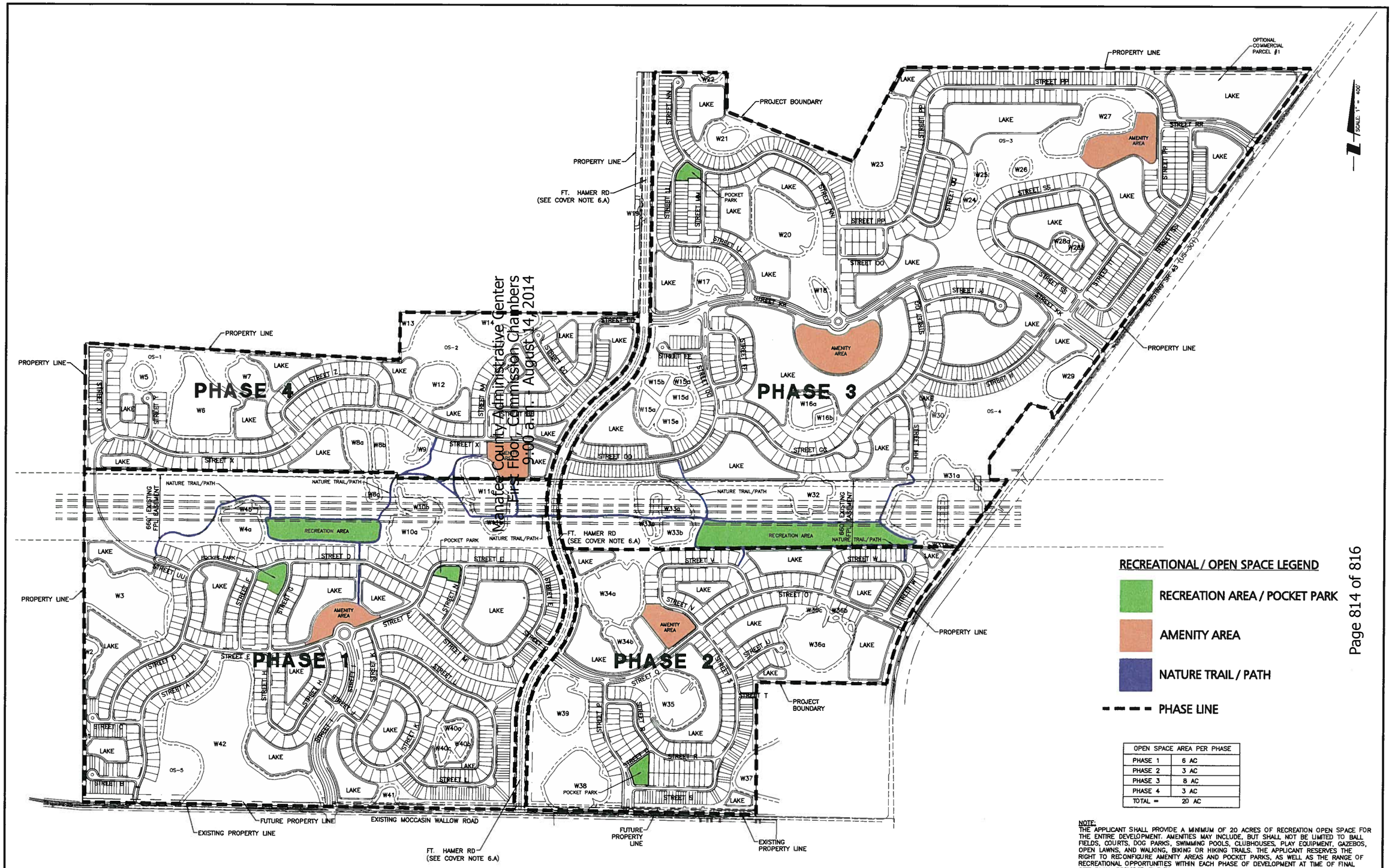
DATE: 9/01/13
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: --
SEC: 15 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: SITE PLAN

PROJECT NUMBER: 215611510

ANDREW D. ELLAND, P.E.
FLORIDA LICENSE NO. 69810
WBCC NUMBER: 215611510-01C-111SP
SHEET NUMBER: 16 OF 19

Saved: 7/21/2014 11:38:45 AM TGB85 | Plotted: 7/21/2014 11:43:55 AM TGB85 | \\US1227-F01\workgroup\2156\active\215611510\civil\drawing\01-concept_pap\sheet_files\215611510-01C-111SP.dwg\Layout12



RECREATIONAL / OPEN SPACE LEGEND

- RECREATION AREA / POCKET PARK
- AMENITY AREA
- NATURE TRAIL / PATH
- PHASE LINE

OPEN SPACE AREA PER PHASE	
PHASE 1	6 AC
PHASE 2	3 AC
PHASE 3	8 AC
PHASE 4	3 AC
TOTAL =	20 AC

NOTE:
THE APPLICANT SHALL PROVIDE A MINIMUM OF 20 ACRES OF RECREATION OPEN SPACE FOR THE ENTIRE DEVELOPMENT. AMENITIES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO BALL FIELDS, COURTS, DOG PARKS, SWIMMING POOLS, CLUBHOUSES, PLAY EQUIPMENT, GAZEBOS, OPEN LAWNS, AND WALKING, BIKING OR HIKING TRAILS. THE APPLICANT RESERVES THE RIGHT TO RECONFIGURE AMENITY AREAS AND POCKET PARKS, AS WELL AS THE RANGE OF RECREATIONAL OPPORTUNITIES WITHIN EACH PHASE OF DEVELOPMENT AT TIME OF FINAL SITE PLAN, PROVIDED THE TOTAL ACREAGE WITHIN EACH PHASE IS NOT REDUCED.

△REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
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A	ADDED PER MANATEE COUNTY COMMENTS ON 10/08/2013	11/07/13	CLL/96591	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE:
VERTICAL SCALE:

TITLE: RECREATION / OPEN SPACE PLAN

SCOTT A. BUTTARI, L.A.
FLORIDA LICENSE NO. 1758

INDEX NUMBER: 215611510-01C-722LS
SHEET NUMBER: 17 OF 19

SEC: 20 TWP: 33S RGE: 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611510

Saved: 7/21/2014 11:40:04 AM TGEBBS | Plotted: 7/21/2014 11:44:01 AM TGEBBS | \\US1227-F01\WORKGROUP\215611510\active\215611510\civil\drawing\01-concept_pep\sheet_files\215611510-01C-722LS.dwg

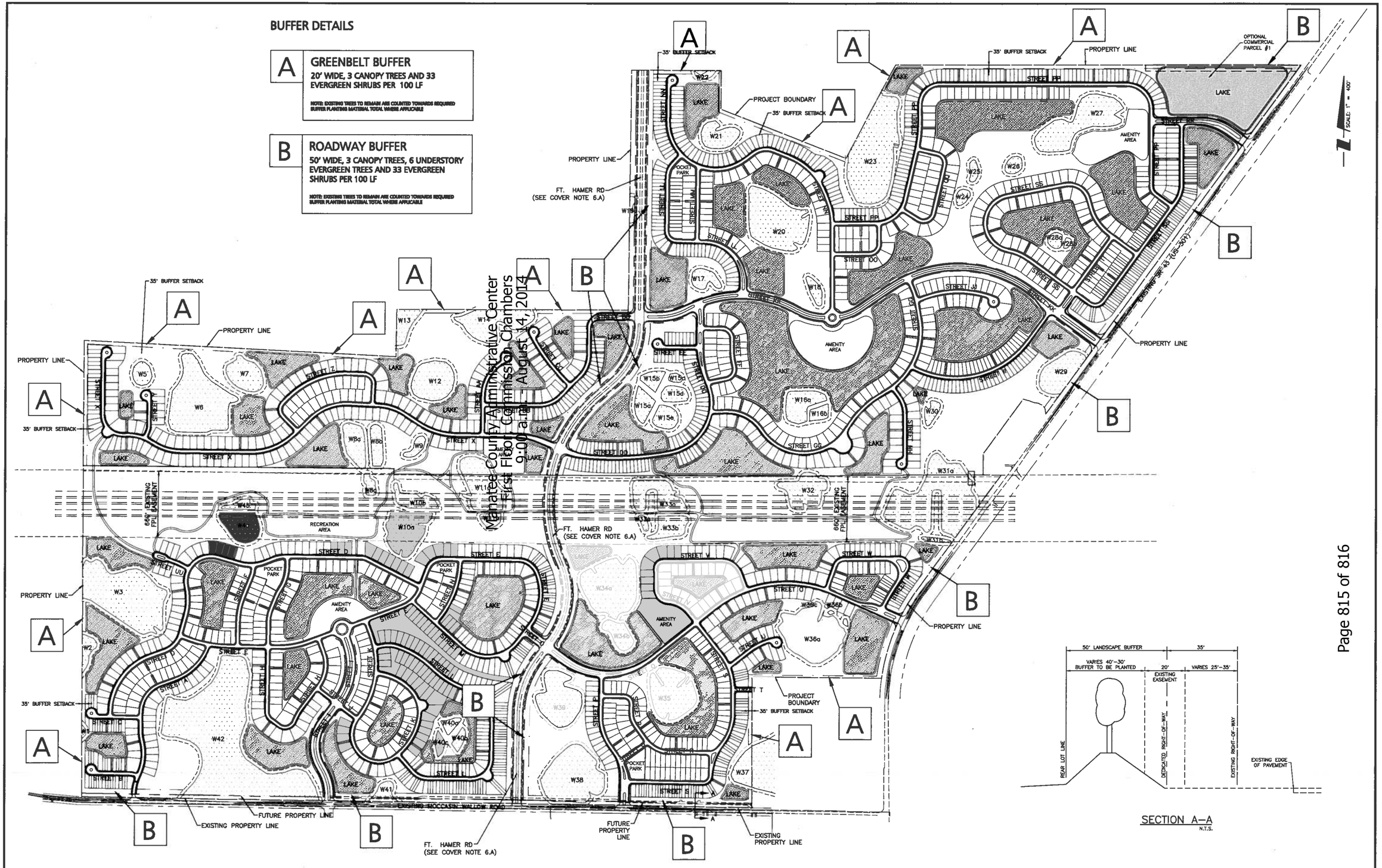
BUFFER DETAILS

A — GREENBELT BUFFER
20' WIDE, 3 CANOPY TREES AND 33 EVERGREEN SHRUBS PER 100 LF

NOTE: EXISTING TREES TO REMAIN ARE COUNTED TOWARDS REQUIRED BUFFER PLANTING MATERIAL TOTAL WHERE APPLICABLE

B — ROADWAY BUFFER
50' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

NOTE: EXISTING TREES TO REMAIN ARE COUNTED TOWARDS REQUIRED BUFFER PLANTING MATERIAL TOTAL WHERE APPLICABLE



Manatee County Administrative Center
First Floor Commission Chambers
9:00 a.m. – August 14, 2014

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
C	REVISED PER MANATEE COUNTY COMMENTS ON 03/12/2014	04/09/14	TMG/95367	
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
A	REVISED PER MANATEE COUNTY COMMENTS ON 10/08/2013	11/07/13	CLL/96591	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:		9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Stantec
8900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

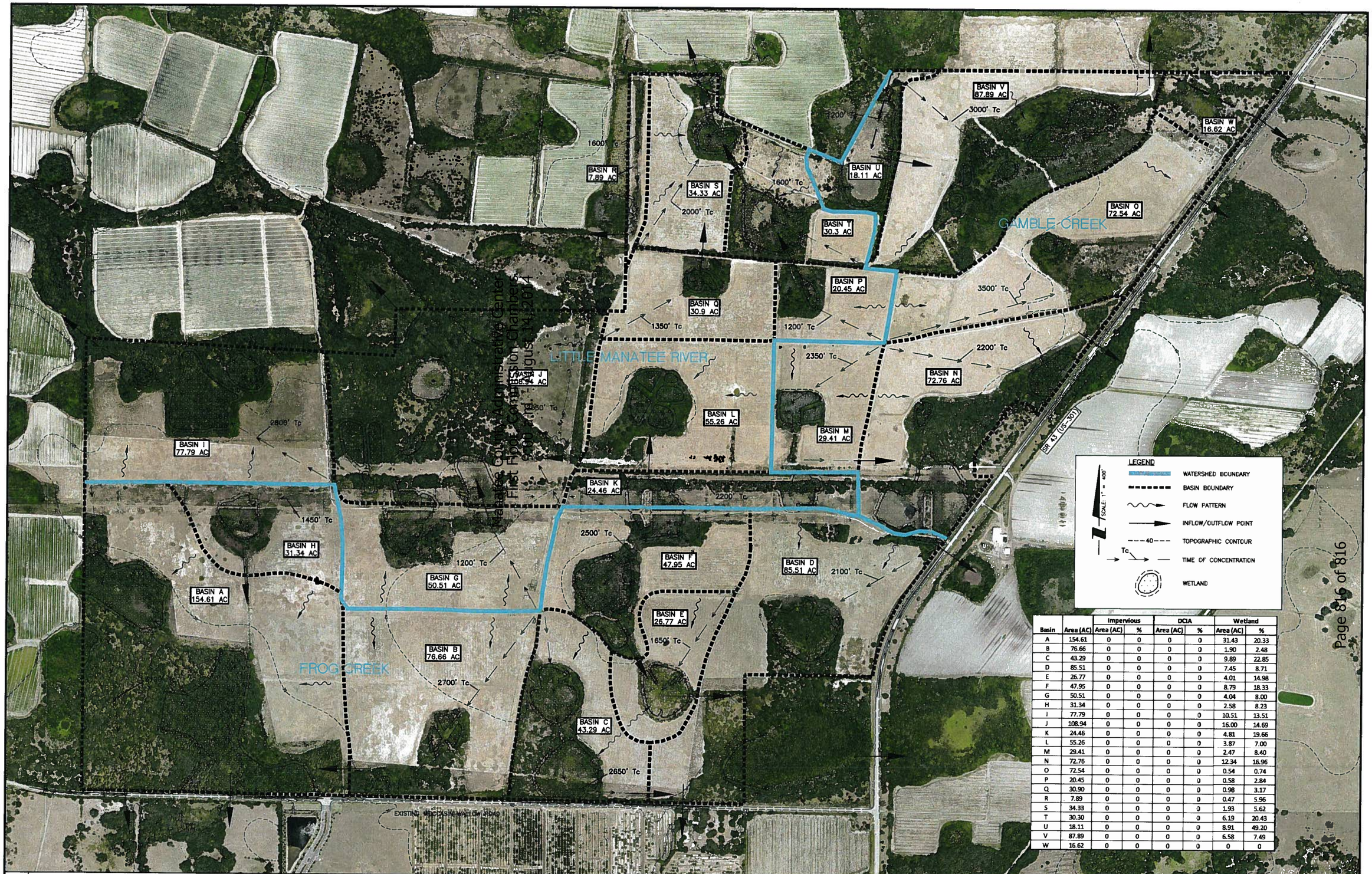
DATE: 9/01/13
HORIZONTAL SCALE:
VERTICAL SCALE:
SEC: 16 TWP: 35 RGE: 19E

TITLE: LANDSCAPE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215611510

SCOTT A. BUTTARI, L.A. FLORIDA LICENSE NO. 1736
INDEX NUMBER: 215611510–01C–721LS
SHEET NUMBER: 18 OF 19

Saved: 7/23/2014 1:23:09 PM TGB85 | Plotted: 7/23/2014 1:27:26 PM TGB85 | \\\US1227-F01\WORKGROUP\215611510\civil\drawing\01-concept_pep\sheet_files\215611510-01C-721LS.dwg@Layout1



Basin	Area (AC)	Impervious		DCIA		Wetland	
		Area (AC)	%	Area (AC)	%	Area (AC)	%
A	154.61	0	0	0	0	31.43	20.33
B	76.66	0	0	0	0	1.90	2.48
C	43.29	0	0	0	0	9.89	22.85
D	85.51	0	0	0	0	7.45	8.71
E	26.77	0	0	0	0	4.01	14.98
F	47.95	0	0	0	0	8.79	18.33
G	50.51	0	0	0	0	4.04	8.00
H	31.34	0	0	0	0	2.58	8.23
I	77.79	0	0	0	0	10.51	13.51
J	108.94	0	0	0	0	16.00	14.69
K	24.46	0	0	0	0	4.81	19.66
L	55.26	0	0	0	0	3.87	7.00
M	29.41	0	0	0	0	2.47	8.40
N	72.76	0	0	0	0	12.34	16.96
O	72.54	0	0	0	0	0.54	0.74
P	20.45	0	0	0	0	0.58	2.84
Q	30.90	0	0	0	0	0.98	3.17
R	7.89	0	0	0	0	0.47	5.96
S	34.33	0	0	0	0	1.93	5.62
T	30.30	0	0	0	0	6.19	20.43
U	18.11	0	0	0	0	8.91	49.20
V	87.89	0	0	0	0	6.58	7.49
W	16.62	0	0	0	0	0	0

REV NO.	REVISION	DATE	DRAWN BY / DWG. NO.	CHECKED BY / DWG. NO.
B	REVISED PER MANATEE COUNTY COMMENTS ON 12/26/2013	01/28/14	RTD/89450	
A	REVISED PER MANATEE COUNTY COMMENTS ON 10/08/2013	11/07/13	CLL/96591	

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:		9/01/13
DRAWN BY:	DKL/89396	9/01/13
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: VILLAGES OF AMAZON SOUTH

DATE: 9/01/13
HORIZONTAL SCALE: 1" = 400'
VERTICAL SCALE: –
SEC: 16-20 TWP: 33S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: EXISTING DRAINAGE CONDITIONS MAP

PROJECT NUMBER: 215611510

ANDREW D. ELAND, P.E.
FLORIDA LICENSE NO. 69810
INDEX NUMBER: 215611510-01C-731LS
SHEET NUMBER: 19 OF 19

Saved: 2/19/2014 2:52:23 PM REICKEMS | Plotted: 7/21/2014 11:44:37 AM TORRES | \\US1227-F01\WORKGROUP\2158\active\215611510\civil\drawing\01-concept_dap\sheet_files\215611510-01C-731LS.dwg(Layout1)