



www.mymanatee.org

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

September 11, 2014 -Planning Commission

MEETING CALLED TO ORDER (Richard Bedford, Chairman)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

1. Worksession regarding stormwater to start at 8:30 am prior to the public hearing items.

Minutes for Approval

2. August 14, 2014 Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

3. PDMU-99-02(P)(R) - River Club Park of Commerce, Phases 1,3, and 6-15 - Quasi-Judicial - Stephanie Moreland - TO BE CONTINUED TO NO DATE SET AND TO BE READVERTISED
4. Repeal and Termination of South County Community Redevelopment Plan * Sikora
Attachment: South County letter.pdf
5. Repeal and Termination of 14th Street West Community Redevelopment Plan * Sikora
Attachment: 14th Street Letter.pdf
6. PA-14-04-Ordinance 14-34-DTS20140263-Bayshore Blackrock-Legislative * Schenk

Attachment: Copy of Newspaper Advertising - Bayshore Blackrock PA - PA-14-04 - Bradenton Herald - 9-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bayshore Blackrock PA - PA-14-04 - Sarasota Herald Tribune - 9-11-2014 PC.pdf
Attachment: Staff Report - PA-14-04 Ord. 14-34 Bayshore Blackrock 9-11-14 pc.pdf

7. Z-14-03-Bayshore Blackrock Rezone-Quasi-Judicial-Shelley Hamilton * Schenk

Attachment: Maps-Future Land Use, Zoning and Aerial- Bayshore Blackrock Rezone Z-14-03-9-11-14pc.pdf
Attachment: Staff Report Bayshore Blackrock Rezone Z-14-03 9-11-14 pc.pdf
Attachment: Zoning Disclosure Affidavit-Bayshore Blackrock Rezone Z-14-03 9-11-14 pc.pdf
Attachment: Traffic Impact Statement - Bayshore Blackrock Rezone - Z-14-03 - 9-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bayshore Blackrock Development - Z-14-03 - Bradenton Herald - 9-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Bayshore Blackrock Development - Z-14-03 - Sarasota Herald Tribune - 9-11-2014 BC.pdf

8. PDMU-92-01(G)(R15) Schroeder-Manatee Ranch, Inc. -University Lakes DRI 22 DTS 20140285-B 326-Quasi-Judicial-Shelley Hamilton * Schenk

Attachment: Staff Report University Lakes PDMU-92-01(Z)(G)(R15) 9-11-14 PC.pdf
Attachment: Ordinance University Lakes PDMU-92-01(G)(R15) 9-11-14pc.pdf
Attachment: Site Plan University Lakes-PDMU-92-01(G)(R15)9-11-14 pc.pdf
Attachment: Copy of Newspaper Advertising - University Lakes - PDMU-92-01(G)(R15) - Bradenton Herald - 9-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - University Lakes - PDMU-92-01(G)(R15) - Sarasota Herald Tribune - 9-11-2014 BC.pdf
Attachment: Maps Future Land Use-Zonning-Aerial-PDMU9201_UnivLakes 9-11-14pc_FLU.pdf

9. PDR-08-03(P)-Dakin Homestead Property-Quasi-Judicial-Rossina Leider * Schenk

Attachment: Copy of Newspaper Advertising - Dakin Homestead Property - PDR-08-03(P) - Bradenton Herald - 9-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising -Dakin Homestead Property - PDR-08-03(P) - Sarasota Herald Tribune - 9-11-2014 BC.pdf
Attachment: Maps FLU-zonning-aerial-Dakin Homestead Property 9-11-14pc.pdf
Attachment: Preliminary Site Plan-Dakin Homestead Property 9-11-14pc.pdf
Attachment: Specific Approval letter-Dakin Homestead Property 9-11-14pc.pdf
Attachment: Staff Report PDR-08-03(P)-Dakin Homestead Property 9-11-

14pc.pdf

Attachment: Traffic Impact Analysis Approval - Dakin Homestead Property -
PDR-08-03(P) - 9-11-2014 PC.pdf

10. PDMU-14-21(P)-DTS20140054-Parkcrest Landings-Quasi-Judicial - Stephanie
Moreland * Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-14-21(P) -
Landings at Parkview - 20140054.pdf

Attachment: Staff Report PDMU 14-21(P)-Parkcrest Landings 9-11-14pc.pdf

Attachment: Request of Specific Approval PDMU-14-21(P)-Parkcrest
Landings 9-11-14pc.pdf

Attachment: Traffic Impact Statement - Parkcrest Landings - PDMU-14-21
(P) - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Parkcrest Landings - PDMU-
14-21(P) - Bradenton Herald - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Parkcrest Landings - PDMU-
14-21(P) - Sarasota Herald Tribune - 9-11-2014 BC.pdf

Attachment: Preliminary Site Plan-PDMU-14-21(P)-Parkcrest Landings 9-11-
14pc.pdf

11. Ordinance 14-16 - River Club DRI18 - Quasi-Judicial - Stephanie Moreland *
Schenk

Attachment: Maps - Future Land Use, Zoning and Aerial - River Club Park of
Commerce DRI Ord. 14-16 - 9-11-2014 PC.pdf

Attachment: Staff Report - River Club Park of Commerce DRI - Ordinance
14-16 - 9-11-2014 PC.pdf

Attachment: Ordinance 14-16 - River Club Park of Commerce DRI - 9-11-
2014 PC.pdf

Attachment: Copy of Newspaper Advertising - River Club DRI - Ordinance
14-16 - Bradenton Herald - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - River Club DRI - Ordinance
14-16 - Sarasota Herald Tribune - 9-11-2014 BC.pdf

12. PDMU-99-02(G)(R6) - River Club Park of Commerce - Quasi-Judicial - Stephanie
Moreland * Schenk

Attachment: Staff Report - River Club Park of Commerce PDMU-99-02(G)
(R6) - 9-11-2014 PC.pdf

Attachment: Ordinance River Club Park of Commerce - PDMR-99-02(G)(R6)
- 9-11-2014 PC.pdf

Attachment: Exhibit B - Map F - River Club Park of Commerce - PDMU-99-02
(G)(R6) - 9-11-2014 PC.pdf

Attachment: Exhibit Y - River Club Park of Commerce - PDMU-99-02(G)
(R6) - 9-11-2014 PC.pdf

Attachment: Exhibit X - River Club Park of Commerce - PDMU-99-02(G)(R6)
- 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - River Club Park Commerce -
PDMU-99-02(G)(R6) - Bradenton Herald - 9-11-2014 PC.pdf

Manatee County Government Administrative Center
Commission Chambers, First Floor
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(R6) - Sarasota Herald Tribune - 9-11-2014 BC.pdf
Attachment: Maps - Future Land Use, Zoning and Aerial - River Club Park of
Commerce - PDMU-99-02(G)(R6) - 9-11-2014 PC.pdf

REGULAR

ADJOURN The Planning Commission of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission's functions including one's access to, participation in, employment with, or treatment in, its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802, wait 60 seconds; FAX 745-3790.

September 11, 2014 -Planning Commission
Agenda Item #1

Subject

Worksession regarding stormwater to start at 8:30 am prior to the public hearing items.

Briefings

None

Contact and/or Presenter Information

Bobbi Roy

Planning Coordinator

941-748-4501 ext. 6878

Action Requested

n/a

Enabling/Regulating Authority

n/a

Background Discussion

n/a

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

September 11, 2014 -Planning Commission
Agenda Item #2

Subject

August 14, 2014 Minutes for Approval

Briefings

None

Contact and/or Presenter Information

Bobbi Roy

Planning Coordinator

941-748-4501 ext. 6878

Action Requested

I move to approve the minutes for August 14, 2014.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

n/a

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

September 11, 2014 -Planning Commission
Agenda Item #3

Subject

PDMU-99-02(P)(R) - River Club Park of Commerce, Phases 1,3, and 6-15 - Quasi-Judicial - Stephanie Moreland - TO BE CONTINUED TO NO DATE SET AND TO BE READVERTISED

Briefings

None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941-748-4501 ext. 3880

Action Requested

RECOMMENDED MOTION:

I move to continue the public hearing for PDMU-99-02(P)(R) to no date set and to be readvertised.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

n/a

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

September 11, 2014 -Planning Commission
Agenda Item #4

Subject

Repeal and Termination of South County Community Redevelopment Plan

Briefings

None

Contact and/or Presenter Information

Cheri R. Coryea

Neighborhood Services Department, Director

941-749-3029 ext. 3468

Action Requested

RECOMMENDED MOTION:

Based upon finding that repeal and termination of the community redevelopment plan for South County community redevelopment area is in conformity with the Manatee County comprehensive plan, the Manatee Planning Commission authorizes the Chairman to submit written comments to the Community Redevelopment Agency recommending approval of such repeal and termination.

Enabling/Regulating Authority

Chapter 163, Part III, Florida Statutes

Background Discussion

- On December 17, 2002, the Board of County Commissioners enacted Ordinance No. 02-68 which approved and adopted a community redevelopment plan for South County community redevelopment area. On January 10, 2006, and June 20, 2006, the Board of County Commissioners enacted Ordinance No. 06-23 and Ordinance No. 06-50, respectively, which approved and adopted amendments to the community redevelopment plan for South County community redevelopment area.
- On January 7, 2014, the Board of County Commissioners voted to authorize County staff to prepare the necessary documents to dissolve the existing South County community redevelopment area and establish a new Southwest County Improvement District. On June 3, 2014, the Commission adopted Ordinance No. 14-28 creating the District effective October 1, 2014.

- Dissolving the community redevelopment area requires Manatee County to repeal and rescind Ordinance No. 02-68, Ordinance No. 06-23 and Ordinance No. 06-50 and terminate the community redevelopment plan for South County community redevelopment area.
- By letter dated September 9, 2014, the Manatee County Community Redevelopment Agency referred the matter to the Planning Commission for review and recommendations as to conformity of the repeal and termination of the community redevelopment plan for South County community redevelopment area with the Manatee County comprehensive plan.
- On June 5, 2014, the Board of County Commissioners approved Ordinance No. 14-07 which amended the Manatee County comprehensive plan by deleting references to the community redevelopment areas in the text and on applicable maps. The adopted comprehensive plan amendments became effective July 18, 2014.
- Since the comprehensive plan, as amended by Ordinance No. 14-07, contains no references to the community redevelopment areas, repeal and termination of the community redevelopment plan for South County community redevelopment area is in conformity with the Manatee County comprehensive plan.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Received documentation from Maureen Sikora.

Reviewing Attorney

Sikora

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

Attachment: South County letter.pdf



MANATEE COUNTY FLORIDA

September 9, 2014

Richard Bedford, Chairman
Manatee County Planning Commission
Manatee County Administrative Center
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: Repeal and Termination of South County Community Redevelopment Plan

Dear Chairman Bedford:

On December 17, 2002, the Board of County Commissioners of Manatee County, Florida, enacted Ordinance No. 02-68 which approved and adopted a community redevelopment plan for South County community redevelopment area. On January 10, 2006, and June 20, 2006, the Board of County Commissioners of Manatee County enacted Ordinance No. 06-23 and Ordinance No. 06-50, respectively, which approved and adopted amendments to the community redevelopment plan for South County community redevelopment area.

On January 7, 2014, the Board of County Commissioners of Manatee County voted to authorize County staff to prepare the necessary documents to dissolve the existing South County community redevelopment area and establish a new Southwest County Improvement District. On June 3, 2014, the Commission adopted Ordinance No. 14-28 creating the District effective October 1, 2014.

Manatee County is proposing to repeal and rescind Ordinance No. 02-68, Ordinance No. 06-23 and Ordinance No. 06-50 and terminate the community redevelopment plan for South County community redevelopment area. The Manatee County Community Redevelopment Agency is referring this matter to the Manatee County Planning Commission for review and recommendations as to conformity of the repeal and termination of the community redevelopment plan with the Manatee County comprehensive plan. The Planning Commission should submit its written recommendations with respect to the conformity of the proposed repeal and termination of the community redevelopment plan to the Community Redevelopment Agency.

The proposed repeal and termination of the community redevelopment plan for South County community redevelopment area will be considered by the Planning Commission at the meeting scheduled for September 11, 2014. The Community Redevelopment Agency looks forward to receipt of written recommendations from the Planning Commission with regard to the proposed repeal and termination of the community redevelopment plan.

Any member of the Planning Commission who has any questions or needs additional information should contact Neighborhood Services Department Director Cheri Coryea at (941)749-3029.

Sincerely,

MANATEE COUNTY
COMMUNITY REDEVELOPMENT AGENCY

BETSY BENAC
Chairman

Mailing Address: P. O. Box 1000 Street Address: 1112 Manatee Avenue West, Suite 902, Bradenton, FL 34206-1000
WEB: www.mymanatee.org * PHONE: 941.745.3700 * FAX: 941.745.3790

September 11, 2014 -Planning Commission
Agenda Item #5

Subject

Repeal and Termination of 14th Street West Community Redevelopment Plan

Briefings

None

Contact and/or Presenter Information

Cheri R. Coryea

Neighborhood Services Department, Director

941-749-3029 ext. 3468

Action Requested

RECOMMENDED MOTION:

Based upon finding that repeal and termination of the community redevelopment plan for 14th Street West community redevelopment area is in conformity with the Manatee County comprehensive plan, the Manatee Planning Commission authorizes the Chairman to submit written comments to the Community Redevelopment Agency recommending approval of such repeal and termination.

Enabling/Regulating Authority

Chapter 163, Part III, Florida Statutes

Background Discussion

- On December 17, 2002, the Board of County Commissioners enacted Ordinance No. 02-66 which approved and adopted a community redevelopment plan for 14th Street West community redevelopment area. On January 10, 2006, the Board of County Commissioners enacted Ordinance No. 06-22 which approved and adopted amendments to the community redevelopment plan for 14th Street West community redevelopment area.

- On January 7, 2014, the Board of County Commissioners voted to authorize County staff to prepare the necessary documents to dissolve the existing 14th Street West community redevelopment area and establish a new Southwest County Improvement District. On June 3, 2014, the Commission adopted Ordinance No. 14-28 creating the District effective October 1, 2014.

- Dissolving the community redevelopment area requires Manatee County to repeal and rescind Ordinance No. 02-66 and Ordinance No. 06-22 and terminate the community redevelopment plan for 14th Street West community redevelopment area.
- By letter dated September 9, 2014, the Manatee County Community Redevelopment Agency referred the matter to the Planning Commission for review and recommendations as to conformity of the repeal and termination of the community redevelopment plan for 14th Street West community redevelopment area with the Manatee County comprehensive plan.
- On June 5, 2014, the Board of County Commissioners approved Ordinance No. 14-07 which amended the Manatee County comprehensive plan by deleting references to the community redevelopment areas in the text and on applicable maps. The adopted comprehensive plan amendments became effective July 18, 2014.
- Since the comprehensive plan, as amended by Ordinance No. 14-07, contains no references to the community redevelopment areas, repeal and termination of the community redevelopment plan for 14th Street West community redevelopment area is in conformity with the Manatee County comprehensive plan.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Maureen Sikora provided documentation.

Reviewing Attorney

Sikora

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

Attachment: 14th Street Letter.pdf



MANATEE COUNTY FLORIDA

September 9, 2014

Richard Bedford, Chairman
Manatee County Planning Commission
Manatee County Administrative Center
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: Repeal and Termination of 14th Street West Community Redevelopment Plan

Dear Chairman Bedford:

On December 17, 2002, the Board of County Commissioners of Manatee County, Florida, enacted Ordinance No. 02-66 which approved and adopted a community redevelopment plan for 14th Street West community redevelopment area. On January 10, 2006, the Board of County Commissioners of Manatee County enacted Ordinance No. 06-22 which approved and adopted amendments to the community redevelopment plan for 14th Street West community redevelopment area.

On January 7, 2014, the Board of County Commissioners of Manatee County voted to authorize County staff to prepare the necessary documents to dissolve the existing 14th Street West community redevelopment area and establish a new Southwest County Improvement District. On June 3, 2014, the Commission adopted Ordinance No. 14-28 creating the District effective October 1, 2014.

Manatee County is proposing to repeal and rescind Ordinance No. 02-66 and Ordinance No. 06-22 and terminate the community redevelopment plan for 14th Street West community redevelopment area. The Manatee County Community Redevelopment Agency is referring this matter to the Manatee County Planning Commission for review and recommendations as to conformity of the repeal and termination of the community redevelopment plan with the Manatee County comprehensive plan. The Planning Commission should submit its written recommendations with respect to the conformity of the proposed repeal and termination of the community redevelopment plan to the Community Redevelopment Agency.

The proposed repeal and termination of the community redevelopment plan for 14th Street West community redevelopment area will be considered by the Planning Commission at the meeting scheduled for September 11, 2014. The Community Redevelopment Agency looks forward to receipt of written recommendations from the Planning Commission with regard to the proposed repeal and termination of the community redevelopment plan.

Any member of the Planning Commission who has any questions or needs additional information should contact Neighborhood Services Department Director Cheri Coryea at (941)749-3029.

Sincerely,

MANATEE COUNTY
COMMUNITY REDEVELOPMENT AGENCY

BETSY BENAC
Chairman

Mailing Address: P. O. Box 1000 Street Address: 1112 Manatee Avenue West, Suite 902, Bradenton, FL 34206-1000
WEB: www.mymanatee.org * PHONE: 941.745.3700 * FAX: 941.745.3790

September 11, 2014 -Planning Commission
Agenda Item #6

Subject

PA-14-04-Ordinance 14-34-DTS20140263-Bayshore Blackrock-Legislative

Briefings

None

Contact and/or Presenter Information

Kathleen Thompson

Planning Manager

941-748-4501 ext. 6841

Action Requested

RECOMMENDED MOTION:

Based upon the evidence presented, comments made at the Public Hearing, the technical support documents and finding the request to be CONSISTENT with the Community Planning Act as codified in applicable portions of Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, I move to recommend APPROVAL of Plan Amendment PA-14-04, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

The small scale amendment site is less than 2 acres of a larger parcel (75± acres) owned by the School Board of Manatee County.

The site is home to the original Bayshore High School which has since been demolished and reconstructed further south on the parcel.

The School Board of Manatee County designated the amendment site as surplus and entered into a contract to sell 1.64± acres to 24/7 Development Holdings, LLC.

The amendment site is part of an obsolete parking lot area that was used by the former high school.

The applicant is requesting a Future Land Use Map amendment from the existing future land use category of P/SP(2) [(Public/Semi-Public(2))] to R/O/R (Retail/Office/Residential).

The retail/office/residential (R/O/R) future land use designation exists at the northwest and southwest corners. The northeast corner (Boys Club site) is a residential future land use designation (RES-6) that has the potential for neighborhood serving commercial uses.

The applicant also submitted a concurrent rezone request to amend the existing PDPI (Planned Development Public Interest) zoning district to the GC (General Commercial) zoning district. (Z-14-03) The zoning will not become effective until the plan amendment is effective.

Per Florida Statutes 163.3187, a small scale amendment of 10 acres or less requires only one hearing before the Planning Commission and one hearing before the BOCC. The amendment becomes effective 31 days after board approval if not challenged.

Staff recommends approval.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded on August 12, 2014

Reviewing Attorney

Schenk

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: Copy of Newspaper Advertising - Bayshore Blackrock PA - PA-14-04 - Bradenton Herald - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Bayshore Blackrock PA - PA-14-04 - Sarasota Herald Tribune - 9-11-2014 PC.pdf

Attachment: Staff Report - PA-14-04 Ord. 14-34 Bayshore Blackrock 9-11-14 pc.pdf

NOTICE OF LAND USE CHANGE

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

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

Date: Thursday, September 11, 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-14-04/ORDINANCE 14-34 / (DTS# 20140263) 24/7 DEVELOPMENT HOLDINGS, LLC BAYSHORE BLACKROCK

Adoption of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the P/SP(2) [(Public/Semi-Public(2)] Future Land Use Classification to the R/O/R (Retail/Office/Residential) Future Land Use Classification; approximately 1.64 acres, said property being located at the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, FL (Manatee County), providing for severability and providing for an effective date.

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

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

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

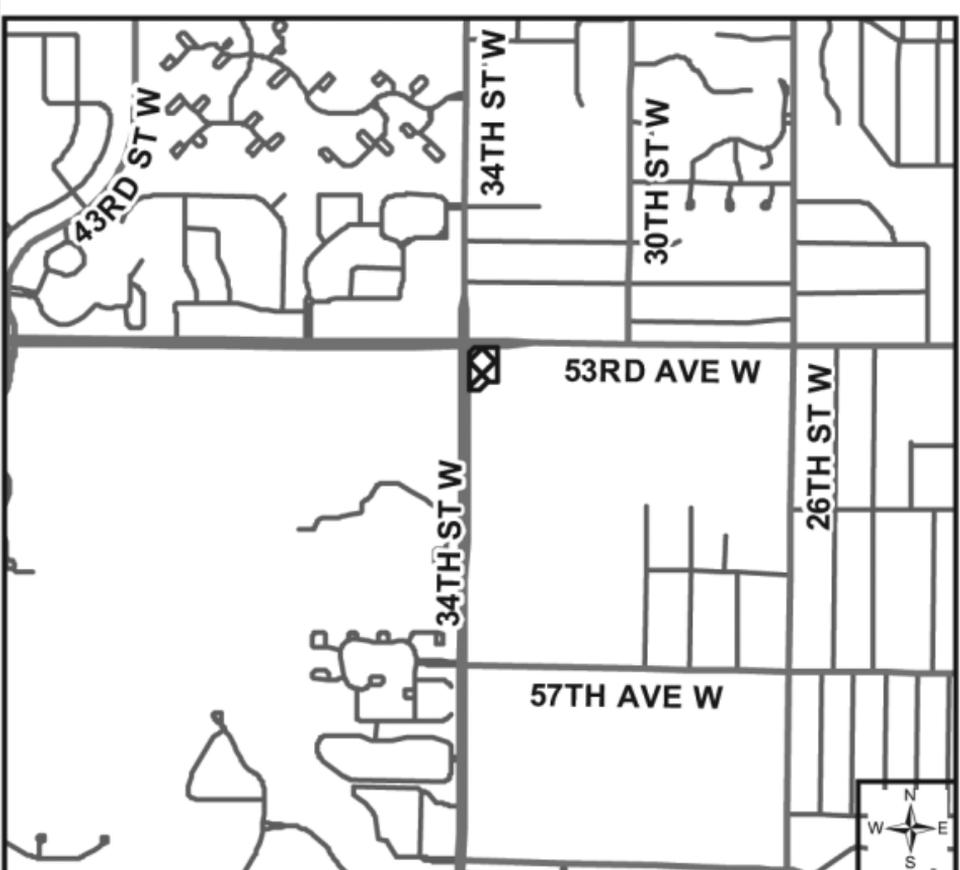
All written comments will be entered into the record.

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

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

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

BAYSHORE BLACKROCK - PA-14-04 / ORD 14-34



NOTICE OF LAND USE CHANGE

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

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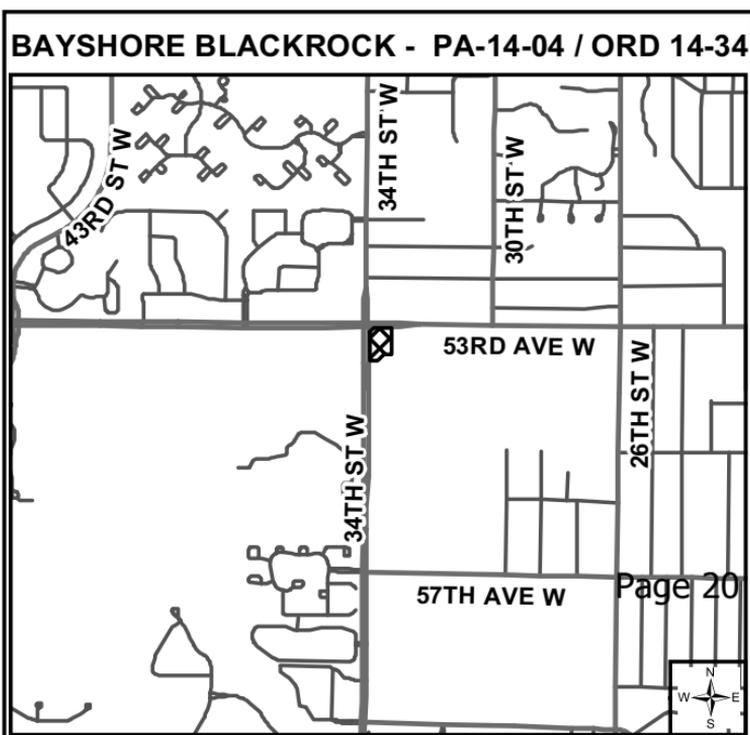
Please Send Comments To: Manatee County Building and Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West, 4th Floor
Bradenton, FL 34206
planning.agenda@mymanatee.org

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PA-14-04/ORDINANCE 14-34
(DTS# 20140263)
24/7 DEVELOPMENT HOLDINGS, LLC
BAYSHORE BLACKROCK

Adoption of a Plan Amendment of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for an amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the P/SP(2) [(Public/Semi-Public(2)] Future Land Use Classification to the R/O/R (Retail/Office/Residential) Future Land Use Classification; approximately 1.64 acres, said property being located at the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, FL (Manatee County), providing for severability and providing for an effective date.

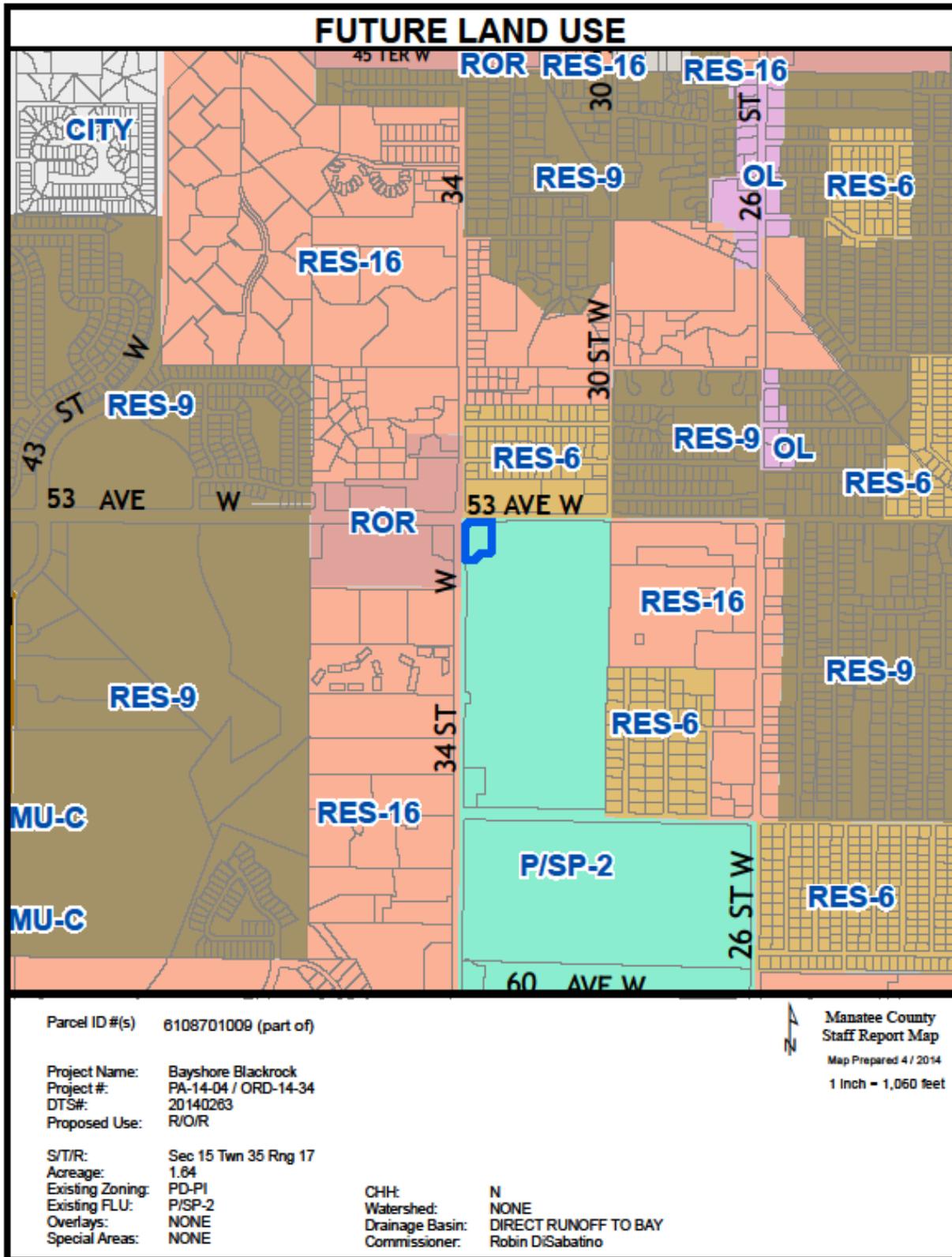
P.C.:	09/11/14	B.O.C.C. adoption:	10/02/14
App. Rec'd:	05/29/14	Type of Amendment:	Small scale map

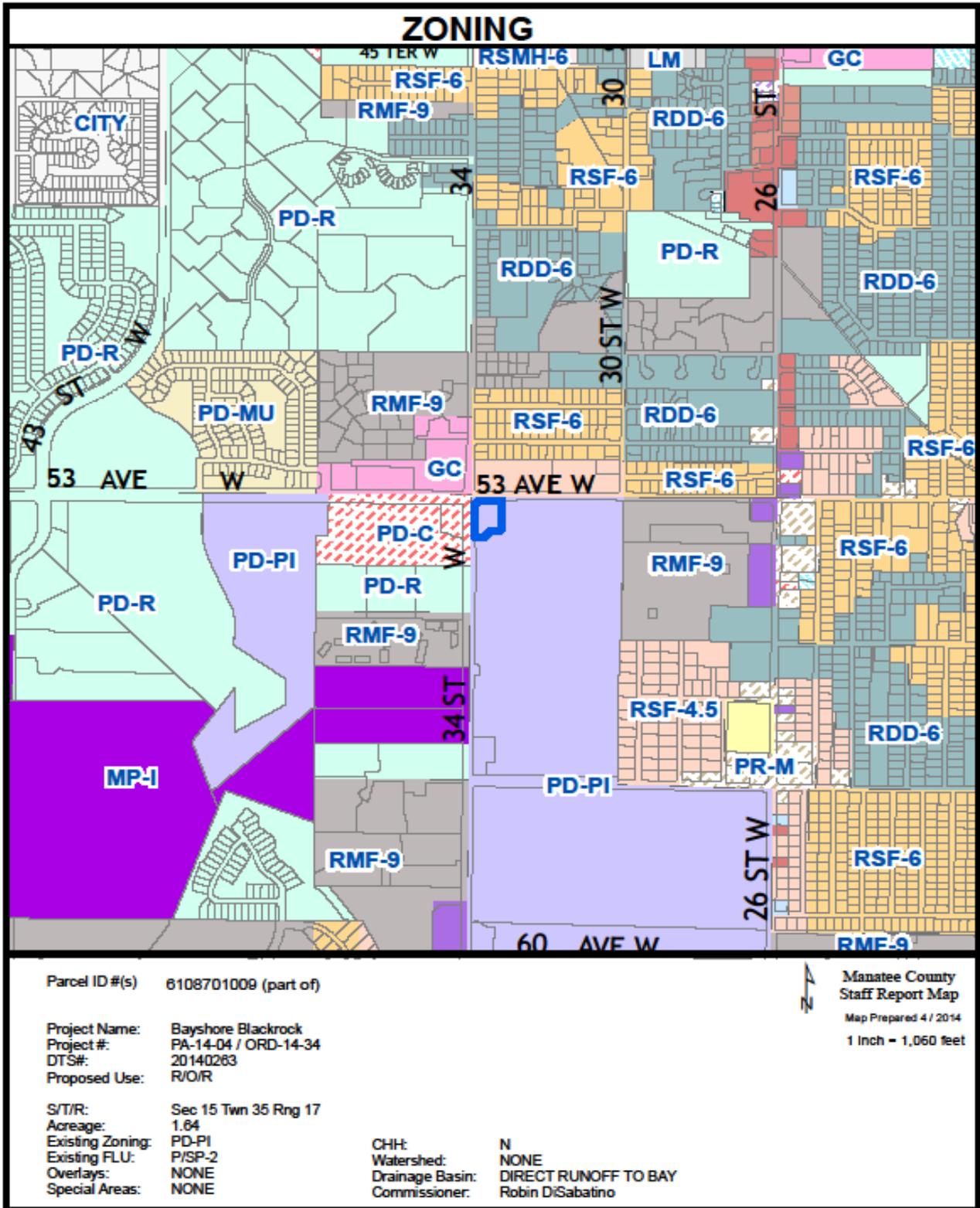
RECOMMENDED MOTION:

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 APPROVAL of Plan Amendment PA-14-04, as recommended by staff.



Parcel ID #(s)	6108701009 (part of)	 Manatee County Staff Report Map Map Prepared 4 / 2014 1 Inch = 515 feet
Project Name:	Bayshore Blackrock	
Project #:	PA-14-04 / ORD-14-34	
DTS#:	20140263	
Proposed Use:	R/O/R	
S/T/R:	Sec 15 Twn 35 Rng 17	
Acreage:	1.64	
Existing Zoning:	PD-P1	
Existing FLU:	P/SP-2	
Overlays:	NONE	
Special Areas:	NONE	
CHH:	N	
Watershed:	NONE	
Commissioner:	Robin DiSabatino	





PLAN AMENDMENT SUMMARY SHEET

Name/Applicant: 24/7 Development Holdings, LLC / Bayshore Blackrock

Case Numbers: PA-14-04 / Ordinance 14-34 (DS# 20140263)

Request: Amendment to the Future Land Use Map of the Future Land Use Element to designate specific real property from the P/SP(2) [(Public/Semi-Public(2))] future land use classification to R/O/R (Retail/Office/Residential) future land use classification (1.64± acres)

Location: Located at 5401 – 34th Street West, Bradenton, FL (Manatee County)

Type: Small Scale Map Amendment

Recommendation: ADOPTION

Requested Plan Amendment

The amendment site is less than 2 acres of a larger parcel (75± acres) owned by the School Board of Manatee County. The site is home to the original Bayshore High School which has since been demolished and reconstructed further south on the parcel.

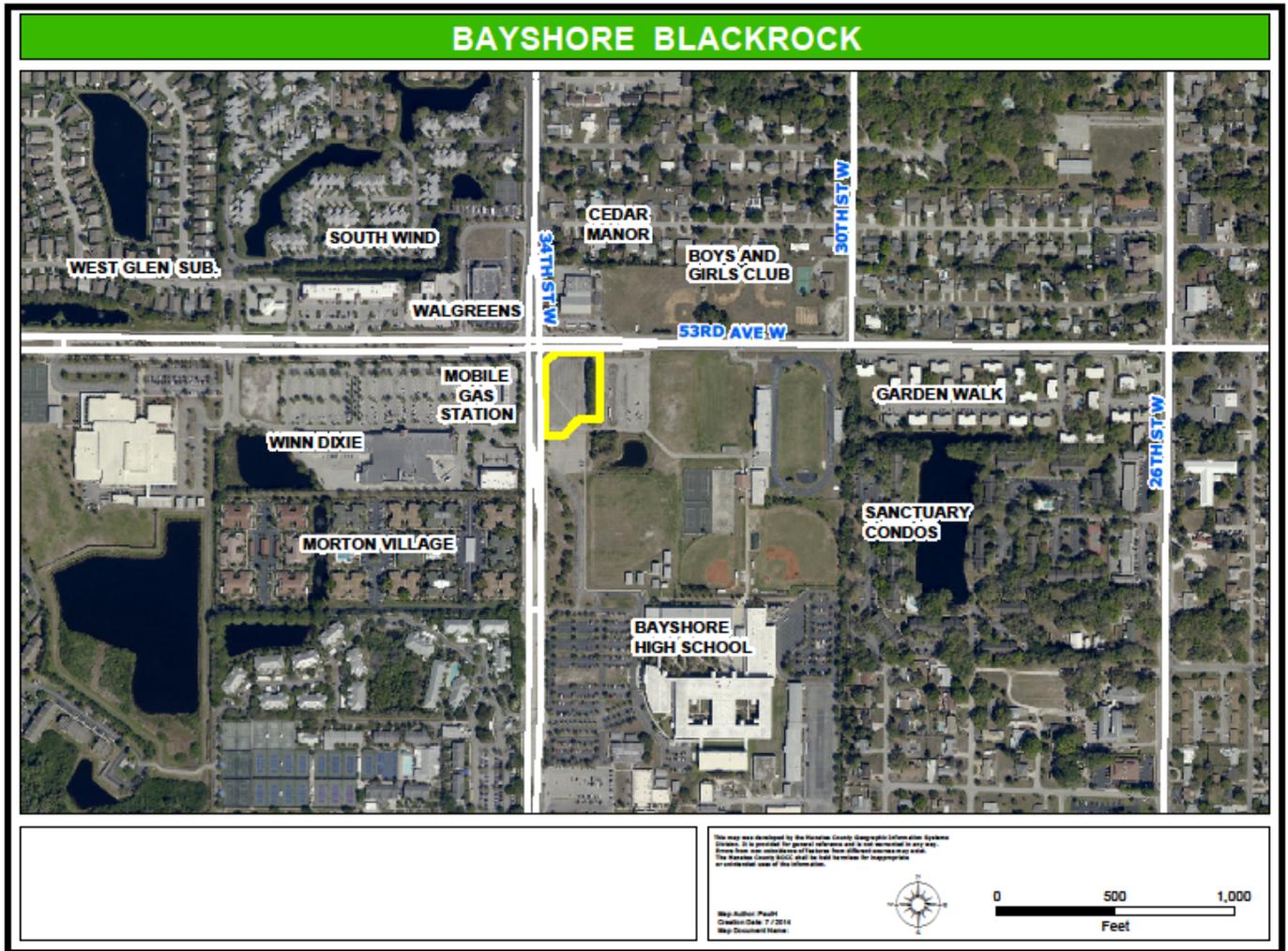
The School Board of Manatee County designated the amendment site as surplus and entered into a contract to sell 1.64± acres to 24/7 Development Holdings, LLC. The amendment site is an obsolete parking lot area that was used by the former high school.

24/7 Development Holdings, LLC is requesting a Comprehensive Plan Future Land Use Map amendment from the existing future land use category of P/SP(2) [(Public/Semi-Public(2))] to R/O/R (Retail/Office/Residential).

The northwest (Walgreens) and southwest (Mobile convenience store with gas pumps) corners of 53rd Avenue West and 34th Street West are developed with commercial/retail uses. The northeast corner is home to the Boys Club of Manatee County.

The retail/office/residential (R/O/R) future land use designation exists at the northwest and southwest corners. The northeast corner (Boys Club site) is a residential future land use designation (RES-6) that has the potential for neighborhood serving commercial uses.

The applicant has also submitted an application to rezone the 1.64± acres from PDPI (Planned Development Public Interest) to GC (General Commercial) (Z-14-03).



Change in Circumstance

As part of the School Board of Manatee County efforts to ensure efficient stewardship of both land and financial resources, the School Board researched properties or portions of properties that no longer met the original acquisition purpose or were no longer needed for educational purposes.

The site is located within the Urban Core and the newly adopted Urban Service Area. Both areas encourage redevelopment and revitalization to continue the vitality and economic prosperity of the area. One of the main advantages of redevelopment on this site is the entire infrastructure (roadway network, utilities, county schools, libraries, fire and public safety) is already in place. Maximizing existing infrastructure and services is economically efficient for the County.

The subject site is located at the intersection of two major thoroughfares: 34th Street West and 53rd Avenue West are both a four (4) lane divided roadways with left turn lanes.

The proposed future land use amendment (Retail/Office/Residential) is consistent with adjacent future land uses and is a logical extension of the growth along this busy intersection. Additional commercial or office use at this southeast intersection appears appropriate. The proposed R/O/R future land use designation has the potential for residential dwelling units. However, residential units are not likely as the parcel is small and fronts two major thoroughfares that are not necessarily favorable to residential living. There are numerous residential subdivisions existing within a quarter mile that could support new commercial or office uses.

Existing FLU –vs- Proposed FLU

PUBLIC/SEMI PUBLIC (2) – Existing Future Land Use Designation

Policy 2.2.1.23.1 of the Comprehensive Plan states that the intent of the existing P/SP(2) designation is “to recognize major existing or programmed public/quasi-public facilities, primarily those associated with use by residents of the community, particularly major health care and educational facilities.

Policy 2.2.1.23.2 of the Comprehensive Plan states that the range of potential uses for the P/SP(2) designation shall include “hospitals, colleges or universities, and other similar public or semi-public uses and schools”.

RETAIL/OFFICE/RESIDENTIAL – Proposed Future Land Use Designation

In comparison, Policy 2.2.1.17.1 of the Comprehensive Plan states that the intent of the R/O/R 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 and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses. 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”.

Policy 2.2.1.17.2 of the Comprehensive Plan states that the range of potential uses includes, “Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving”.

Policy 2.2.1.17.3 of the Comprehensive Plan identifies the range of potential density/intensity in the R/O/R designation. The R/O/R designation allows the following:

- a maximum gross residential density of 9 dwelling units;
- a maximum floor area ratio (FAR) of 0.35 and
- a maximum square footage of Neighborhood, Community or Regional-Serving uses of 300,000 square feet.

Legislative Policy Decision

The legislative policy decision of the Board of County Commissioners is to determine whether the Proposed Map Amendment to Mixed Use 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.

The proposed Retail/Office/Residential (R/O/R) designation allows for the potential of residential, commercial and offices. The existing Planned Development – Public Interest (PDPI) designation allows the development of major health care and educational facilities. The impact of an R/O/R designation could be greater, however since the parcel is only 1.64+/- acres, the impact should be minimal. A detailed traffic study will be required at the time of a development proposal to determine if roadway improvements will be required.

The site is not located within the Coastal High Hazard Area (CHHA) or the Coastal Evacuation Area (CEA).

Per Florida Statutes 163.3187, a small scale amendment of 10 acres or less requires only one hearing before the BOCC. The amendment becomes effective 31 days after board approval so long as it's not challenged. The Department of Economic Opportunity (DEO) does not approve small scale amendments, however, the amendment is sent to DEO as a courtesy.

Staff recommends adoption of this amendment request.

Land Use Characteristics and Development Trends

<i>Category/Zoning/Land Use Summary Table</i>			
	Existing FLUC	Zoning	Present Land Use
Site	P/SP(2)	PDPI	Vacant - Paved Parking Area
North	RES-6	RSF-6	Community Service Facility (Boys Club) – north side of 53 rd Avenue West
Northwest	R/O/R	GC	Drug Store (Walgreens) – north side of 53 rd Avenue West
South	P/SP(2)	PDPI	Educational Facility (Bayshore High School)
East	P/SP(2)	PDPI	Educational Facility (Bayshore High School)
West	ROR	PDC	Commercial (convenience store w/gas pumps, shopping center)

Summary

Positive Aspects

- The site is adjacent to R/O/R to the west and northwest.
- The site will have access to two main thoroughfares.
- Roadway networks, utilities and other services exist and will support the development of this site.

Negative Aspects

- The site is surplus vacant property by the School Board, thus any change in use has the potential for greater impacts than the existing use.

Mitigating Factors

- Any new impact should be minimal because the parcel is only 1.64+/- acres.
- Distribution of trips will be handled by access to 2 major thoroughfares
- A detailed traffic study will be required at the time of a development proposal to determine if roadway improvements will be required.
- Proposed future development of the site will comply with the Manatee County Land Development Code, including, but not limited to, building setbacks, landscaping, open space and storm water requirements.

Development History

1981 Comprehensive Zoning and Land Development Code Zoning Designation
R-1B (Residential District)

1990 Land Development Code Zoning Designation
PDPI (Planned Development Public Interest)

1989 Comprehensive Plan Future Land Use Designation
P/SP(2) [(Public/Semi-Public(2))]

Plan Amendment Detailed Review Land Planning Analysis

Services

Roadways

The proposed Bayshore Blackrock Plan Amendment Traffic Impact Study (TIS) compares the existing land use with a high trip generating potential land use allowable under the Retail/Office/Residential (ROR) future land use. As a conservative approach, the applicant analyzed a 6,000 (six thousand) square foot convenience store with fuel pumps. The convenience store was estimated to generate 306 PM Peak-Hour trips.

For comparison, the Transportation Planning Division analyzed two other scenarios based on the maximum floor area ratios. The first was a retail development built to the maximum square footage of 25,000sf allowed under the proposed ROR future land use designation. This 25,000 square foot retail development was estimated to generate 237 PM Peak-Hour trips.

The second scenario was a mix of uses (1/3 split between retail, office and residential) allowed under the proposed future land use designation. The analyst was based on 8,300 square feet of office, 8,300 square feet of retail and four (4) single family dwelling units. The 8,300 square feet of office was estimated to generate 13 PM Peak-Hour trips. The 8,300 square feet of retail was estimated to generate 114 PM Peak-Hour trips. The four (4) single family dwelling units were estimated to generate four (4) PM Peak-Hour trips. The total number of trips generated by this scenario was 131 PM Peak-Hour trips.

Scenario	Proposed Land Use	Total PM Peak-Hour Trips
Traffic Impact Study	6,000sf convenience store	306
Scenario 1 Maximum Retail	25,000 sf. retail	237
Scenario 2 R/O/R 1/3 split	8,300 sf. office 8,300 sf. retail 4 SFD	131

Estimating the number of trips on the maximum potential square footage generates fewer trips than what would typically be constructed on such a site.

The Transportation Planning Division staff supports the applicant's assertion that the analysis is a conservative estimate of the trips that may be generated as a result of the proposed future land use plan amendment.

Utilities

EXISTING LAND USE	Acres	Dwelling units GA	Max. Intensity FAR	P P H	Total Capita	GPD Potable Water	TOTAL GPD Potable Water	GDP Sanitary Sewer	TOTAL GPD S/S	TOTAL CYPD Solid Waste
P/SP(2)	1.64	0	0	3	0	65	0	65	0	0
TOTAL										
TOTAL EXISTING GPD/CYPD BASED ON HIGHEST POTENTIAL							0		0	0
PROPOSED LAND USE (R/O/R - typically calculated at 1/3 each use) 1.64 total acres	Acres	Dwelling units	Max. Intensity .35 FAR	P P H	Total Capita	GPD Potable Water	TOTAL GPD Potable Water	GDP Sanitary Sewer	TOTAL GPD S/S	TOTAL CYPD Solid Waste
ROR 1/3 Residential	.55	4	9 du/ga	3	12	65	780	65	780	0.015
ROR 1/3 Office	.55	0	8,300 sf			.24	1992	.20	1660	0.07
ROR 1/3 Retail	.55	0	8,300 sf			.12	996	.10	830	0.07
TOTAL	1.64	4	16,600 sf				3768		3270	0.155
TOTAL POTENTIAL GPD/CYPD							3768		3270	0.155
TOTAL EXISTING GPD/CYPD BASED ON HIGHEST POTENTIAL							0		0	0
POTENTIAL INCREASE							3768		3270	0.155

Schools

There will be no impact on the school system.

EXISTING LAND USE	Total Dwelling units	Max. Intensity FAR	Elementary Students Generated*	Middle Students Generated*	High Students Generated*
P/SP(2)	0	0	0	0	0
TOTAL (rounded)	0	0	0	0	0
PROPOSED LAND USE (R/O/R- typically calculated at 1/3 each use)	Total Dwelling Units	Max. Intensity FAR	Elementary Students Generated*	Middle Students Generated*	High Students Generated*
ROR 1/3 Residential	4	9 du/ga	0.171 x 4 = 0.6	0.090 x 4 = .36	0.110 x 4 = .44
ROR 1/3 Office	0		0	0	0
RORMU 1/3 Retail	0		0	0	0
TOTAL (rounded)	4				
TOTAL PROPOSED GPD/CYPD			----	-----	----
TOTAL EXISTING GPD/CYPD BASED ON HIGHEST POTENTIAL			0	0	0
POTENTIAL INCREASE			Negligible	Negligible	Negligible

*school generation rates based on the highest residential housing type

Transit

Route 9 provides a transit stop in front of Bayshore High School on 34th Street West.

Parks

The site itself is adjacent to Bayshore High School which has multiple sporting facilities. Manatee County public golf course is located on 53rd Avenue West at 65th Street West, approximately 2 miles from the amendment site. The Boys & Girls club is across the street that offers community programs to youth.

Natural Features

Soils

According to the National Resource Conservation Service, there are two soils present on the subject property:

The *Eau Gallie fine sand* component is present on flats on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches.

Pomello fine sand, is a nearly level, moderately well drained soil on low ridges in flatwoods. Slopes are smooth and concave.

Wetlands/Natural Resources:

No wetlands are present on the paved property.

Flood Prone Areas/S.L.O.S.H./Hurricane Evacuation

The site is located outside of the FEMA 2014 FIRM and the Manatee County 25-year floodplain. The site lies in Zone X per FIRM Panel 12081C0304E, effective 3/17/2014.

Beach Accessibility Evaluation

The plan amendment site is located inland; therefore beach access considerations are not applicable.

Historic Resources

The site is a paved parking lot. There are no known structures or other cultural resources on the site

Habitat for Endangered, Threatened, or Special Concern Species

According to Manatee County's Biodiversity Hotspots Map, there does not appear to be any known habitats present on the 1.64 acre property. The site is a paving parking area, although there is a small strand of pine trees on the site.

Drainage Easements/Access Easements required for existing system(s): The existing Drainage Easement (O.R. 1242, Page 671) is proposed to be relocated. The existing Drainage Easement will require an easement vacation; and the dedication of a new Drainage Easement over the relocated drainage system.

Urban Development Considerations

Urban Sprawl Analysis

The existing P/SP(2) future land use category does not allow for residential units. The proposed R/O/R future land use designation has the potential for up to 9 du/ac. If the site is developed at a maximum of 9 du per acre, the total potential population increase could be an additional 32 persons and 14 dwelling units.

FLUC P/SP(2)	Acreage	Maximum number of residential units	Persons (2.3/DU)
Gross Residential Density	1.64	- 0 -	- 0 -

FLUC R/O/R	Acreage	Maximum number if only residential was built	Persons (2.3/DU)
Gross Residential Density	1.64	14	32

Based on the population projections for Subarea 11, the population can be accommodated in the Subarea with an estimated 2013 population of 98,290 and an estimated 2035 population of 107,215. The potential population increase as a result of the R/O/R future land use designation is minimal and will not affect the overall population projection for the subarea.

CONSISTENCY OF THE PROPOSED AMENDMENT WITH THE COMPREHENSIVE PLAN

The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives, and appears to be consistent with the following cited policies of the Comprehensive Plan.

Objective 2.1.1 - Mapping Methodology for the Future Land Use Map: Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the Future Land Use Map.

The amendment site is located within the Urban Core which encourages infill development.

Policy 2.1.1.2 - Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.

The requested R/O/R(Retail/Office/Residential) future land use designation is compatible with existing development in the area. The site is suitable for non-residential development.

Policy 2.1.1.3 - Designate on the Future Land Use Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.

The plan amendment site is located west of the Future Development Area Boundary (FDAB) and in an area that is served by existing infrastructure. The R/O/R designation allows for residential, office and retail uses. The development of this site will not create urban sprawl as it's located within the Urban Core. The site will have access to two major thoroughfares, 53rd Avenue West and 34th Street West..

Policy 2.1.1.4 - Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

The plan amendment site is in an area with existing public facilities (water, sewer and transportation) and available capacity.

Objective 2.1.2 - Geographic Extent of Future Development: Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2020.

Policy 2.1.2.2 - Limit urban sprawl by prohibiting all future development to the area east of the established FDAB.

The site is west of the Future Development Area Boundary and located within the Urban Core which encourages infill and redevelopment.

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.

The proposed change to Retail/Office/Residential is compatible with the surrounding area. The retail/office/residential (R/O/R) future land use designation is existing at the northwest and southwest corners. The northeast corner (Boys Club site) is a residential future land use designation (RES-6) that has the potential for neighborhood serving commercial uses.

Policy 2.1.2.5 - Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

Policy 2.1.2.6 - Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.

The amendment site is suitable for non-residential development. The proposed future land use amendment is consistent with adjacent future land uses and is a logical extension of the growth along the 53rd Avenue West/34th Street West.

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

Approval of the map amendment will allow for the potential increase in density and/or intensity that are supported by existing infrastructure and services. The site is west of the Future Development Area Boundary and is not considered Urban Sprawl.

Policy 2.10.1.1 Encourage the development of new commercial uses as "infill" development and discourage the "expansion" of existing commercial areas not meeting commercial locational criteria contained in Objective 2.10.4.

This amendment site is located within the Urban Core which encourages infill and redevelopment.

Policy 2.10.3.1 Require that access to commercial uses be established on at least one roadway, operating at, or better than, the adopted level of service.

Access from the site will be onto 34th Street West and/or 53rd Avenue West, two major collector roadways. Both are operating at or above the adopted level of service “D” standard.

EXISTING FUTURE LAND USE DESIGNATION [P/SP(2)]

Policy: 2.2.1.23 **P/SP (2):** Establish the Public/Semi-Public (2) future land use category as follows:

Policy: 2.2.1.23.1 Intent: To recognize major existing and programmed public/quasi-public facilities, primarily those associated with frequent or regular use by residents of the community, particularly major health care and educational facilities. Facilities located under this category exclude those with significant adverse impact to adjacent property or residents. Also, to establish a means of distinguishing major public or private facilities generally recognized as having an essential purpose for the health, safety, and welfare of the community and to afford such facilities special protection, and an opportunity to continue operation in an effective manner.

Policy: 2.2.1.23.2 General Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): public or private hospitals, or health care complexes including a hospital, which are subject to requirements by the State of Florida including the issuance of a Certificate of Need, public or private colleges or universities, and other similar public or semi-public uses and schools.

Policy: 2.2.1.23.3 Range of Potential Density/Intensity: Density or intensity within such category is not established in this Comprehensive Plan, but shall be limited as required to achieve compliance with this Comprehensive Plan.

Policy: 2.2.1.23.4 Other Information:

Any plan amendment to this specialized category may be approved conditioned on the utilization of the property for a specific use or uses.

PROPOSED FUTURE LAND USE DESIGNATION (R/O/R)

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.

Attachments:

1. Consistency with State Comprehensive Plan, Florida Administrative Code, and Florida Statutes
2. Copy of Newspaper Advertising

PA-14-04/Ordinance 14-34

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.

The proposed amendment is consistent with the following goal(s) and policy(ies)
of the State Comprehensive Plan:

187.201 (15) (a)

September 11, 2014 -Planning Commission
Agenda Item #7

Subject

Z-14-03-Bayshore Blackrock Rezone-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 Comprehensive Plan and the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-14-03, subject to Ordinance No. 14-34 becoming effective, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- 24/7 Development Holdings, LLC has filed a straight rezone to GC (General Commercial for 1.64 + acres located at the southeast corner of 34th Street West and 53rd Avenue West.
- Property was surplus by the Manatee County School Board;
- Used as an obsolete parking area for the Bayshore High School;

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

- Accompanied by a Comprehensive Plan Amendment to change the designation of the property from P/SP(2) to R/O/R; and
- 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 August 12, 2014.

Reviewing Attorney

Schenk

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: Maps-Future Land Use, Zoning and Aerial- Bayshore Blackrock Rezone Z-14-03-9-11-14pc.pdf

Attachment: Staff Report Bayshore Blackrock Rezone Z-14-03 9-11-14 pc.pdf

Attachment: Zoning Disclosure Affidavit-Bayshore Blackrock Rezone Z-14-03 9-11-14 pc.pdf

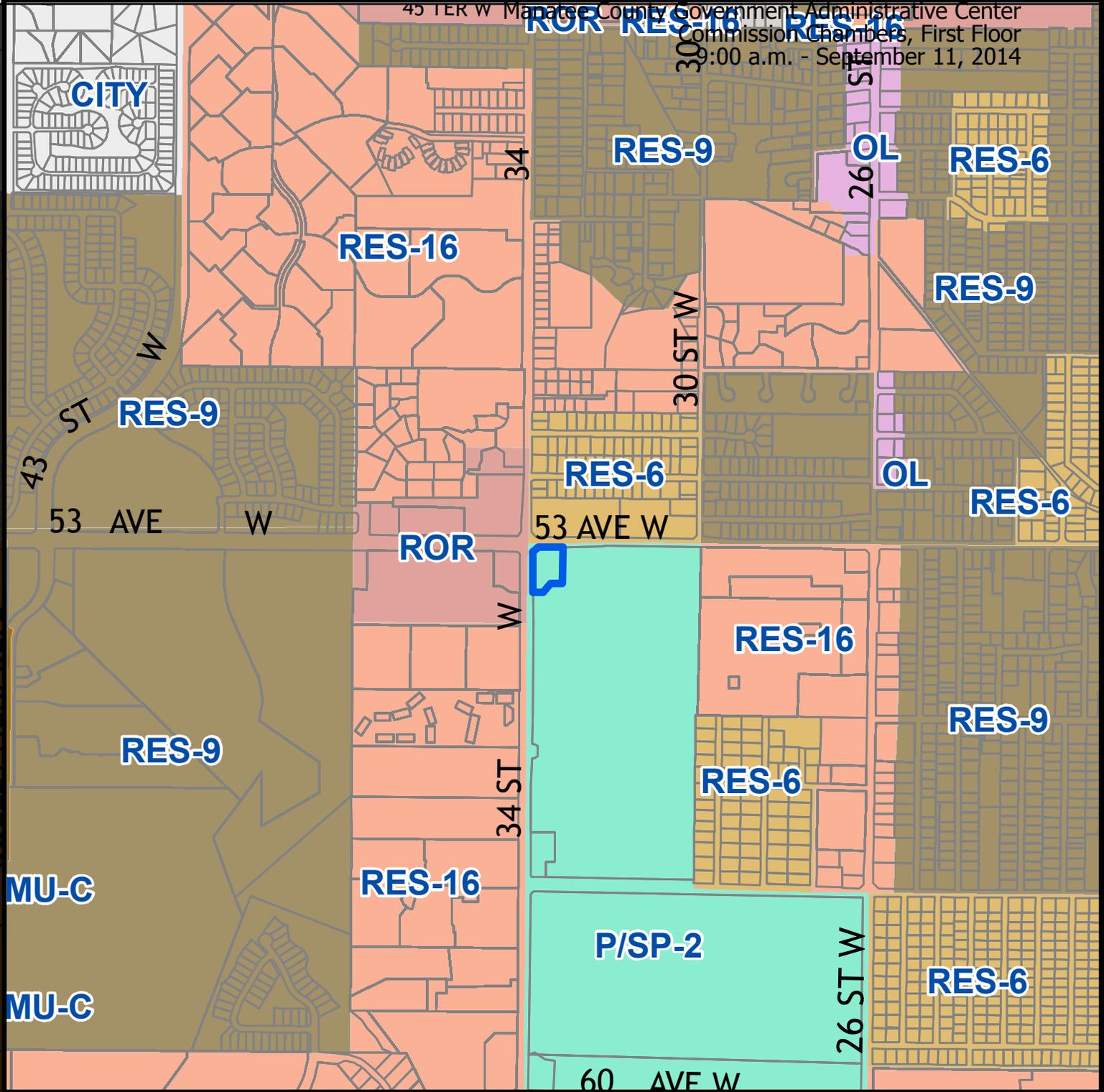
Attachment: Traffic Impact Statement - Bayshore Blackrock Rezone - Z-14-03 - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Bayshore Blackrock Development - Z-14-03 - Bradenton Herald - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Bayshore Blackrock Development - Z-14-03 - Sarasota Herald Tribune - 9-11-2014 BC.pdf

FUTURE LAND USE

45 TER W Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014



Parcel ID #(s) 6108701009 (part of)

Project Name: Bayshore Blackrock Rezone
 Project #: Z-14-03
 DTS#: 20140264
 Proposed Use:

S/T/R: Sec 15 Twn 35 Rng 17
 Acreage: 1.64
 Existing Zoning: PD-PI
 Existing FLU: P/SP-2
 Overlays: NONE
 Special Areas: NONE

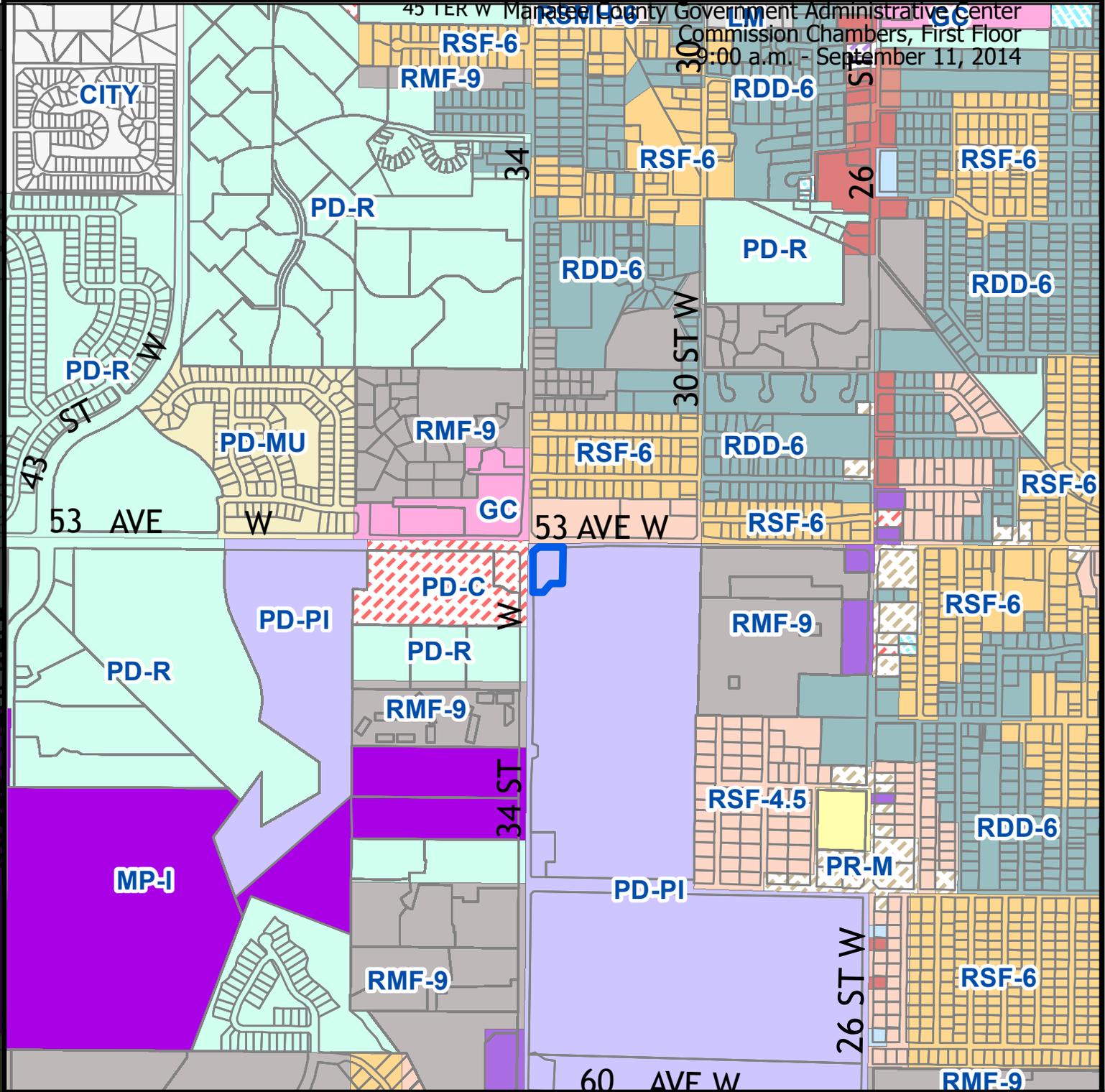
CHH: N
 Watershed: NONE
 Drainage Basin: DIRECT RUNOFF TO BAY
 Commissioner: Robin DiSabatino



Manatee County
 Staff Report Map
 Map Prepared 4 / 2014
 1 inch = 1,060 feet

ZONING

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 3:00 a.m. - September 11, 2014



Parcel ID #(s) 6108701009 (part of)

Project Name: Bayshore Blackrock Rezone
 Project #: Z-14-03
 DTS#: 20140264
 Proposed Use:

S/T/R: Sec 15 Twn 35 Rng 17
 Acreage: 1.64
 Existing Zoning: PD-PI
 Existing FLU: P/SP-2
 Overlays: NONE
 Special Areas: NONE

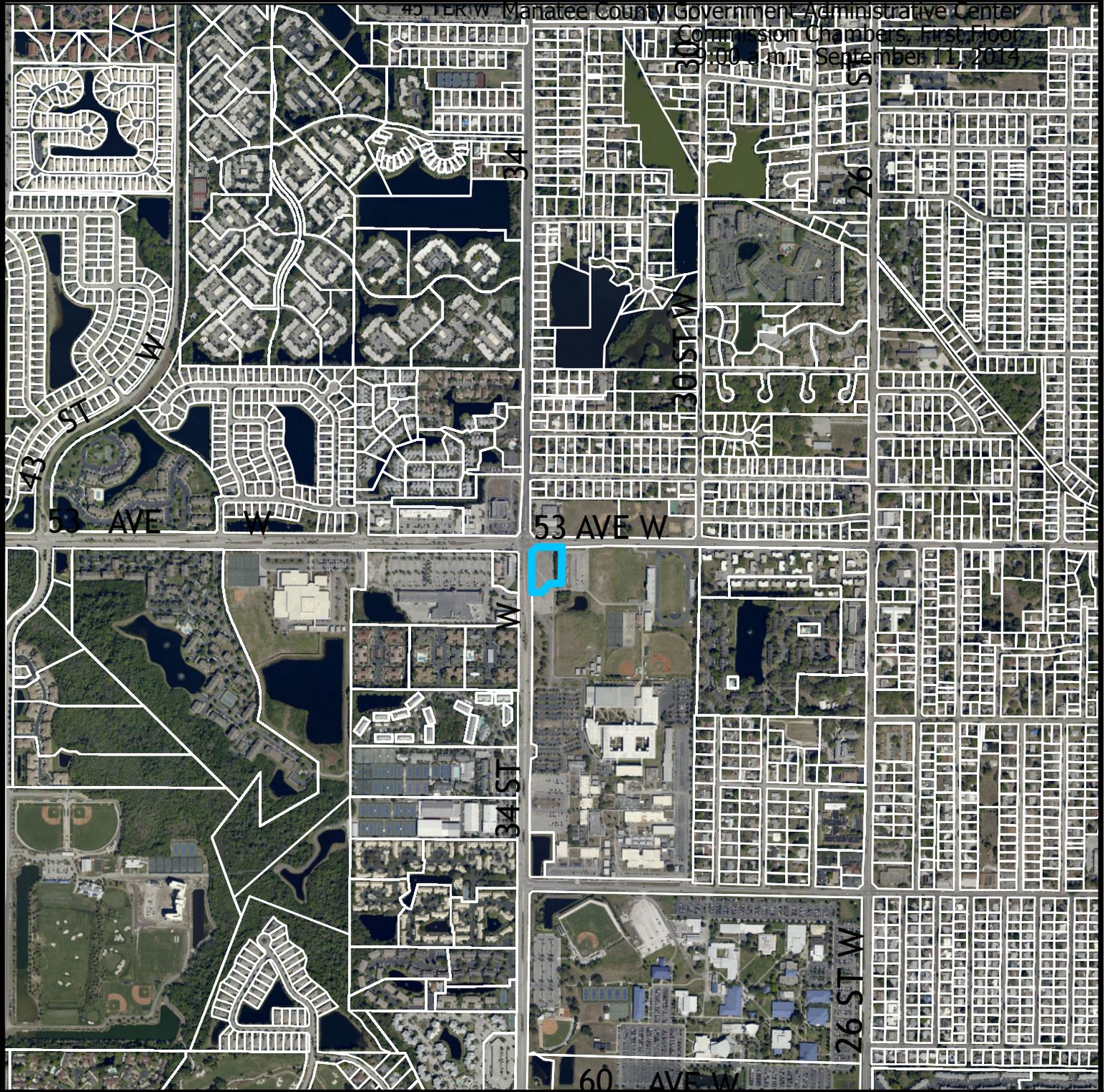
Page 46 of 457
 CHH: N
 Watershed: NONE
 Drainage Basin: DIRECT RUNOFF TO BAY
 Commissioner: Robin DiSabatino



Manatee County
 Staff Report Map
 Map Prepared 4 / 2014
 1 inch = 1,060 feet

AERIAL

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 3700 g.m. September 11, 2014



Parcel ID #(s) 6108701009 (part of)

Project Name: Bayshore Blackrock Rezone
 Project #: Z-14-03
 DTS#: 20140264
 Proposed Use:

S/T/R: Sec 15 Twn 35 Rng 17
 Acreage: 1.64
 Existing Zoning: PD-PI
 Existing FLU: P/SP-2
 Overlays: NONE
 Special Areas: NONE

Page 47 of 457

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



Manatee County
 Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,060 feet

Z-14-03 – BAYSHORE BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 9/11/14

B.O.C.C.: 10/2/14

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, 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-14-03, subject to Ordinance No. 14-34 becoming effective, as recommended by staff.

PROJECT SUMMARY	
CASE#	Z-14-03
CASE PLANNER:	Shelley Hamilton
AGENT(S):	M. Andrew Allison; Allison-Gause, Inc.
PROPERTY OWNER:	24/7 Development Holdings, LLC
PROJECT NAME	Bayshore Blackrock Development Rezone
PROJECT ADDRESS	5401 34th Street West
GENERAL LOCATION:	Southeast corner of 53rd Avenue West and 34th Street West
PROPERTY SIZE:	1.64 ± acres
FUTURE LAND USE CATEGORY:	R/O/R (Retail/Office/Residential) - Proposed
EXISTING ZONING:	PDPI (Planned Development Public Interest)
PROPOSED ZONING:	GC (General Commercial)
EXISTING USE(S):	Vacant; previously a part of the Bayshore High School property boundary
PROPOSED USE(S):	N/A
FLOOD ZONE(S):	X- Panel 120153 0328B and 0329C
AREA OF KNOWN FLOODING	No
UTILITY CONNECTIONS	Water and sewer available
STAFF RECOMMENDATION:	Approval

SUMMARY

Future Land Use

The current Future Land Use designation of the property is P/SP(2) [Public/Semi-Public (2)] and reserved for institutional/educational sites. This designation allows for universities, colleges, and groupings of other major educational facilities, hospitals, and complimentary or accessory health care use. The subject property is a 1.64 ± acre parcel, previously a part of the Bayshore High School property which was designated as surplus by the Manatee County School Board. The P/SP(2) designation allows for the high school campus.

Filed concurrently with this application is a Comprehensive Plan Amendment to change the designation of the subject property to R/O/R (Retail/Office/Residential). 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.

Zoning

The existing zoning on the subject property is PDPI (Planned Development Public Interest) Since the property has been deemed no longer needed for educational uses, and has been sold, a rezoning is necessary to allow for profit commercial uses.

As identified above, the Board of County Commissioners (B.O.C.C.) is concurrently considering a Comprehensive Plan Amendment to change the designation of the subject property to R/O/R. If the Comprehensive Plan Amendment is approved, this request to change the zoning from PDPI to GC (General Commercial) may proceed.

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

Request

This request to change the zoning from PDPI to GC provides for the following:

- 50,000 square foot building, maximum
- 15% minimum open space
- 25' setback adjacent to local and thoroughfare streets

The GC zone district does not allow any Specific Approvals or deviations from general standards. The following is a list of permitted uses in the GC zone district:

Permitted Uses: Building materials establishment, retail sales – neighborhood convenience, retail sales – neighborhood general, eating establishment, banks, business services, professional office, medical and dental laboratories or clinics, hotel, office, dry cleaners, printing office, personal service establishment, outdoor advertising signs, commercial parking lots, tree farm, and family day care homes.

Permitted Uses requiring Administrative Permit: Agriculture – Farming Service establishment, kennel, short term agricultural, enclosed auction houses, drive-thru eating establishments, farm equipment and supply establishments, gas pumps, mobile home/recreational vehicle sales and rentals, motor vehicle sales and rentals, service station, bank drive-thru, veterinary clinic, nursing home, boarding house, dormitories, hospital guest housing, carwash-self-service, incidental car wash, dry cleaners, food catering, funeral home, funeral chapel, lawn care, landscaping and repair service establishment. Motor vehicle repair, sign painting service, taxi cap, limousine service, cultural facilities, utility use, public use facilities, radio and TV communications, microwave facilities, flea markets, outdoor storage, cemetery, minor earthmoving, recreational uses, group care home, group housing, recovery homes, churches or other place of worship, day care center, schools, bus/railroad passenger stations, mini – warehouses.

Permitted Uses requiring Special Permit: Veterinary hospitals, auction houses, auto and industrial service establishments, care wash, construction service establishment, motor vehicle

repair, outpatient treatment facility, flea market, towing service and storage establishment, recreational uses, schools.

POSITIVE ASPECTS

- The site can provide direct access to both 53rd Avenue West and 34th Street West.
- The site has existing commercial zoning in three quadrants of the 53rd Avenue West and 34th Street West intersection.

NEGATIVE ASPECTS

None identified at this level of development review.

MITIGATING MEASURES

None identified at this level of development review.

**STAFF RECOMMENDED STIPULATIONS
(Note: Stipulations cannot be attached to a straight rezone)**

Not applicable. This is a “straight rezone” from PDPI to GC. 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 – NOT RESOLVED OR STIPULATED

N/A

SURROUNDING USES & ZONING

NORTH	Across 53 rd Avenue West is the Boys Club of Manatee County zoned RSF-4.5 (Residential Single Family, 4.5 dwelling units per acre).
SOUTH	Manatee County School Board property (Bayshore High School) zoned PDPI (Planned Development Public Interest)
EAST	Manatee County School Board property (Bayshore High School) zoned PDPI (Planned Development Public Interest)

WEST	Across 34 th Street West is a shopping center zoned PDC (Planned Development Commercial)
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NEARBY APPROVED DEVELOPMENT

Project Name	Zoning	Acreage	Sq. Ft.	Approved
Boy's Club of Manatee	RSF-4/RSF-6	4.73 acres	9,073 sq. ft.	1968
Northwest Commons	GC/RMF-9	5.39 acres	16,656 sq. ft.	2001
Convenience Store w/gas pumps	PDC	1.36 acres	3,956 sq. ft.	2002
Shopping Center	PDC/PDPI	14.98 acres	90,970 sq. ft.	2000
Manatee County School Board (Bayshore High School)	PDPI	74.49 acres	3,244,784 sq. ft.	1974

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

Physical Characteristics

The site is approximately 1.64 ± acres and is located at the southeast corner of 53rd Avenue W. and 34th Street West. The property is a part of a larger tract owned by Manatee County School Board that houses the Bayshore High School campus. The subject property has been designated as surplus.

Public Utilities, Facilities and Services

Sanitary Sewer and Potable Water will be provided to the subject property by existing water and sewer connections. Any proposed development will be required to comply with Section 722 of the Land Development Code. The size and location of these facilities will be finalized during the Final Site Plan/Construction Plan review process.

Major Transportation Facilities

All future access locations will need to be coordinated with Manatee County Public Works.

Compatibility

There is commercial development located at the other three quadrants of the intersection of 53rd Avenue West and 34th Street West, with the Manatee School Board property located to the east. Future buffering and compatibility requirements will be reviewed at the next stage of development, and will ensure that the project will be compatible with adjacent uses.

Transitions

As stated above, this property is located within an area of the County that is redeveloping. Building site design will be review at the next stage of development and will assure design transitions are taken into account.

Design Quality

During the next stage of the development process, staff will ensure consistency with the proposed R/O/R Future Land Use designation, relative to design standards for landscaping, buffering and setbacks, providing mitigation for any potential incompatibilities.

Adjacent Property

Future development will be designed to ensure that additional screening, buffering, and design features will provide adequate protection for existing and probable uses of surrounding properties.

Access

The proposed development will be designed to encourage smooth traffic flow while controlling turning movements and minimizing hazards to vehicular or pedestrian traffic.

Streets, Drives, Parking and Service Areas

Greater detail will be provided at the next stage of development and will be required to be consistent with the Manatee County Land Development Code and Public Works Engineering standards.

Pedestrian Systems

Pedestrian systems will be required to be consistent with sidewalk requirements in the Land Development Code.

Natural and Historic Features, Conservation and Preservation Areas

The site will be reviewed in greater detail at the next stage of the development process to ensure no impacts to historic or cultural resources.

Density/Intensity

The intensity of any future development on site will be reviewed to ensure consistency with the Comprehensive Plan. Proposed buffering and landscaping will ensure minimization of any potential impacts to surrounding development.

Height

Building heights will be required to be consistent with the Land Development Code.

Fences and Screening

Screening measures will be required to be consistent with the Land Development Code.

Yards and Setbacks

All setbacks will be required to be consistent with the Land Development Code.

Trash and Utility Plant Screens

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

Signs

Any proposed signage will be consistent with the Land Development Code.

Landscaping

The project shall meet standard zoning requirements of the LDC.

Mixed Use or Entranceway Designation

N/A

Water Conservation

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

Rights-of-Way

The existing right-of-way for 53rd Avenue West and 34th Street West will be reviewed at the next stage of development, and any future reservations will be addressed at that time.

Utility Standards

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

Stormwater Management

The following is provided for informational purposes only:

Project Located in Flood Prone Area: No

Type of Flooding (i.e., rainfall, riverine, storm surge, etc.): N/A

Project subject to flow reduction: N/A

Project subject to OFW: N/A

Watershed/Basin: South Branch of Cedar Hammock Drain

Project located within Floodplain and/or Floodway: No, project is located outside of the FEMA 2014 FIRM and the Manatee County 25-year floodplain.

Drainage Easements/Access Easements required for existing system(s): The existing drainage easement (O.R. 1242, Page 671) will be relocated. The existing drainage easement will require an easement vacation; and the dedication of a new drainage easement over the relocated drainage system will be required at Final Design stage of development.

Open Space

Open space will be reviewed at the next stage of development.

COMPLIANCE WITH LDC

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

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the R/O/R Future Land Use Category (FLUC). This project was specifically reviewed for compliance with the following policies:

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

Policy 2.2.1.17.1 Intent: R/O/R FLUC is intended for a broad range of commercial and residential uses.

Policy 2.2.1.17.2 Range of Potential Uses. Retail, wholesale or office 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. GC is consistent with the R/O/R FLUC. A rezone to GC may be considered compatible with surrounding uses.

TRANSPORTATION

Major Transportation Facilities

The applicant submitted a Traffic Impact Statement (TIS), dated July 16, 2014, that addressed the Comprehensive Plan requirements, and provided appropriate traffic-related information to substantiate findings that the propose zoning change will not have any significant or adverse impacts of the adjacent roadway segments of 53rd Avenue West and 34th Street West.

Transportation Concurrency

No transportation concurrency vesting has been granted as a result of the review of this application.

Access

The site can provide direct access to both 53rd Avenue West and 34th Street West. All future access locations will be coordinated with Manatee County Public Works, and will be designed to encourage smooth traffic flow while controlling turning movements and minimizing hazards to vehicular or pedestrian traffic.

CERTIFICATION OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Y N X
TRAFFIC STUDY REQ'D: Y X N

(The preparation of a Traffic Impact Analysis (TIA) will be required at the Preliminary Site Plan/Final Site Plan stage, and the applicant will need to coordinate with Manatee County Transportation Planning staff for an updated methodology prior to the preparation of the TIA.

NEAREST THOROUGHFARES	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
34 th Street West (from 53 rd Avenue West to 57 th Avenue West)	1580	D	D
53th Avenue West (from 30 th Street West to 34 th Street West)	1820	D	D

OTHER CONCURRENCY COMPONENTS

The applicant submitted the required form acknowledging that concurrency will be required as the project proceeds and that there is no guarantee that service will be available at the time of development.

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,

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 2.1.3.2, 2.1.2, 2.1.5, 2.1.6, 2.1.7, 2.1.8, 2.1.9, 2.1.10, 2.1.11, 2.1.12, 2.1.13, 2.1.14, 2.1.15, 2.1.16, 2.1.17, 2.1.18, 2.1.19, 2.1.20, 2.1.21, 2.1.22, 2.1.23, 2.1.24, 2.1.25, 2.1.26, 2.1.27, 2.1.28, 2.1.29, 2.1.30, 2.1.31, 2.1.32, 2.1.33, 2.1.34, 2.1.35, 2.1.36, 2.1.37, 2.1.38, 2.1.39, 2.1.40, 2.1.41, 2.1.42, 2.1.43, 2.1.44, 2.1.45, 2.1.46, 2.1.47, 2.1.48, 2.1.49, 2.1.50, 2.1.51, 2.1.52, 2.1.53, 2.1.54, 2.1.55, 2.1.56, 2.1.57, 2.1.58, 2.1.59, 2.1.60, 2.1.61, 2.1.62, 2.1.63, 2.1.64, 2.1.65, 2.1.66, 2.1.67, 2.1.68, 2.1.69, 2.1.70, 2.1.71, 2.1.72, 2.1.73, 2.1.74, 2.1.75, 2.1.76, 2.1.77, 2.1.78, 2.1.79, 2.1.80, 2.1.81, 2.1.82, 2.1.83, 2.1.84, 2.1.85, 2.1.86, 2.1.87, 2.1.88, 2.1.89, 2.1.90, 2.1.91, 2.1.92, 2.1.93, 2.1.94, 2.1.95, 2.1.96, 2.1.97, 2.1.98, 2.1.99, 2.1.100):
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

Maximum Net Residential Density:

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

For new development -
16 dwelling units per acre

Maximum Floor Area Ratio: 0.35

Maximum Floor Area Ratio in the Urban Area: .50

Maximum Square Footage for Neighborhood, Community, or 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 425 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, compliance with Policy 2.10.5.2 shall be required.
- establishments providing nursing services as described in Chapter 464, F.S.

- sale of agricultural produce at roadside stands.
- small commercial uses associated with a permanent roadside agricultural stand. Maximum commercial square footage shall be 3,500 square feet of the project. Development must be located on functionally classified rural arterial or rural collector roadway. Planned development approval required.
- agricultural service establishments (e.g. farm equipment sales and service).
- low intensity commercial recreational facilities (e.g., driving range).
- rural recreational facilities located in the Ag/R future land 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 Ft. Hamer Road. These commercial uses are limited to a building footprint of 5,000 square feet except at nodes.

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

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

Policy: 2.10.4.3

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

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

ZONING DISCLOSURE AFFIDAVIT

B4

File Number _____

File Name Bayshore Blackrock

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

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

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

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

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

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

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

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u>
Check if owner (X) or contract purchaser ()	
<u>Nicholas Reader, Registered Agent</u>	<u>100%</u>
<u>24/7 Development Holdings, LLC</u>	
<u>4343 Anchor Plaza Parkway Suite 1 Tampa, FL 33634</u>	

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): _____

STATE OF FLORIDA
COUNTY OF Hillsborough

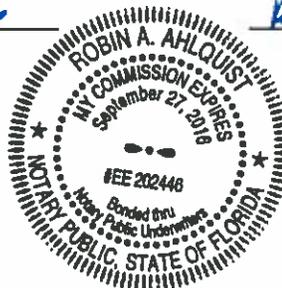
The foregoing instrument was sworn to (or affirmed) and subscribed before me this 10th day of June, 2014 by Nicholas Reader, who is personally known to me or who has produced NA as identification.
(type of identification)

Signature: [Signature]

My Commission Expires: 9-27-2016

Commission No: EE 202446

Rev.12/1/07B-4



ROBIN A. AHLQUIST
Notary
Print or type name of Notary
NOTARY PUBLIC FLORIDA
Title or Rank

Page 65 of 457



Bayshore Blackrock Rezone Z-14-03 DTS 20140264 Approval Letter

Jason Utley to: Chris Allison

08/05/2014 02:53 PM

Cc: Shelley Hamilton, Steve Kollar, Susan Barfield, Paul Villaluz

RE: Bayshore Blackrock Rezone - Traffic Impact Statement
Petition # Z-14-03 DTS 20140264
Consultant: Allison Gause, Inc.

Dear Mr. Allison,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the Traffic Impact Statement (TIS), dated July 16, 2014, to rezone 1.64 acres from a Planned Development Public Interest (PDPI) to General Commercial (GC). The TIS was prepared by Allison Gause, 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 Clarke Davis at 941.708.7450 Ext 7272 or me at the number below 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



Allison

incorporated

Gause

Engineering

Landscape
Architecture

Planning

Environmental
Consultants

Consulting
Arborist

allisoneng.net

TRAFFIC IMPACT STATEMENT

FOR

Bayshore Blackrock Rezone

Prepared for:

**Blackrock Development Holdings, LLC
4343 Anchor Plaza Parkway, Suite 1
Tampa, FL 33634**

Prepared by:

**Allison-Gause, Inc.
926 14th ST. W.
Bradenton, Fl. 34205**

May 21, 2014

[Revised June 30, 2014]

[Revised July 14, 2014]

[Revised July 16, 2014]

M. Andrew Allison, P.E.

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BACKGROUND INFORMATION	Page 1
EXISTING CONCURRENCY REGULATED ROADWAY DATA	Page 1
FUTURE LAND USE CATEGORY AND FLOOR AREA RATIO	Page 2
TRIP GENERATION	Page 3
TRIP ASSIGNMENT	Page 4
ANALYSIS	Page 4
CONCLUSION	Page 5

EXHIBITS TO REPORT

1. Site Aerial (1"=400' Scale)
2. Existing vs. Proposed FLUC & Zoning
3. Excerpts from *ITE Trip Generation Manual, 9th Edition*
4. Excerpts from 2012 FDOT Quality/Level of Service Handbook Tables
5. 2013 Manatee County Station Count Data



Background Information

The subject property in question is a ±1.64 acre revised parcel formerly part of the Bayshore High School. The site is currently paved impervious parking area. As a former school site, the parcel has a Land Use Map designation of P/SP-2, reserved for institutional/educational sites. The School District of Manatee County has entered into a contract to sell the property for development. The property has been determined to no longer be needed for educational uses. Since the parcel is proposed to be used as a for profit commercial use, the applicant must request a rezone from Planned Development Public Interest (PDPI) to General Commercial (GC). In addition, the site is concurrently undergoing a comprehensive plan map amendment from a FLUC of P/SP-2 to a FLUC of ROR.

The site is located on the southeast quadrant of the intersection of 53rd Avenue West and 34th Street West. The site is accessed via existing entrances on 53rd Avenue West and 34th Street West located outside of the proposed property limits. A Traffic Impact Statement (TIS) is generally intended to compare potential traffic conditions based on the allowable uses/intensities/densities of the existing zoning/FLUC and those of the proposed zoning/FLUC. Because there is no specific development proposal at this time, this TIS compares the maximum development trip generation between the existing FLUC to that of a conservative estimate in trip generation for a typical development under the proposed GC zoning and ROR FLUC.

Existing Concurrency Regulated Roadway Segment Data

The existing site has access points on 53rd Avenue West (Link No. 1820 from 30th Street West to 34th Street West) and 34th Street West (Link No. 1580 from 53rd Avenue West to 57th Avenue West). Data regarding these directionally accessed functional classified (concurrency regulated) roadway segments is provided by the 2012 FDOT Quality/Level of Service Handbook Tables and the most recent Manatee County Daily Traffic Volumes. A Florida Department of Transportation K-factor was used to convert the existing Daily Traffic Volumes to p.m. peak hour volumes.

53rd Avenue West (Count Station 03-01)

53rd Avenue West, 200 feet East of 34th Street West – 21,403 daily trips

K-factor 0.09 or 9%

$21,403 * 0.09 = 1,927$ trips in the p.m. peak hour



34th Street West (Count Station 03-02)

34th Street West, 200 feet north of 57th Avenue West – 18,798 daily trips

K-factor 0.09 or 9%

18,798 * 0.09 = 1,692 trips in the PM peak hour

Table 1, below, illustrates the existing conditions of each of the roadway segments. Note, each of the existing roadway segments is functioning at, or above, the Level of Service Standard for that roadway segment.

TABLE 1-Existing Link Information

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
1580	34 th Street West	53 rd Ave. West	57 th Ave. West	4D	3,383	169	D	D
1820	53 rd Ave. West	30 th Street West	34 th Street West	4U	3,061	153	D	D

* Based upon the 2012 FDOT Quality/Level of Service Handbook Tables.

Future Land Use Category and Floor Area Ratio

The adopted zoning designation is Planned Development Public Interest (PDPI) with a FLUC of P/SP-2 for the subject property. General range of intended uses for this FLUC include development of Universities, colleges, or groupings of other major educational facilities, hospitals and complementary or accessory health care uses not designated under other FLUC, and community centers. The comprehensive plan does not establish a maximum Floor Area Ratio (FAR) for this FLUC, therefore, the analysis used the most conservative approach assuming no allowable development on the project site. The existing conditions are summarized below:

- Adopted zoning is PDPI with FLUC of P/SP-2
- Adopted FLUC intended uses include developments for universities, colleges or groupings of other major educational facilities, hospitals and complementary health care uses not designated under other FLUCs, and community centers
- Comprehensive Plan does not establish a maximum Floor Area Ratio (FAR) for P/SP-2, therefore, the analysis used the most conservative approach assuming no allowable development on the project site.
- Assumed maximum building size of zero (0) square feet.

The proposed zoning is General Commercial (GC) with a FLUC of the subject property as ROR, with a maximum FAR of 0.35 for this land use. The maximum FAR was used to estimate a maximum potential building size of 25,003 square feet (0.35 x 43,560 s.f. x 1.64 ac. = 25,003 s.f.) for the subject property under the proposed FLUC. These items are summarized below:

- Proposed zoning is GC with a FLUC of property as ROR
- Maximum F.A.R. of 0.35
- Maximum building size of 25,003 s.f. corresponding to an F.A.R. of 0.35

Trip Generation

Table 2, below, illustrates the comparison of p.m. peak hour trips generated by the maximum square footage allowable in the ROR land use category with a conservative estimate of a more realistic square footage of a high trip generating commercial use allowed in the ROR land use. The trip generating potential under the adopted land use is assumed to be zero.

TABLE 2 – Trip Generation

Proposed P.M. Peak Hour Trips				
ITE Code	Land Use Type	Estimated Sq. Feet of Gross Floor Area	*Average Rate/Equation	*Gross PM Peak-Hour Trips
853	Convenience Market With Gasoline Pumps	25,003	50.92 trips/ksf	1,273
853	Convenience Market With Gasoline Pumps	6,000	50.92 trips/ksf	306
Potential Gross P.M. Peak Hour Trips (6,000 Sq. Feet Assumption)				
Increase of 306 p.m. peak hour trips				

* Total trip generation of the development is derived via Trip Generation, 9th edition by the Institute of Transportation Engineers.



Trip Assignment

Under existing conditions, access is provided to the subject property via existing drives located outside the property boundaries. Under the proposed conditions, it is assumed that a new ingress/egress will be provided for access directly to the subject property on both 53rd Avenue West (link no. 1820) and 34th Street West (link no. 1580) once developed. Trip assignment is relative to the existing two-way p.m. peak hour trips, and is assumed as 51% assigned to 34th Street West, and 49% assigned to 53rd Avenue West.

Table 3, below, illustrates the proposed assignment of gross trips estimated to be generated by the change in land use onto each of the concurrently regulated roadway segments the property is accessible to.

TABLE 3-Trip Distribution to Roadway Segments-Proposed

Link No.	Road Name	From Street	To Street	Assignment of Gross Trips Generated # of trips, (%)	Existing Peak- Hour two-way LOS Standard Service Volume	5% of Ex. Peak- Hour two-way LOS Standard Service Volume
1580	34 th Street West	53 rd Ave. West	57 th Ave. West	156 (51%)	3,383	169
1820	53 rd Ave. West	30 th Street West	34 th Street West	150 (49%)	3,061	153

Analysis

The project site will have access to two concurrency regulated roadway segments along 34th Street West and 53rd Avenue West (Link 1580 and 1820). The proposed FLUC change is estimated to increase the net number of p.m. peak hour trips generated. As seen in table 3 above, the gross trips estimated to be distributed onto each roadway segment will not exceed 5% of the existing p.m. peak hour two-way LOS Standard Service Volume corresponding to each roadway segment. Table 4 below compares the existing p.m. peak hour traffic volume to the potential p.m. peak hour traffic volume of each roadway segment relative to the proposed peak hour service volume.



TABLE 4-Results Summary

34 th Street West: from 53 rd Avenue West to 57 th Avenue West (Link 1580)					
Land Use Scenario	Existing Two-Way PM Peak Hour Trips*	Additional Trips From Land Uses	Total PM Peak Hour Trips	PM Peak Hour Service Volume**	PM Peak Hour LOS
Adopted	1,692	0	1,692	3,383	D
Proposed	1,692	156	1,848	3,383	D
53 rd Avenue West: from 30 th Street West to 34 th Street West (Link 1820)					
Land Use Scenario	Existing Two-Way PM Peak Hour Trips*	Additional Trips From Land Uses	Total PM Peak Hour Trips	PM Peak Hour Service Volume**	PM Peak Hour LOS
Adopted	1,927	0	1,927	3,061	D
Proposed	1,927	150	2,077	3,061	D

* Based upon 2013 Manatee County Traffic Count Data with FDOT K-factor applied to convert daily traffic volume to p.m. peak hour volume.

** Based upon the 2012 FDOT Quality/Level of Service Handbook Tables.

As part of this assumed worst-case analysis, passby trip reductions were not factored into the analysis.

Conclusion

The proposed change in zoning/FLUC will not have any significant or adverse impacts on the adjacent roadway segments of 34th Street West and 53rd Avenue West. This Traffic Impact Statement was submitted for preliminary traffic consideration in association with the rezone application only, as the intended use of the subject property is not currently known. 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.



EXHIBITS



Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

1" = 400'



BAYSHORE BLACKROCK

LOCATED IN:
SEC. 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

AERIAL

Page 75 of 457



Engineering, Land Planning, Landscape Architectural, Environmental
Consultants, Consulting Arborists
926 Tamiami Tr. | Bradenton | FL | 34205 | T: 941.708.5400 | F: 941.708.5405
CA 29275, LC26600429

SHEET _____

ZONING: GC
USE: COMMUNITY SHOPPING CENTER

ZONING: RSF-4.5
USE: BOYS & GIRLS CLUB

53rd AVENUE WEST (ONECO ROAD)

ZONING: PD-C
USE: CONVENIENCE STORE/GAS STATION

34th STREET WEST

PROJECT SITE
±1.64 ACRES
EXISTING ZONING: PD-PI
PROPOSED ZONING: GC
EXISTING FUTURE LAND USE: P/SP-2
PROPOSED FUTURE LAND USE: ROR

ZONING: PD-PI
USE: COUNTY SCHOOL

ZONING: PD-PI
USE: COUNTY SCHOOL

ZONING: PD-PI
USE: COUNTY SCHOOL

ZONING: PD-C
USE: COMMUNITY SHOPPING CENTER

1" = 100'

BAYSHORE BLACKROCK

LOCATED IN:
SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

SITE EXHIBIT
Page 76 of 457



Engineering, Land Planning, Landscape Architectural, Environmental
Consultants, Consulting Arborists
926 Tamiami Tr. | Bradenton | FL | 34205 | T: 941.708.5400 | F: 941.708.5405
CA 29275, LC26600429

SHEET _____

Convenience Market with Gasoline Pumps (853)

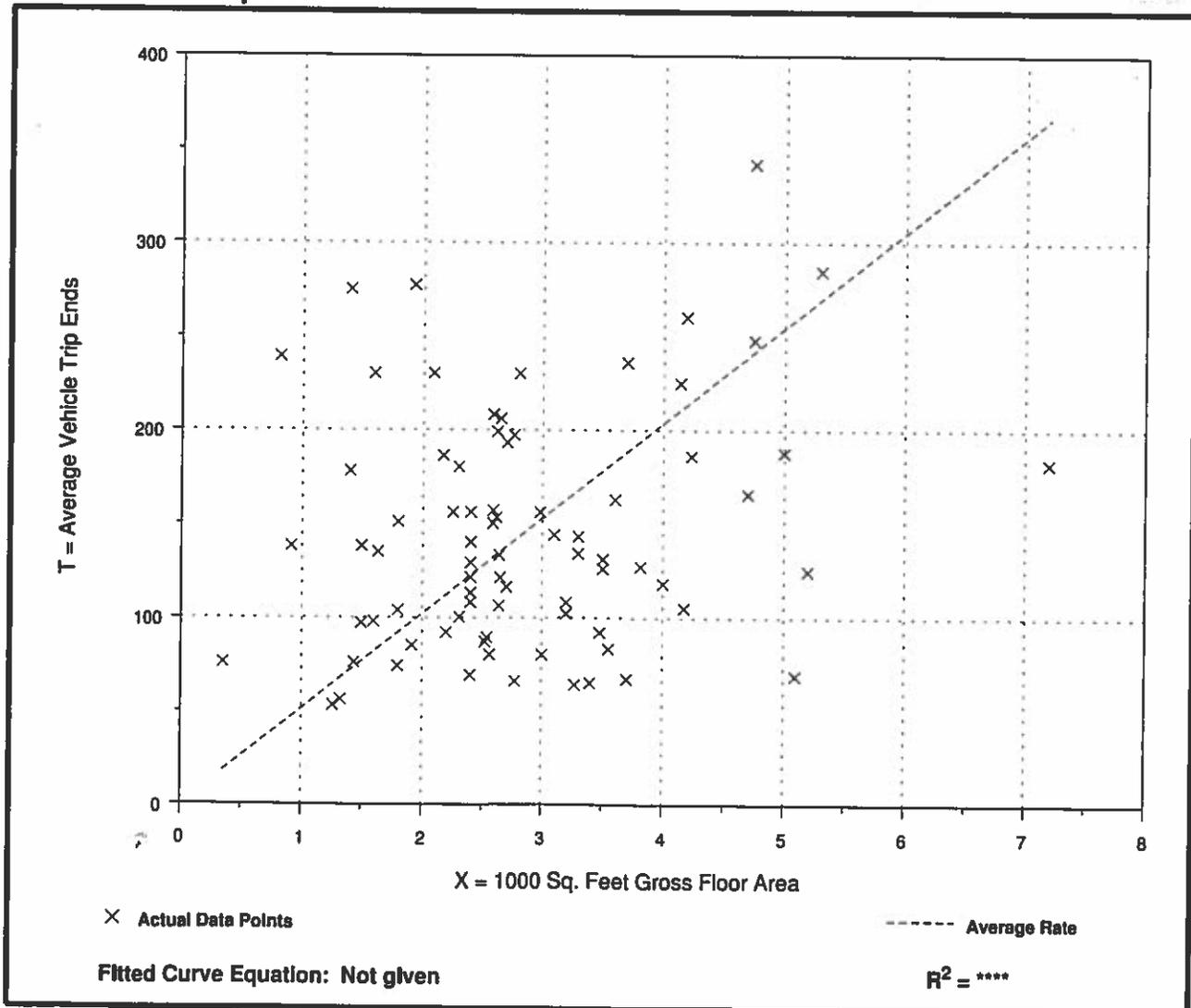
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 78
Average 1000 Sq. Feet GFA: 3
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
50.92	13.53 - 292.89	32.15

Data Plot and Equation



Page 77 of 457

TABLE 4

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES						
STATE SIGNALIZED ARTERIALS						FREEWAYS						
Class I (40 mph or higher posted speed limit)						Lanes	B	C	D	E		
Lanes	Median	B	C	D	E	4	4,120	5,540	6,700	7,190		
2	Undivided	*	1,510	1,600	**	6	6,130	8,370	10,060	11,100		
4	Divided	*	3,420	3,580	**	8	8,230	11,100	13,390	15,010		
6	Divided	*	5,250	5,390	**	10	10,330	14,040	16,840	18,930		
8	Divided	*	7,090	7,210	**	12	14,450	18,880	22,030	22,860		
Class II (35 mph or slower posted speed limit)						Freeway Adjustments						
Lanes	Median	B	C	D	E	Auxiliary Lanes			Ramp			
2	Undivided	*	660	1,330	1,410	Present in Both Directions			Metering			
4	Divided	*	1,310	2,920	3,040	+ 1,800			+ 5%			
6	Divided	*	2,090	4,500	4,590							
8	Divided	*	2,880	6,060	6,130							
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%						UNINTERRUPTED FLOW HIGHWAYS						
Median & Turn Lane Adjustments						Lanes	Median	B	C	D	E	
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		2	Undivided	770	1,530	2,170	2,990	
2	Divided	Yes	No	+5%		4	Divided	3,300	4,660	5,900	6,530	
2	Undivided	No	No	-20%		6	Divided	4,950	6,990	8,840	9,790	
Multi	Undivided	Yes	No	-5%								
Multi	Undivided	No	No	-25%								
-	-	-	Yes	+ 5%								
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						Uninterrupted Flow Highway Adjustments						
						Lanes	Median	Exclusive left lanes		Adjustment factors		
						2	Divided	Yes		+5%		
						Multi	Undivided	Yes		-5%		
						Multi	Undivided	No		-25%		
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.						
Paved Shoulder/Bicycle						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.						
Lane Coverage	B	C	D	E	³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.							
0-49%	*	260	680	1,770	* Cannot be achieved using table input value defaults.							
50-84%	190	600	1,770	>1,770	** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.							
85-100%	830	1,770	>1,770	**								
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Sidewalk Coverage	B	C	D	E								
0-49%	*	*	250	850								
50-84%	*	150	780	1,420								
85-100%	340	960	1,560	>1,770								
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)												
Sidewalk Coverage	B	C	D	E								
0-84%	> 5	≥ 4	≥ 3	≥ 1								
85-100%	> 4	≥ 3	≥ 2	≥ 1								

Source:
 Florida Department of Transportation
 Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm



Count Station Vicinity Map (N.T.S.)

2013 AADT for Manatee County					
Count Number	Major Street	Dir	Dist	Minor Street	2013
03-01	53 Ave. W.	E	200	34 St. W.	21403
03-02	34 St. W.	N	200	57 Ave. W.	18798

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

Bradenton Herald
Aug. 27, 2014
Miscellaneous Notices

NOTICE OF ZONING CHANGES IN UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 11, 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:

Z-14-03 - BAYSHORE
BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 14-16 -
RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249½ acres. The site is in the MU (Mixed Use and P/SP-1 (Public/Semi Public-1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential

Manatee County Government Administrative Center
Commission Chambers, First Floor

9:00 a.m. - September 11, 2014

use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)

4. Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-99-02(P) for Phases 1,3, and 6-15, to amend the Preliminary Site Plan to:

1. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
2. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) or assisted living facility (a.k.a. group care home);
3. Update expiration and build-out dates and CLOS;
4. Revise owner and authorized agent information and various stipulations to update the Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22)DTS#20140285 /BUZZSAW #326

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

1. Revise the dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21;
2. Modify dimensional standards for single-family attached units;
3. Revise corresponding stipulations to be consistent with the new dimensional standards;
4. Modify Affordable Housing conditions consistent with current practices;
5. Update the phasing and build-out dates to reflect legislatively approved extensions; and
6. Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 + acres).

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

PDMU-14-21(P) - PARKCREST LANDINGS, LLC/PARKCREST LANDINGS DTS#20140054
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new Preliminary Site Plan to:

Change the current use from single-family attached units to multi-family;
Add 28 units for a total of 400 multi-family units;
Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground; and
Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00ñ acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-03(P) - DAKIN HOMESTEAD PROPERTY -
(DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ñ acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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

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

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

Manatee County Building
and Development Services
Department
Manatee County, Florida
08/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE

Published: 8/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 11, 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:

Z-14-03 - BAYSHORE BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 14-16 - RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249± acres. The site is in the MU (Mixed Use and P/SP-1

(Public/Semi Public- 1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)
4. Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (\pm 249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-99-02(P) for Phases 1,3, and 6-15, to amend the Preliminary Site Plan to:

1. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
2. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) or assisted living facility (a.k.a. group care home);
3. Update expiration and build-out dates and CLOS;
4. Revise owner and authorized agent information and various stipulations to update the

Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (± 249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22) DTS#20140285/BUZZSAW #326

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

1. Revise the dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21;
2. Modify dimensional standards for single-family attached units;
3. Revise corresponding stipulations to be consistent with the new dimensional standards;
4. Modify Affordable Housing conditions consistent with current practices;
5. Update the phasing and build-out dates to reflect legislatively approved extensions; and
6. Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 + acres).

PDMU-14-21(P) - PARKCREST LANDINGS, LLC/PARKCREST LANDINGS
DTS#20140054

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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: August 27, 2014

September 11, 2014 -Planning Commission
Agenda Item #8

Subject

PDMU-92-01(G)(R15) Schroeder-Manatee Ranch, Inc. -University Lakes DRI 22 DTS 20140285-B 326-Quasi-Judicial-Shelley Hamilton

Briefings

None

Contact and/or Presenter Information

Shelley Hamilton

Principal Planner

941-748 4501 ext. 6863

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the public hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend adoption of Manatee County Zoning Ordinance No. PDMU-92-01(G)(R14); APPROVE the revised General Development Plan with Stipulations; for a project that was previously granted Special Approval: 1) for a project in the Evers Reservoir Watershed; 2) a Mixed Use project; and 3) a project adjacent to a perennial stream, as recommended by Staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- Stantec Consulting has filed this zoning/GDP amendment on behalf of Schroeder-Manatee Ranch Inc. for the 4,101.2 + acres University Lakes DRI;

- The proposed changes to GDP and Zoning Ordinance include the following:
 - Revision to the dimensional table footnotes relative to maximum building height for Parcel 21;
 - Modification to dimensional standards for single-family attached units;
 - Revision to corresponding stipulations to provide consistency;
 - Modification to Affordable Housing conditions consistent with current practices;
 - Update to the phasing and build-out dates to reflect legislatively approved extensions; and
 - Amendments to achieve internal consistency.
- Staff recommends approval with stipulations, as amended in staff report.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email on August 12, 2014

Reviewing Attorney

Schenk

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: Staff Report University Lakes PDMU-92-01(Z)(G)(R15) 9-11-14 PC.pdf

Attachment: Ordinance University Lakes PDMU-92-01(G)(R15) 9-11-14pc.pdf

Attachment: Site Plan University Lakes-PDMU-92-01(G)(R15)9-11-14 pc.pdf

Attachment: Copy of Newspaper Advertising - University Lakes - PDMU-92-01(G)(R15) - Bradenton Herald - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - University Lakes - PDMU-92-01(G)(R15) - Sarasota Herald Tribune - 9-11-2014 BC.pdf

Attachment: Maps Future Land Use-Zonning-Aerial-PDMU9201_UnivLakes 9-11-14pc_FLU.pdf

PDMU-92-01(G)(R15)
SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22)
DTS#20140285/BUZZSAW #326

Request: An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

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2. Modify dimensional standards for single-family attached units;
3. Revise corresponding stipulations to be consistent with the new dimensional standards;
4. Modify Affordable Housing conditions consistent with current practices;
5. Update the phasing and build-out dates to reflect legislatively approved extensions; and
6. Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 ± acres).

P.C.: 09/11/2014

B.O.C.C.: 10/02/2014

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-92-01(G)(R14); APPROVE the revised General Development Plan with Stipulations; for a project that was previously granted Special Approval: 1) for a project in the Evers Reservoir Watershed; 2) a Mixed Use project; and 3) a project adjacent to a perennial stream, as recommended by Staff.

CASE SUMMARY

CASE NO.: PDMU-92-01(G)(R15)

PROJECT: University Lakes DRI #22

APPLICANT: Schroeder- Manatee Ranch, Inc.

REQUEST: Approval of a revised Zoning Ordinance to:

1. Revise the dimensional table footnotes on the General Development Plan (GDP) and in Condition Q(1) relative to maximum building height on Parcel 21;
2. Modify dimensional standards for single family attached units;
3. Revise corresponding stipulations to be consistent with the new dimensional standards.
4. Modify Affordable Housing conditions consistent with current practices;
5. Update phasing and build-out dates to reflect legislatively-approved extension; and
6. Other minor amendments to achieve internal consistency.

STAFF RECOMMENDS: APPROVAL

GENERAL INFORMATION

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75, with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST.

ADJACENT LAND USE CHARACTERISTICS	
North	Cypress Banks DRI (zoned PDMU/WP-E/ST Colonial Apartments and office development River Club DRI (zoned PDR/WP-E/ST)
South	Lakewood Ranch Corporate Park DRI (office and industrial uses in Sarasota County) The Villages of Lakewood Ranch South DRI (future residential and commercial uses in Sarasota County)
East	Concession residential development (zoned PDR/WP-E-ST)
West	Cooper Creek DRI (commercial development across I-75 and zoned PDMU/WP-E/ST)

ENTITLEMENTS

Existing

To date, the following have been completed, are under construction or received some level of detailed site plan approval: 1,475 single family units, 88 single family attached units, 1,285 multi-family units, 483,530 square feet of regional commercial, 120 hospital beds, 52,764 neighborhood commercial, 799,941 square feet of office, 18,603 square feet of industrial, and 215 hotel rooms.

Remaining Entitlements *

Residential	1,092 units (27% of total)
Regional Commercial	193,976 sf (28% of total)
Hospital Beds	30 beds (20% of total)
Neighborhood Commercial	88,534 sf (63% of total)
Business	222,028 sf (22% of total)
Industrial	None remaining
Hotel Rooms	405 rooms (65% of total)

*as of the last reporting period February 23, 2012 - February 22, 2014

According to the February 23, 2012-February 22, 2014 Biennial Report, the following development has been completed during this reporting period:

Residential: 47 single family detached and 28 multi-family units
 Commercial/Retail: 34,992 square feet

There are no revisions proposed to any of the development totals or uses previously approved for the University Lakes Development of Regional Impact. A review of the specific requests follows, below:

REQUESTS

- 1 Revise dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21.**

ANALYSIS

Parcel 21 (a/k/a Town Center) is identified on the General Development Plan as a "Regional Commercial" site, allowing a variety of land uses (with noted exceptions) , including, but not limited to, residential, office, retail and hotels. Each of these land uses is prescribed a maximum building height within the dimensional standards table on both the Plan and within the Zoning Ordinance. While office and hotel uses on this parcel are permitted to have a maximum building height of 10 stories, multi-family buildings are limited to only 5 stories.

From a visual impact perspective, the use of the building is inconsequential. Clearly, thought was given by the County to the appropriateness of building height on this parcel, and 10 stories were found to be appropriate. This application seeks to recognize, in General Notes #2, footnote "e," the ability to allow 7 story buildings on Parcel 21 for buildings devoted to multi-family residential dwelling units. This revision will enhance the urban environment which is desired in the Town Center. In the adjacent parcel, Parcel 15, Residential uses are allowed with a height of nine (9) stories and hotels are permissible with a height limit of 10 stories. Therefore, the requested increase in height is in accordance with surrounding development and will enrich the metropolitan feel of the Town Center.

General Note 2 on the GDP is proposed to change the lot width for single family attached units (cluster villas) to a 24 feet width, with a corresponding lot size of 2,400 sq. ft. The purpose of this modification is to accommodate variation in the housing products that may be offered.

General Note 2.a. of the GDP is proposed to clarify where the minimum lot width will be established for each unit type.

General Note 2.f. of the GDP is proposed to be deleted because establishing larger minimum lot sizes south University Parkway is no longer warranted due to the development trends in Manatee and Sarasota Counties. Additionally, lands south of University Parkway will be developed as a part of the unified plan for the Villages of Lakewood Ranch South.

A scrivener's error is also necessary for General Note 1 – Permitted Uses of Tracts Shown. The correct phrasing of the note should be, "Multi-Family tracts are primarily intended to be developed with multi-family dwellings and related accessory uses. Also allowed, are uses as permitted in the RMF district and residential resort units."

2 Modify Affordable Housing conditions to be consistent with current practices.

ANALYSIS

Affordable Housing Conditions R(3), R(4) and R(5) are proposed to be updated, to provide a consistency with other Lakewood Ranch DRIs, as follows:

R.(3) Maximum home sale prices shall correspond to values as provided in the Manatee County Maximum Income Limits Table. These limits are updated periodically by Manatee County and shall be utilized accordingly. The maximum sale price in effect at the time of sale of a workforce housing unit is executed shall apply.

R.(4) Maximum rental rates shall correspond to values as provided for in the Fair Market Rent Documentation System. These rates are updated periodically by Manatee County and shall be utilized accordingly. The rental rate in effect at the time a unit is constructed and available for lease shall apply.

R.(5) The Developer shall include in its biennial report data showing the number and sale prices of workforce housing units sold and the number and rental rate of qualifying rental units constructed during the reporting period. The biennial report shall also include the current Manatee County Maximum Income Limits Table and the current Fair Market Rent Documentation System. Only those units that have a sale price equal to or less than the maximum allowable home sales price or a rental rate equal to or less than the maximum allowable rental rate, as provided in R.(3) and R(4), shall be counted toward the required mitigation.

3 Update the phasing and build-out dates to reflect legislatively-approved extension.

ANALYSIS

Phasing and Build-Out dates need to be revised to reflect legislatively approved extensions, particularly the Extension for Tolling and Extension of Permits and other authorizations under Executive Orders for Tropical Storm Debby (12-140, 12-192, and 12-217; and Executive Order for Tropical Storm Isaac (12-199) consistent with the extension confirmation letter.

4 Revise corresponding stipulations to achieve consistency with the new dimensional standards.

ANALYSIS

Land Use Condition Q.(1) must be revised to demonstrate the minimum lot width for single family attached units, consistent with the GDP notes.

Land Use Condition Q(11) is proposed to be deleted, as the minimum lot size of a dwelling unit is based on market factors, and should remain flexible.

Land use Conditions Q(24) and Q(25) are proposed to be deleted, as they are dimensional standards and are addressed in Condition Q(1) and General Note 2 – Minimum Lot Size, Setbacks, and Heights on the General Development Plan.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the Zoning Ordinance for University Lakes, with the amendments, as shown in ~~strike-thru~~ and underline format in the attached Ordinance PDMU-92-01(G)(15).

ATTACHMENTS:

1. Applicable Comprehensive Plan Policies
2. Ordinance PDMU-92-01 (G)(R15) in strike-thru/underline format
3. Summary of Development
4. Copy of Newspaper Advertising

ATTACHMENT 1
APPLICABLE COMPREHENSIVE PLAN POLICIES

Objective: 2.1.2 **Geographic Extent of Future Development:** Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2025.

Policy: 2.1.2.2 Limit urban sprawl by prohibiting all future development to the area east of the established FDAB except as follows:

- a. small commercial development providing for the needs of the agricultural community,
- b. Agro-Industrial and industrial development where associated with approved mining operations,
- c. Residential development in excess of 0.2 du/ga during the following:
 - 1) farm worker housing
 - 2) residential within Myakka City
 - 3) legal lots of record prior to May 11, 1989
 - 4) redevelopment per policy 2.9.3.2
 - 5) projects obtaining Special approval from the Board of County Commissioners which implement significant clustering provisions for the protection of open space and agricultural operations.
- d. Plan amendments resulting from a change in the Future Land Use Concept.

Such uses shall be allowed, only if developed consistent with all Goals, Objectives and Policies of this Comprehensive Plan.

Policy: 2.1.2.6 Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.

- Policy: 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:
- consideration of existing development patterns,
 - types of land uses,
 - transition between land uses,
 - density and intensity of land uses,
 - natural features,
 - approved development in the area,
 - availability of adequate roadways,
 - adequate centralized water and sewer facilities,
 - other necessary infrastructure and services.
 - limiting urban sprawl,
 - applicable specific area plans,
 - (See also policies under Objs. 2.6.1 - 2.6.3)
- Policy: 2.2.1.9 **RES-1:** Establish the Residential-1 Dwelling Unit/Gross Acre future land use category as follows:
- Policy: 2.2.1.9.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a low density suburban residential environment, or a clustered low density urban residential environment where appropriate, and which may be utilized for compatible agricultural activities in the short-term, while recognizing that suburban or clustered urban uses are the preferred long-term land use for these areas. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these suburban or urban areas.

Policy: 2.2.1.9.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5):
 Suburban or urban residential uses, neighborhood retail uses,
 short term agricultural uses, agriculturally-compatible residential
 uses, farmworker housing, public or semi-public uses, schools,
 low intensity recreational uses, and appropriate water-
 dependent/water-related/water-enhanced uses (see also
 Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.9.3 Range of Potential Density/Intensity:

 Maximum Gross Residential Density:
 1 dwelling unit per acre

 Maximum Net Residential Density:
 2 dwelling units per acre
 or
 6 dwelling units per acres (see 2.2.1.9.4(b) and (c) for
 explanation)

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

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

Policy: 2.2.1.9.4 Other Information:

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

 b) Maximum net residential density within areas which are
 predominantly developed at a net residential density of 2
 du/ga or less, or where existing development has not
 utilized "clustering" to achieve a net density which is
 significantly greater than gross density, shall be limited to
 a 2 dwelling units/acre on any part, or all, of a proposed
 project.

 c) Maximum net residential density within areas which are
 generally undeveloped, or which have experienced
 development which has predominantly utilized
 "clustering" to achieve net densities which are
 significantly greater than gross densities of the same
 projects(s), shall be limited to 6 dwelling units per acre on
 any part, or all of any proposed project. Net densities
 greater than 6 dwelling units per net acre may be
 considered within the WO (Evers) or CHHA Overlay

Districts, pursuant to policies 2.3.1.5 and 4.3.1.5, to maximize protection of natural resources and to maximize reserved open space.

- d) Any project containing any net density in excess of 1 dwelling unit per acre shall require special approval.
- e) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

Policy: 2.2.1.21 **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 functionally classified roadways. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high 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

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

Maximum Net Residential Density:
 20 dwelling units per acre

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

Maximum Floor Area Ratio: 1.0

2.0 inside the CRA's and UIRA.

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

Policy: 2.2.1.21.4

Other Information:

- a) All projects require special approval and are subject to the criteria within b, c, d below, unless all the following are applicable:
1. The proposed project consists of a single family dwelling unit located on a lot of record which is not subject to any change in property boundary lines during the development of the proposed land use, and
 2. The proposed project is to be developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
- b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- c) Development in each area designated with the Mixed Use category shall:
- contain the minimum percentage of at least three of the following general categories of land uses;
- 10 %Residential,
 - 10 %Commercial / Professional,
 - 10 %Light Industrial / Distribution,
 - 5 %Recreation / Open Space,
 - 3 %Public / Semi Public,
- d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to

the County:

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

Policy: 2.2.1.26 **ER:** Establish the Estate Rural future land use category as follows:

Policy: 2.2.1.26.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on Future Land Use Map, areas which are established for a clustered, low density suburban residential environment which includes large tracts of open space which may be utilized for compatible agricultural activities, low intensity recreational use, environmental protection or other open space which serve as transitional buffers between suburban development and rural / agricultural development. Also, to provide for a complement of residential support uses normally utilized during the daily activities of the residents of these areas.

Policy: 2.2.1.26.2 Range of potential uses: (See Policies 2.1.2.3 – 2.1.2.7, 2.2.1.5): Clustered suburban residential uses, neighborhood retail, 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 Objective 2.3.1 and 2.10.4).

Policy: 2.2.1.26.3 Range of Potential Density / Intensity:

Maximum Gross Residential Density:
 0.2 dwelling units per acre

Maximum Net Residential Density:
 1 dwelling unit per acre (except in WO)

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

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

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- Policy: 2.2.1.26.4 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) Any non-residential project exceeding 3,000 square feet of gross building area shall require special approval.
- 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: 2.6.2.1 Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.
- Policy: 2.6.2.9 Require a gradual transition in density and utilize the mitigation techniques under objective 2.6.1 when siting residential development adjacent to non-residential uses.

- Policies: 2.9.1.1 Minimize the development of residential projects which create isolated neighborhoods.
- Policies: 2.9.1.9 Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)
- Policy: 2.9.4.1 Maintain all interstate connectors as "Entranceways" to permit implementation of special landscaping, project design, and signage control criteria to achieve a boulevard image and positive sense of place.
- Policy: 2.9.4.2 Develop Corridor Plans on primary travel routes into and through the urban area of Manatee County creating a positive sense of place.
- Objective: 3.2.1 **Potable Water Quality:** Maintain or improve the water quality and quantity in Lake Manatee, Evers Reservoir, and Peace River Watershed Overlay (WO) Districts for the purpose of ensuring a continued supply of drinking water at lowest possible cost to the current and future residents of Manatee County and component jurisdictions.
- Policy: 5.2.2.3 Designate where determined to be necessary by the Board of County Commissioners, any roadway shown on the Future Traffic Circulation Map (Map 5E) as a "controlled access facility," as defined herein. This designation should not be confused with the category of roadway used for functional classification purposes called "limited access facility". Also, for any controlled access facility, limit the rights of abutting lands to direct or indirect access to the facility in a manner specific to that facility. Furthermore, to prohibit the issuance of a Certificate of Level of Service Compliance on any project unless project design meets all criteria adopted for adjacent controlled access facilities. A list of approved intersections may also be developed for each controlled access facility to identify permitted access points to the facility.

All "entranceways," as described in Policies 2.9.4.1 & 2.9.4.2, shall also be designated as controlled access facilities, with access limitations specified at time of defining the extent of these facilities pursuant to Policies 2.9.4.1 & 2.9.4.2.

At a minimum, the following roadways shall be considered as Manatee County Designated "Controlled Access Facilities":

- 1) University Parkway between U.S. 301 and SR70.
- 2) State Route 70 between I-75 and Verna Bethany Road.
- 3) State Route 64 between I-75 and Verna Bethany Road.
- 4) U.S. 301 between I-75 and North Manatee County line.
- 5) U.S. 41 between 49th Street East (Experimental Farm Road) and north Manatee County Line.

All Manatee County "Controlled Access Facilities" shall be shown on the Future Traffic Circulation Map (Map 5E) via the plan amendment process, and a description of access limitations shall be contained in land development regulations developed pursuant to Section 163.3202, F.S.

- Policy: 5.2.2.10 Minimize the utilization of I-75 and I-275 as roadways for meeting local travel demand by establishing a future land use map and related policies that shall encourage highly integrated multi-use projects, and varied complementary projects, in close proximity to interstate highway interchanges to increase internal trip capture within and between such projects.
- Policy: 5.2.3.1 Prohibit the issuance of certain development orders unless compliance of the particular project is established, at time of review of development orders listed under 2.4.1.1.(1)-(4), with regard to adopted infrastructure and performance (level of service) standards. Compliance shall be established only when the development order is issued at the same time, or following, the issuance of a Certificate of Level of Service Compliance for that project, as described in policies under Objective 2.4.1. Adopted level of service standards are listed in policies under Objective 5.1.2 above.
- Policy: 9.2.3.2 Require that new development pay for the full cost of installation of all wastewater collection system components which are needed on and off the development site to provide wastewater service to the site, and to meet adopted level of service standards, and Policy 9.1.2.3.
- Policy: 9.2.4.6 Request for connection to Manatee County's central sewer system may be denied based solely on the developments location outside the Future Development Area Boundary.

- Policy: 9.6.1.1 Require new development within the potable water service area to connect to the County potable water system, including installation of any necessary off-site transmission lines.

- Policy 9.6.2.2 Require that new development pay for the full cost of installation of all water distribution system components which are needed on and off the development site to effectuate potable water service to the site to meet adopted level of service standards.

SUMMARY OF DEVELOPMENT

- June 1, 1992 University Lakes Zoning Ordinance was originally approved to allow a mixture of land uses, including residential, commercial, business (industrial and offices) and recreation on 2,352.7 ± acres
- October 28, 1993 Amended the Zoning Ordinance and General Development Plan to allow for an exchange of uses under a 380 Review Agreement
- January 25, 1996 Amended the Zoning Ordinance to add 69.8 acres without increasing development totals
- October 22, 1997 Amended the Zoning Ordinance to extend the buildout and expiration dates, modify the site plan, employ the land use tradeoff, and make other various changes
- December 11, 1997 Amended the Zoning Ordinance to allow a hospital use in Phase 2
- October 27, 1998 Amended the Zoning Ordinance to allow a land use exchange to reduce industrial square footage and increase residential and commercial square footage
- February 22, 2000 Amended the Zoning Ordinance to add an access point, modify land use entitlements, and other relevant changes
- October 23, 2001 Amended the Zoning Ordinance to approve a land use exchange that decreased industrial and commercial square footage and increased office entitlements
- December 18, 2001 Amended the Zoning Ordinance to modify land use entitlements to allow the addition of 300 hotel rooms
- August 26, 2003 Amended the Zoning Ordinance to extend phasing dates, swap land with the Cypress Banks DRI, and other modifications
- October 19, 2004 Amended the Zoning Ordinance to add 1,804.7 acres (east of Lorraine road); add ten access points for new internal roadways; increase 350 single-family detached dwelling units, decreased 450 hotel rooms, and other changes to acreages and entitlements
- October 16, 2007 Amended the Zoning Ordinance and General Development Plan to increase hotel rooms by 450, amend locations and sizes of various development areas, and other changes as needed
- August 7, 2008 Amended the Zoning Ordinance and General Development Plan to allow a land use exchange to increase General Commercial square footage by 105,928 sq. ft.; decrease 32 single family detached

dwelling units in Phase IV; decrease 70 multi-family dwelling units in Phase IV; decrease 39,803 sq. ft. of Neighborhood Commercial in Phase IV; and 226, 908 sq. ft. of Office from Phase II, amend Table C (Development Components) and Table D (Phasing Schedule) and other minor changes as needed.

October 25, 2011

Amended the Zoning Ordinance and General Development Plan to allow the reallocation of entitlements to several parcels: 100 multi-family units from Parcel 53 to Parcel 15; 16,791 square feet of non-residential sq. ft. from Parcel 15 to Parcel 4/5, and 255 hotel rooms from Parcel 15 to Parcel 4/5; amended Stipulation Q(1). No corresponding changes to the Development Order were required

July 17, 2012

Amendments to the Zoning Ordinance and General Development Plan to recognize the revocation of the 380 Agreement, modify Transportation conditions, modify the Affordable Housing condition, update the expiration and build out dates of the project and update terminology changes, Department references and other minor changes

MANATEE COUNTY ZONING ORDINANCE

PDMU-92-01(G)(R1415) SCHROEDER-MANATEE RANCH, INC.
(AKA SMR Communities Joint Venture, a Florida general partnership)
(UNIVERSITY LAKES)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, RELATING TO LAND DEVELOPMENT, APPROVING AN ~~AMENDED-REVISED~~ ZONING ORDINANCE AND A REVISED GENERAL DEVELOPMENT PLAN INCLUDING THE FOLLOWING REVISIONS: ~~TO REVISE DIMENSIONAL TABLE FOOTNOTES ON THE GENERAL DEVELOPMENT PLAN AND IN CONDITION Q.(1) RELATIVE TO MAXIMUM BUILDING HEIGHT ON PARCEL 21; MODIFY DIMENSIONAL STANDARDS FOR SINGLE-FAMILY ATTACHED UNITS; REVISE CORRESPONDING STIPULATIONS TO BE CONSISTENT WITH THE NEW DIMENSIONAL STANDARDS; ELIMINATE MAXIMUM INCREASE IN LAND USE EXCHANGES (TABLE C - COLUMN E), TO RECOGNIZE THE REVOCATION OF THE DEVELOPMENT REVIEW AGREEMENT THAT REQUIRED THE COMBINED REVIEW OF UNIVERSITY LAKES AND LAKEWOOD RANCH CORPORATE PARK FOR CERTAIN PURPOSES AND TO MODIFY TRANSPORTATION CONDITIONS BASED UPON SUCH REVOCATION; MODIFY AFFORDABLE HOUSING CONDITIONS CONSISTENT WITH CURRENT PRACTICES; UPDATE CONDITIONS TO REFLECT COMPLIANCE WITH REQUIREMENTS CONTAINED THEREIN; PROVIDE FOR FLEXIBILITY IN UNIT ALLOCATION AMONG PARCELS;~~ UPDATE THE PHASING AND BUILDOUT DATES TO REFLECT LEGISLATIVELY APPROVED EXTENSIONS; OTHER MINOR AMENDMENTS AND AMENDMENTS FOR INTERNAL CONSISTENCY. AMENDING THE GENERAL DEVELOPMENT PLAN AND ZONING ORDINANCE TO SHOW THESE CHANGES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. AMENDMENT AND RESTATEMENT OF ORDINANCE PDMU-92-01(G)(R142) AS MODIFIED BY ORDINANCE PDMU-92-01(G)(R13). Ordinance PDMU-92-01(G)(R142), ~~as modified by Ordinance PDMU-92-01(G)(R13),~~ is hereby amended and restated in its entirety. All prior zoning ordinances shall be superseded by this Ordinance.

Section 1. FINDINGS OF FACT. The Board of County Commissioners of Manatee County, after considering the testimony, evidence, documentation, application for amendment of the Zoning Ordinance and the General Development Plan for University Lakes, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. The Planning Commission has held duly noticed public hearing on ~~November 8, 2012~~ _____ and found the application and the revised General Development Plan consistent with the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and recommended approval of the application and

General Development Plan by the adoption of this Ordinance.

- B. The Board of County Commissioners held a public hearing on, ~~December 6, 2012~~, regarding the proposed revised General Development Plan described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and further considered the information received at the public hearing.
- C. The proposed revised General Development Plan regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, as amended, (the Manatee County Comprehensive Plan).
- D. The University Lakes Zoning Ordinance was originally approved on June 1, 1992 and amended on October 28, 1993. The approved project consisted of a mixture of land uses, including residential, commercial, business (industrial and offices), and recreation on 2,352.7 acres.

On January 25, 1996, the Zoning Ordinance was amended to add 69.8 acres without increasing development totals.

On October 22, 1997, the Zoning Ordinance was amended to extend the buildout and expiration dates, modify the site plan, employ the land use tradeoff, and make other various changes.

On December 11, 1997, the Zoning Ordinance was amended to allow a hospital use in Phase II.

On October 27, 1998, the Zoning Ordinance was amended to allow a land use exchange to increase the amount of single-family residential and office uses in Phase I and decrease the amount of multifamily and industrial uses in Phase I.

On February 22, 2000, the Zoning Ordinance was amended to add an access point, modify land use entitlements and other relevant changes.

On October 23, 2001, the Zoning Ordinance was amended to approve a land use exchange that decreased industrial and commercial square footage and increased office entitlements.

On December 18, 2001, the Zoning Ordinance was amended to modify land use entitlements to allow the addition of 300 hotel rooms.

On August 26, 2003, the Zoning Ordinance was amended to extend phasing dates, swap land with the Cypress Banks DRI, and other modifications.

On October 19, 2004, the Zoning Ordinance was amended to add 1,804.7 acres (east of Lorraine road); add ten access points for new internal roadways; increase single-family detached dwelling units by 350 units, decreased 450 hotel rooms, and other changes to acreages and entitlements.

On October 16, 2007, the Zoning Ordinance and General Development Plan were amended to increase hotel rooms by 450, amend locations and sizes of various development areas and other changes as needed.

WHEREAS, on or about July 9, 2008, the Development Review Agreement entered into by and between DCA, TBRPC, SWFRPC and SMR related to the University Lakes DRI, among other matters, was revoked by mutual agreement and is of no future force or effect.

On August 7, 2008, the Zoning Ordinance and General Development Plan were amended to approve a land use exchange to add 105,928 square feet of General Commercial by: decreasing single-family detached dwellings by 32 in Phase IV; decreasing multi-family units by 70 in Phase IV; decreasing Neighborhood Commercial by 39,803 square feet in Phase IV, decreasing Business Office by 226,908 square feet; amended Tables C and D to reflect these changes and other minor changes as needed.

On October 25, 2011, the Zoning Ordinance and the General Development Plan were amended to modify dimensional criteria conditions related to Business Parcel 15 and to reallocate 100 multi-family units from Parcel 53 to 15, reallocate 16,791 square feet of non-residential square footage from Parcel 15 to Parcel 4/5.

~~On July 17, 2012, the applicant submitted amendments to the General Development Plan and Zoning Ordinance that include the recognition of the revocation of the development review agreement that required the combined review of University Lakes and Lakewood Ranch Corporate Park for certain purposes and to modify transportation conditions based upon such revocation; modification of affordable housing conditions consistent with current practices; updating conditions to reflect compliance with requirements contained therein; providing for flexibility in unit allocation among parcels; updating the phasing and buildout dates to reflect legislatively approved extensions; and other amendments for internal consistency.~~

~~On December 6, 2012, the Zoning Ordinance and General Development Plan were amended to eliminate maximum increases in land use exchanges, recognize the revocation of the Development Review Agreement that required the combined review of University Lakes and Lakewood Ranch Corporate Park for certain purposes and modified transportation conditions based upon such revocation, modified affordable housing conditions consistent with current practices, updated~~

conditions to reflect compliance with requirements contained therein, provided for flexibility in unit allocation among parcels, updated the phasing and buildout dates to reflect legislatively approved extensions, and other amendments for internal consistency.

Section 2. DEFINITIONS

Note: An asterisk (*) denotes that the word is defined.

- A. "Application for Development Approval*" (or ADA*) shall mean University Lakes Development of Regional Impact Application for Development Approval (May 31, 1991), the Sufficiency Response submitted by the Developer* on October 25, 1991, and Appendix E Cumulative Affordable Housing Analysis, the NOPC submitted on July 10, 1995, the second NOPC submitted on March 26, 1997 and amended on July 17, 1997, the NOPC submitted on August 28, 1997, and the NOPC submitted on December 31, 1998, on January 24, 2000 regarding the fifth NOPC; on September 21, 2001 regarding the sixth NOPC, on October 8, 2002 regarding the seventh NOPC; on October 22, 2003 regarding the eighth NOPC; and on October 19, 2004 regarding the ninth NOPC; and on October 16, 2007 regarding the 10th NOPC and on July 17, 2012 regarding the amendment to the Development Order.
- B. "Best Management Practices*" (BMP) 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 (BMP list of approved practices by Board resolution for Special Overlay Districts-Evers Reservoir and Lake Manatee Watershed Areas).
- C. "Cluster Villas*" shall mean a dwelling which is joined to another such unit in groups of at least two (2) or no more than nine (9) units by a common party wall, floor and ceiling, or connecting permanent structure such as breezeway, carport, or garage, where the dwellings are located on adjoining lots, such as townhouses, or on commonly owned lots.
- D. "County*" shall mean the Board of County Commissioners for Manatee County, or their designee(s).
- E. "Development Plans*" shall mean any Preliminary Site Plan issued by Manatee County or a site and development plan issued by Sarasota County.
- F. "Developer*" shall mean SMR Communities Joint Venture, a Florida general partnership, their heirs, assigns, designees, and successors in interest as to the Project* and all its conditions of approval.
- G. "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.

- H. "District*" shall mean any unit of local special purpose government formed pursuant to Chapter 190, F.S., or any similar entity such as a Municipal Service Taxing Unit or Municipal Service Benefit Unit, from time to time created or previously existing, which acts in accordance with applicable law and regulations, to finance or fund: (i) the cost of such actions as the planning, acquiring, constructing, equipping, installing, operating, and maintaining various community facilities; (ii) the cost of providing certain community services; (iii) contributions of funds to other governmental and non-governmental entities with respect to such facilities, services, or related Development Order commitments and conditions; and (iv) satisfaction of any of the commitments and conditions contained in this Development Order related to the foregoing. It is declarative of the intent of this Development Order that any commitment or condition of this Development Order may be directly performed or satisfied by any District* which properly operates within its scope of authority. Such performance or satisfaction of shall not be deemed or construed to constitute the discharge of any obligation of the Developer*.
- I. "Dwelling, Single-Family Semi-Detached" shall mean a one (1) family dwelling which is joined to no more than one (1) other such unit by a common party, wall, a common floor/ceiling or connecting permanent structure such as breezeways, carports, garages, screening fences, or walls, where such two (2) dwelling units are also located on adjoining individual lots such as duplex dwellings which have been divided into two (2) dwelling units on separate lots.
- J. " SRPP*" shall mean the TBRPC's Future of the Region, A Comprehensive Regional Policy Plan for the Tampa Bay Region, adopted June 23, 1987 and amended in 1989.
- K. "Fair Market Rent Documentation System" shall mean a system established by the Department of Housing and Urban Development (HUD that provides complete documentation of the development of the Fair Market Rents (FMRs) for any area of the country. FMRs are developed and updated from the metropolitan Core-Based Statistical Areas (CBSAs) as established by the Office of Management and Budget.
- L. "Funding Commitments*" shall mean to assure the completion of any improvement required by this Development Order, or any combination of the following: 1) binding commitments for the actual construction with the posting of a cash bond, or irrevocable letter of credit in a form satisfactory to the County* for construction to be completed when the improvement is required as referenced in Tables A and B of this Development Order; 2) actual construction; 3) the placement of the improvements in the first year of the Capital Improvements Element of the appropriate County or the current year plus the first two years (or current plus first

four years for FIHS facilities) of the Adopted Five-Year Work Program of the Florida Department of Transportation; or 4) a commitment for construction and completion of the required roadway improvements, pursuant to a Developer Agreement which, if approved by the parties, shall be incorporated in this Development Order through an amendment of the Development Order, pursuant to Florida Statutes. Said Agreement shall include a construction timetable which will set forth the completion of the required improvements consistent with the time frames specified in Tables A and B.

- M. "Post-Development Wetlands*" shall mean any lands determined to be within jurisdictional limits defined by Chapter 62-340, Florida Administrative Code (F.A.C.) and implemented by the Florida Department of Environmental Protection (FDEP), or as defined within Chapter 40D-4, F.A.C., and implemented by the Southwest Florida Water Management District (SWFWMD), including any wetland mitigation areas approved as part of development for this Project*.
- N. "Project*" shall mean the land uses, phasing, and improvements described in the ADA* which are attributable to development on that property described in Section 4 herein and set forth on Revised General Development Plan attached hereto as Attachment #3.
- O. "Residential Resort Units*" shall mean residential dwelling units which are leased for less than 28 consecutive days.
- P. "Transportation Impact Area*" shall be defined as the roadway segments and intersections receiving transportation impacts where the traffic generated by the proposed phase or subphase shown on a proposed Preliminary Site Plan in combination with prior approvals of the Project* will be five percent (5%) (or whatever greater percentage may be employed from time to time by DEO TBRPC, or the County*, provided the more restrictive percentage shall be used) or more of the applicable Peak Hour Level of Service volumes. This area is generally depicted on Figure 21-2, dated July, 2012 (attached hereto as Attachment #4) which was based on data submitted with the ADA*.
- Q. "Vertical Development*" shall mean and shall be deemed to include the construction of new residential units and non-residential units or the reconstruction or addition to any such units.

Section 3. GENERAL DEVELOPMENT PLAN STIPULATIONS

Subject to the stipulations below, the revised General Development Plan, dated, ~~July, 2012~~ June, 2014 entitled UNIVERSITY LAKES, is hereby APPROVED to update conditions to reflect compliance with the requirements contained herein.

Transportation

A.(1) The revised and updated Phase I, II, III, and IV University Lakes transportation analysis determined the need for the improvements described in Table A below.

**Table A
 Improvements**

Improvement Number	Location	PM Peak Hour LOS Prior to Improvement LOS	Applicable Peak Hour LOS Standard	Development Traffic as A % of LOS Peak Hour Capacity	Required Improvement to Restore LOS	Improved LOS	Total PM Peak Hour External Trips Before Need*
1	I-75 SB off-ramp at Fruitville Rd.	E	D	7.6	Extend ramp lane 200 feet	D	3681

This column represents the cumulative number of peak hour external trips for the Project before the need of the identified improvements for the respective phase. Land Uses as depicted in Table 2 for University Lakes which may be constructed prior to requiring that the listed improvements be constructed or subject to a funding commitment.

Note: Design details of the improvements shall be determined in Construction Plan permitting phase.

A.(2) The improvements listed in Table A include critical improvements for the development of Phase I, II, III and IV of the Project*.

In the event that Funding Commitments* for transportation improvements are only adequate to permit approval of a portion (subphase) of the Development, the capacity and loading of transportation facilities in the Transportation Impact Area*, shall be limiting factors in any subsequent approvals. A subphase analysis has been performed and cumulative subphase for the Project* has been identified in Table A together with subphase time frames that were used in the subphase study.

An initial subphase of 3,681 external p.m. peak hour trips for the Project* has been identified as requiring no additional transportation improvements. The Developer* shall, at the time of each application for Final Site Plan approval, furnish to the County* an accurate, up to date report of the amount of development, defined in terms of external p.m. peak hour trips, which has previously been permitted in the Project*. The Developer* shall not be entitled to a Final Site Plan approval which would result in the cumulative number of external p.m. peak hour trips for the Project* to exceed the applicable subphase threshold unless Funding Commitments* have been obtained for the improvements required for such subphase.

In the event that the total external p.m. peak hour trips projected to be generated by

the Project* has exceeded the levels described in Table A for the appropriate uncommitted improvement, no further Final Site Plan approvals shall be granted unless the Developer* has prepared an analysis which identifies the revised dates by which said improvement would be required under the new subphase analysis. The Development Order shall be amended to reflect these revised trip levels.

The Developer* shall be bound by the subphase external trip threshold and schedules set forth in Table A, unless the Developer* files an amendment to this Development Order pursuant to § 380.06 and provides the County*, an updated subphase traffic analysis for the Transportation Impact Area* that will result from the completion of construction of all of the previously permitted development in the Project* plus that to be generated by the next subphase for which the Developer* is seeking approval, and such proposed change is approved. Each updated traffic analysis shall serve to verify the findings of the DRI traffic analysis (referenced in Table A) or shall indicate alternate transportation improvements or mechanisms which, when implemented, will maintain the roadways and intersections referenced in Table A at the appropriate Level of Service. In the event that the new analysis demonstrates the need for alternate improvements or different subphase thresholds, the Development Order may be amended to reflect the revised subphases or improvements. With each Preliminary Site Plan application, the Developer* shall submit to the County* a limited traffic study which shows the following:

1. External P.M. peak hour trips for the submitted subphase, plus all previously approved subphases, to demonstrate whether any improvements in Table A will be required; and,
2. An assessment of the estimated traffic operations and turning movements together with the conceptual design of the driveways, serving the project covered by the Preliminary Site Plan application.

Any revised transportation analysis for the Project* shall utilize the adopted Manatee County Level of Service, or that of any agency with jurisdiction, whichever Level of Service is higher, for determining deficiencies on all roads in Manatee County. If deficiencies exist on said roadways, then Funding Commitments* to correct such deficiencies shall be required in accordance with this Paragraph A.(2).

A.(3) The Developer* shall provide bicycle lanes as part of the roadway design for the collector facilities within the Project*. Inclusion of bicycle lanes as part of the roadway design does not mean the lanes themselves must be part of the roadway. That is, the lanes must be included in design but may be constructed separately or in separation from the roadway itself.

A.(4) The Developer* shall provide adequate sidewalks along all streets and roadways

throughout the Project* as required by the Manatee County Land Development Code.

A.(5) Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within the Project. At such time that MCAT has established a plan for service to the Project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the Project.

A.(6) Within three years of the effective date of the original Development Order or at the request of the County*, a biennial monitoring program consisting of peak hour traffic counts at the Project* entrances shall be instituted to verify that the projected number of external trips for the Project* are not exceeded. Counts will continue on an biennial basis through Project* buildout, and the information shall be supplied in the required Biennial Report. If a Biennial Report is not submitted within thirty (30) days of its due date, or if the Biennial Report indicates that the total external trips exceed projected counts for the Project* by 15 percent or more, Manatee County shall conduct a Substantial Deviation determination pursuant to Subsection 380.06(19), Florida Statutes. This change will be presumed to be a Substantial Deviation. The results of the Substantial Deviation determination may also serve as a basis for the Developer* or reviewing agencies to request Development Order amendments.

A.(7) The Developer shall seek to further the Transportation Systems Management ("TSM") objectives and Policies set forth in the Florida Transportation Plan by:

promoting ride sharing by public and private sector employees with the goal of increasing urban area peak hour automobile occupancy rates through expanded ride sharing efforts and

-by promoting the use of transit and other high occupancy vehicles with the goal of increasing peak hour occupancy rates.

A summary of TSM implementation measures and results shall be included as a part of each Biennial Report.

A.(8) The Developer* shall submit a Preliminary Site Plan for Phase I, or any subphase thereof, within twenty-four (24) months of the effective date of this Development Order. **(Completed)**

A.(9) The schedules of listed improvements may be adjusted at the Developer's* request with submission of adequate data to support any such adjustments, and the Development Order amended as needed in the event that the appropriate agencies determine that:

(a) The Project* is determined by the County* and TBRPC to be in a regional

activity center or otherwise designated for alternative levels of service or alternative percentage thresholds in accordance with applicable rules and regulations; or

- (b) The appropriate level of service standard for the particular roadway link or intersection is adjusted by the agency(ies) having jurisdiction over such link or intersection. In no event shall any level of service be adjusted if the result of said adjustment is to permit a lower level of service than established by that agency or agencies having jurisdiction at the time of the request for adjustment.
- A.(10) Access to and from the site will be in accordance with state and local access regulations unless limited by the General Development Plan or any conditions placed thereon, whichever is most restrictive.
- A. (11) As shown in the revised and updated traffic analysis for Phase I, II, III and IV of the Project*, net external P.M. peak hour vehicle trips shall be limited to 5,161 which includes net new external trips, pass-by trips, and Lakewood Ranch Corporate Park captured trips (2,329 enter trips/2,832 exit trips) for the Project*. The Developer* shall not be entitled to a Final Site Plan approval which would result in the number of external p.m. peak hour trips for the Project* to exceed this limit, and no further Final Site Plan approvals shall be granted unless the Developer* uses the statutory procedure to revise the traffic analysis and provide mitigation for any additional impacts.
- A.(12) The applicant shall be responsible for the costs of all traffic lights attributable to the development.
- A. (13) A road dedicated to Manatee County (that is non-CDD road) shall be constructed between University Parkway and Masters Avenue at a location approved by the Public Works Department. The location of the road shall be shown with the first Final Site Plan approved after October 19, 2004. The roadway shall be constructed with Phase IV of the development. Timing of construction within Phase IV will be determined by the Board of County Commissioners during approval of said phase.
- A. (14) The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners of the construction of a future north-south roadway described in Stipulation A.13 above.
- A. (15) At the time of Preliminary Site Plan, Final Site Plan and Construction Plan approval for each phase of the project, the developer shall be responsible for any additional on-site or off-site transportation operational and safety

improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.

Wetlands

- B.(1) The portions of the University Lakes site that meet the definition of Conservation or Preservation Areas as set forth in policies 10.1.2 and 10.3.1 of the Council's adopted (SRPP*) have been designated on Revised General Development Plan.
- (a) All wetlands and uplands on-site defined by Council policies as Preservation Areas, as shown on Revised General Development Plan shall be preserved. No dredging, filling, or development activities shall be allowed within Preservation Areas.
 - (b) All wetlands and uplands on-site defined by Council policies as Conservation Areas shall be protected from development as shown on Revised General Development Plan.
- B.(2) Except for wetland restoration or enhancement and naturally occurring fluctuations, no hydroperiod alteration shall be permitted in Preservation Areas as depicted on Revised General Development Plan. Natural annual hydroperiods, normal pool elevations, and seasonal high water elevations shall be substantially maintained or improved. Hydroperiod monitoring shall be required semi-annually in selected preserved wetlands and initiated prior to on-site construction activity and continued for three years for herbaceous wetlands or five years for forested wetlands following buildout of the subbasin surrounding each wetland monitored. If the hydroperiod monitoring results demonstrate that Project* activities are inappropriately altering the hydroperiod in Preservation Areas, such activities shall cease until remedial measures are implemented.
- B.(3) Any impacted wetlands, not required to be preserved in accordance with Condition B.(1) above and which are depicted as Conservation Areas on Revised General Development Plan, shall be mitigated in accordance with the Manatee County Comprehensive Plan and Land Development Code and the SRPP* Policies.
- B.(4) In addition to meeting the requirements of the Manatee County Land Development Code, the Developer* shall submit a wetland management and mitigation plan for the area to be developed to the County* for approval, and to TBRPC and SWFWMD for review prior to any wetland alteration. 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, and

methods for hydroperiod maintenance with a detailed narrative and construction plans for mitigated or significantly enhanced (as determined by the County*) wetlands.

The Developer* shall include the following details, at a minimum, in the wetland management and mitigation plan prepared for submittal to the County*:

- (a) Identification of existing dry and wet season site conditions;
- (b) Narrative descriptions/evaluations of all wetlands to be disturbed by wetland type;
- (c) Photographs and 24"x36" plans depicting conditions of the existing wetland creation site and proposed wetland creation plans. (This data shall demonstrate that the appropriate hydrologic requirements shall be provided);
- (d) Narrative descriptions of any proposed wetland restoration activities and related issues;
- (e) Estimated costs of wetland mitigation and restoration schemes including maintenance and monitoring for appropriate time periods; and
- (f) Mitigation plans shall also include:
 - (1) Area and location of plantings;
 - (2) Species to be planted and spacing;
 - (3) Elevations for plantings;
 - (4) Source of plants or mulch;
 - (5) Source of wetland soil and depth proposed; and
 - (6) Monitoring and maintenance plans.

B.(5) If allowable wetland losses require type-for-type (herbaceous or forested) wetland replacement in accordance with stipulation B.(3), mitigation for wetland losses shall be implemented prior to, or concurrent with, the wetlands being disturbed. Created wetlands and littoral shelves shall require monitoring and maintenance activities. Percent survival of plant species in the created wetland or littoral shelf shall meet or exceed Manatee County Comprehensive Plan and Land Development Code success criteria and the SRPP Policies. Yearly replanting and maintenance of the mitigation areas shall be required, if necessary, to ensure compliance with the conditions of the Development Order.

- B.(6) The Developer* shall provide buffering around all Post-Development Wetlands* to provide an upland transition into the wetland areas and to protect natural systems from development impact. All such buffers shall be in compliance with the Manatee County Land Development Code.

Vegetation and Wildlife

- C.(1) A cumulative assessment of the impacts of University Lakes and Lakewood Ranch Corporate Park on listed plant and animal species has been performed. The Developer* has provided open space for wildlife in the form of preserved wetlands and the wildlife corridor along Cooper Creek as depicted on Revised General Development Plan. In addition, Developer* shall retain large pines (>4" dbh) where possible in golf course rough for kestrel habitat and include and maintain open grassy areas in golf course rough for burrowing owl habitat. the specific locations of retained pines and open grassy areas shall be shown on the final development plan containing the golf course and shall be submitted to Manatee County for review and approval and to the Florida Wildlife Conservation Commission (FWCC) for comment. However, as the Developer* is planning a large wildlife management area on Lakewood Ranch Corporate Park, the Developer* has prepared a wildlife management, plan as revised June 16, 1992, for the 395 acre Open Use Conservation District within Lakewood Ranch Corporate Park which provides additional protection of any listed species found on University Lakes and Lakewood Ranch Corporate Park. The plan includes information on site maintenance, fire frequency, wetland management, and boundary protection.

In the event that Lakewood Ranch Corporate Park is not approved by Sarasota County with the 395 acre Open Use Conservation District within one (1) year of the effective date of this Development Order or if such Open Use Conservation District is reduced in size by more than ten (10) acres, then within one (1) year of either such date or action eliminated, the Developer* shall prepare a wildlife management plan to address the impacts of the Project* on any listed species found on University Lakes, except for the gopher tortoise. The FWCC found that a regionally significant population of gopher tortoise does not exist on University Lakes. However, any taking must comply with FWCC rules and the Developer* must obtain a gopher tortoise incidental take permit from the FWCC. If a management plan is prepared, pursuant to this paragraph, the plan shall be submitted to the FWCC and the Department of Community Affairs for review and to the County* for review and approval.

(Completed)

- C.(2) The Developer* shall provide small wildlife crossings (18" culverts) under roadways at the two locations where the Lakewood Ranch Boulevard and The Masters Avenue intersect with Cooper Creek. **(Completed)**
- C.(3) In accordance with applicable law, the Developer* shall coordinate with the Florida

Department of Agriculture and Consumer Services and the County* for proper relocation of any listed species found on-site in addition to the requirements of C.(1) above.

- C.(4) Representative tracts of all major natural upland vegetative communities (Live Oak, Pine-Mesic Oak, Pine Flatwoods, Temperate Hardwoods), as depicted on revised Map H, shall be set aside in their natural state to serve as conservation areas.
- C.(5) The removal of naturally-occurring vegetation shall be limited in accordance with the Manatee County Comprehensive Plan. This limitation shall not include the removal of diseased trees or vegetation, or exotic species, or other species approved by the County* consistent with the provisions of the Manatee County Comprehensive Plan.
- C.(6) Areas designated as Preservation Areas on Revised Map H shall be protected in perpetuity by conservation easement or other legal instrument approved by County*.
- C.(7) Prior to each Final Site Plan approval, the site shall be reevaluated for the presence of listed species. Where applicable, Wildlife Management Plans shall be approved by the Florida Fish and Wildlife Conservation Commissions or U.S. Fish and Wildlife Service prior to Final Site Plan approval. Relocation or Take Permits shall be obtained from the appropriate State or Federal Agency prior to commencement of construction.

Land

- D.(1) The Developer* shall initiate the following procedures to ensure erosion control during development of the Project*:
 - (a) Sod, seed, or plant embankment areas of stormwater detention or retention ponds;
 - (b) Sod, seed, mulch, or landscape cleared or disturbed areas as soon as possible after clearing and grading;
 - (c) Limit clearing and site work, construction, and clearing to areas needed for immediate development;
 - (d) Develop asphalt roads as soon as possible;
 - (e) Initiate landscaping before development work is completed on a site;
 - (f) Construct sediment basins at the start of each drainage system phase;
 - (g) Utilize straw filter barriers or filter fabric at discharge points including, but not limited to, temporary discharge points;

- (h) Install temporary sediment basins and perimeter dike systems as a first step in the grading process and inspect and clean out the temporary sediment basins on a regular basis; and
- (i) Preserve the existing natural vegetation along Foley Creek and Cooper Creek, as depicted on Revised Map H.

Air Quality

- E.(1) The Developer* shall, subject to applicable water quality standards, institute the following procedures to ensure dust control during development of the Project*:
- (a) Implement a watering program during excavation and dredge and fill operations;
 - (b) Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;
 - (c) Treat disturbed areas after clearing, grading, earth moving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;
 - (d) Keep soil stockpiles moist, or treat with soil binders or cover;
 - (e) Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;
 - (f) Remove dust producing materials as soon as possible.
 - (g) Maintain 15 mph or less vehicle and equipment speeds on temporary roads;
 - (h) Sod, seed, mulch, or landscape cleared or disturbed areas, including embankment areas, of stormwater detention or retention ponds as soon as possible after clearing and grading;
 - (i) Limit site work and construction to areas needed for immediate development;
 - (j) Develop asphalt roads as soon as possible;
 - (k) Initiate landscaping before development work is completed on-site; and
 - (l) Utilize water spray trucks to control dust generation in heavy construction areas.

- E.(2) Further Section 380.06(6), Florida Statutes, review will be required for air quality impacts, of Phase IV. This Development Order* must be amended prior to granting specific approval to Phase IV to address any air quality impacts and to specify any necessary mitigation prior to the commencement of said Phases. This review shall be a cumulative assessment of the Project*. (Completed)

Water Quality and Drainage

- F.(1) Prior to any site alteration associated with the Project*, the Master Drainage Plan* for the Project* shall be submitted to DER, SWFWMD, and EMD for review and to the County* for approval. **(The requirements of Condition F.(1) have been completed)**

The stormwater management system shall be designed, constructed, and maintained to meet or exceed the requirements of Chapter 62-25 and 40D-4, F.A.C. The stormwater management system shall be designed to comply with the provisions relating to the Evers Reservoir Watershed Protection Overlay District by providing treatment at 150% of the criteria found in Chapter 62-25 and 40D-4, F.A.C. An acceptable method for meeting such standards for the treatment of stormwater runoff for the majority of the site will be wet detention with effluent filtration utilizing the double underdrain system described in Exhibit 19-2 of the ADA.

- F.(2) 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 and may include a street cleaning program for parking and roadway areas within the Project*.
- F.(3) The Developer* shall be the entity responsible for maintaining the stormwater management system. The Developers* maintenance and inspection schedule for ensuring proper water quality treatment shall be submitted to the County* for approval, prior to site alteration activities associated with the Project*.
- F.(4) Stormwater discharge shall not cause the receiving water body to violate the limits defined in the Class appropriate to that water body. Where background conditions in the water body in question do not meet the applicable standards due to natural causes outside the control of the Developer*, site specific, alternative criteria may be established in conjunction with the County*.
- F.(5) Prior to any site alteration activities associated with the Project*, the Developer* shall implement a surface water quality and quantity monitoring program approved by the County*. **(Completed)** This program shall also be submitted to the City of Bradenton for review and comment prior to approval. The plan shall include provisions for the characterization of pre-construction, baseline water quality and quantity conditions of surface water entering and leaving the site. The surface water monitoring program shall also provide the monitoring of surface water quality

during periods of construction. In addition, the surface water monitoring program shall include an ongoing plan for monitoring of post-construction surface water quality. The surface water quality monitoring program required pursuant to this condition shall include an identification of the locations, frequency, duration of sampling, parameters to be monitored, collection and analytical methods, and reporting requirements. All water quality sample collections and laboratory analyses shall be made in accordance with USEPA/FDEP approved methodology. The laboratory performing the analyses shall be certified by the FDHRS and shall have an approved comprehensive quality assurance plan on file with the FDEP. Any violation of federal, state, or local water quality standards shall require corrective measures as required by that authority.

- F.(6) Prior to any site alteration activities associated with the Project*, the Developer* shall implement a groundwater monitoring program approved by the County* and NRD. This program shall also be submitted to the City of Bradenton for review and comment prior to approval. The plan shall include appropriate provisions for the characterization of the pre-development baseline water quality and water level conditions of the site's groundwater. The groundwater monitoring program required pursuant to this condition shall include an identification of well locations, sampling frequency, and sampling duration, as well as parameters to be monitored and applicable collection and analytical methods. **(Completed)**

Upon completion of the pre-development groundwater program, a report of results will be submitted to the County* for review and approval. In addition to the official laboratory results, the report shall include recommendations regarding monitoring during construction and post-construction. Any proposed construction and post-construction monitoring plans developed pursuant to this condition shall be submitted to the County* for review and approval. **(Completed)**

- F.(7) In the event that an overall watershed monitoring and reporting program is implemented and satisfies the intent of conditions F.(5) and F.(6), these programs may be discontinued upon the recommendation and approval of such by the County*. The City of Bradenton shall be notified prior to the approval of the discontinuance of this program.
- F.(8) To the extent required by applicable law, any shoreline banks created along on-site stormwater detention lakes shall include littoral zones constructed on slopes no steeper than a 4:1 horizontal to vertical ratio and shall be planted in, or allowed to be colonized by, diverse native emergent and submergent vegetation. The Developer* shall ensure, by supplemental replanting, if necessary, at least eighty-five percent (85%) coverage by native aquatic vegetation is established within the littoral zone (to include at a minimum the area between ordinary high water and ordinary low water) in accordance with applicable regulations.
- F.(9) The Developer* shall conduct biennial/annual inspections of the environmental swale

systems on the Project* site to ensure the swales are being properly maintained in keeping with their design and are capable of accomplishing the level of stormwater storage/treatment for which they were designed and intended. Verification of such inspection shall be supplied in each Biennial Report.

F.(10) Prior to any site alteration, the Developer* shall develop and submit for approval by the County* an Integrated Pesticide/Herbicide Management Plan (IPMP) and a Hazardous Materials Management Plan (HMMP). **(Completed)**

F.(11) The developer shall provide a drainage easement to Manatee County to accept stormwater for that portion of the following planned thoroughfare roadways that are located immediately adjacent to the project to accommodate the following planned build-out conditions. The developer shall design and construct the stormwater capacity for that portion of the following planned thoroughfare roadways within the project area and such design and construction shall be included in the SWFWMD permit documentation.

Lakewood Ranch Boulevard	4 lanes
Masters Avenue	4 lanes
University Parkway	
I-75 to Lakewood Ranch Boulevard	6 lanes
Lakewood Ranch Blvd. to east boundary	4 lanes
Lorraine Road	4 lanes
Bourneside Boulevard (Dam Road)	4 lanes

.Historical and Archaeological Sites

G.(1) The discovery of any historical or archaeological resources during development activities of the University Lakes Project* shall be immediately reported to the Florida Division of Historical Resources (FDHR). If the significance of an archaeological or historical site, discovered during development, is unknown and the site is to be impacted by Project* activities, additional testing shall be required at the site to determine significance. Disposition of such resources shall be determined in cooperation with the FDHR, TBRPC, and Manatee County. Treatment of the resources shall be completed before resource-disturbing activities are allowed to continue.

Water

H.(1) The Developer* shall participate, as required by Manatee County ordinances and consistent with any Developer Agreements, in any necessary expansion of potable water service to each phase or subphase of the Project* to assure that adequate potable water capacity exists to accommodate the Project*.

H.(2) The Developer* shall be responsible for maintenance and operation of any on-site

wells. These wells shall be operated in accordance with the SWFWMD rules and regulations. Any existing on-site wells not intended for potable or non-potable uses shall be plugged and abandoned in accordance with Rule 40D-3.041(1), Florida Administrative Code.

- H.(3) The Developer* shall require the installation of high efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices, if mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes). This will include the use of toilets requiring no more than 1.6 gallons per flush in all areas, and installation of self-closing or metered water faucets shall be required in all public and commercial restroom facilities.
- H.(4) The Developer* shall maintain all water lines and fire hydrants not dedicated to the County*.
- H.(5) The Developer* shall, to the extent non-potable water is available, use only non-potable water to meet non-potable water demands. For purposes of this Approval, "non-potable" water is defined as water emanating from any source other than a public water utility. The Developer* shall submit an acceptable plan to the County* and the TBRPC for the use of non-potable water on-site. The plan shall be completed prior to Final Site Plan approval for any phase or subphase and shall include an implementation timetable, as well as a determination of the availability and feasibility of using reclaimed wastewater or stormwater retention ponds for irrigation purposes, to the extent permitted by law. **(The last two sentences of Condition H.(5) have been completed)**
- H.(6) Adequate fire flow and water pressure shall be maintained within the Project's* water supply system.
- H.(7) The Developer* shall conform to and further the applicable rules and adopted guidelines of the SWFWMD in regard to protection of the groundwater resources in the Eastern Tampa Bay Water Use Caution Area (WUCA) to the extent then in effect.
- H.(8) The Developer* shall use the lowest quality water supply which meets the needs of the intended use, provided that such sources are economically feasible, practically available, and legally permissible.

A plan which investigates the use and feasibility of these alternatives shall be prepared by the Developer* and submitted with the first Biennial Report to TBRPC, SWFWMD, the County* for review and further action if warranted. **(Completed)**

- H.(9) For the purpose of potable and/or reclaimed water conservation, utilization of xeriscape principles are required in landscaped areas. Ecologically viable portions

of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall only be irrigated to the minimum extent required to ensure healthy vegetation.

Wastewater

- I.(1) The Developer* shall participate, as required by Manatee County ordinances or Developer Agreements in any necessary expansion of wastewater service to and consistent with any Developer Agreements for each phase or subphase of the Project* to assure that adequate wastewater capacity exists to accommodate the Project*.
- I.(2) No additional permanent septic system shall be permitted within the Project*.
- I.(3) Sewer lift stations shall be designed and equipped in accordance with County* regulations.
- I.(4) The Developer* shall submit to the County*, prior to each Final Site Plan approval, a monitoring plan to identify and correct any leaks or ruptures of the sewer lines which are maintained by the Developer*. This plan must be approved by the County* and should identify the entity responsible for the monitoring and a time schedule for conducting the inspections. Faulty lines shall be replaced as quickly as possible. A report of inspections, results, and repairs must be included in the Biennial Report.
- I.(5) The disposal of waste into the sewer system shall comply with the Manatee County Sewer Use Ordinance (Ordinance No. 98-28, as amended).
- I.(6) The Developer* shall implement a wastewater reuse system when feasible, as discussed in development condition H.(8) herein.

Solid Waste

- J.(1) Within one year of the effective date of the Original Development Order, or prior to issuance of subsequent Development Approvals* for any non-residential land use within the Project*, whichever occurs later, the Developer* shall prepare a hazardous substances (including bio-hazardous wastes) and a hazardous waste management plan which shall be reviewed by DEP, TBRPC, approved by the County*, and then distributed by the Developer* to non-residential land users within the Project*.
At a minimum, the plan shall:
 - (a) Advise of applicable statutes and regulations regarding hazardous wastes and substances, including Title III (Community Right-to-Know Law) of the Superfund Amendment and Reauthorization Act (SARA Title III) and the requirement to comply with these rules;

- (b) Provide a list of agencies which can be consulted regarding the types, sources, and volumes of waste and substances that are considered under the applicable statutes and agency rules to be hazardous and which must be stored or disposed of in specially designed containers;
- (c) Provide a list of agencies which can describe generally appropriate disposal methods;
- (d) Provide a list of agencies which can be consulted regarding the proper handling and disposal of hazardous substances and disposal of hazardous wastes;
- (e) Provide a list of agencies which can describe construction requirements for hazardous waste holding areas;
- (f) Describe a program to inform owners and tenants of the information contained in the Plan;
- (g) Provide a list of agencies which can describe typical spill clean up methods; and
- (h) Be updated and distributed to each non-residential land user annually.
(Said Plan has been approved)

- J.(2) All Project* tenants that generate hazardous waste shall be encouraged to utilize waste exchanges to the extent feasible. A report of such use shall be included in each Biennial Report.
- J.(3) The Developer* shall participate, as required by Manatee County ordinances or Developer Agreements in any necessary expansion of solid waste service to each phase or subphase of the Project* to assure that adequate solid waste capacity exists to accommodate the Project*.
- J.(4) Surface impoundments of hazardous materials and hazardous wastes, land treatment of hazardous materials and hazardous wastes, and landfills for hazardous materials and hazardous wastes are prohibited.
- J.(5) Individual Tenants shall be required to transport and dispose of hazardous waste in a manner consistent with applicable regulations through restrictive covenants. Individual Tenants shall be encouraged to develop permittable temporary on-site hazardous waste treatment and storage capabilities prior to transport and shall remove hazardous and toxic wastes from the site as soon as is practical. Such transportation of toxic and hazardous materials shall be performed by a company that is accredited by all appropriate agencies in the transportation and handling of

such materials.

- J.(6) All aboveground and underground pollutant storage tanks systems will be installed, monitored and managed according to applicable Federal, State, and Local regulations.

Recreation and Open Space

- K.(1) The Project* shall contain, at a minimum, 1,992.9 acres of open space. This acreage consists of 348.4 acres of recreational areas including golf courses, a 16.1 acre tennis/boat club, a 9.7 acre swim/tennis center and a 22.6 acre park. The open space also includes 674.3 acres of wetlands, 688.2 acres of lakes and 282.0 acres of common space consisting of wetland buffers, upland habitat, greenbelt and perimeter buffering.

Notwithstanding the above, if the County* should decide the 22.6 acres of park is not needed, then the Developer* shall be able to use the applicable parcel for residential development or as a school site, provided the number of dwelling units is not increased.

- K.(2) All recreation and open space areas not deeded to the County* or other state agencies shall be maintained as common open space through deed restrictions or owned by a property owners' association for the Project* or neighborhood within the Project*, as may be appropriate in accordance with the Land Development Code.
- K.(3) Except as described in K.(1) above, all recreation, park, and wetland sites, as shown on Revised Map H of the ADA*, shall not be utilized for other uses inconsistent with their designation on said map. Any proposal to change these uses shall be subject to a Substantial Deviation Determination if required by Subsection 380.06 (19), Florida Statutes.
- K.(4) The Project's* public parks and public recreational facilities shall be accessible to the elderly, the handicapped, and economically disadvantaged and may be subject to a reasonable agreement between the County* and the Developer* limiting the use as a park facility and times of operation.
- K.(5) Regardless of the ownership of the golf course facility(ies) within the project boundaries, the use of those lands for anything other than recreation shall be subject to a Substantial Deviation Determination if required by Subsection 380.06 (19), Florida Statutes.

Education

- L.(1) The Development shall dedicate an elementary school site either adjacent to, or

having direct access on, a constructed county-maintained right-of-way and meeting all State and Manatee County new school site requirements upon request by the School Board. The school site shall be deemed to be a part of the Phase I approvals for the Project* and shall be shown on an amendment to the General Development Plan unless dedicated off-site as may be allowed elsewhere in this condition. The dedicated school site shall be a minimum of 18 acres, depending upon the characteristics of the site selected and said site shall be selected from property shown as residential, commercial, or business on Revised Map H, and shall be reflected on a revised General Development Plan unless dedicated off-site as may be allowed elsewhere in this condition. If the Developer* and the County School Board agree, the dedicated school site may be located off-site on property owned by the Applicant*. If adjacent property is provided as a public park or for emergency services, this acreage may be reduced to a total of fifteen acres. (Completed)

- L.(2) If the County School Board should decide the school is not required or the selected location is inappropriate, the Developer* shall be permitted to exchange sites, to the School Board's satisfaction, and shall be permitted to use the originally selected parcel for residential development, provided the number of dwelling units approved for the Project* is not increased. Any such exchanges in school sites shall require an amendment to the General Development Plan. If additional recreational opportunities are required, the County* may require dedication of up to five acres of the designated school site parcel for active recreation. (No longer applicable. See Condition L.(1).)

Health Care, Police, and Fire

- M.(1) The Developer* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction and equipping of emergency service facilities for emergency medical services. 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 applicable. An agreement as to pro-rata share, mutually acceptable to the County* and the Developer*, shall be reached prior to December 31, 1997. Any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. **(Completed)**
- M.(2) The Developer* shall be responsible for contributing a pro-rata share of the cost of land acquisition, construction, and equipping of fire protection service facilities for fire protection services. 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 applicable. An agreement as to pro-rata share, mutually acceptable to the County* and the Developer*, shall be reached prior to the approval of the first Final Site Plan or Final

Plat for Vertical Development* for Phase I or any subphase thereof. Any pro-rata lump sum payment shall be creditable against the payment of impact fees, in accordance with applicable law. **(Completed)**

- M.(3) The Project* shall be designed and constructed to meet or exceed specifications of the applicable Fire Code.
- M.(4) The height of buildings allowed in the Project* shall not exceed that appropriate for the available water pressure and fire flows, or exceed the reach of available fire fighting equipment at the time of any Preliminary Site Plan approval for any phase or subphase.
- M.(5) Prior to approval of each Final Site Plan, the Developer* shall provide assurance for each increment of development that the site will be supplied to the extent required by applicable code with water lines of adequate size, and functioning fire hydrants in sufficient number and appropriate locations to accommodate fire fighting operations. Additionally, the Developer* shall provide calculations by a Florida registered engineer to the County* indicating that fire flow and water pressure to the site are adequate for fire protection purposes and written assurance from the Braden River Fire Department that the proposed locations of all fire hydrants and appurtenances are adequate prior to the issuance of any Certificate of Occupancy for the Project* by the County*.
- M.(6) The Manatee County Sheriff's Office shall provide typical police protection to each phase or subphase of the Project*. The Developer* shall participate, in accordance with applicable County* ordinances or Developer Agreements, in any expansion of such services necessary to serve the Project* or any phase or subphase thereof.

Economics

- N.(1) Excess infrastructure capacity constructed by the Developer* shall be at the Developer's* risk and shall not vest latter development rights not addressed in this approval.
- N.(2) The Project* shall promote entrepreneurship and small and minority owned business start-up, and encourage nondiscriminatory employment opportunities, pursuant to Policies 21.2, SCP and 21.5.3, SCRPP*, respectively.
- N.(3) The development and promotion of a day care system should be encouraged on site and any such day care system shall be in compliance with the Manatee County Land Development Code and any other applicable regulations.

Energy

- O.(1) Issuance of Development Approvals* for each phase or subphase shall be dependent upon the ability of electrical or gas utilities to meet the energy requirements of the development.
- O.(2) All Project* tenants, businesses, residents, etc. shall be notified in writing by the Developer* prior to occupancy that the following energy related practices are encouraged:
- (a) Use energy alternatives, such as solar energy, resource recovery, waste heat recovery, and cogeneration, where economically feasible;
 - (b) Obtain energy audits provided by energy companies or other qualified agencies;
 - (c) Install water heater timers and set water heaters at 130 degrees Fahrenheit or lower;
 - (d) Use landscaping and building orientation to reduce heat gain, where feasible, for all Project* construction;
 - (e) Promote energy conservation by employees, buyers, suppliers, and the public, as appropriate;
 - (f) Reduce levels of operation of all air conditioning, heating, and lighting systems during non-business hours, as appropriate;
 - (g) Institute and utilize recycling programs;
 - (h) Utilize energy efficient packaging or recyclable materials;
 - (i) Install total energy systems on large facilities when cost effective; and
 - (j) Elimination of advertising requiring lighting after business hours where feasible.
- O.(3) Incorporation of the energy conservation measures referenced on pages 265 and 266 of the ADA* shall be required. A progress report on the energy conservation measures shall be included as a part of each Biennial Report.

General Conditions

- P. (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, if required under the provisions of 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.

- P. (2) The Developer's* commitments set forth in the ADA* shall be honored, except as they may be superseded by specific terms of the Development Order.
- P. (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 Biennial Report, subject to approval by the County*.
- P. (4) All Development Approvals* shall be obtained prior to ~~August 5~~ December 4, 2027~~2028~~. This Development Order shall expire 5 years after the buildout date 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.
- P. (6) The Developer* shall make appropriate efforts to coordinate with, and inform the appropriate public authorities of, the feasibility of the proposed school site for hurricane shelter, building closings, security, safety precautions, and evacuation plans.
- P. (7) The Developer*, its successors, assigns, or transferees, shall submit Biennial DRI Reports in accordance with Sub~~s~~Section 380.06(18), Florida Statutes to the County*, TBRPC, the State Land Planning Agency, and other agencies, as may be appropriate, on February 22nd of every other 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 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 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 Biennial Report shall contain the following:
 - a. Any changes in the plan of development, or in the representations contained in the ADA*, or in the phasing or land uses for the reporting year and for the next years;

- b. A summary comparison of development activity proposed and actually conducted for the years;
- 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 original DRI site since the Development Order was issued;
- 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 DEO, 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 years;
- g. An indication of a change, if any, in local government jurisdiction for any portion of the Project* 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(15)(f), Florida Statutes;
- j. A statement that all persons have been sent copies of the Biennial Report in conformance with Subsection 380.06(15) and (18), Florida Statutes;
- k. Information on the actual prices and rents of housing units constructed relative to the then-current Department of Housing and Urban Development (HUD) affordable housing guidelines;
- l. Reports or information pursuant to pertinent conditions herein requiring copies of information to be provided in the Biennial Report. .

The substantial deviation criteria set forth herein are not applicable to land use exchanges which are authorized pursuant to Sections 4.B. and 4.C. of the Development Order. Additions to the amount of development in a particular land

use category resulting from the use of the exchange mechanism are permitted only in conjunction with the simultaneous reduction from another specifically approved use and do not authorize additional development beyond that which has received specific Development Order Approval.

- P.(8) Unless otherwise expressly stated in this Ordinance or the Development Order of the DRI, the Project* shall comply with all future amendments to the Land Development Code and the Comprehensive Plan.
- P.(9) In the event of a Development Order appeal or other legal challenge of this Development Order by the Department of Economic Opportunity , 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. 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.
- P. (10) Wherever in this Development Order or the University Lakes DRI Development Order the Developer is required to file a Notice of Proposed Change, the Developer shall send a copy of said Notice to Sarasota County and SWFRPC with said Notice.

Land Conditions

- Q. (1) The setbacks and height for land uses shall be as follows:

Manatee County Government Administrative Center
Commission Chambers, First Floor

9:00 a.m. - September 11, 2014

USES	HEIGHT MAXIMUM ****	LOT WIDTH *	FRONT	SIDE	REAR
Single Family Detached	35 ft.	45 +++ - 79 ft.	20/15ft.***/ 5 ft +++	6 ft.	15 ft./ 5 ft +++
Single Family Detached	35 ft.	80 or greater ft.	25/20 ft. ***/ 5 ft +++	8 ft.	15 ft./5 ft. +++
Zero Lot Line (SFD)	35 ft.	45 ft.	20/15 ft.***	0 ft./10 ft.**	15 ft.
Single Family Attached	35 ft.	35 ft./ 30-24 ft. +++	20/15 ft. ***/ 5 ft. +++	0/8 ft.+	15 ft./ 5 ft. +++
Single Family Semi-Detached	35 ft.	35 ft.	20/15 ft. ***	0/8 ft.+	15 ft.
Duplex	35 ft.	80 ft.	20/15 ft.***	8 ft.	15 ft.
Multi-Family	4 stories++		20 ft.	10 ft.	25 ft.
Commercial	35 ft.		40 ft.	15 ft.	20 ft.
Office/Hotel	10 stories		40 ft.	15 ft.	20 ft.
Industrial	6 stories		30 ft.	15 ft.	20 ft.
School, Park Recreation Center	35 ft.		25 ft.	15 ft.	15 ft.

* Minimum lot width is ~~45 ft.~~ measured at setback line.

** Applies to one side (when one yard is measured at 0 feet the other yard must be ten feet), or end unit.

*** Front setback for units with side entry garages.

**** Section 702.5 of the Manatee County Land Development Code shall not apply to the maximum height of buildings within the University Lakes Project. In instances where structures are proposed adjacent to I-75, for each 1 foot of height over 35 feet, the setback from the I-75 right-of-way shall be increased by 1 foot. Structures which are proposed to be located within 200 feet from the Project* boundary on sites which are adjacent to off-site residential zoning or uses shall be limited to four stories. Structures which are proposed to be located within 400 feet of I-75 cannot exceed six stories.

+ Applies to end unit.

++ ~~Seven (7) Five (5)~~ stories allowed in Town Center parcel and Nine (9) stories allowed in Business Parcel 15. The structures on Business Parcel 15 shall be in substantial compliance with the graphics provided at the public hearing on October 16, 2007 or October 25, 2011. At time of Preliminary/Final Site Plan, if the applicant proposes elevations less than nine stories for Business Parcel 15 that are not in substantial compliance with the elevations entered into the Record, staff may review and administratively approve the new elevations, provided they are consistent with LDC Section 603.7.4.9, Building Height. The applicant may appeal staff's decision regarding the proposed elevations to the Board of County Commissioners at an advertised public hearing.

~~+++ For units south of University Parkway. Minimum lot width is 44 feet measured at setback line, however, in no instance shall flag lots be permitted.~~

Q. (2) Buildings in said Project* which are adjacent to Interstate 75 or University Parkway shall be finished so that the facades which face said roads are either the front facades or finished in the same materials as the front facades.

Q. (3) Dumpsters or compactors to be used for the temporary storage of solid waste shall not be located in front of any buildings, and these units shall meet all minimum setback requirements. These units shall be screened from view of any collector or arterial roadway. Specific locational approval for these units is required during Preliminary and Final Site Plan review.

Q. (4) Access to and from the site shall be in accordance with state and local access regulations

and with the number and general location as shown on Attachment #4

- Q. (5) A pre-design conference between the Developer* and County* staff shall be held prior to submittal of Construction Drawings for the Project* to discuss the points of connection for potable water and wastewater service and the configuration of the potable water and sanitary sewer systems.
- Q. (6) The Developer* shall submit a Master Plan for potable water, wastewater, and fire protection prior to construction plan submittal. The Developer* shall also be responsible for determining if upgrading of off-site potable water and wastewater facilities is necessary prior to construction plan submittal to provide adequate potable water, sanitary sewer or fire protection service to the portion of the development for which such service is being requested. Oversizing of potable water and wastewater facilities may be necessary to provide for future development in or adjacent to the Project* and the Developer* shall participate in such oversizing in accordance with applicable County* ordinances or policies.
- Q. (7) The Developer* will investigate appropriate recycling efforts both during and after construction.
- Q. (8) It is strongly suggested that the Developer* investigate the possibilities associated with the mulching of the trees and brush that will be removed as land clearing operations commence. The mulch could then be retained on site to meet the Developer's* needs for landscaping and cover material during construction.
- Q. (9) The commercially designated sites adjacent to Lakewood Ranch Boulevard shall not be developed in excess of .23 floor area ratio or 150,000 square feet, which ever is less.
- Q. (10) Prior to the development of any commercial land uses on Lakewood Ranch Boulevard, the Developer* shall dedicate the necessary right-of-way and construct and complete the referenced roadways providing a continuous connection between University Parkway and State Road 70.
- ~~Q. (11) The minimum size for any dwelling unit within the Project* shall be six hundred (600) square feet unless this provision is waived by the Board for purposes of affordable housing, at time of preliminary plan approval.~~
- Q. (112) No adult entertainment establishments shall be permitted within this Project*.
- Q. (123) The land uses approved on this site are limited as described on the General Development Plan.
- Q. (134) Individual driveways for individual residences shall not be allowed direct access to the major internal roadway as shown on the General Development Plan and reverse frontage lots shall be required adjacent to said roadways.
- Q. (145) The Developer* shall dedicate or make available for public use at the option of the County* , a minimum of 14.5 acres of the designated parks (as shown on the General Development Plan). These parks must be available in conformance with Level of Service requirements but in no event shall this be postponed later than completion of Phase II. (Completed)

Q. (156) The Development* consists of the area and land uses described in Table C and the area and land uses by phase as described in Table D. Phases I, II, III, and IV of the Development* are approved subject to the conditions found within this Development Order. Certificates of Level of Service shall be issued for Phase IV for land uses and acreage, subject to the performance by Developer of the stipulations contained in this ordinance. The Certificate of Level of Service shall be limited to, roadway capacity, mass transit, parks and recreation facilities, drainage, and solid waste, as required by the Manatee County Land Development Code. The Certificate of Level of Service for potable water and sanitary sewer must be obtained with each Final Site Plan.

Q. (167) The setback for the secondary front yard of residential corner lots shall be a minimum of fifteen (15) feet.

Q. (178) Where side yards are adjacent to rear yards of corner lots, the driveway on the adjacent lot (non-corner lot) shall be located on the opposite side of the lot from the corner lot.

Q. (189) Where residential uses abut Lorraine Road, the Developer* shall provide a twenty (20) foot landscaped buffer immediately adjacent to the right-of-way. This buffer shall consist of a 3' high berm measured from the proposed finish grade of the road right-of-way, with trees and shrubs planted on the berm to create a 6-8' high hedge. The hedge will consist of suitable plant material (e.g. Wax Myrtle, Viburnum ordora, Ligustrum jap) installed from 15 gallon containers, measuring 5-6' overall height, placed on alternating 5-7' centers.

All landscape buffers will be adequately irrigated by an automatic irrigation system and maintained by SMR Communities, the Community Development District, or the appropriate homeowner association.

In those cases where there is existing vegetation that effectively meet this criteria, no additional planting will be required.

This landscaped buffer shall be installed prior to the issuance of the first Certificate of Occupancy for a residential structure within the adjacent development area.

Q. (2019) Residential resort units may be permitted in any residential tract which permits multi-family or cluster villa units provided:

- a. they are not accessed (except for emergency vehicles) through non-transient residential neighborhoods; and
- b. they are separated from adjacent non-transient residential uses by a minimum buffer of 50 feet.
- c. Each residential resort unit shall contain a minimum gross floor area of 600 square feet.
- d. Setbacks shall be consistent with Condition Q.(1), depending on the specific unit type proposed.

Q. (2420) Subject to Building and Development Services Director approval, the number of replacement trees may be computed on the basis of the tree canopy of mature replacement trees compared to the canopy of the trees being replaced or other acceptable alternative.

- Q. (~~2221~~) Since the Town Center is proposed to be a mixed use neighborhood, perimeter greenbelt buffering, landscaping, and open space may upon approval by the Building and Development Services Director, be established around and for the Town Center as a whole, rather than around individual land uses.
- Q. (~~2322~~) A hospital use may not be located within the same parcel, as shown on the General Development Plan, as any industrial use. In addition, the hospital use shall maintain a 200 foot separation from any industrial use located within an adjacent parcel.
- ~~Q. (24) The minimum lot width for single family attached, and single family semi-detached development shall be 35 feet, with corner lots being 45 feet. The minimum lot width for zero lot line development shall be 45 feet. This revision shall be shown on future site plans.~~
- ~~Q. (25) The minimum lot size for single family attached, and single family semi-detached development shall be 3,500 sq. ft., with 4,500 sq. ft. for corner lots. The minimum lot size for zero lot line development shall be 4,500 sq. ft. These revisions shall be shown on future site plans.~~
- Q. (236) A Public Use Facility meeting the needs of Condition M.(2) may be located in areas where that use is permitted. The square footage necessary for this building may be added to the total project square footage, and not counted against approved square footage for other uses.
- Q. (247) All lots contiguous to active agricultural operations shall have yards at least 35' greater than required in Q (1). If an adjoining agricultural operation is permanently discontinued at the time of submittal of the Final Subdivision Plat, then the requirements of Section 702.6.7 shall no longer apply, and the increased yard may be eliminated from the Final Subdivision Plat.
- Q. (258) The applicant shall submit an individual Master Preliminary Site Plan for each phase of the expansion area prior to each submittal of the first Preliminary or Final Site Plan within each phase. Each such Master Preliminary Site Plan shall include complete wetland information, preliminary street and lot layouts, and a preliminary landscape plan showing all perimeter, greenbelt and roadway buffers on University Parkway, Lorraine Road, and Masters Avenue (Completed).
- Q. (269) The applicant shall complete the sidewalks on the west side of Lorraine Road between Miramar and University Parkway, and those on the north side of University Parkway between Boca Grove and Lorraine Road prior to the opening of Elementary School J in August, 2005. **(Completed)**
- Q. (~~3027~~) Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within the Project. At such time that MCAT has established a plan for service to the Project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the Project.
- Q. (~~3284~~) Notwithstanding limitations contained within this Ordinance governing land use exchanges, the maximum number of units for each residential parcel may be increased provided there is a simultaneous decrease on another residential parcel and all dimensional standards (i.e. setbacks, open space, parking, etc., pursuant to the LDC) can be met. This shall not authorize an overall increase in residential units for the Project. Such modification

does not require the submittal or review of an amended general development plan, but may be approved with a preliminary site plan or final site plan. However, this shall not allow the introduction of multi-family units on a parcel where only single family has been authorized without review and approval of a revised general development plan at an advertised public hearing. Such preliminary or final site plan shall include a tracking chart and exhibit giving locations or additions and deletions to assure Manatee County that there has been no increase in units. Any such changes shall be noted in each biennial report.

- Q. (~~3292~~) Notwithstanding limitations contained within this Ordinance governing land use exchanges, the maximum square footage for each non- residential parcel may be increased provided there is a simultaneous decrease on another non- residential parcel and all dimensional standards (i.e. setbacks, open space, parking, etc. pursuant to the LDC) can be met. This shall not authorize an overall increase in square footage for the Project. Such modification does not require the submittal or review of an amended general development plan, but may be approved with a preliminary site plan or final site plan. Such preliminary or final site plan shall include a tracking chart and exhibit giving locations of additions and deletions to assure Manatee County that there has been no increase in units and noted in each biennial report. However, this shall not allow the introduction of a non-residential use which is not currently identified on the general development plan for such parcel without review and approval of a revised general development plan at an advertised public hearing.

R. Affordable Housing

- R.(1) A cumulative assessment of the affordable housing needs of Phases I, II, III of the University Lakes DRI and Phase I of Lakewood Ranch Corporate Park has been previously performed *. This assessment utilized the 2000 US Census as its source for rental vacancy data. This assessment was accepted by all reviewing agencies and determined no potential unmet need for affordable housing and a potential surplus of 390 affordable units. This analysis utilized the East Central Florida Regional Planning Council's (ECFRPC) "Housing Demand, Supply and Need Methodology for Assessing the Affordable Housing Impact of Developments of Regional Impact", April 1996.
- R.(2) The Developer shall provide, within 10 miles of the project boundary, a number of residential units equal to 10% of the total number of residential units constructed in University Lakes, Phase IV, that qualify as workforce housing at a price as determined pursuant to the parameters as set forth in the definition contained within the Manatee County Land Development Code or at a rental rate as set forth in Stipulation R(4) below. The developer intends, but is not required, to locate the units within the Lakewood Centre DRI. The workforce housing required herein is generally designed to provide housing for essential workers such as local government employees, quasi-governmental employees, and private sector employees.
- R.(3) Maximum home sale prices shall correspond to values as provided in the Manatee County Maximum Income Limits Table. These limits are updated periodically by Manatee County and shall be utilized accordingly. The maximum sale price in effect at the time ~~a contract for purchase of sale~~ of a -workforce housing unit is executed shall apply.
- R.(4) Maximum rental rates shall correspond to values as provided for in the Fair Market Rent Documentation System. These rates are updated periodically by Manatee County and shall be utilized accordingly. The rental rate in effect at the time a unit is constructed and available for lease ~~is executed~~ shall apply.

- R.(5) The Developer shall include in its biennial report data showing the number and sale prices of workforce housing units sold and the number and rental rate of qualifying rental units constructed during the reporting period ~~period rented within the development during the reporting period~~. The biennial report shall also include the current Manatee County Maximum Income Limits Table and the current Fair Market Rent Documentation System. Only those units that have a sale price equal to or less than the maximum allowable home sales price or a rental rate equal to or less than the maximum allowable rental rate, as provided in R.(3) and R(4), shall be counted toward the required mitigation.
- R.(6) With each biennial report, the overall ratio of workforce units provided to the number of residential units constructed in University Lakes, Phase IV, shall be determined.

**TABLE C
 UNIVERSITY LAKES DEVELOPMENT COMPONENTS**

Column A Map H Land Use (Section 380.0651 F.S. Designation)	Column B Number Acres *****	Column C Square Feet	Column D Dwelling Units
Residential	1,444.2	n/a	3,941
General Commercial*			
Retail	56.6	677,506	n/a
Hospital	32.0	150 beds	n/a
Total General Commercial	88.6	677,506/ 150 beds	n/a
Neighborhood Commercial**	39.7	141,298	n/a
General Commercial***			
Retail	21.0	0	n/a
Hotel and Motel	7.0	250,000/ 620 rooms	n/a
Total General Commercial	28.0	250,000 / 620 rooms	n/a
Business			
Office	59.3	1,021,969	n/a
Industrial	55.0	18,603	n/a
Total Business	114.3	1,040,572	n/a
Right of Way	393.5		
Recreation	348.4		
Wetlands/Mitigation	674.3		
Lakes****	688.2		

Open Space	282.0		
TOTAL	4,101.2	2,109,376/ 150 hospital beds /620 rooms	3,941

- * Acreage and square footage are referred to as Regional Commercial in the ADA*.
- ** Acreage and square footage are referred to as Community Commercial in the ADA*.
- *** Acreage and square footage are referred to as Highway Commercial in the ADA*.
- **** Additional lakes will be constructed within the Project* as required by the stormwater management system.
- ***** Acreages subject to verification and adjustment based upon future survey activities, consistent with the graphic depictions on revised General Development Plan.

**TABLE D
 UNIVERSITY LAKES PHASING SCHEDULE**

Map H. Land Use Designation ('380.0651, F.S., Designation)	Phase I 1992-2011	Phase II 2000- 2019 2020	Phase III 2002- 2019 2020	Phase IV 2006 – 2027 2028	Total
Residential Dwelling Units					
Single Family	970	361	450	402	2,183
Single Family Attached	88	0	0	0	88
Multi-Family	449	412	301	508	1,670
Total Residential	1,507	773	751	910	3,941
General Commercial* s.f. (Regional)					
Retail	275,557	114,543	287,406	0	677,506
Hospital	0	150 beds	0	0	150 beds
Total General Commercial	275,557	114,543	287,406	0	677,506 150 beds
Neighborhood Commercial** s.f. (Community)					
Retail	52,764	0	0	88,534	141,298
Total Neighborhood Commercial	52,764	0	0	88,534	141,298
Business s.f.					
Office	323,318	381,700	191,677	125,274	1,021,969
Industrial	0	0	18,603	0	18,603
Total Business	323,318	381,700	210,280	125,274	1,040,572
General Commercial*** s.f. (Highway)					
Retail	0	0	0	0	0
Hotel and Motel	250,000/ 215 rooms	0	0	405 rooms	250,000/ 620 rooms
Total General Commercial	250,000	0	0	0	250,000
Recreational Facilities****	Tennis & Boat				

	Club+, Park, Golf Course & Park				9:00 a.m. - September 11, 2014
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* Acreage and square footage are referred to as Regional Commercial in the ADA*.

** Acreage and square footage are referred to as Community Commercial in the ADA*.

*** Acreage and square footage are referred to as Highway Commercial in the ADA*.

**** Phasing of recreational facilities may be accelerated in accordance with the provisions of Sections 4.B., C. and E.

+ The Boat Club shall be located on the 160^v acre manmade lake and shall contain facilities for launching and dockage for wet storage of not more than 20 watercraft and dry storage for not more than 30 watercraft. Small craft not commonly moored, such as sailboards, canoes, paddle boats, and similar non-motorized craft, and assorted storage facilities for such small craft shall not count against this limitation, and such craft may be used on the manmade lake.

◆ Buildout date is ~~December 4th~~ ~~August 5th~~ of each year indicated.

Exchanges in approved land uses may be made within the Project* or each phase in accordance with the approved Development Order for University Lakes DRI (Ordinance 12-34, as amended) if said development order allows exchanges in land uses in phases. Any exchanges in land use must comply with the Comprehensive Plan, including the limitations of each Future Land Use Category. Any such exchange shall require an amendment to the General Development Plan and a public hearing by the County* to determine if the modification is in compliance with the planned development criteria unless the modification is of such type that administrative approval by the Director of Building and Development Services is authorized by the Land Development Code. The amended General Development Plan shall describe the proposed exchange, as well as provide a history of all previous exchanges in addition to any other required information. The Developer* must also apply for a modification to the Certificate of Level of Service and will be granted approval, only if and when capacity is available.

SECTION 4. LEGAL DESCRIPTION.

UNIVERSITY LAKES DRI

LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 36, Township 35 South, Range 18 East, and Sections 25, 26, 28, 29, 31, 32, 33, 34, 35 and 36, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Begin at the southwest corner of said Section 29; thence N.00°22'41"E. along the west line of said Section 29, a distance of 2,656.56 feet; thence S.89°30'30"E., a distance of 211.38 feet; thence N.26°03'03"E., a distance of 41.16 feet; thence S.61°21'58"E., a distance of 186.34 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.61°21'58"E., a radial distance of 295.00 feet; thence northeasterly along the arc of said curve, through a central angle of 15°08'34", an arc length of 77.97 feet to the end of said curve; thence S.46°13'24"E. radial to the last described curve, a distance of 141.12 feet; thence N.33°11'55"E., a distance of 59.75 feet; thence N.85°03'09"E., a distance of 131.05 feet; thence S.61°13'40"E., a distance of 51.46 feet; thence S.89°30'48"E., a distance of 469.77 feet; thence N.00°29'12"E., a distance of 48.63 feet; thence S.89°30'30"E., a distance of 120.00 feet to the northeast corner of the West 1/2 of the Southwest 1/4 of the aforementioned Section 29; thence S.00°29'12"W. along the east line of the West 1/2 of the Southwest 1/4 of said Section 29, a distance of 2,658.57 feet to the north line of Section 32; thence S.89°30'25"E. along said north line, a distance of 1,269.55 feet to a point on the east line of Lakewood Ranch Country Club Village, Subphase C, Unit 1-A, recorded in ~~Page 163 of 307~~ ~~Page 189 of the Public Records of Manatee County~~; the following 3 calls are along said east line; thence S.00°29'35"W., a distance of 166.41 feet; thence S.58°34'00"E., a distance of 423.22 feet; thence S.01°20'47"W., a distance of

240.50 feet to a point on the north line of Parcel 4, Legacy Golf Course as recorded in Road Plat Book 10, Page 126 of the aforementioned Public Records; the following 2 calls are along said north line; thence S.36°55'37"E., a distance of 85.33 feet; thence S.60°40'54"E., a distance of 184.30 feet to the west line of Lakewood Ranch Country Club Village, Subphase D, Unit 1 a/k/a Spyglass, recorded in Plat Book 34, Page 113; thence N.23°47'43"E. along said west line, a distance of 277.38 feet to the north line of said Lakewood Ranch Country Club Village, Subphase D, Unit 1 a/k/a Spyglass; thence N.90°00'00"E. along said north line, also being the north line of Lakewood Ranch Country Club Village, Subphase D, Unit 2, recorded in Plat Book 31, Page 33 of the aforementioned Public Records, a distance of 2,269.90 feet to a point on the north line of Lakewood Ranch Country Club Village, Subphase D, Unit 3B & 4 a/k/a Gleneagles, recorded on Plat Book 34, Page 181 of the aforementioned Public Records; the following 7 calls are along said north line; thence N.07°30'16"E., a distance of 437.56 feet; thence N.72°30'29"E., a distance of 190.11 feet; thence S.17°29'31"E., a distance of 20.40 feet; thence N.72°30'29"E., a distance of 161.83 feet; thence S.26°06'53"E., a distance of 49.82 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.26°06'53"E., a radial distance of 58.00 feet; thence easterly along the arc of said curve, through a central angle of 24°50'29", an arc length of 25.15 feet to the end of said curve; thence N.72°30'29"E. non-tangent to the last described curve, a distance of 181.80 feet; thence N.76°17'54"E., a distance of 33.84 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.76°17'54"W., a radial distance of 550.00 feet; thence northerly along the arc of said curve, through a central angle of 59°36'16", an arc length of 572.16 feet to the point of reverse curvature of a curve to the right having a radius of 600.00 feet and a central angle of 73°58'28"; thence northwesterly along the arc of said curve, a distance of 774.66 feet to the point of tangency of said curve; thence N.00°40'06"E., a distance of 221.36 feet; thence S.89°31'24"E. parallel with the north line of the aforementioned Section 28 and 4077.34 feet southerly therefrom, a distance of 2,614.09 feet to the west line of the East 1/2 of said Section 28; thence S.00°45'47"W. along said west line, a distance of 1,236.76 feet to the South 1/4 corner of said Section 28; thence S.89°30'25"E. along the south line of said Section 28, a distance of 2,662.03 feet to the northwest corner of the aforementioned Section 34; thence N.89°57'56"E. along the north line of said Section 34, a distance of 120.02 feet; thence S.00°51'27"W., a distance of 1.87 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.89°08'34"E., a radial distance of 2,190.00 feet; thence southerly along the arc of said curve, through a central angle of 13°14'44", an arc length of 506.28 feet to the point of tangency of said curve; thence S.12°23'18"E., a distance of 982.01 feet to the point of curvature of a curve to the right having a radius of 3,060.00 feet and a central angle of 10°28'18"; thence southerly along the arc of said curve, an arc length of 559.26 feet to the point of tangency of said curve; thence S.01°55'00"E., a distance of 1076.32 feet to the southwest corner of premises described in Official Record Book 1532, Page 5848, of said public records; the following 2 calls are along the lines of said premises described in Official Record Book 1532, Page 5848; thence N.88°07'20"E., a distance of 1,147.54 feet; thence N.00°45'04"W., a distance of 877.03 feet; thence N.88°05'00"E., a distance of 155.33 feet to the point of curvature of a curve to the left having a radius of 2,723.82 feet and a central angle of 23°07'59"; thence easterly along the arc of said curve, an arc length of 1,099.74 feet to the point of reverse curvature of a curve to the right having a radius of 1,690.00 feet and a central angle of 21°24'41"; thence easterly along the arc of said curve, a distance of 631.55 feet to the point of tangency of said curve; thence N.86°21'42"E., a distance of 275.42 feet to the point of curvature of a curve to the left having a radius of 1,940.00 feet and a central angle of 38°34'52"; thence northeasterly along the arc of said curve, an arc length of 1,306.33 feet to the point of tangency of said curve; thence N.47°46'50"E., a distance of 466.55 feet to the point of curvature of a curve to the right having a radius of 2,910.00 feet and a central angle of 28°29'57"; thence northeasterly along the arc of said curve, an arc length of 1,298.23 feet to the point of tangency of said curve; thence N.76°16'47"E., a distance of 615.98 feet to the point of curvature of a curve

of to the right having a radius of 2,920.00 feet and a central angle of $30^{\circ}55'18''$; thence easterly along the arc of said curve, an arc length of 1,575.89 feet to the point of tangency of said curve; thence $S.72^{\circ}47'54''E.$, a distance of 1,139.89 feet to the point of curvature of a curve to the left having a radius of 2,940.00 feet and a central angle of $31^{\circ}21'44''$; thence easterly along the arc of said curve, an arc length of 1,609.28 feet to the point of tangency of said curve; thence $N.75^{\circ}50'22''E.$, a distance of 1,640.22 feet to the point of curvature of a curve to the right having a radius of 5,060.00 feet and a central angle of $14^{\circ}11'52''$; thence easterly along the arc of said curve, an arc length of 1,253.85 feet to the point of tangency of said curve; thence $S.89^{\circ}57'46''E.$, a distance of 1,827.12 feet to the east line of said Section 25; thence $S.00^{\circ}30'59''W.$ along said east line, a distance of 62.61 feet to the northeast corner of said Section 36; thence $S.00^{\circ}35'33''W.$ along the east line of said Section 36, a distance of 5,904.94 feet to the southeast corner of said Section 36; thence $N.89^{\circ}58'32''W.$ along the south line of said Section 36, a distance of 5,320.24 feet to the southeast corner of aforementioned Section 35; thence continue $N.89^{\circ}58'32''W.$ along the south line of said Section 35, a distance of 5,320.24 feet to the southeast corner of aforementioned Section 34; thence $N.89^{\circ}58'32''W.$ along the southerly line of Section 34, a distance of 5320.24 feet to the southwest corner of said Section 34; thence $N.89^{\circ}58'32''W.$ along the southerly line of the aforementioned Section 33, a distance of 5,320.24 feet to the southwest corner of said Section 33; thence $N.89^{\circ}58'32''W.$ along the southerly line of the aforementioned Section 32, a distance of 5,320.24 feet to the southwest corner of said Section 32; thence $N.89^{\circ}58'32''W.$ along the southerly line of the aforementioned Section 31, a distance of 4,602.00 feet to the southwest corner of said Section 31, also being a point on the easterly Limited Access Right-of-way of State Road 93 (Interstate 75); the following 15 calls are along the easterly Limited Access Right-of-way of State Road 93 (Interstate 75); thence $N.00^{\circ}37'10''E.$ along the west line of said Section 31, a distance of 615.67 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $S.68^{\circ}06'12''E.$, a radial distance of 216.00 feet; thence northeasterly along the arc of said curve, through a central angle of $66^{\circ}23'34''$, an arc length of 250.29 feet to the point of tangency of said curve; thence $N.88^{\circ}17'22''E.$, a distance of 628.58 feet; thence $S.89^{\circ}25'46''E.$, a distance of 298.15 feet; thence continue $S.89^{\circ}25'46''E.$, a distance of 133.30 feet; thence $N.00^{\circ}34'14''E.$, a distance of 336.00 feet; thence $N.89^{\circ}25'46''W.$, a distance of 606.88 feet; thence $N.85^{\circ}36'55''W.$, a distance of 460.53 feet to the point of curvature of a curve to the right having a radius of 396.00 feet and a central angle of $27^{\circ}45'53''$; thence westerly along the arc of said curve, an arc length of 191.90 feet to the end of said curve; thence $S.01^{\circ}15'38''W.$, a distance of 68.34 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $N.27^{\circ}44'12''E.$, a radial distance of 456.00 feet; thence northwesterly along the arc of said curve, through a central angle of $34^{\circ}29'47''$, an arc length of 274.55 feet to the point of tangency of said curve; thence $N.27^{\circ}46'01''W.$, a distance of 566.48 feet to the point of curvature of a curve to the right having a radius of 4,489.66 feet and a central angle of $12^{\circ}57'00''$; thence northerly along the arc of said curve, an arc length of 1,014.75 feet to the point of tangency of said curve; thence $N.14^{\circ}49'01''W.$, a distance of 899.55 feet; thence $N.13^{\circ}40'16''W.$, a distance of 1,016.33 feet; thence $S.88^{\circ}43'35''E.$, a distance of 1,369.65 feet; thence $S.89^{\circ}40'28''E.$, a distance of 1,438.64 feet; thence $N.01^{\circ}15'38''E.$, a distance of 1,532.73 feet to the north line of the aforementioned Section 31; thence $S.89^{\circ}40'28''E.$, a distance of 3,164.99 feet to the POINT OF BEGINNING.

Said tract contains 4131.64 acres, more or less.

LESS AND EXCEPT

Page 145 of 457
 THE TRACT KNOWN AS PARCELS NO. 1, NO. 4, NO. 5 AND A PORTION OF COVENANT WAY

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 34, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of Said Section 34; thence S.89°58'32"E. along the south line of said Section 34, a distance of 678.97 feet to a point on the easterly line of premises described in Official Records Book 1532, Page 5845 of the Public Records of Manatee County, Florida; thence N.00°01'28"E. along said easterly line and the east line of Lorraine Road also described in said Official Records Book 1532, Page 5845, a distance of 1,020.28 feet to the southwest corner of premises described in Official Record Book 1555, Page 4954 of the Public Records of Manatee County, Florida; thence S.89°58'32"E., along the south line of said premises, a distance of 488.93 feet; thence N.00°01'28"E., along the east line of said premises and the northerly extension thereof, a distance of 891.04 feet to a point on the north line of Covenant Way (84-foot wide private roadway) as shown on Covenant Way, A Roadway Plat and recorded in Plat Book 37, Page 148 of the Public Records of Manatee County, Florida, also being a point on the southerly line of premises described in Official Record Book 1571, Page 4068 of said public records; the following 28 calls are along line of said premises described in Official Record Book 1571, Page 4068; thence N.88°05'00"E. a distance of 151.89 feet to the point of curvature of a curve to the right having a radius of 292.00 feet and a central angle of 33°21'59"; thence easterly along the arc of said curve, an arc length of 170.05 feet to the point of tangency of said curve; thence S.58°33'01"E., a distance of 208.77 feet to the point of curvature of a curve to the left having a radius of 211.00 feet and a central angle of 31°25'31"; thence easterly along the arc of said curve, an arc length of 115.73 feet to the point of tangency of said curve; thence S.89°58'32"E., a distance of 38.37 feet; thence N.00°01'28"E., a distance of 391.85 feet; thence N.53°08'42"W., a distance of 108.39 feet; thence N.64°51'52"W., a distance of 72.10 feet; thence N.51°15'29"W., a distance of 71.24 feet; thence N.88°53'01"W., a distance of 64.72 feet; thence S.42°31'45"W., a distance of 48.99 feet; thence S.57°15'03"W., a distance of 43.67 feet; thence N.75°08'44"W., a distance of 93.01 feet; thence N.36°23'58"W., a distance of 51.93 feet; thence N.30°15'09"W., a distance of 120.41 feet; thence N.26°03'26"W., a distance of 83.03 feet; thence N.11°24'03"E., a distance of 191.05 feet; thence N.77°32'10"W., a distance of 49.33 feet; thence N.54°48'49"W., a distance of 53.50 feet; thence S.83°25'42"W., a distance of 39.97 feet; thence N.77°03'04"W., a distance of 27.57 feet; thence N.76°42'11"W., a distance of 51.49 feet; thence S.09°58'45"W., a distance of 46.64 feet; thence S.17°32'46"W., a distance of 26.17 feet; thence N.55°40'30"W., a distance of 120.52 feet; thence S.34°19'30"W., a distance of 52.27 feet; thence S00°00'00"W, a distance of 86.03 feet; thence S.88°05'00"W., a distance of 286.50 feet to the aforementioned east line of Lorraine Road; the following 3 calls are along said east line of Lorraine Road; thence S.01°55'00"E., a distance of 791.84 feet to the point of curvature of a curve to the right having a radius of 10,560.00 feet and a central angle of 01°56'28"; thence southerly along the arc of said curve, an arc length of 357.76 feet to the point of tangency of said curve; thence S.00°01'28"W., a distance of 382.49 feet to the POINT OF BEGINNING.

Said tract contains 24.95 acres, more or less.

THE TRACT KNOWN AS THE CRICKET CLUB:

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S89°58'32"E, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 3762.59 FT.; THENCE N00°01'28"E, PERPENDICULAR WITH SAID SOUTH

LINE, A DISTANCE OF 801.79 FT. FOR A POINT OF BEGINNING, BEING AND LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. (NORTH), A DISTANCE OF 358.16 FT.; THENCE N85°08'24"E, 58.79 FT.; THENCE N54°54'36"E, 292.35 FT.; THENCE N90°00'00"E (EAST), 221.92 FT.; THENCE S00°00'00"E (SOUTH), 528.25 FT.; THENCE N85°00'17"W, A DISTANCE OF 48.76 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2303.68 FT.; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°44'23", A DISTANCE OF 472.02 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 5.52 ACRES MORE OR LESS.

The above tract contains in total 4,101.17 acres, more or less.

Section 5. SEVERABILITY. If any section, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses or provisions of this ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County,
Florida on this 6th day of December, 2014~~12~~.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

BY: _____
John R. Chappie Larry Bustle, Chairman

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

By: _____
Deputy Clerk

IS NOT ATTACHED BUT IS ON FILE AT THE CLERK'S OFFICE
AS AN ATTACHMENT TO THE PREVIOUSLY APPROVED PDMU-92-01(Z)(G)(R1)

1. Local Access Regulations

ATTACHMENT #2

2. Revise General Development Plan

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

Bradenton Herald
Aug. 27, 2014
Miscellaneous Notices

NOTICE OF ZONING CHANGES IN UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 11, 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:

Z-14-03 - BAYSHORE
BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 14-16 -
RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249½ acres. The site is in the MU (Mixed Use and P/SP-1 (Public/Semi Public-1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential

Manatee County Government Administrative Center
Commission Chambers, First Floor

9:00 a.m. - September 11, 2014

use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)

- 4.Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-99-02(P) for Phases 1,3, and 6-15, to amend the Preliminary Site Plan to:

- 1.Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
- 2.Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) or assisted living facility (a.k.a. group care home);
- 3.Update expiration and build-out dates and CLOS;
- 4.Revise owner and authorized agent information and various stipulations to update the Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22)DTS#20140285 /BUZZSAW #326

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

- 1.Revise the dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21;
- 2.Modify dimensional standards for single-family attached units;
- 3.Revise corresponding stipulations to be consistent with the new dimensional standards;
- 4.Modify Affordable Housing conditions consistent with current practices;
- 5.Update the phasing and build-out dates to reflect legislatively approved extensions; and
- 6.Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 + acres).

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

PDMU-14-21(P) - PARKCREST LANDINGS, LLC/PARKCREST LANDINGS DTS#20140054
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new Preliminary Site Plan to:

Change the current use from single-family attached units to multi-family;
Add 28 units for a total of 400 multi-family units;
Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground; and
Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00ñ acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-03(P) - DAKIN HOMESTEAD PROPERTY -
(DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ñ acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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

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

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

Manatee County Building
and Development Services
Department
Manatee County, Florida
08/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE

Published: 8/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 11, 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:

Z-14-03 - BAYSHORE BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 14-16 - RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249± acres. The site is in the MU (Mixed Use and P/SP-1

(Public/Semi Public- 1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)
4. Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (\pm 249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-99-02(P) for Phases 1,3, and 6-15, to amend the Preliminary Site Plan to:

1. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
2. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) or assisted living facility (a.k.a. group care home);
3. Update expiration and build-out dates and CLOS;
4. Revise owner and authorized agent information and various stipulations to update the

Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (\pm 249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22) DTS#20140285/BUZZSAW #326

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

1. Revise the dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21;
2. Modify dimensional standards for single-family attached units;
3. Revise corresponding stipulations to be consistent with the new dimensional standards;
4. Modify Affordable Housing conditions consistent with current practices;
5. Update the phasing and build-out dates to reflect legislatively approved extensions; and
6. Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 + acres).

PDMU-14-21(P) - PARKCREST LANDINGS, LLC/PARKCREST LANDINGS
DTS#20140054

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

Change the current use from single-family attached units to multi-family;
Add 28 units for a total of 400 multi-family units;

Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground;
and

Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00± acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-03(P) - DAKIN HOMESTEAD PROPERTY - (DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ± acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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ADJOURNMENTS.

MANATEE COUNTY PLANNING COMMISSION

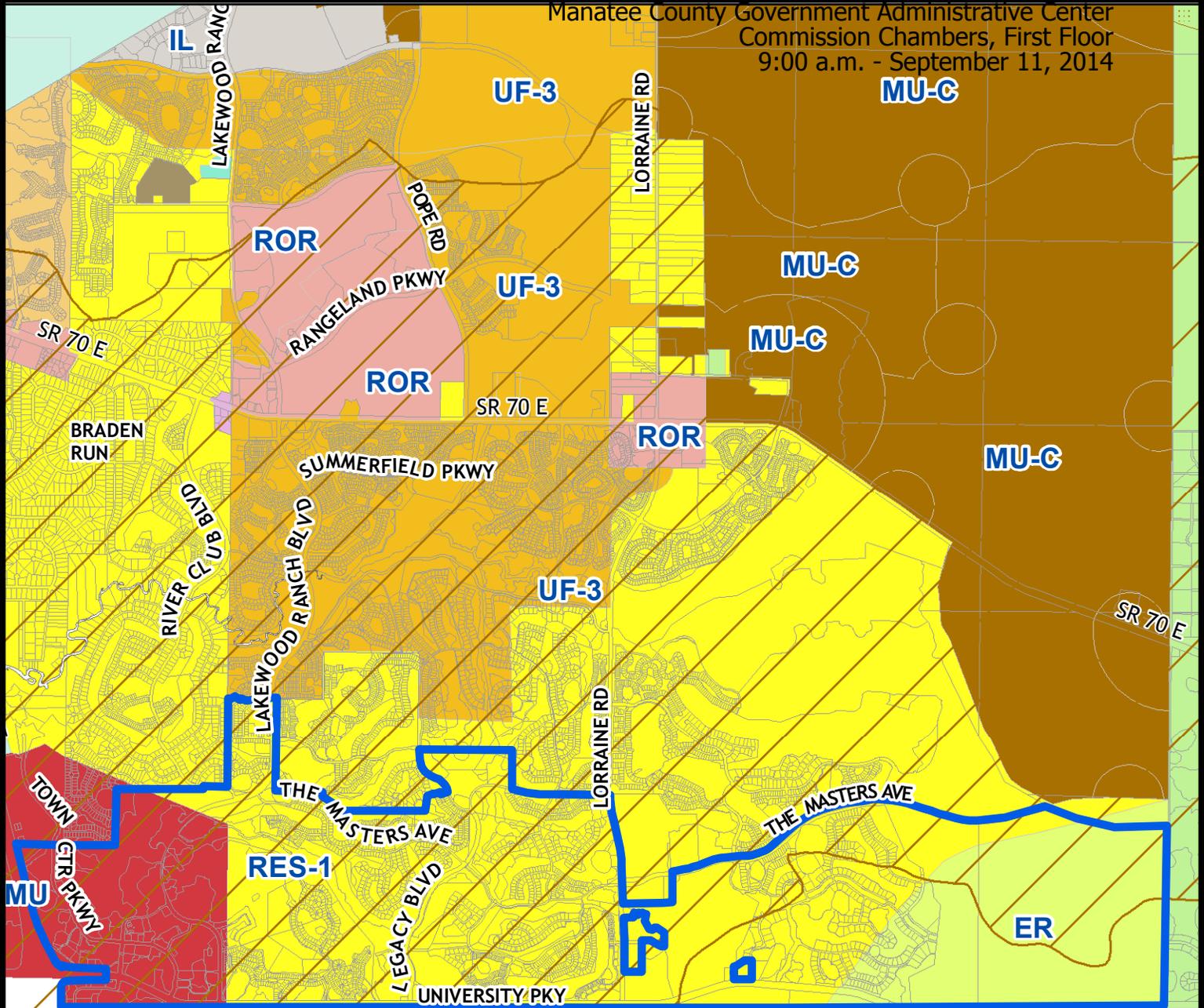
Manatee County Building and Development Services Department

Manatee County, Florida

Date of pub: August 27, 2014

FUTURE LAND USE

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014



Parcel ID #(s) Multiple

Project Name: University Lakes GDP
 Project #: PDMU-92-01 (G)(R15)
 DTS#: 20140285
 Proposed Use: Mixed Use

S/T/R: Sec 35,25,0,34,31,36 Twn 0,35 Rng 2,2,0,20,19
 Acreage: ± 4,101
 Existing Zoning: PD-MU
 Existing FLU: MU, RES-1, ER
 Overlays: ST
 Special Areas: Greenway

CHH: NONE
 Watershed: WPE
 Drainage Basin: COW PEN SLOUGH, COOPER CREEK,
 Commissioner: Vanessa Baugh



Manatee County
 Staff Report Map

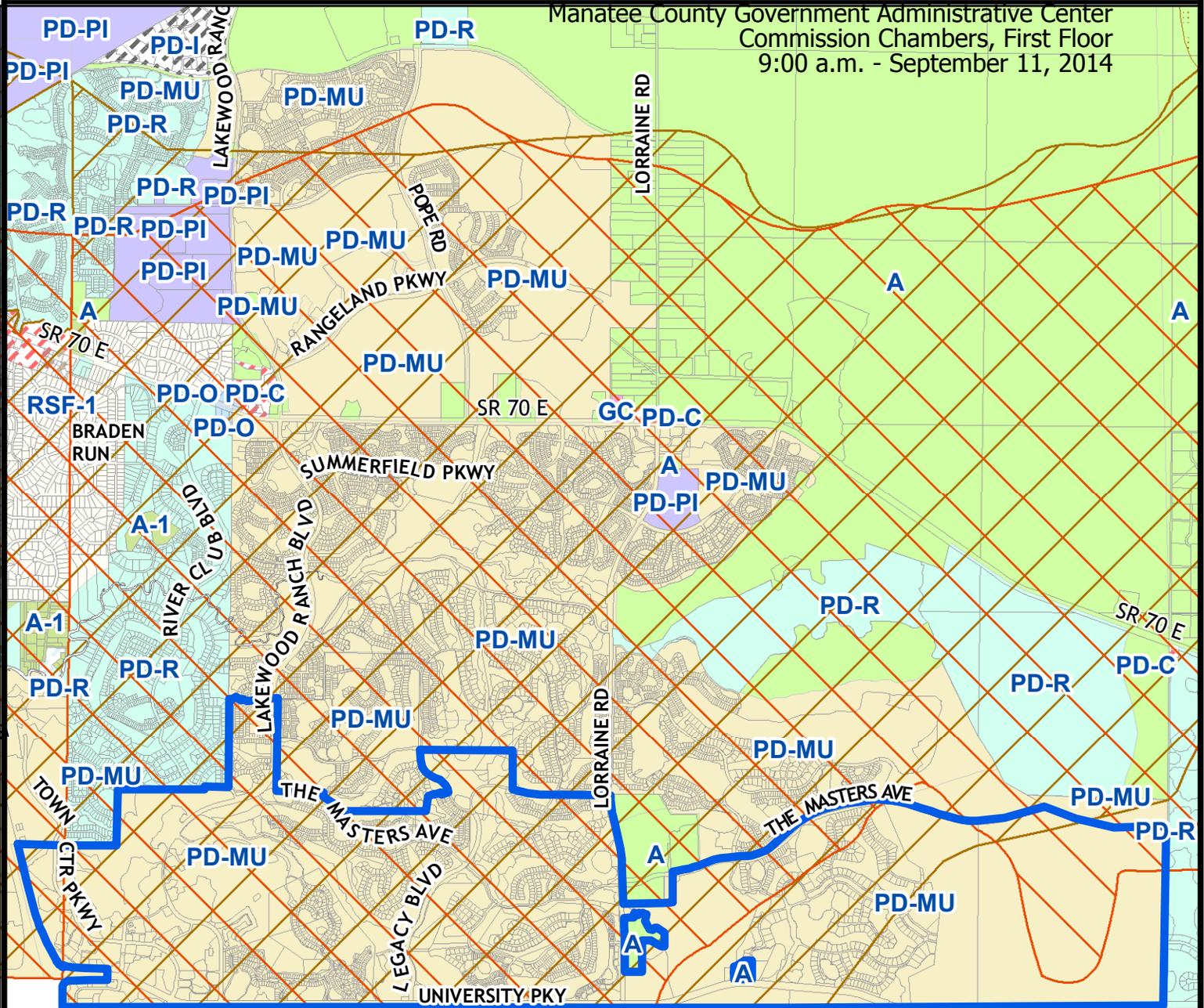
Map Prepared 9/27/2011
 1 inch = 4,233 feet

Overlays

 Evers Watershed (WPE)

ZONING

Manatee County Government Administrative Center
 Commission Chambers, First Floor
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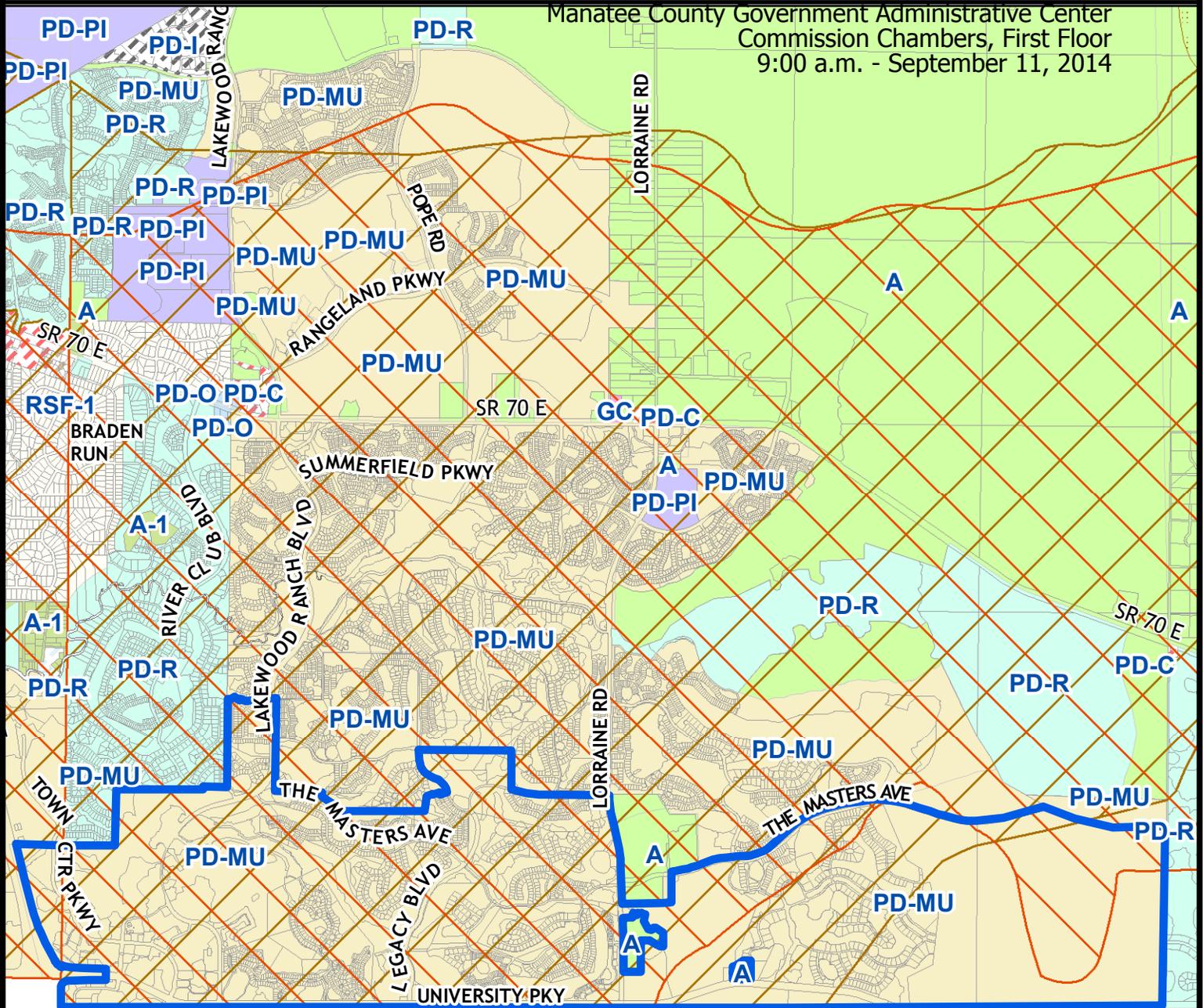
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Legend

-  Special Treatment
-  Evers Watershed (WPE)

ZONING

Manatee County Government Administrative Center
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Page 161 of 457
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Manatee County
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Legend

-  Special Treatment
-  Evers Watershed (WPE)

September 11, 2014 -Planning Commission
Agenda Item #9

Subject

PDR-08-03(P)-Dakin Homestead Property-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-08-03(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.6, B.1-B.4, C.1-C.4, D.1-D.6, and E.1; GRANTING Special Approval for a project: 1) exceeding a gross density of one (1) dwelling unit per acre in the UF-3 FLUC, and 2) with habitable structures located within the 25-year floodplain; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval of an alternatives to Sections 714.8.7, and 715.3.4 of the Land Development Code, as recommended by Staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- The 238.12± acres predominately vacant site is located south of SR 62 and north of CR 675,

approximately 1.25 miles east of US 301 North.

- The site is zoned PDR/NCO (Planned Development Residential/North Central Overlay District) and within the UF-3 (Urban Fringe – three dwelling units per acre) Future Land Use Category (FLUC).
- On 11/04/10 the Board of County Commissioners rezoned the site from A/NCO (General Agriculture/North Central Overlay) to PDR (Planned Development Residential) retaining the overlay district, and approved a General Development Plan for a maximum of 448 residential units, including single-family detached and single-family attached units.
- The current request is to approve a Preliminary Site Plan for a maximum of 584 single-family detached lots in two phases (Phase 1 for 288 lots and Phase 2 for 296 lots). The Preliminary Site Plan proposes:
 - Two access points through boulevard entrances from SR 62 (arterial roadway) and CR 675 (collector roadway). No inter-neighborhood ties have been proposed with this submittal.
 - Lots located along both sides of 24 feet wide internal roadways (50 feet wide public right-of-way), with a minimum lot size of 5,040 sq. ft. (42' x 120').
 - A gross and net density of 2.46 and 2.86 dwelling units per acre respectively.
 - A 50-foot wide roadway buffer along SR 62 and CR 675, and a 20-foot wide greenbelt landscape buffer along the west and east (partially) property boundaries. Landscaping will be in accordance to the North Central Overlay regulations, and adequate separation from active agricultural uses to the west (55 feet minimum) has been provided.
 - 5-foot wide sidewalk along one side of the internal roadway, and 5 feet wide external sidewalk within the right-of-way of SR 62 and CR 675.
 - Main stormwater management facilities and floodplain compensation area in the east portion of the site and additional retention ponds internal to residential blocks.
 - 30% of the site designate as open space (71.44 acres) and 4.39-acre recreational area including optional amenities, and
 - 3.53 acres of wetland impacts, and 8.46 acres of upland preservation as wetland mitigation.
- Site lies in Zones "X" & "AE" with a Base Floor Elevation (BFE) between 19.5'-20' NAVD 1988 and "A" with no BFE and the regulatory floodway of Gamble Creek per FIRM Panel 12081C0185E, effective 3/17/2014, and partially within the Manatee County 25-year floodplain. The project area is also incorporated into the adopted Gamble Creek Watershed Study.
- The site will be served by County water. There is a 30" waterline adjacent to CR 675.
- 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. 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.
- Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a project:
 - Gross density exceeding one dwelling unit per acre in the UF-3 FLUC
 - With habitable structures located 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)

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 August 19, 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: Copy of Newspaper Advertising - Dakin Homestead Property - PDR-08-03(P) - Bradenton Herald - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising -Dakin Homestead Property - PDR-08-03(P) - Sarasota Herald Tribune - 9-11-2014 BC.pdf

Attachment: Maps FLU-zonning-aerial-Dakin Homestead Property 9-11-14pc.pdf

Attachment: Preliminary Site Plan-Dakin Homestead Property 9-11-14pc.pdf

Attachment: Specific Approval letter-Dakin Homestead Property 9-11-14pc.pdf

Attachment: Staff Report PDR-08-03(P)-Dakin Homestead Property 9-11-14pc.pdf

Attachment: Traffic Impact Analysis Approval - Dakin Homestead Property - PDR-08-03(P) - 9-11-2014 PC.pdf

Manatee County Government Administrative Center
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Bradenton Herald
Aug. 27, 2014
Miscellaneous Notices

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9:00 a.m. - September 11, 2014

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MANATEE COUNTY PLANNING COMMISSION

Manatee County Building
and Development Services
Department
Manatee County, Florida
08/27/2014

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2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249± acres. The site is in the MU (Mixed Use and P/SP-1

(Public/Semi Public- 1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)
4. Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (\pm 249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-99-02(P) for Phases 1,3, and 6-15, to amend the Preliminary Site Plan to:

1. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
2. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) or assisted living facility (a.k.a. group care home);
3. Update expiration and build-out dates and CLOS;
4. Revise owner and authorized agent information and various stipulations to update the

Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (± 249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22) DTS#20140285/BUZZSAW #326

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

1. Revise the dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21;
2. Modify dimensional standards for single-family attached units;
3. Revise corresponding stipulations to be consistent with the new dimensional standards;
4. Modify Affordable Housing conditions consistent with current practices;
5. Update the phasing and build-out dates to reflect legislatively approved extensions; and
6. Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 + acres).

PDMU-14-21(P) - PARKCREST LANDINGS, LLC/PARKCREST LANDINGS
DTS#20140054

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

Change the current use from single-family attached units to multi-family;
Add 28 units for a total of 400 multi-family units;

Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground;
and

Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00± acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-03(P) - DAKIN HOMESTEAD PROPERTY - (DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ± acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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

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

or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION

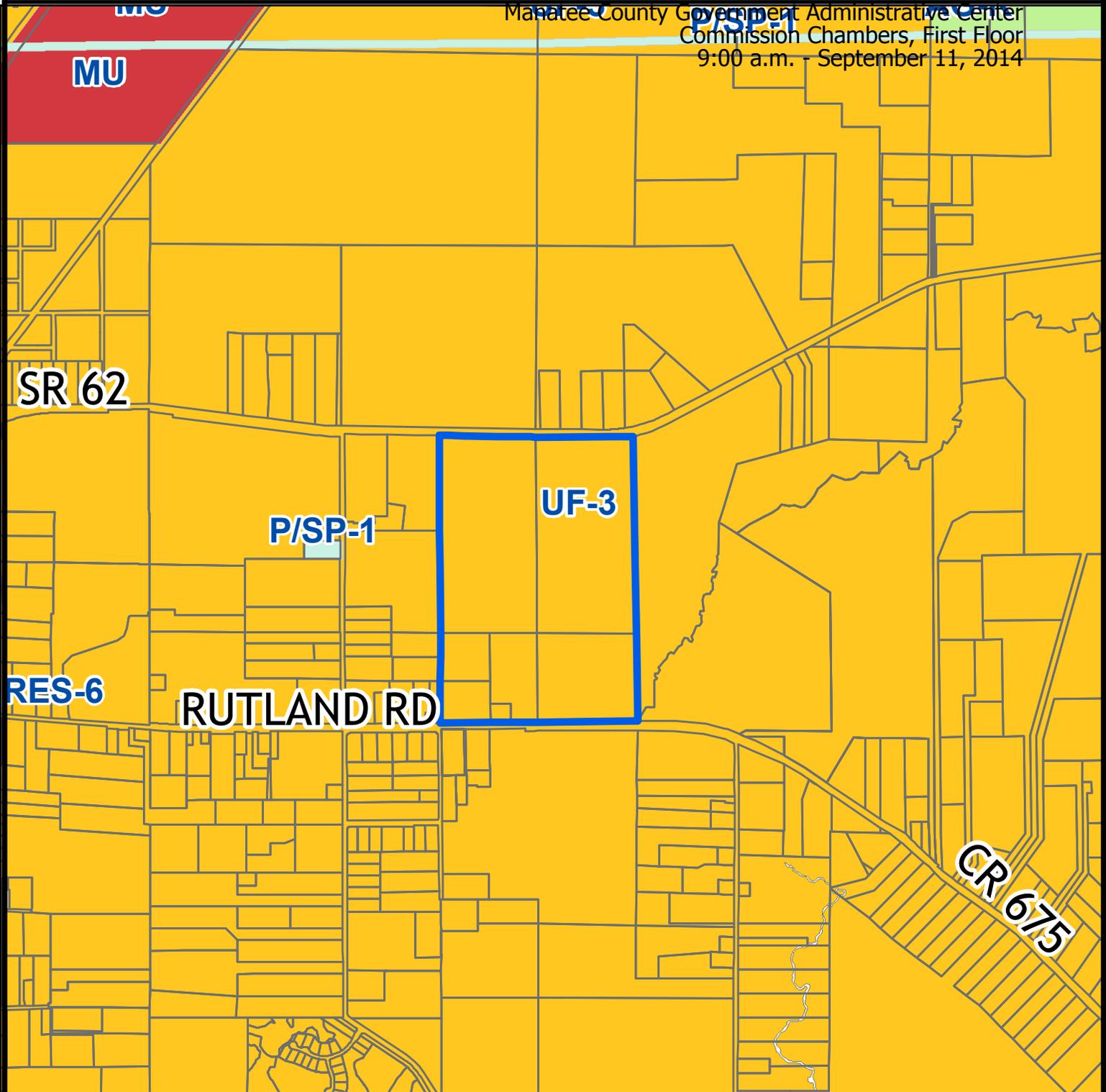
Manatee County Building and Development Services Department

Manatee County, Florida

Date of pub: August 27, 2014

FUTURE LAND USE

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014



Parcel ID #(s) 419700000, 424800001; 425210002; 425200003; 420800005; 425000007; 419310008

Project Name: Dakin Homestead Property
Project #: PDR-08-03 (P)
DTS#: 20140098
Proposed Use: Residential

S/T/R: Sec 27 Twn 33 Rng 19
Acreage: 238.12
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NCO
Special Areas: NONE

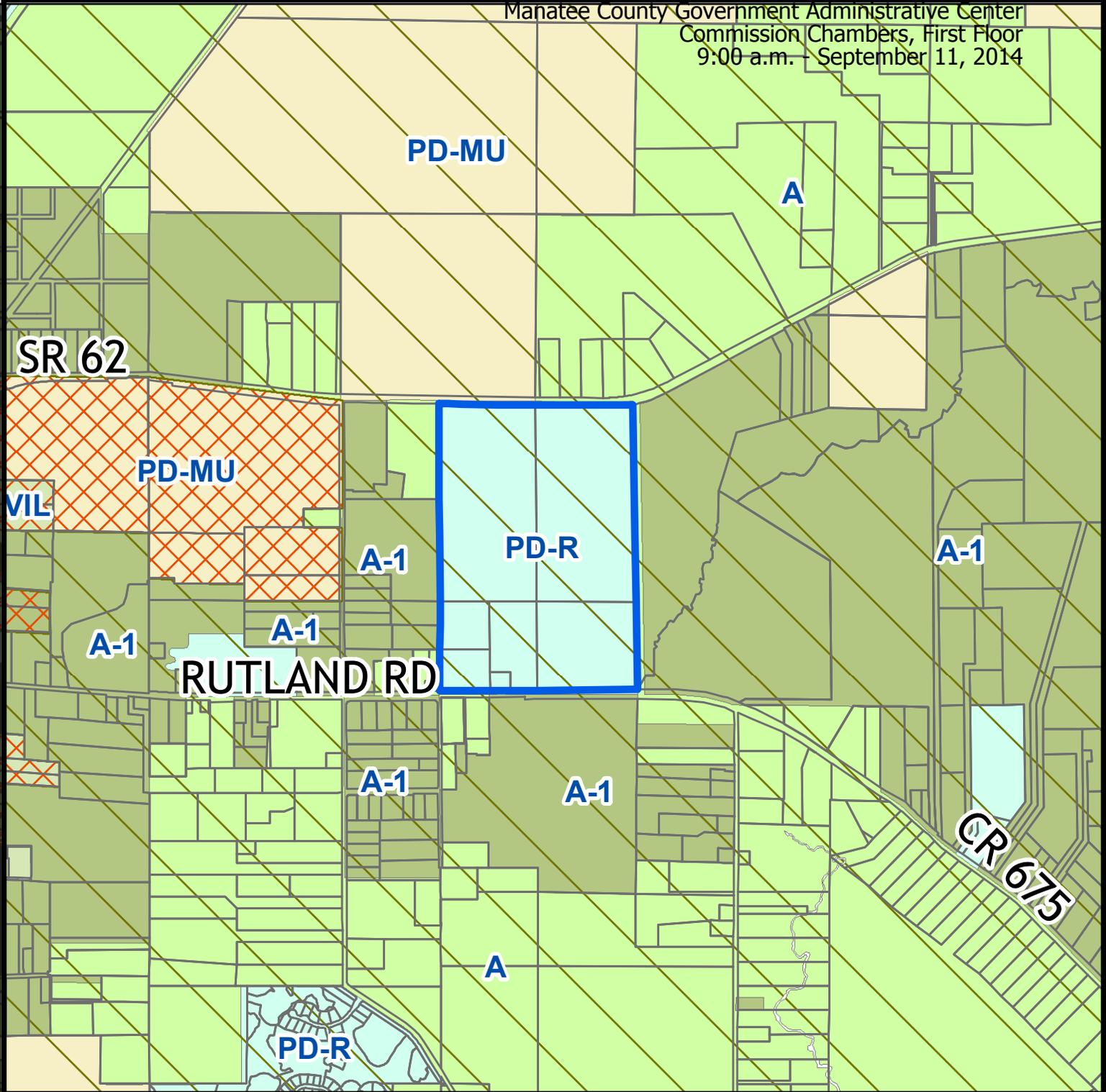
Page 173 of 457
CHH: N
Watershed: NONE
Drainage Basin: Gamble Creek
Commissioner: Larry Bustle



Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 1,882 feet

ZONING

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014



Parcel ID #(s) 419700000, 424800001; 425210002; 425200003; 420800005; 425000007; 419310008

Project Name: Dakin Homestead Property
 Project #: PDR-08-03 (P)
 DTS#: 20140098
 Proposed Use: Residential

S/T/R: Sec 27 Twn 33 Rng 19
 Acreage: 238.12
 Existing Zoning: PD-R
 Existing FLU: UF-3
 Overlays: NCO
 Special Areas: NONE

 North Central Overlay

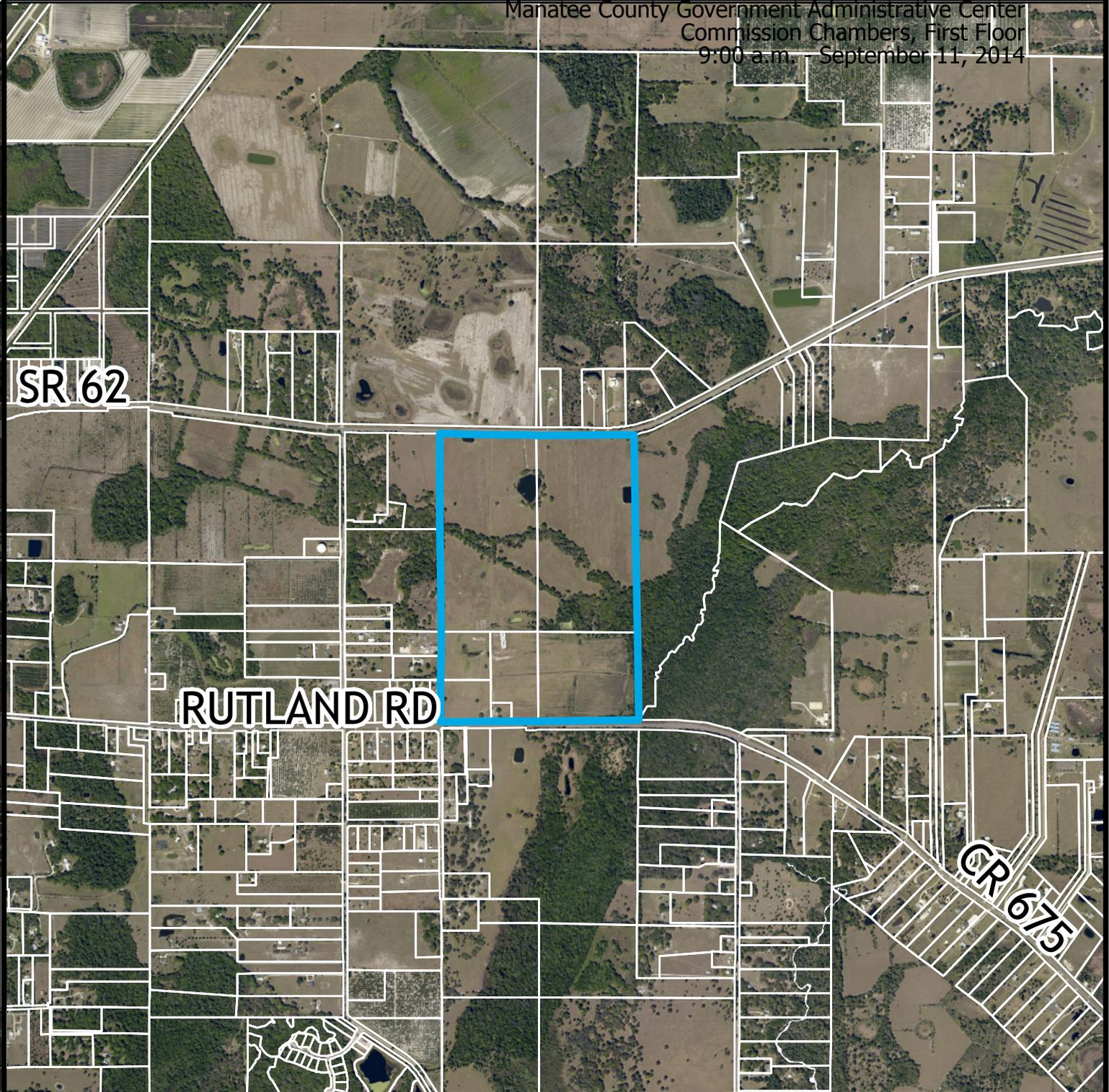
CHH: N
 Watershed: NONE
 Drainage Basin: Gamble Creek
 Commissioner: Larry Bustle



Manatee County
 Staff Report Map
 Map Prepared 4 / 2014
 1 inch = 1,882 feet

AERIAL

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014



Parcel ID #(s) 419700000, 424800001; 425210002; 425200003; 420800005; 425000007; 419310008

Project Name: Dakin Homestead Property
Project #: PDR-08-03 (P)
DTS#: 20140098
Proposed Use: Residential

S/T/R: Sec 27 Twn 33 Rng 19
Acreage: 238.12
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NCO
Special Areas: NONE

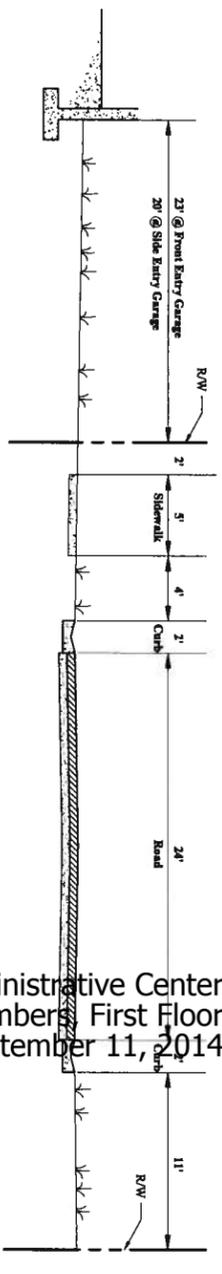
Page 175 of 457

CHH: N
Watershed: NONE
Drainage Basin: Gamble Creek
Commissioner: Larry Bustle



Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 1,882 feet

Drawing No.	Drawing Title	Issue Date	Latest Issue
1	Cover Sheet	03/07/14	08/04/14
2	Existing Site Conditions & Tree Removal Plan	03/07/14	08/04/14
3	Overall Site Plan	03/07/14	08/04/14
4	Aerial Site Plan	03/07/14	08/04/14
5-12	General Development Plan/Preliminary Site Plan	03/07/14	08/04/14
13-20	Preliminary Engineering Plan	03/07/14	08/04/14
21-22	Preliminary Landscape Plan	03/07/14	08/04/14
23	Preliminary Landscape Details	03/07/14	08/04/14



Manatee County Government Administrative Center
Commission Chamber, First Floor
September 11, 2014

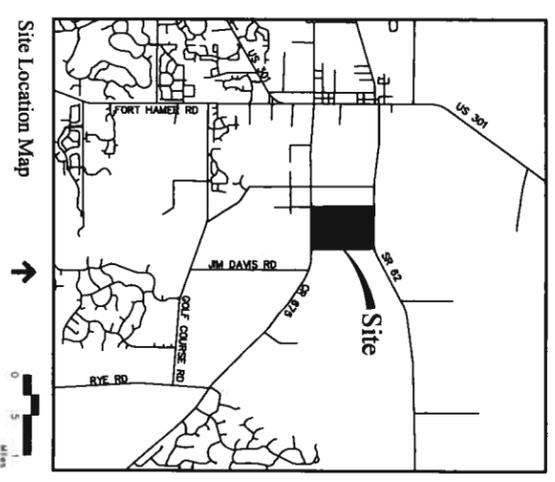
Preliminary Site Plan

For Dakin Homestead Properties

Sections 27 & 28, Township 33S, Range 19E

Manatee County, Florida

Zoned: PDR



Client:
Mr. John Neal
John Neal Homes
8141 Lakewood Main St., Ste. 210
Bradenton, Florida 34202
Phone: (941) 328-1202

Agent:
Steve J Shroyer, P.E.
Shroyer Drapala Engineering, LLC
1111 3rd Ave W, Suite 210
Bradenton, FL 34205
Phone: (941) 746-4000
Fax: (941) 748-4829

Project Notes:

1. THE SITE IS CURRENTLY UNDEVELOPED & ZONED PDR AND IS VACANT AND/OR IS USED FOR AGRICULTURAL PURPOSES.
2. THE SITE IS DESIGNATED AS FLOOD ZONE X, AE & FLOODWAY ON FIRM PANEL #1903010201E, DATED MARCH 17, 2014.
3. THERE ARE NO KNOWN FOUNDATIONS, MONUMENTS OR BOUNDARIES OF HISTORIC ORIGIN OR PLATTED STREETS WITHIN THE SITE.
4. THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD AND FEET WITHIN THE BOUNDARIES OF THIS PROJECT. APPROXIMATE LOCATIONS ARE INDICATED & WILL HAVE A MINIMUM 50 FOOT DEVELOPMENT SETBACK.
5. COMMON OPEN SPACE WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
6. THE RESIDENCES WILL BE SINGLE-FAMILY DETACHED WITH A MAXIMUM HEIGHT OF 35' AS MEASURED FROM FINISHED FLOOR ELEVATION ON THAT WHICH IS ALLOWABLE BASED ON THE REQUIREMENTS OF THE NORTH CENTRAL OVERLAY DISTRICT.
7. STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION. POLES SHALL BE 20' MAX HEIGHT W/ HORIZONTAL CUT-OFF PROFILE. SHOULD STREET LIGHTS BE PROPOSED, LIGHTING PLAN WILL BE PROVIDED AT THE TIME OF PDR.
8. ALL SPURS WILL CONFORM WITH LOC SECTION 734 AND THE UTILITY & ADA REQUIREMENTS.
9. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO MAINTAIN COUNTY STANDARDS AND DEDICATED UPON COMPLETION AND ACCEPTANCE FOR MAINTENANCE BY MANATEE COUNTY PUBLIC WORKS OR A COMMUNITY DEVELOPMENT DISTRICT (CODD).
10. A 10' MINIMUM UTILITY EASEMENT WILL BE LOCATED ALONG ALL FRONT LOT LINES AND A 5' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
11. STREETS WILL BE CONSTRUCTED TO MAINTAIN COUNTY STANDARDS AND WILL BE PUBLIC AND DEDICATED TO MANATEE COUNTY OR MAINTAINED BY A COMMUNITY DEVELOPMENT DISTRICT (CODD), IF PROVIDED.
12. STORMWATER MANAGEMENT FACILITIES (CONCRETE AREAS) SHALL BE PRIVATELY MAINTAINED BY A HOMEOWNERS ASSOCIATION. WETLANDS AND WETLAND BUFFERS WILL BE PLACED IN A CONSERVATION EASEMENT.
13. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY INDIVIDUAL CAN PICK-UP.
14. STREET TREE LANDSCAPING SHALL BE ACCOMPLISHED THROUGH THE INSTALLATION OF (1) TEN FOOT (10') CANOPY TREE HAVING A 2 1/2" DIA., SPACED NO LESS THAN 25' AND AN AVERAGE 50' TREES SHALL BE LOCATED WITHIN THE FIRST 20' OF THE FRONT YARD BUT NOT WITHIN THE RIGHT-OF-WAY. THE REMAINING TREES SHALL BE SPACED AT LEAST 10' FROM EACH OTHER AND SHALL BE PLACED AT LEAST 5' FROM THE NORTH CENTRAL OVERLAY DISTRICT REQUIREMENTS OF THE NORTH CENTRAL OVERLAY DISTRICT.
15. A 5' WIDE SIDEWALK WILL BE PROVIDED ALONG ONE SIDE OF ALL INTERIOR STREETS.
16. DEVELOPER RESERVES THE RIGHT TO CREATE EASEMENTS TO THE PASSIVE/ACTIVE RECREATION AREAS WITHIN THE SITE.
17. UNDEVELOPED PHASES MAY BE USED FOR AGRICULTURAL PURPOSES THROUGHOUT THE LIFE OF THE PROJECT.
18. THE ENTIRE SITE IS LOCATED WITHIN THE NORTH CENTRAL OVERLAY DISTRICT.
19. ALL BUILDINGS WILL BE CONSTRUCTED SO THAT FINISHED FLOOR ELEVATIONS WILL BE ABOVE THE 100 YEAR FLOOD PLAIN.
20. DEVELOPMENT WILL COMMENCE AFTER ALL REQUIRED APPROVALS OR SUCH DATE AS OUTLINED IN A DEVELOPMENT AGREEMENT.
21. THE EXISTING LAND USE IS AGRICULTURAL AND THERE ARE NO KNOWN STREETS, PLATS AND/OR HISTORIC SITES ON THE PROPERTY.
22. ANY EXISTING TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE CONSTRUCTION TO COMPLY UPON APPROVAL & RECEIPT OF ALL NECESSARY PERMITS & IS DEPENDANT UPON MARKET CONDITIONS, BUT SHALL NOT EXCEED THE AMOUNT OF TREE APPROVED BY CONTRACTOR AT LEVEL OF SERVICE.
23. CONSTRUCTION TO COMPLY UPON APPROVAL & RECEIPT OF ALL NECESSARY PERMITS & IS DEPENDANT UPON MARKET CONDITIONS, BUT SHALL NOT EXCEED THE AMOUNT OF TREE APPROVED BY CONTRACTOR AT LEVEL OF SERVICE.
24. SEE SEPARATE BOUNDARY AND TOPO SURVEY.
25. THE DEVELOPER RESERVES THE RIGHT TO ALTER PROPOSED PLAYING BASED UPON MARKET CONDITIONS.
26. ALL BUFFER LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE NORTH CENTRAL OVERLAY DISTRICT.
27. REFER TO PRELIMINARY ENGINEERING PLANS, SHI, 1-3-20, FOR PROPOSED TREE HYDRAULIC LOCATIONS.
28. MINIMUM HOSE SIZE SHALL BE 1.000".
29. IRRIGATION SHALL BE SUPPLIED BY THE LOWEST QUALITY OF WATER AVAILABLE. THE SOURCE WILL BE THE ON-SITE LAKE WATER SUPPLEMENTED BY WELLS.
30. APPROPRIATE RECREATION FACILITIES/AMENITIES ARE TO BE CONSTRUCTED IN COMPLIANCE WITH INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOC. (PEIA) AND U.S. CONSUMER PRODUCT SAFETY COMMISSION (CPSC), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), AND AMERICANS WITH DISABILITIES ACT (ADA).



P.O. Box 9282
Bradenton, FL 34206

1111 3rd Ave W, Suite 210
Bradenton, FL 34205

Phone: (941) 746-4000
E-Mail: info@shroyerdrapala.com

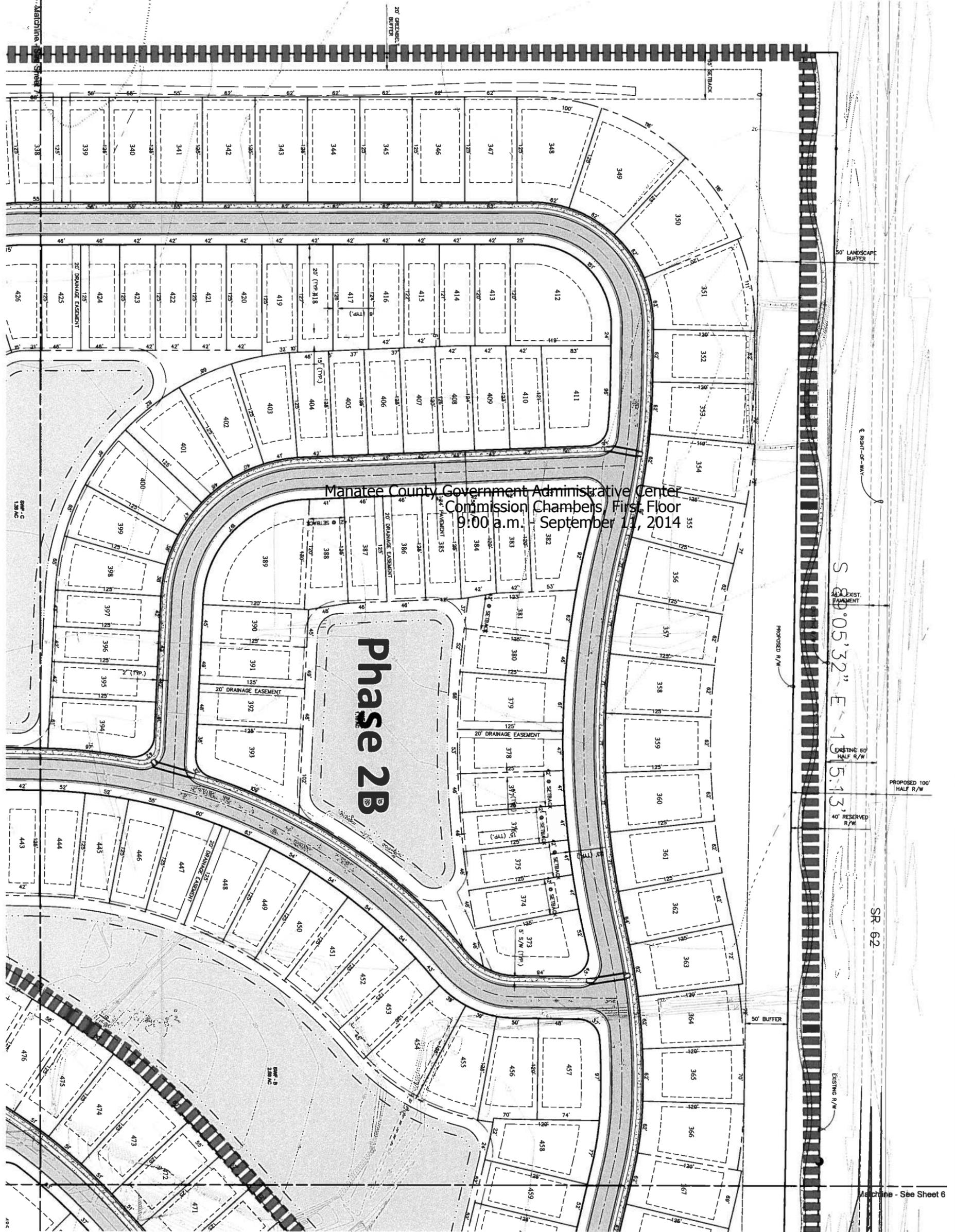
Dakin Homestead Properties
Submitted For:

Preliminary Standards

COMPREHENSIVE PLAN DESIGNATION:	UF-3
PROPOSED ZONING:	PDR
PROPOSED SINGLE FAMILY UNITS:	2.86 UNITS/AC
TOTAL PROPOSED UNITS:	286 UNITS
TOTAL PROPOSED ACRES:	286.12 AC.
TOTAL PROPOSED LOTS:	594 LOTS
SINGLE FAMILY DETACHED:	594 MAX
GROSS RESIDENTIAL ACREAGE:	286.12 AC.
GROSS RESIDENTIAL DENSITY:	2.86 UNITS/AC
NET RESIDENTIAL ACREAGE (EXCLUDES WETLANDS & BUFFERS, REC. AREAS, UPLAND TREE PRESERVATION & LINEAR TRAIL):	204.11 AC.
NET RESIDENTIAL DENSITY:	5.84 UNITS/AC
NET RESIDENTIAL DENSITY (INCLUDES WETLANDS & BUFFERS, REC. AREAS, UPLAND TREE PRESERVATION & LINEAR TRAIL):	2.86 UNITS/AC
UPLAND TREE PRESERVATION:	6.48 AC.
PROPOSED ADJUTANT RIGHT OF WAY:	4.00 AC.
ADJUTANT RIGHT OF WAY:	6.98 AC. (4%)
TOTAL WETLAND ACREAGE:	6.16 AC.
TOTAL WETLAND IMPACT AREA:	0.06 AC. + 3.17 AC. (Type: Pond) = 3.83 AC.
COMMON OPEN SPACE:	71.44 AC. (25%) (25% REQUIRED)
UPLAND OPEN SPACE:	28 AC. (10.8%) (4.28% REQUIRED)
RECREATION AREA:	4.38 AC.

APPROVED:	_____	File Number:	_____
PROJECT PLANNER (PP):	_____	PROJECT ENGINEER (PE):	_____
CONTRACTOR (C):	_____	ENVIRONMENTAL HEALTH:	_____
OWNER/CLIENT:	_____	PERMITS:	_____

Attention: The construction of this project and compliance with all applicable laws and regulations is the responsibility of the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. September 11, 2014

Phase 2B

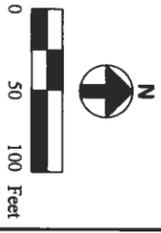
S 89°05'32" E 115.13'
 44' EXIST. EASEMENT
 40' RESERVED R/W
 PROPOSED 100' HALF R/W

SR-62

Machine - See Sheet 6

Shroyer Drapala Engineering, LLC
 P.O. Box 8282
 Bradenton, FL 34208
 Phone: (941) 746-4000
 Email: info@shroyerdrapala.com

- Legend**
- Proposed
 - LOT SETBACK
 - PROPOSED SIDEWALK
 - MATCHLINES
 - TOP OF BANK
 - 25% FLOODPLAIN
 - 100-YR FLOODPLAIN



Design By:	Drawn By:	Checked By:	Title:
SS	JBC	SS	Standard 50' Minimum Lot
Drawing Scale:	Drawing Date:		
1" = 50'	January 22, 2014		

Preliminary Site Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 30 S, Range 18 W
 Manatee County, Florida

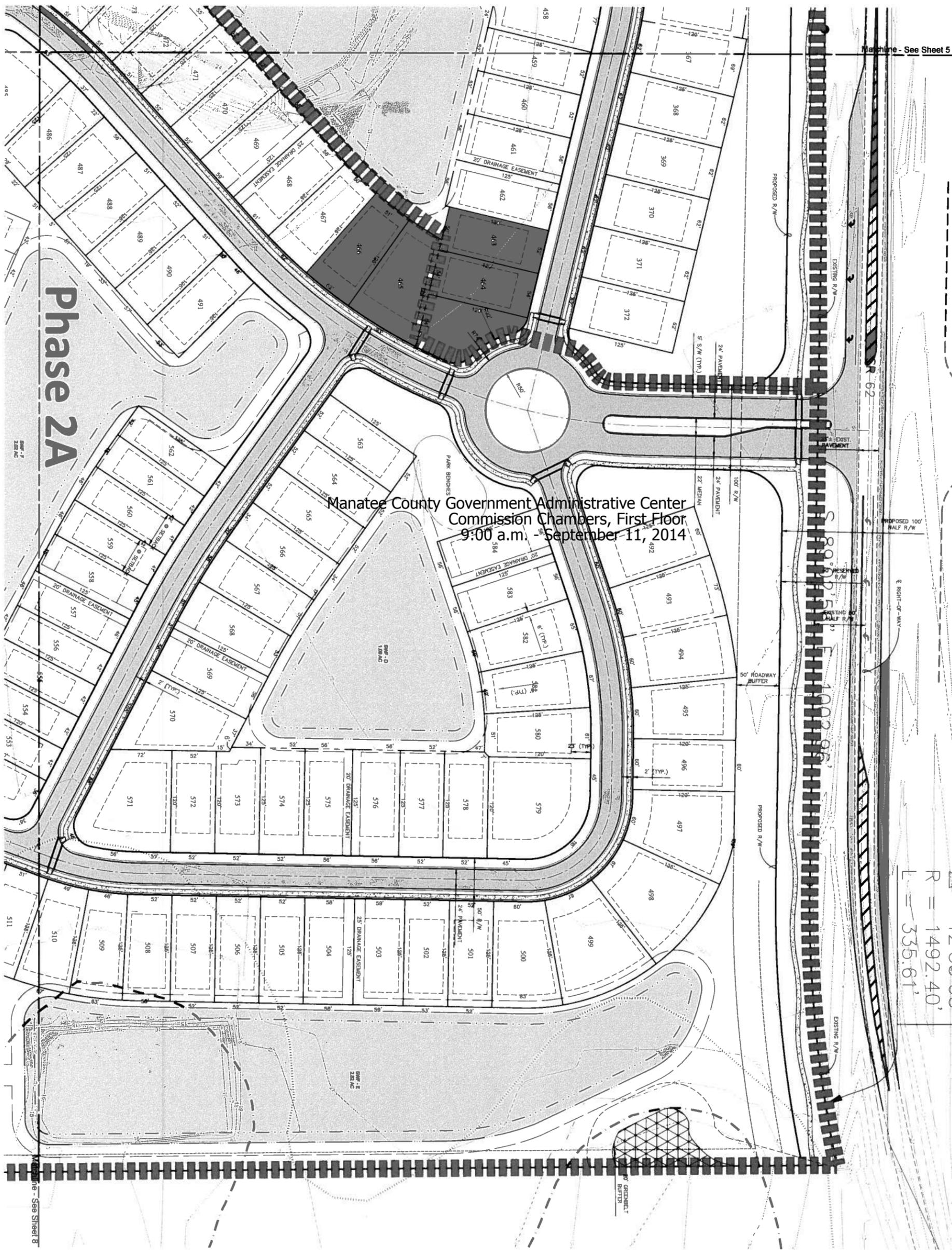
PSP-5

Sheet 5 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14

005-13005-PSP-2/MS

Machine - See Sheet 5



Phase 2A

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

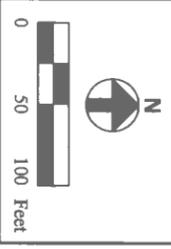
R = 1492.40'
L = 335.61'

Machine - See Sheet B

Shroyer Drapala Engineering, LLC
 P.O. Box 6282 1111 3rd Ave. W.
 Bradenton, FL 34208 Suite 210
 Bradenton, FL 34208
 Phone: (941) 746-4000
 Fax: (941) 746-4000
 E-Mail: info@ShroyerDrapala.com

Legend

- LOT BENTBACK
- PROPOSED SIDEWALK
- MATCHLINE
- TOP OF BANK
- 25-YR FLOODPLAIN
- 100-YR FLOODPLAIN
- 30' WETLAND BUFFER
- 50' GROUNDWATER BUFFER



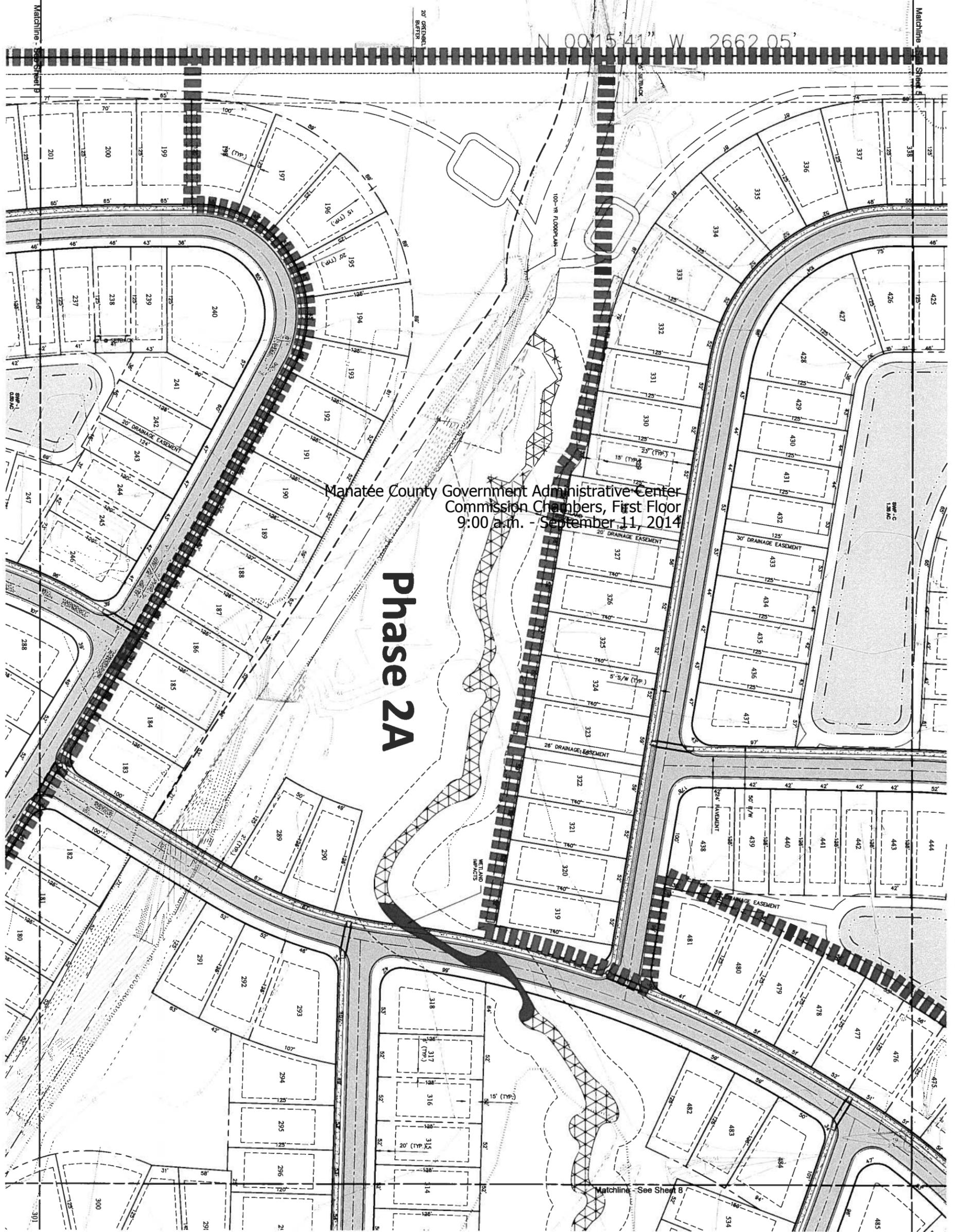
Drawn By	JBC	Checked By	SS
Design By	JBC	Checked By	SS
Drawing Scale	1" = 50'	Drawing Date	January 13, 2014

Preliminary Site Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 36 S, Range 18 E
 Manatee County, Florida

PSP-6

Sheet 6 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14



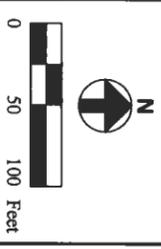
Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

Phase 2A

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 Bradenton, FL 34208
 1111 3rd Ave. W.
 Suite 210
 Bradenton, FL 34208
 Phone: (941) 748-4000
 Email: info@shroyerdrapala.com

Legend

- Proposed
- LOT SETBACK
- PROPOSED SIDEWALK
- MATCHLINE
- TOP OF BANK
- 25-YR FLOODPLAIN
- 100-YR FLOODPLAIN
- WETLAND
- 30' WETLAND BUFFER



Design By	Drawn By	Checked By
SS	JBC	SS
Drawing Scale:	1" = 50'	Drawing Date:
	January 2014	

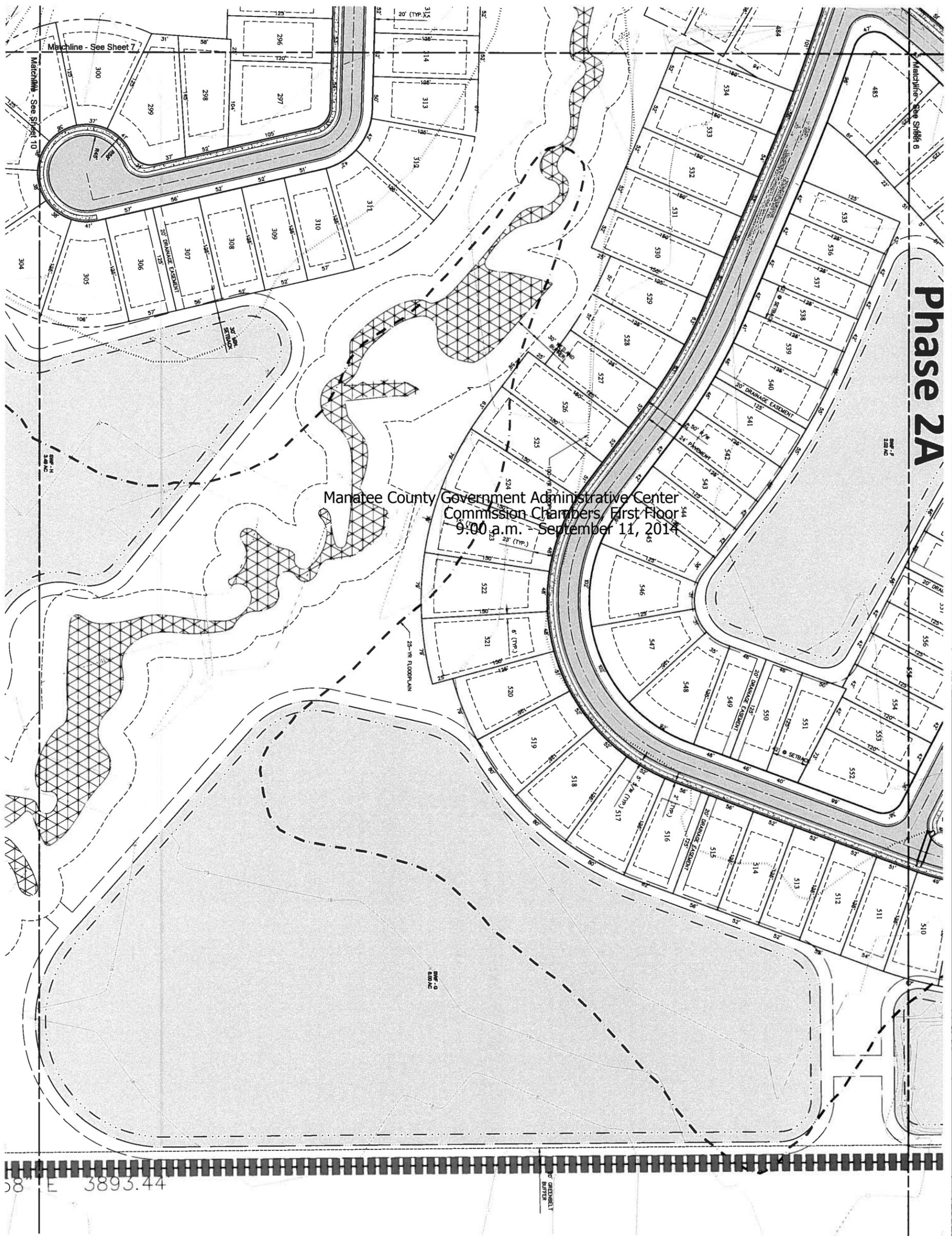
Preliminary Site Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 36 S, Range 18 E, 45
 Manatee County, Florida

PSP-7

Sheet 7 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14

Phase 2A



3893.44
 08' E
 30' GREENBELT BUFFER

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 Bradenton, FL 34208
 Suite 210
 Bradenton, FL 34208
 Phone: (941) 746-4000
 Email: info@ShroyerDrapala.com

Legend

- Proposed
- LOT SETBACK
- PROPOSED SIDEWALK
- MATCHLINE
- TOP OF BANK
- 25-YR FLOODPLAIN
- 100-YR FLOODPLAIN
- WETLAND
- 30' WETLAND BUFFER



Preliminary Site Plan
 For
Dakin Homestead Properties

Sections 27 & 28, Township 30 S, Range 18 E, 457
 Manatee County, Florida

PSP-8

Sheet 8 of 23

Design By:	JBC	Drawn By:	JBC	Checked By:	SS
Drawing Scale:	1" = 50'	Drawing Date:	January 13, 2014		

Steve Shroyer
 PE No. 32052
 Date: 08/04/14



Phase 1A

Phase 1B

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

Preliminary Site Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 30 S, Range 18 W
 Manatee County, Florida

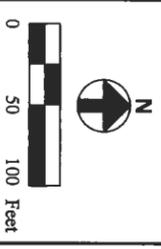
PSP-9

Sheet 9 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14

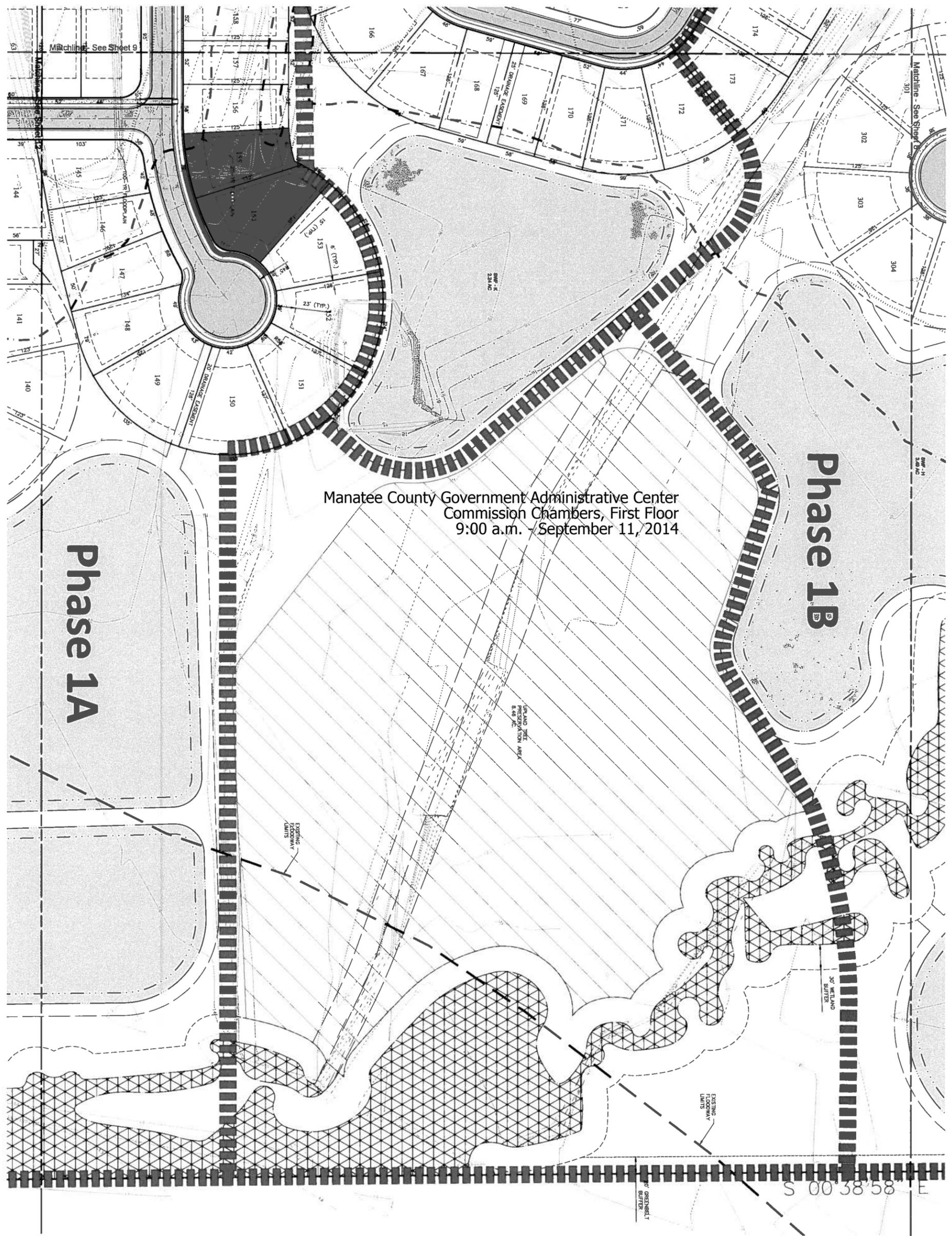
Legend

- Proposed
- LOT SETBACK
- PROPOSED SIDEWALK
- MATCHLINE
- TOP OF BANK
- 25-YR FLOODPLAIN
- 100-YR FLOODPLAIN



Shroyer Drapala Engineering, LLC
 P.O. Box 8282 1111 3rd Ave. W.
 Bradenton, FL 34208 Bradenton, FL 34208
 Suite 210 Bradenton, FL 34208
 Phone: (941) 748-4000
 Email: info@ShroyerDrapala.com

Design By:	JBC	Drawn By:	JBC	Checked By:	SS
Drawing Scale:	1" = 50'	Drawing Date:	January 2014		



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

Phase 1A

Phase 1B

S 00° 38' 58" E

Shroyer Drapala Engineering, LLC
 P.O. Box 8282
 Bradenton, FL 34208
 1111 3rd Ave. W.
 Suite 210
 Bradenton, FL 34208
 Phone: (941) 746-4000
 Fax: (941) 746-4000
 Email: info@shroyerdrapala.com

Legend
 Proposed
 LOT SETBACK
 PROPOSED SIDEWALK
 MATCHLINE
 TOP OF BANK
 25' R.F. FLOODPLAIN
 100' R.F. FLOODPLAIN
 WETLAND
 30' WETLAND BUFFER

0 50 100 Feet

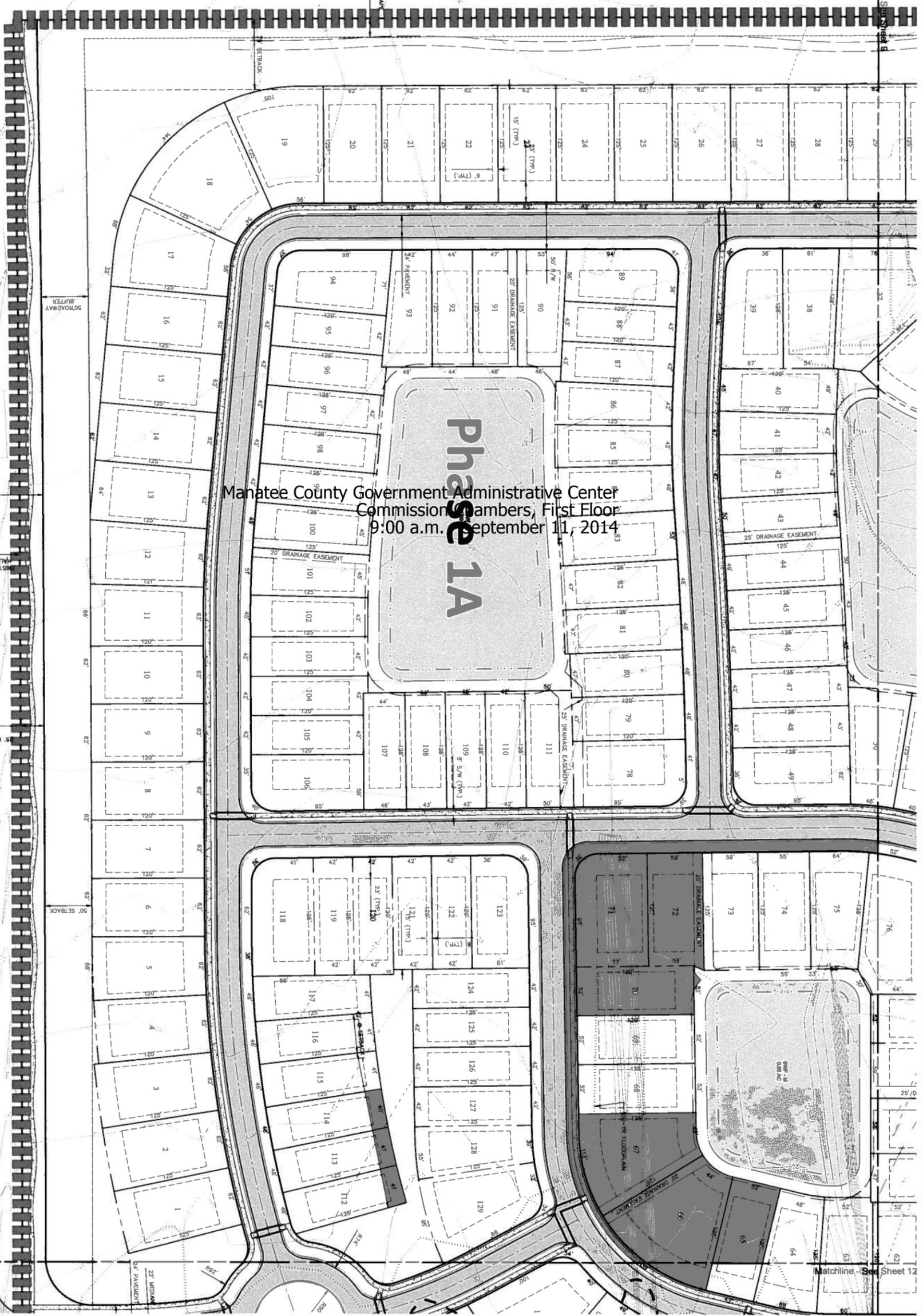
Design By:	JBC	Drawn By:	SS	Checked By:	SS
Drawing Scale:	1" = 50'	Drawing Date:	January 2014		

Preliminary Site Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 36 S, Range 18 E
 Manatee County, Florida

PSP-10
 Sheet 10 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14

Matchline - See Sheet 8



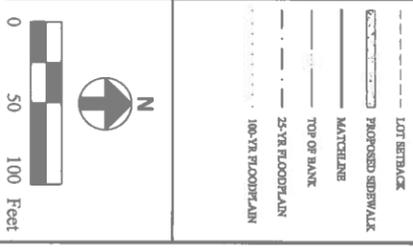
Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. September 11, 2014

Matchline - See Sheet 12

Shroyer
Drapala
Engineering, LLC
 P.O. Box 8232
 Bradenton, FL 34208
 Suite 210
 Bradenton, FL 34205
 Phone: (941) 748-4000
 Email: info@shroyerdrapala.com

Legend

Proposed	10' SETBACK
Proposed Sidewalk	25'-YR FLOODPLAIN
Matchline	100'-YR FLOODPLAIN
Top of Bank	

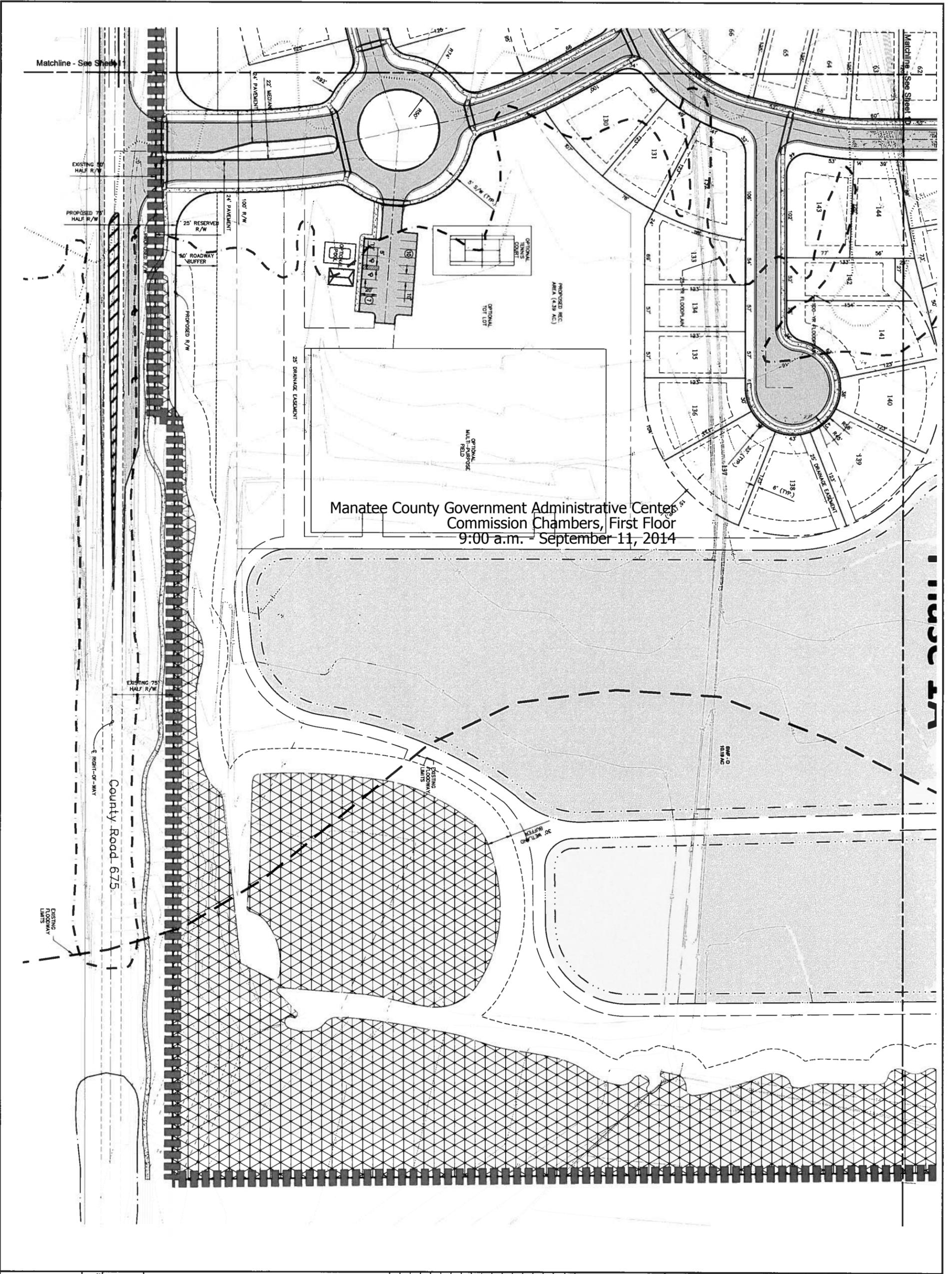


Rev	Revised/Rev Description/Label	7/10/14
Design By:	Drawn By:	Checked By:
SS	JEC	SS
Drawing Scale:	Drawing Date:	January 10, 2014
1" = 50'		

Preliminary Site Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 36 S, Range 18 E
 Manatee County, Florida

PSP-11
 Sheet 11 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

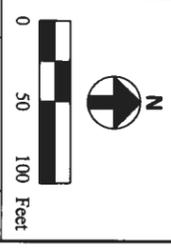
County Road 675

Sheet 12 of 23

PSP-12

Preliminary Site Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 30 S, Range 19 E,
 Manatee County, Florida

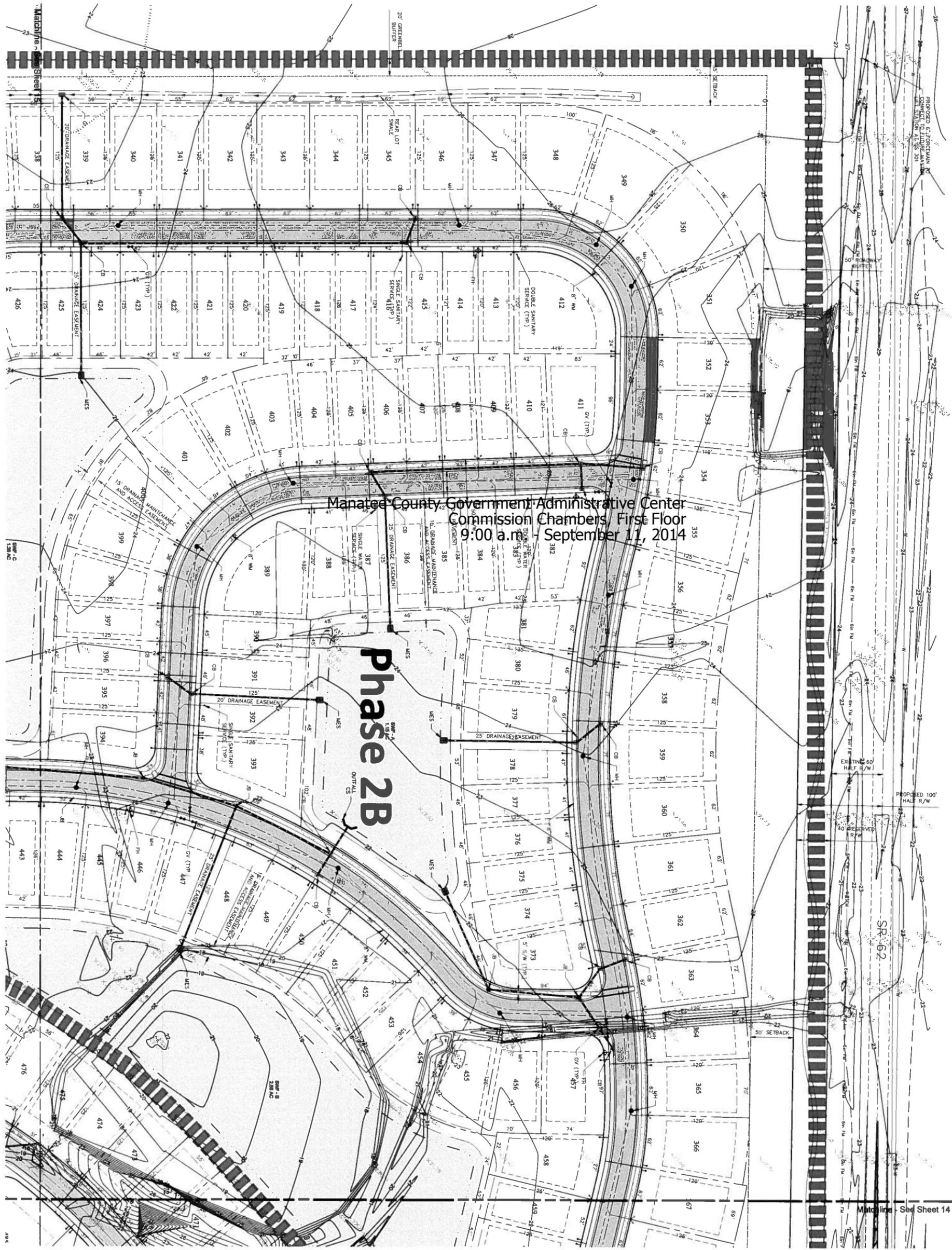
Design By:	Drawn By:	Checked By:
SS	JEC	SS
Drawing Scale:	Drawing Date:	
1" = 50'	January 1, 2014	



Legend

Proposed	LOT SETBACK
PROPOSED SIDEWALK	MATCHLINE
TOP OF BANK	25-YR FLOODPLAIN
100-YR FLOODPLAIN	WETLAND
30' WETLAND BUFFER	

Shroyer Drapala Engineering, LLC
 P.O. Box 2232
 Bradenton, FL 34208
 1111 3rd Ave W
 Suite 210
 Bradenton, FL 34205
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 Email: info@shroyerdrapala.com



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

Phase 2B

SR 62

Matchline - See Sheet 14

Shroyer
Drapala
Engineering, LLC
 P.O. Box 6232
 1111 3rd Ave W
 Bradenton, FL 34208
 Suite 210
 Bradenton, FL 34205
 Phone (941) 766-4000
 Fax (941) 766-4001
 Email info@shroyerdrapala.com

Legend

- Proposed
- GRAY/VTY SEWER LINE
 - SANITARY FORCE MAIN
 - POTABLE WATER LINE
 - WATER GATE VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOWOFF ASSEMBLY
 - DOUBLE WATER SERVICE
 - SINGLE WATER SERVICE
 - DOUBLE SEWER SERVICE
 - SINGLE SEWER SERVICE
 - SANITARY LIFT STATION



Preliminary Engineering Plan
 For
Dakin Homestead Properties

Sections 27 & 28, Township 36 S, Range 9 E
 Manatee County, Florida

PSP-13

Sheet 13 of 23

Shroyer
 PE No. 32052
 Date: 08/04/14

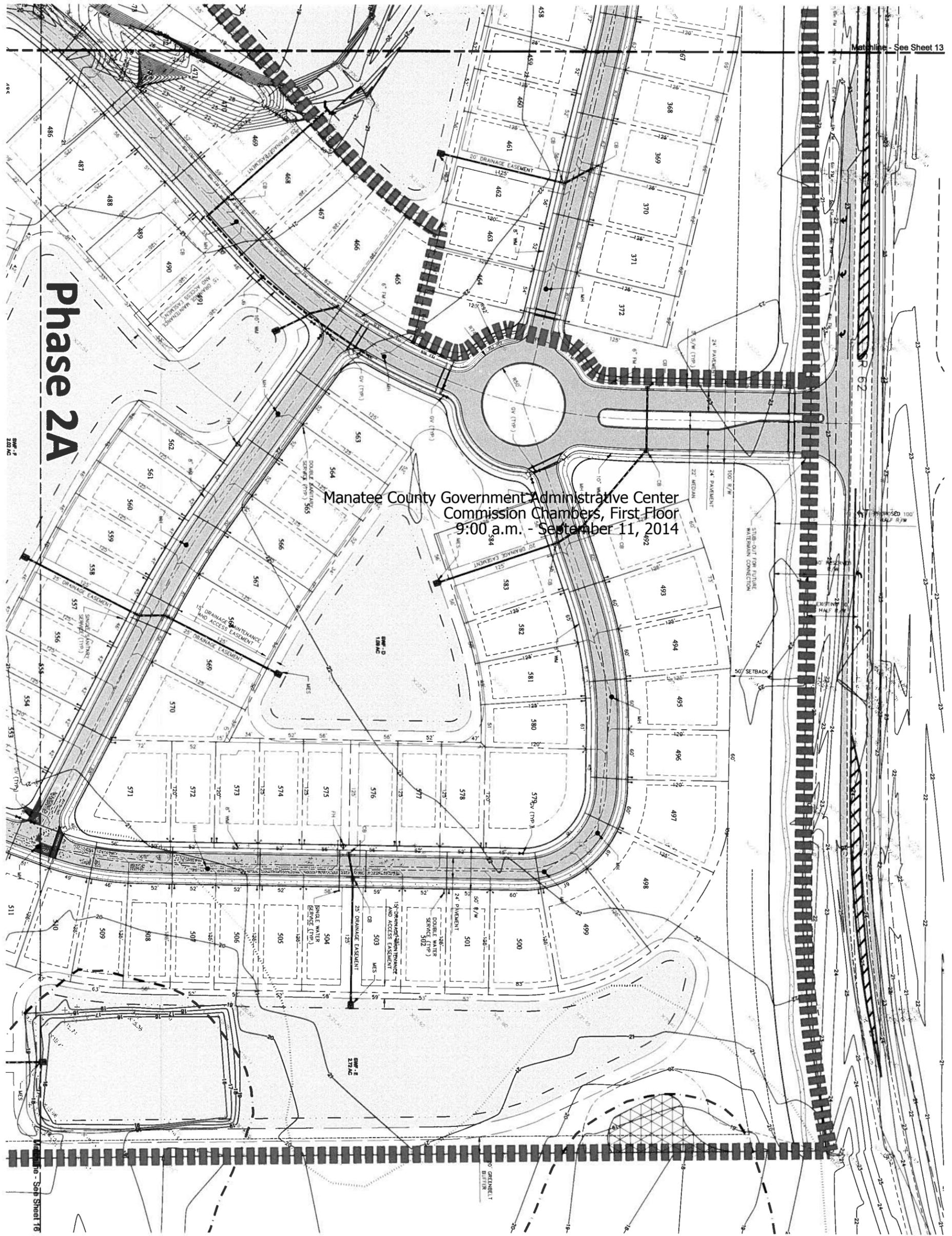
7/10/14
 Design By: JEC
 Drawn By: JEC
 Checked By: SS
 Drawing Scale: 1" = 50'
 Drawing Date: August 11, 2014

014-13500-027.DWG

Matchline - See Sheet 13

Phase 2A

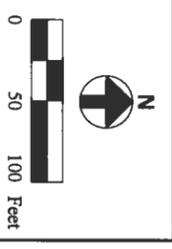
Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014



Shroyer
Drapala
Engineering, LLC

P.O. Box 6292
Bradenton, FL 34208
1111 3rd Ave. W.
Suite 210
Bradenton, FL 34205
Phone (941) 748-4000
Email info@shroyerdrapala.com

- Legend**
- Proposed
- GRAVITY SEWER LINE
 - SANITARY FORCE MAIN
 - POTABLE WATER LINE
 - WATER GATE VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOWOFF ASSEMBLY
 - DOUBLE WATER SERVICE
 - SINGLE WATER SERVICE
 - DOUBLE SEWER SERVICE
 - SINGLE SEWER SERVICE
 - SANITARY LIFT STATION



Appr.	Standard Appr. Number/Label	TH14
Design By:	JEC	
Drawn By:		
Checked By:	SS	
Drawing Scale:	1" = 50'	January 2014

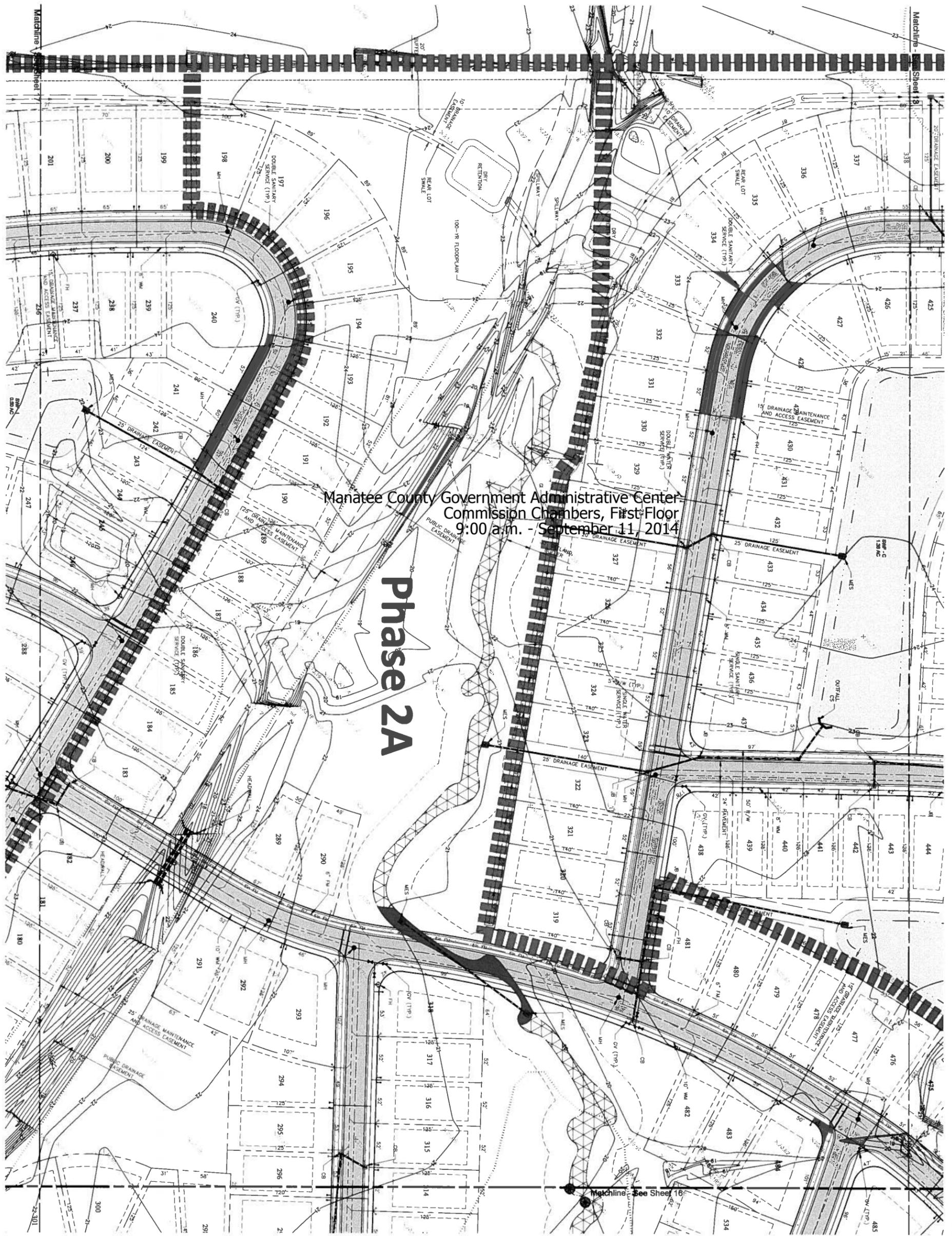
Preliminary Engineering Plan
For
Dakin Homestead Properties

Sections 27 & 28, Township 36 S, Range 19 E
Manatee County, Florida

PSP-14

Sheet 14 of 23

Steve Shroyer
PE No. 32052
Date: 08/04/14



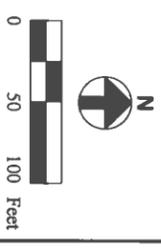
Preliminary Engineering Plan
 For
Dakin Homestead Properties

Sections 27 & 28, Township 30 S, Range 19 W
 Manatee County, Florida

PSP-15

Sheet 15 of 23

DESIGNED BY	ADDY TRIP	DATE	7/10/14
DRAWN BY	JBC	CHECKED BY	SS
DRAWING SCALE	1" = 50'	DRAWING DATE	January 7, 2014



- Legend**
- Proposed
- GRAVITY SEWER LINE
 - SANITARY FORCE MAIN
 - POTABLE WATER LINE
 - WATER GATE VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOWOFF ASSEMBLY
 - DOUBLE WATER SERVICE
 - SINGLE WATER SERVICE
 - DOUBLE SEWER SERVICE
 - SINGLE SEWER SERVICE
 - SANITARY LIFT STATION

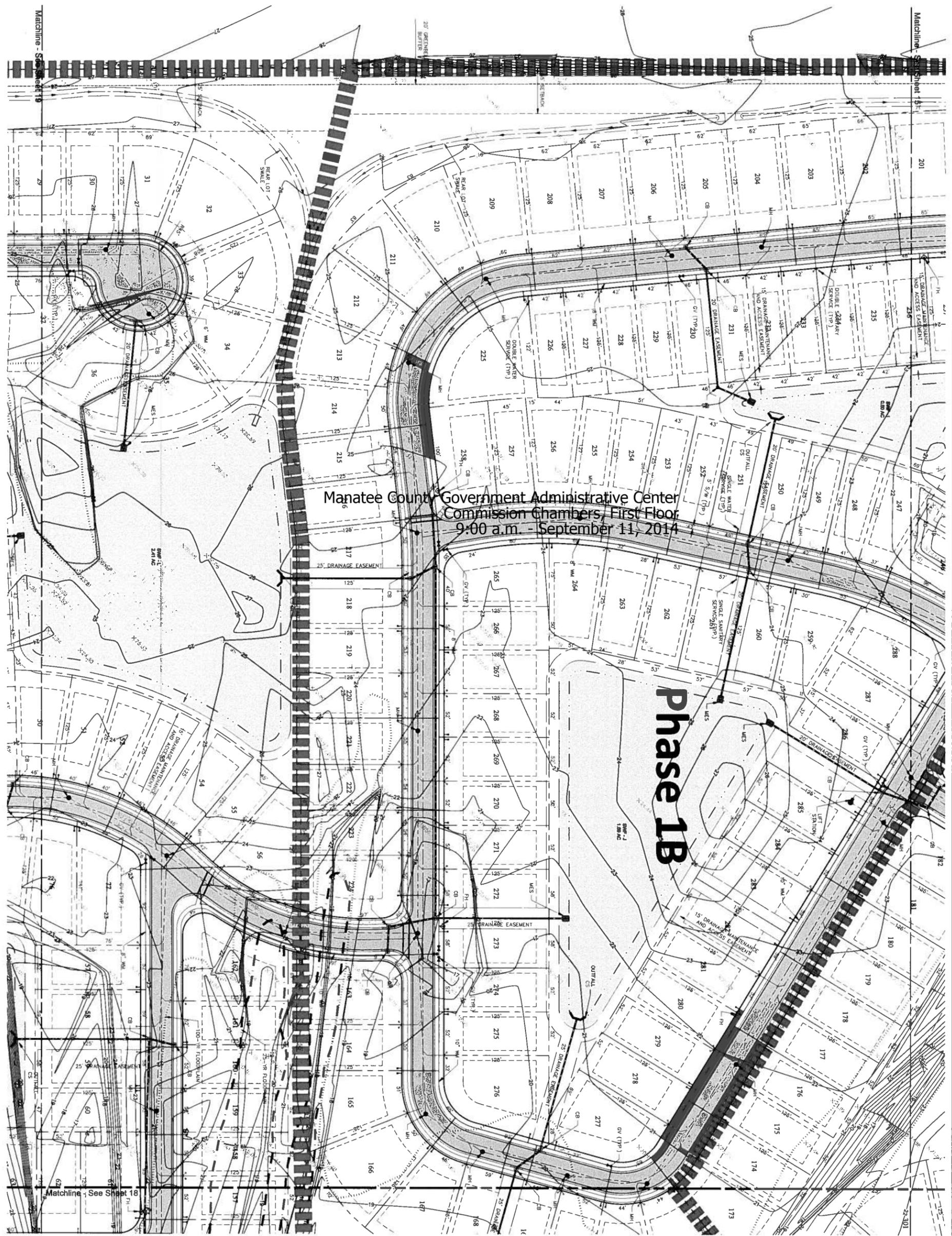
Shroyer
Drapaia
Engineering, LLC

P.O. Box 2232
 1111 3rd Ave W
 Bradenton, FL 34208
 Suite 210
 Bradenton, FL 34208

Phone: (941) 748-4000
 Fax: (941) 748-4000
 Email: info@shroyerdrapaia.com

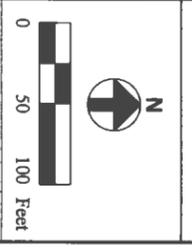
Steve Shroyer
 PE No. 37052
 Date: 08/04/14

014-13500-952.dwg



**Shroyer
Drapala
Engineering, LLC**
P.O. Box 6222
Bradenton, FL 34205
1111 3rd Ave. W.
Suite 210
Bradenton, FL 34205
Phone: (941) 748-4000
E-Mail: info@shroyerdrapala.com

- Legend**
Proposed
- GALVANIZED STEEL LINE
 - SANITARY FORCE MAIN
 - POTABLE WATER LINE
 - WATER GATE VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOWOFF ASSEMBLY
 - DOUBLE WATER SERVICE
 - SINGLE WATER SERVICE
 - DOUBLE SEWER SERVICE
 - SINGLE SEWER SERVICE
 - SANITARY LIFT STATION

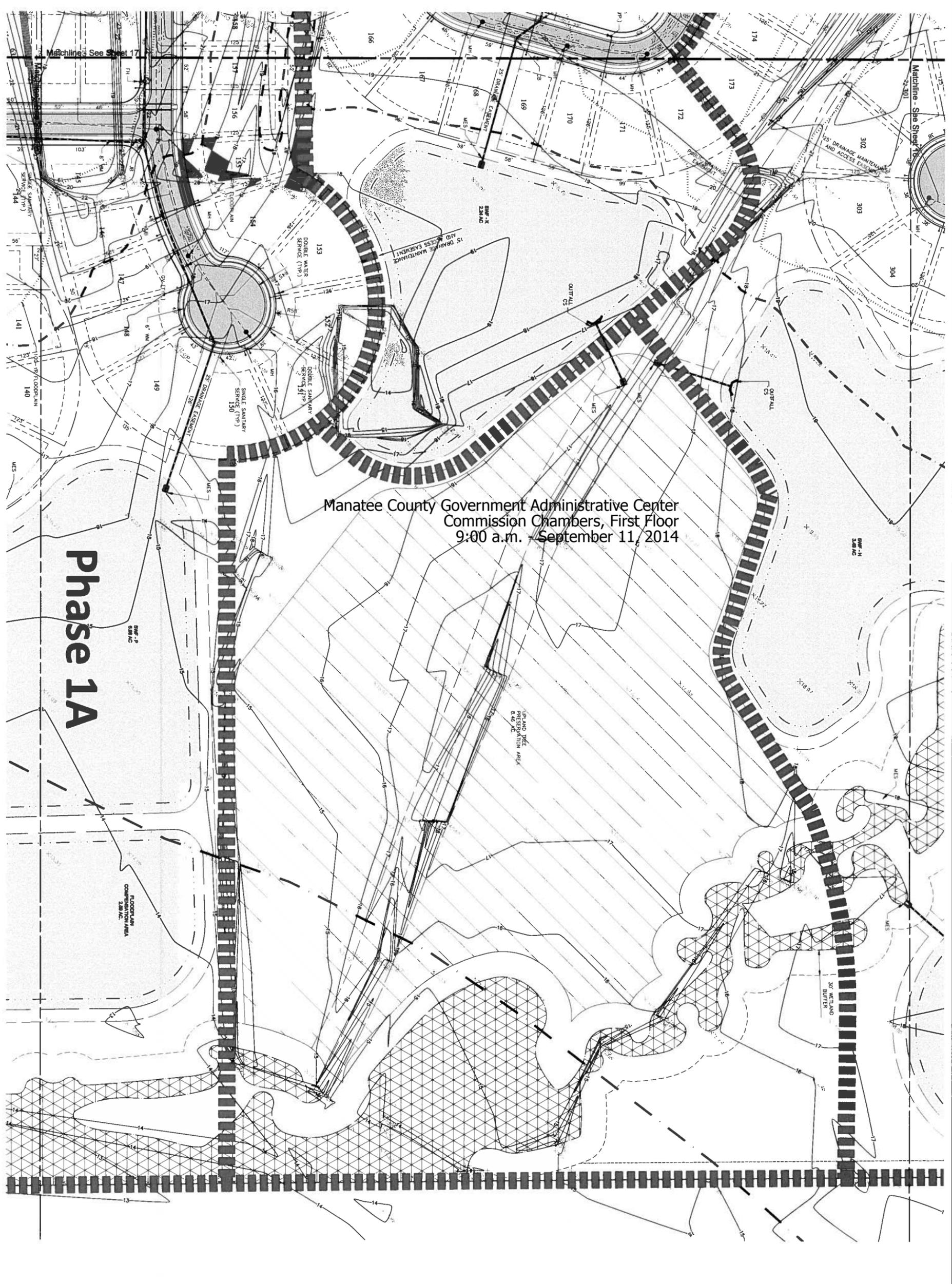


Design By:	JBC	Drawn By:	JBC	Checked By:	SS
Drawing Scale:	1" = 50'	Drawing Date:	January 10, 2014		

Preliminary Engineering Plan
For
Dakin Homestead Properties
Sections 27 & 28, Township 36 S, Range 19 E of 457
Manatee County, Florida

PSP-17
Sheet 17 of 23

Steve Shroyer
PE No. 32092
Date: 08/04/14
014-13500-02.DWG



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

Phase 1A

Shroyer
Drappala
Engineering, LLC
 P.O. Box 6222 1111 3rd Ave W.
 Bradenton, FL 34208 Bradenton, FL 34205
 Phone: (813) 748-4000
 Email: info@shroyerdrappala.com

Legend
 Proposed

- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- POTABLE WATER LINE
- WATER GATE VALVE
- FIRE HYDRANT ASSEMBLY
- BLOWOFF ASSEMBLY
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- SANITARY LIFT STATION

0 50 100 Feet

Design By:	Drawn By:	Checked By:
SS	JEC	SS
Drawing Scale:	Drawing Date:	Amount:
1" = 50'	August 14, 2014	1

Preliminary Engineering Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 36 S, Range 19 E
 Manatee County, Florida

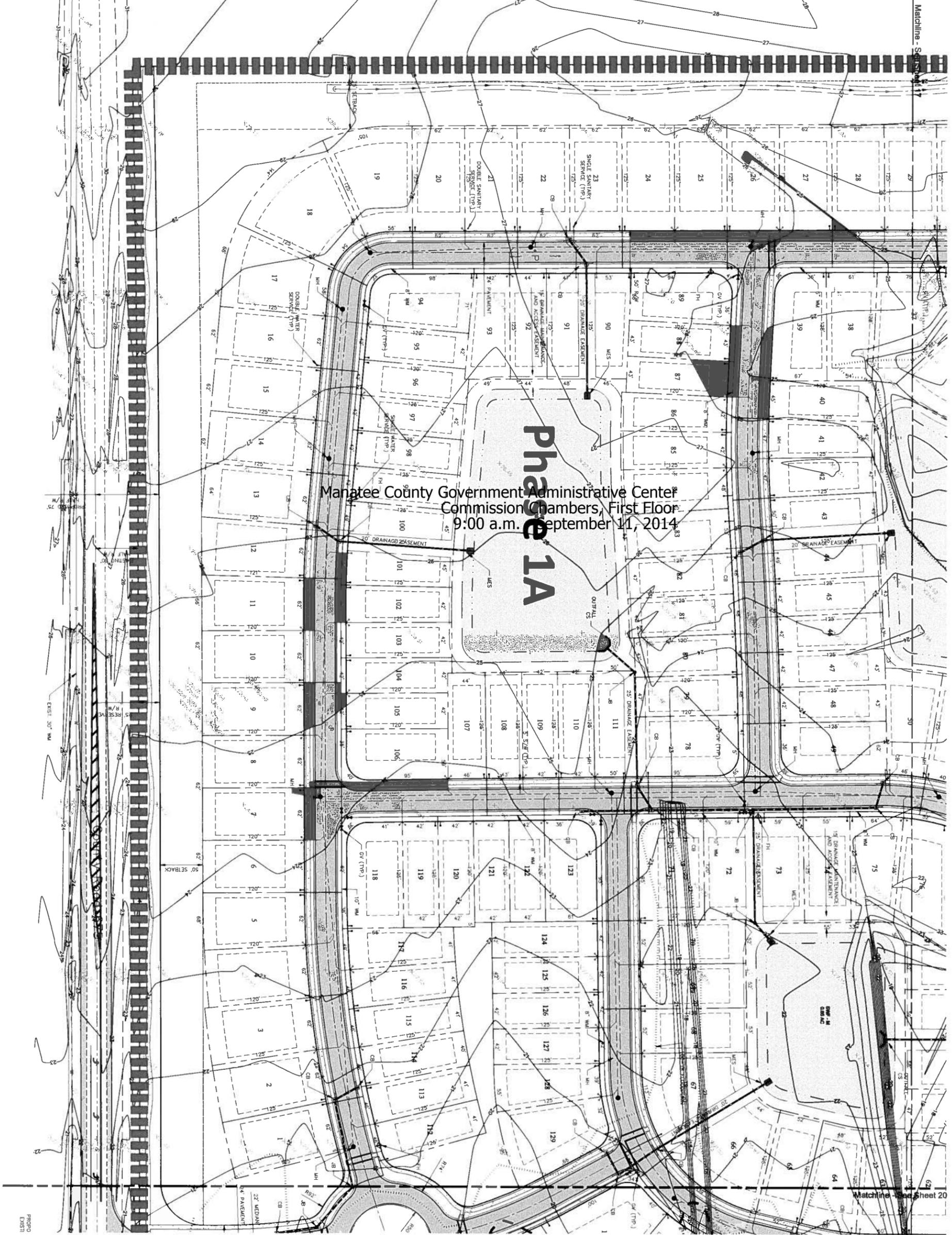
PSP-18

Sheet 18 of 23

Sheep Shroyer
 PE No. 32052
 Date: 08/04/14

Matchline - Section 17

Matchline - Section 20

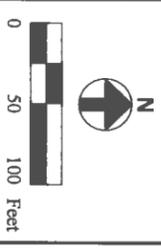


Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. September 11, 2014

Phase 1A

Shroyer
Drapala
Engineering, LLC
 P.O. Box 6282 1111 3rd Ave. W.
 Bradenton, FL 34208 Sarasota, FL 34208
 Suite 210
 Bradenton, FL 34208
 Phone: (941) 748-4000
 Email: info@shroyerdrapala.com

- Legend**
- Proposed
- GRAVITY SEWER LINE
 - SANITARY FORCE MAIN
 - PORTABLE WATER LINE
 - WATER GATE VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOWOFF ASSEMBLY
 - DOUBLE WATER SERVICE
 - SINGLE WATER SERVICE
 - DOUBLE SEWER SERVICE
 - SINGLE SEWER SERVICE
 - SANITARY LIFT STATION

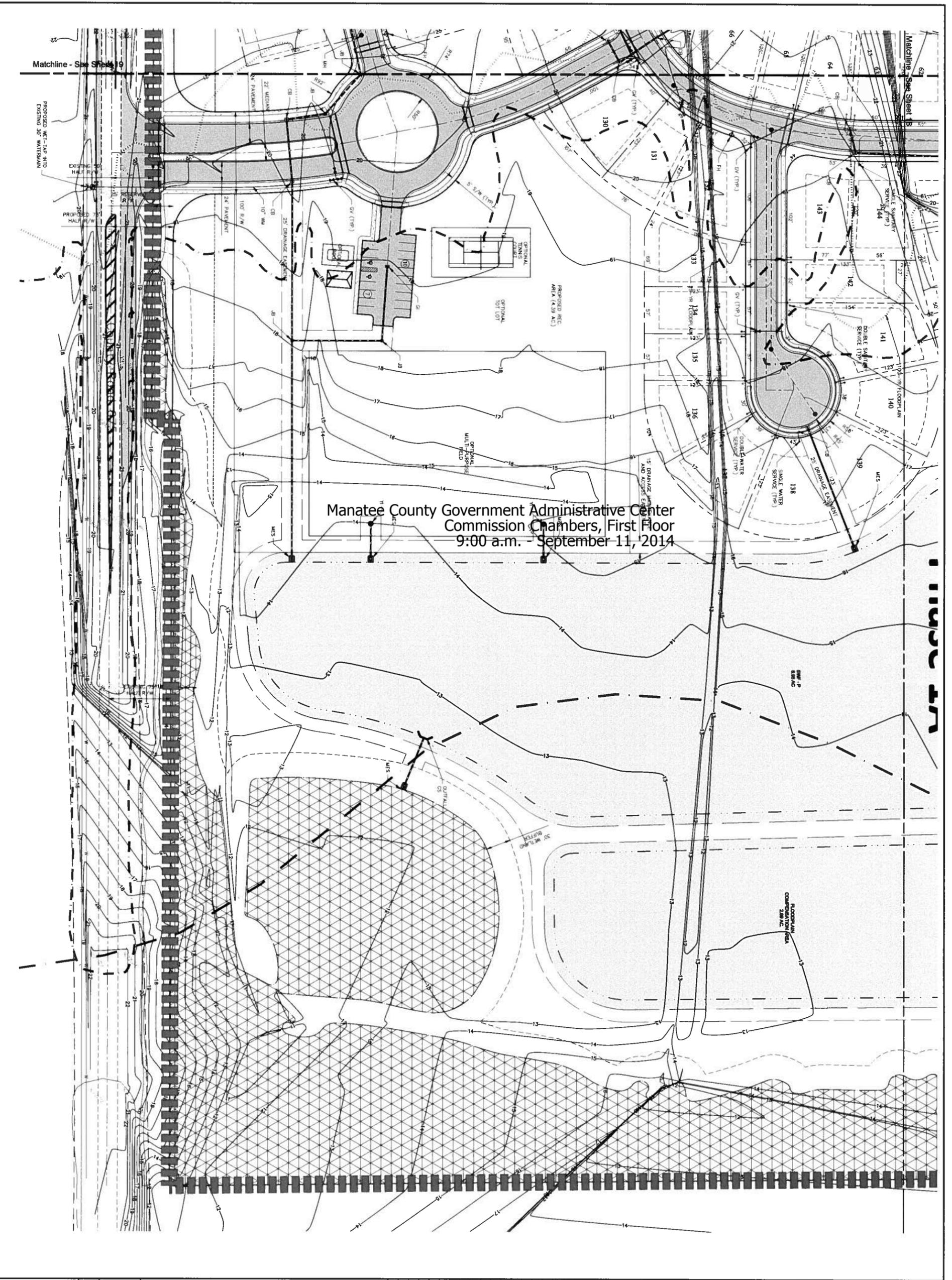


Date	Revised/By	Revised/By	Revised/By
7/10/14	7/10/14	7/10/14	7/10/14
Design By: JBC	Drawn By: JBC	Checked By: JBC	SS
Drawing Scale: 1" = 50'	Drawing Date: January, 2014		

Preliminary Engineering Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 36 S, Range 19 W
 Manatee County, Florida

PSP-19
 Sheet 19 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

Matching - See Sheet 18

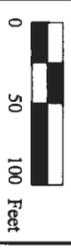
Matchline - See Sheet 19

SHROYER
 DRAPALA
 Engineering, LLC

**Shroyer
 Drapala
 Engineering, LLC**
 P.O. Box 6282
 Bradenton, FL 34208
 Phone: (841) 748-4000
 Email: info@shroyerdrapala.com

Legend

- Proposed**
- GRAVITY SEWER LINE
 - SANITARY FORCE MAIN
 - POTABLE WATER LINE
 - WATER GATE VALVE
 - FIRE EXTINGUISH ASSEMBLY
 - BLOWOFF ASSEMBLY
 - DOUBLE WATER SERVICE
 - SINGLE WATER SERVICE
 - DOUBLE SEWER SERVICE
 - SINGLE SEWER SERVICE
 - SANITARY LIFT STATION



App.	Submitted	Reviewed	Approved
Design By:	JBC	Drawn By:	SS
Checked By:	SS	Design Date:	January 1, 2014
Drawing Scale:	1" = 50'	Drawing Date:	January 1, 2014

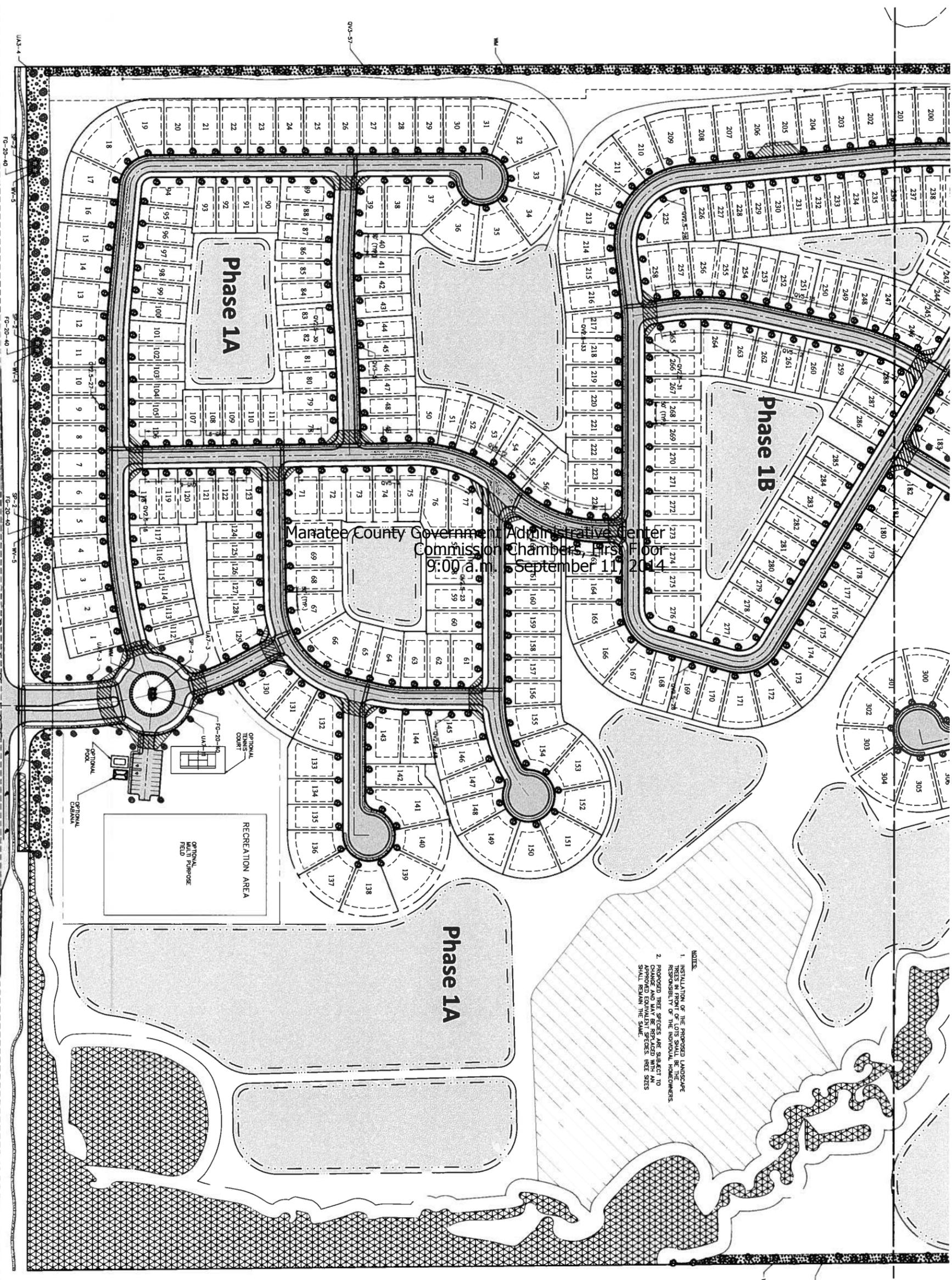
Preliminary Engineering Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 30 S, Range 19 E of 45
 Manatee County, Florida

PSP-20

Sheet 20 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14

014-13500-PS2.DWG

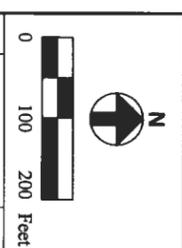


Manatee County Government Administrative Center
 Commission Chambers, Room 100
 9:00 a.m. - September 11, 2014

- NOTES:**
1. INSTALLATION OF THE PROPOSED LANDSCAPE TREES IN FRONT OF LOTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS.
 2. PROPOSED TREE SPECIES ARE SUBJECT TO CHANGE AND CAN BE REPLACED WITH ANY OTHER SPECIES. TREE SIZES SHALL REMAIN THE SAME.

Shroyer Drapala Engineering, LLC
 P.O. Box 6282 1111 3rd Ave. W.
 Bradenton, FL 34208 Bradenton, FL 34208
 Phone: (841) 748-4000
 Email: info@shroyerdrapala.com

- Legend**
- Proposed
- UVE OAK (U25)
 - AMERICAN ELM (U3 & U25)
 - SABLE PALM (S3)
 - FAKHATCHEE GRASS (FG)
 - WAX MYRTLE (WM)
 - WALTERS' MIMBRUNA (MW)

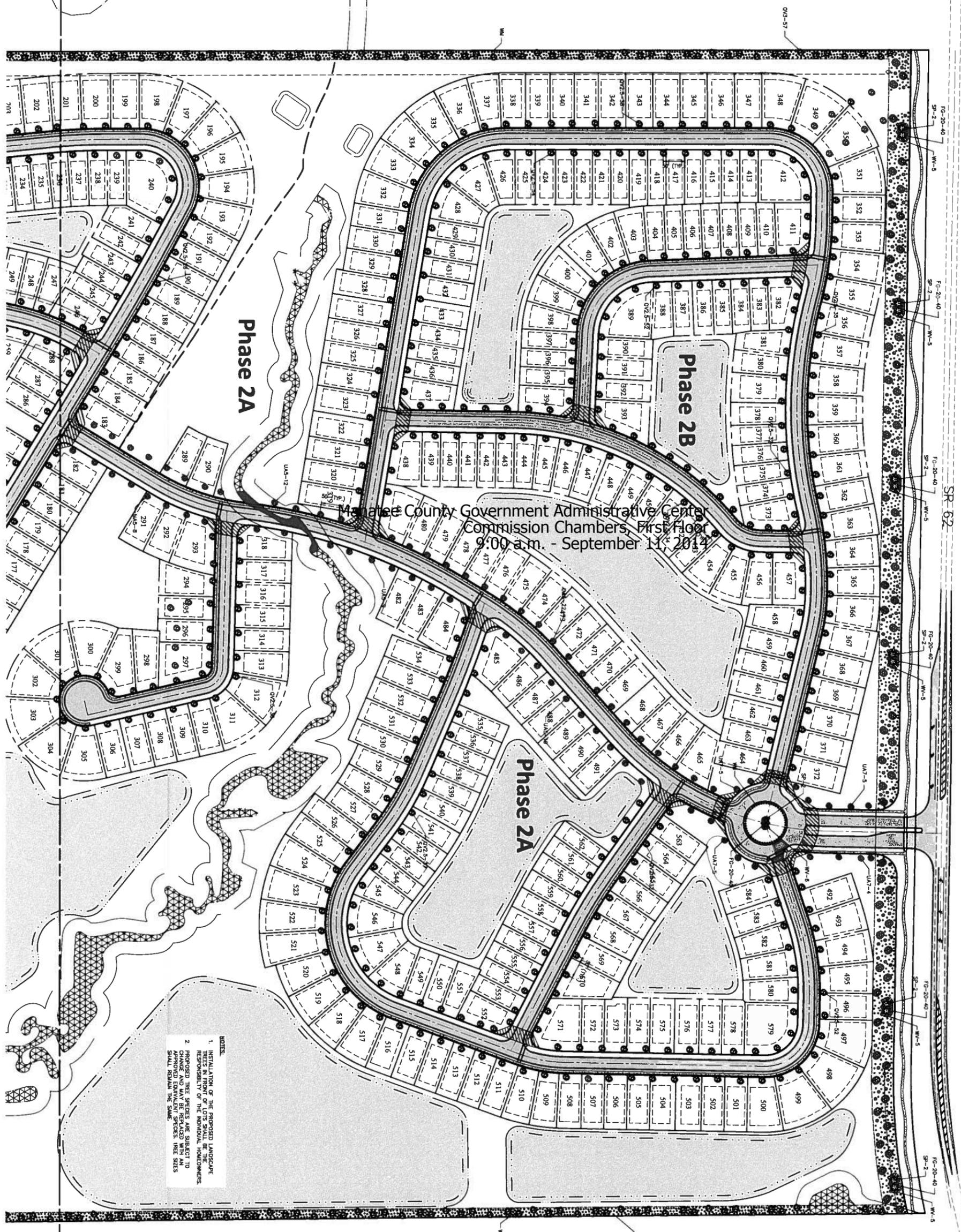


Design By:	JBC	Drawn By:	JBC	Checked By:	SS
Drawing Scale:	1" = 100'	Drawing Date:	January 14, 2014		

Preliminary Landscape Details
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 28 S, Range 18 E, 45 N
 Manatee County, Florida

PSP-21
 Sheet 21 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14
 02-13000-PLS.DWG

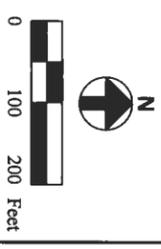


Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

- NOTES:**
1. INSTALLATION OF THE PROPOSED LANDSCAPE TREES IN FRONT OF LOTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS.
 2. PROPOSED TREE SPECIES ARE SUBJECT TO CHANGE AND MAY BE REPLACED WITH ANY OTHER SPECIES AT THE DISCRETION OF THE OWNER. THE SPECIES SHALL REMAIN THE SAME.

Shroyer Drapala Engineering, LLC
 P.O. Box 6222
 Bradenton, FL 34208
 Suite 210
 Bradenton, FL 34208
 Phone: (811) 748-4000
 Email: info@shroyerdrapala.com

- Legend**
- Proposed
- UVE OAK (U25)
 - AMERICAN ELM (UA & U25)
 - SABLE PALM (SP)
 - FAKHACHCHEE BRASS (FB)
 - WAX MYRTLE (WM)
 - WALTERS WINDMILL (WV)

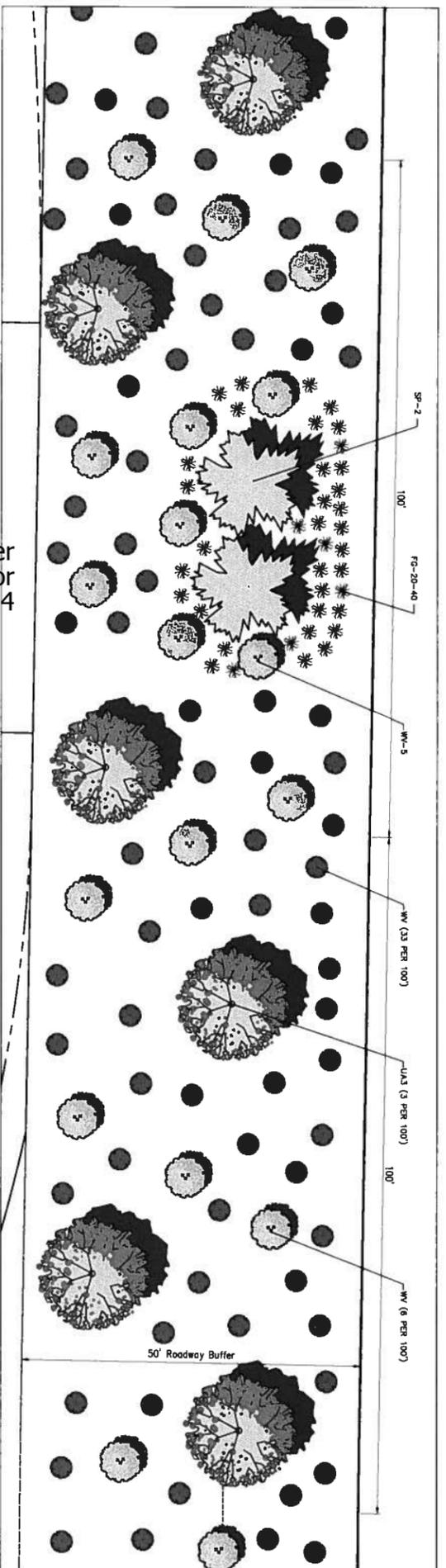


Design By:	JBC	Drawn By:	SS	Checked By:	SS
Drawing Scale:	1" = 50'	Drawing Date:	January 14, 2014		

Preliminary Landscape Plan
 For
Dakin Homestead Properties
 Sections 27 & 28, Township 36 S, Range 19 E, 45 W
 Manatee County, Florida

PSP-22
 Sheet 22 of 23

Steve Shroyer
 PE No. 32052
 Date: 08/04/14



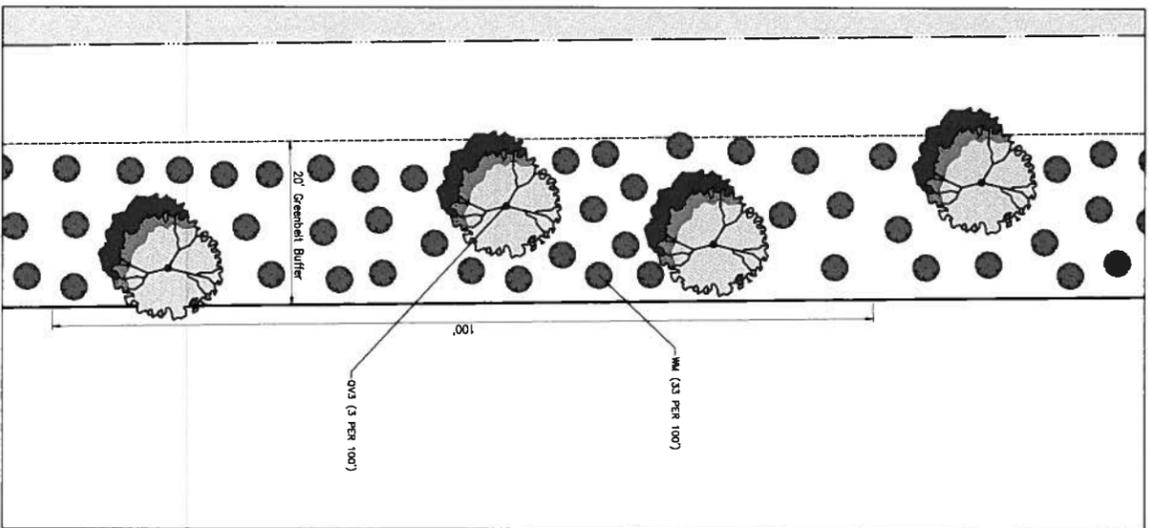
Typical 50' Roadway Buffer

Note:
Developer reserves the right to construct up to a 3' high berm within portions of the roadway and greenbelt buffer.

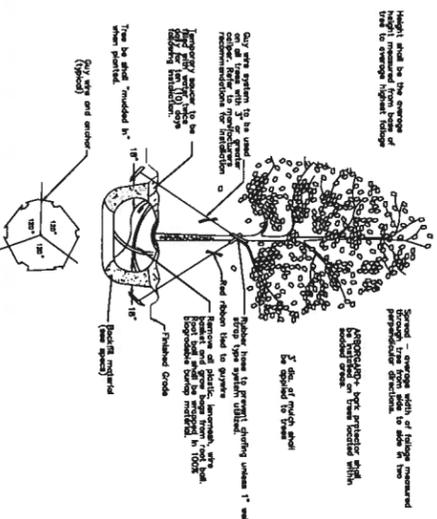
Tree/Plant List

Key	Qty	Botanical Name	Common Name	Size
0V2.9	658	Quercus virginiana	Live Oak	10' Ht., 2.5' Cal., 3' Cl., 4' Spd.
0V3	182	Quercus virginiana	Live Oak	12' Ht., 3' Cal., 4' Cl., 5' Spd.
UA3	114	Ulmus americana	American Elm	12' Ht., 3' Cal., 3' Cl., 4' Spd.
UA5	96	Ulmus americana	American Elm	15' Ht., 5' Cal., 5' Cl., 5' Spd.
UA7	37	Ulmus americana	American Elm	18' Ht., 7' Cal., 8' Cl., 7' Spd.
SW	2	Myrica carolinensis	Wax Myrtle	3' Cal., 2' Ht., 18" Spd.
NW	233	Viburnum doanatum	Wolverine Viburnum	6' Ht., 2" Cal., 3' Spd.
WV		Viburnum doanatum	Wolverine Viburnum	

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014



Typical 20' Greenbelt Buffer



TREE PLANTING DETAIL
NOT TO SCALE



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Section of faint, illegible text, possibly a sub-section or paragraph.

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Steve Progn



P.C. 09/11/2014

PDR-08-03(P) – DAKIN HOMESTEAD PROPERTY
(DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ± acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 09/11/2014

B.O.C.C.: 10/02/2014

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-08-03(P); **APPROVAL** of the Preliminary Site Plan with Stipulations A.1-A.6, B.1-B.4, C.1-C.4, D.1-D.6, and E.1; **GRANTING** Special Approval for a project: 1) exceeding a gross density of one (1) dwelling unit per acre in the UF-3 FLUC, and 2) with habitable structures located within the 25-year floodplain; **ADOPTION** of the Findings for Specific Approval; and **GRANTING** Specific Approval of an alternatives to Sections 714.8.7, and 715.3.4 of the Land Development Code, as recommended by Staff.

PROJECT SUMMARY	
CASE#	PDR-08-03(P) (DTS # 20140098)
PROJECT NAME	Dakin Homestead Property
APPLICANT(S):	D4 – LLC (Cameron Dakin – Manager)
PROPOSED ZONING:	N/A
EXISTING ZONING:	PDR/NCO (Planned Development Residential/North Central Overlay) - 238.12 acres
PROPOSED USE(S):	584 lots for single-family detached residences
CASE MANAGER:	Rossina Leider
STAFF RECOMMENDATION:	APPROVAL
DETAILED DISCUSSION	
<p>The 238.12± acres predominately vacant site is located south of SR 62 and north of CR 675, approximately 1.25 miles east of US 301 North. The site is zoned PDR/NCO (Planned Development Residential/North Central Overlay District) and within the UF-3 (Urban Fringe – three dwelling units per acre) Future Land Use Category (FLUC).</p> <p><u>History</u></p> <p>On 11/04/10 the Board of County Commissioners rezoned the site from A/NCO (General Agriculture/North Central Overlay) to PDR (Planned Development Residential) retaining the overlay district, and approved a General Development Plan for a maximum of 448 residential units, including the following:</p> <ul style="list-style-type: none"> - 380 to 420 single-family detached units and 28 to 68 single-family attached units, with the option of building as many or as few of each unit type within the referenced maximum number of units. - Minimum lot size of 2,400 sq. ft. (20' x 120') for single-family attached units, and 6,600 sq. ft. (55' x 120') for single-family detached units. - A gross and net density of 1.88 and 2.19 dwelling units per acre respectively. - Four access points which include main entrances on CR 675 and SR 62 and two inter-neighborhood ties to the west. - Recreational area (6.39 acres) with amenities (pool, cabana, multi-purpose field, and an optional tennis court). 	

Request

The current request is to approve a Preliminary Site Plan for a maximum of 584 single-family detached lots in two phases (Phase 1 for 288 lots and Phase 2 for 296 lots). The Preliminary Site Plan proposes:

- Two access points through boulevard entrances from SR 62 (arterial roadway) and CR 675 (collector roadway).
- Lots located along both sides of 24 feet wide internal roadways (50 feet wide public right-of-way).
- A minimum lot size of 5,040 sq. ft. (42' x 120').
- A gross and net density of 2.46 and 2.86 dwelling units per acre respectively.
- A 50-foot wide roadway buffer along SR 62 and CR 675, and a 20-foot wide greenbelt landscape buffer along the west and east (partially) property boundaries. Landscaping will be in accordance to the North Central Overlay regulations.
- Adequate separation from active agricultural uses to the west (55 feet minimum).
- 5-foot wide sidewalk along one side of the internal roadway, and 5 feet wide external sidewalk within the right-of-way of SR 62 and CR 675.
- Main stormwater management facilities and floodplain compensation area in the east portion of the site and additional retention ponds internal to residential blocks.
- 30% of the site designate as open space (71.44 acres) which exceeds the minimum requirement (25%).
- 4.39-acre recreational area including optional amenities (pool, cabana, multi-purpose field, tennis court, and tot lot) to the south of the development, and an additional open space with park benches to the north of the subdivision.
- 3.53 acres of wetland impacts, and 8.46 acres of upland preservation as wetland mitigation.

The proposed subdivision's layout maintains general consistency with the previous approval, which includes boulevard entrances from SR 62 and CR 675 in order to satisfy the requirement for a second means of access for residential developments or part of phases containing more than 100 residential units (LDC Section 712.2.8). No inter-neighborhood ties or temporary access point have been included with this proposal; however, no logical connections are available to the west and east since the adjacent properties are currently developed with single-family residences and agricultural uses, and no projects applications are pending to plan a neighborhood tie between developments.

At this time, the applicant includes only single-family detached lots reducing their previous approved size in order to increase the number of lots. The proposed lot sizes for this project (5,040 sq. ft. to 7,440 sq. ft.) are consistent with the development patterns of projects in the surrounding area with lot sizes that vary from 1,600 sq. ft. (single-family attached units at Parrish Plantation) to 10,400 sq. ft. (single-family detached units at Manning Subdivision). In the most recently approved or proposed projects, the development trends for single-family detached units are moving towards smaller lot sizes as 5,400 sq. ft. (45' x 120') at Parrish Plantation and 4,800 sq. ft. (40' x 120') at Villages of Amazon (pending application).

Although the proposed density (2.45 gross and 2.86 net) is higher than the previous approval, the current request is consistent with the density of approved and pending project in the nearby area. However, Special Approval is required for all projects exceeding a gross density of one dwelling units per acre in the UF-3 FLUC.

The recreational acreage has been reduced by 2 acres from the previous approval, but the proposed overall open space of the project has not been changed for a total of 71.44 acres (30%). The recreational area maintains the previous location at the southeast portion of the site (Phase 1), and at this time, the proposed amenities are considered optional, including an open space with park benches has been proposed in the north portion of the project (Phase 2).

During the previous approval process, staff had concerns with the lack of wastewater facilities in the area to serve the site. Currently, this issue has been raised again by staff since the project lies within an area where adequate sanitary sewer capacity does not exist. The provisions of the Manatee County Comprehensive Plan and Land Development Code require that adequate capacity exist with respect to sewer line collection capacity to obtain concurrency approvals for wastewater. Also, connection to the County wastewater system in accordance to the County's Wastewater System Master Plan is required pursuant to the Manatee County Comprehensive Plan.

The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Presently, Manatee County is working toward establishing a funding source to address the inadequate capacity regarding the wastewater system. As part this funding source all developments county wide will be required to enter into a Local Development Agreement (LDA) and agree to fund the established fee for installation of the wastewater system. Establishment an LDA for this development is currently in process; as part of this agreement there will be an established time limit during which the development will need to move forward toward full construction and the issuance of the Certificate of Completion.

In addition, the LDA submitted by the applicant includes making a proportionate share contribution to the construction of certain improvements to the public facilities in the vicinity of the project site. Also, the applicant is requesting an extended CLOS through the LDA. The LDA will be brought before the Board of County Commission at a future public hearing.

Site lies in Zones "X" & "AE" with a Base Floor Elevation (BFE) between 19.5'-20' NAVD 1988 and "A" with no BFE and the regulatory floodway of Gamble Creek per FIRM Panel 12081C0185E, effective 3/17/2014. In addition, the project is partially located within the Manatee County 25-year floodplain. The project area is also incorporated into the adopted Gamble Creek Watershed Study.

The project is subject to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek, and modeling shall be used to determine pre-and post-development flows. Also, Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a project 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)

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

The following is a comparison between the proposed Preliminary Site Plan and the previously approved General Development Plan.

Project Design- (Residential)	Proposed Preliminary Site Plan [PDR-08-03(P)]	Previous General Development Plan [PDR-08-03(Z)(G)], approved on 11/04/2010																																												
Number of Units/lots	584 lots - single-family detached residences.	A maximum of 448 residential units, including: - 380 to 420 lots - single-family detached residences, and - 28 to 68 lots – single-family attached residences																																												
Site acreage	238.12 ± acres	238.12 ± acres																																												
Lot Size(s)	42' x 120' = 5,040 sq. ft. 52' x 120' = 6,240 sq. ft. 62' x 120' = 7,440 sq. ft.	20' x 120' = 2,400 sq. ft. 55' x 120' = 6,600 sq. ft. 60' x 120' = 7,200 sq. ft. 65' x 120' = 7,800 sq. ft. 75' x 120' = 9,000 sq. ft.																																												
Gross Density	2.45 dwelling units per acre	1.88 dwelling units per acre																																												
Net Density	2.86 dwelling units per acre	2.19 dwelling units per acre																																												
Setbacks	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Use/Type</th> <th style="text-align: center;">Front</th> <th style="text-align: center;">Side</th> <th style="text-align: center;">Rear</th> </tr> </thead> <tbody> <tr> <td>SFD</td> <td>23'/20'*</td> <td>6'</td> <td>15'</td> </tr> <tr> <td>Waterfront</td> <td colspan="3">30'</td> </tr> <tr> <td>Wetland buffer</td> <td colspan="3">15'</td> </tr> <tr> <td>Active Agriculture</td> <td colspan="3">55' (minimum)</td> </tr> </tbody> </table> <p>* 25-foot separation between the garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.</p>	Use/Type	Front	Side	Rear	SFD	23'/20'*	6'	15'	Waterfront	30'			Wetland buffer	15'			Active Agriculture	55' (minimum)			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Use/Type</th> <th style="text-align: center;">Front</th> <th style="text-align: center;">Side</th> <th style="text-align: center;">Rear</th> </tr> </thead> <tbody> <tr> <td>SFD</td> <td>25'/20'*</td> <td>7.5'</td> <td>10'</td> </tr> <tr> <td>SFA</td> <td>25'/20'</td> <td>0'</td> <td>15'</td> </tr> <tr> <td>Waterfront</td> <td colspan="3">30'</td> </tr> <tr> <td>Wetland buffer</td> <td colspan="3">15'</td> </tr> <tr> <td>Active Agriculture</td> <td colspan="3">55' minimum</td> </tr> </tbody> </table> <p>* side loaded garage</p>	Use/Type	Front	Side	Rear	SFD	25'/20'*	7.5'	10'	SFA	25'/20'	0'	15'	Waterfront	30'			Wetland buffer	15'			Active Agriculture	55' minimum		
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Height	35 feet	35 feet
Open Space	30% or 71.44 ± acres	30% or 71.44 ± acres
Recreation Acreage	4.39± acres	6.39± acres
Recreation Amenities	Optional facilities: <ul style="list-style-type: none"> - Pool, cabana, multi-purpose field, tennis court, and tot lot 	Facilities: <ul style="list-style-type: none"> - Pool, cabana, multi-purpose field, tennis court (optional), and linear trail
Buffers	<ul style="list-style-type: none"> • 50' roadway buffer along: <ul style="list-style-type: none"> - SR 62 (north boundary) - CR 675 (south boundary) • 20' greenbelt buffer along east & west boundaries • 30' wetland buffers 	<ul style="list-style-type: none"> • 50' roadway buffer along: <ul style="list-style-type: none"> - SR 62 (north boundary) - CR 675 (south boundary) • 20' greenbelt buffer along east & west boundaries • 30' wetland buffers
Access	<ul style="list-style-type: none"> • One boulevard entrance from SR 62 • One boulevard entrance from CR 675 • No inter-neighborhood ties are provided 	<ul style="list-style-type: none"> • One boulevard entrance from SR 62 • One boulevard entrance from CR 675 • Two inter-neighborhood ties to the west • One temporary entrance from SR 62 (if required)
Special Approval	<ol style="list-style-type: none"> 1. Gross density exceeding one dwelling unit per acre in UF-3 FLUC. 2. Habitable structures located within the 25-year floodplain 	<ol style="list-style-type: none"> 1. Gross density exceeding one dwelling unit in UF-3 FLUC.
Specific Approvals	<ul style="list-style-type: none"> • LDC Section 714.8.7 – smaller replacement tree sizes • LDC section 715.3.4 – one canopy tree per lot 	None
Flood Zone (s)	X & AE with a BFE between 19.5'-20' NAVD 1988 and A with no BFE and the regulatory floodway of Gamble Creek per FIRM Panel 12081C0185E, effective 3/17/2014.	X & AE with BFE between 20.5' and 21' NGVD and the regulatory floodway of Gamble Creek per FIRM Panel 120153 02010C, revised 07/15/1992
Wetland & buffer	Overall acreage: 9.58 ± acres Proposed Impact: 3.53 ± acres	Overall acreage: 9.58 ± acres Proposed Impact: 3.56 ± acres

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish
GENERAL LOCATION:	1.25 ± miles east of US 301 North, south of SR 62, and north of CR 675 (Rutland Road)
ACREAGE:	238.12 ± acres
EXISTING USE(S):	Vacant land and single-family residence
FUTURE LAND USE CATEGORY(S):	UF-3 (Urban Fringe, 3 dwelling units per acre)
DENSITY / INTENSITY:	2.45 gross - 2.86 net
SPECIAL APPROVAL(S):	1) Gross density exceeding one dwelling unit per acre in UF-3 FLUC. 2) Habitable structures located within the 25-year floodplain
OVERLAY DISTRICT(S):	NCO (North Central Overlay)
SPECIFIC APPROVAL(S):	1) Reduced replacement tree size (LDC Section 714.8.7) 2) To allow one canopy tree per lot (LDC section 715.3.4)
SURROUNDING USES & ZONING	
NORTH	Across SR 62, vacant land zoned PDMU/NCO (Planned Development Mixed Use/North Central Overlay) known as Cone Ranch Subdivision, vacant land and single-family residences zoned A/NCO (General Agriculture/North Central Overlay)
SOUTH	Across CR 675, vacant land and single-family residences zoned A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay)
EAST	Vacant land (grazing) zoned A-1/NCO (Suburban Agriculture/North Central Overlay)
WEST	Vacant land and single-family residences zoned A/NCO (General Agriculture/North Central Overlay) and A-1/NCO (Suburban Agriculture/North Central Overlay)

SITE DESIGN DETAILS						
LOT SIZE(S):		42' x 120' = 5,040 sq. ft. (215 lots) 52' x 120' = 6,240 sq. ft. (290 lots) 62' x 120' = 7,440 sq. ft. (79 lots)				
SETBACKS: (*) 25-foot separation between the garage and edge of sidewalks. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street.		Front	23'/20'(*)			
		Side	6'			
		Rear	15'			
		Waterfront	30'			
OPEN SPACE:		71.44 Acres – 30% (25% required)				
RECREATIONAL AMENITIES:		Optional Facilities: pool, cabana, multi-purpose field, tennis court, and tot lot.				
RECREATIONAL ACREAGE:		4.39± acres				
ACCESS:		Two access points: - One boulevard entrance from SR 62 - One boulevard entrance from CR 675				
FLOOD ZONE(S)		X, AE with a BFE between 19.5'-20' NAVD 1988 and A with no BFE and the regulatory floodway of Gamble Creek per FIRM Panel 12081C0185E, effective 3/17/2014.				
AREA OF KNOWN FLOODING		Yes, rainfall. 50% reduction in allowable runoff required.				
UTILITY CONNECTIONS (*) Connection to the County wastewater system in accordance to the County's Wastewater System Master Plan is required pursuant to the Manatee County Comprehensive Plan.		Water available. There is no sanitary sewer service available for the site. The developer has proposed a Local Development Agreement (LDA) to address the issue. (*)				
ENVIRONMENTAL INFORMATION						
Overall Wetland Acreage:		9.58 acres				
Proposed Impact Acreage:		3.53 acres				
Wetland I.D.	Acres Impacted	Type	Quality	Reason for Impact	NRD Objection	Staff Objection Yes / No
A	0.06	Open water, remnant creek	Low	Road	No	Road necessary
B	1.04	Open Water/ Aquatic Bed	Low	SW facility & lots	No	Low quality isolated or excavated hydric soil pond
C	0.26	Open Water/ Excavated	Low	Lots	No	Low quality isolated or excavated hydric soil pond

D	0.37	Open Water/ Excavated	Low	Roadway Buffer	No	Low quality isolated or excavated hydric soil pond
E	0.95	Open Water/ Excavated	Low	SW facility & lots	No	Low quality isolated or excavated hydric soil pond
G	0.85	Open Water/ Excavated	Low	SW facility	No	Low quality isolated or excavated hydric soil pond

Wetlands

The cover sheet of the site plan indicates there is a total of 9.58 acres of wetlands on-site. Impacts to 0.06 acres of wetlands and 3.47 acres of excavated hydric ponds (claimed as jurisdictional by SWFWMD and requiring wetland mitigation) were proposed with the original approval for this project per the Eco Consultants response to comments dated July 22, 2010. These impacts remain the same with this version of the project. Wetland mitigation is proposed as 8.46 acres of upland preservation.

Uplands

According to the environmental narrative from Eco Consultants dated July 22, 2010 the applicant originally proposed 8.46 acres of upland preservation areas located outside of the required wetlands, wetland buffers and perimeter landscape buffers. These areas are classified as Mixed Upland Hardwoods, and are located adjacent and contiguous to preserved wetlands and wetland buffers. The minimum required native habitat to be preserved for the project is 16.02 acres. The project proposes 26.2 acres of native habitat preservation, which includes unimpacted wetlands, wetland buffers and a “tree preservation” area.

Open space does not contain more than 75% open water bodies or wetlands and meets the LDC requirement for open space.

Endangered Species

According to the original environmental narrative dated July 2010, there were no protected species identified on-site. A stipulation is provided to require an updated survey be submitted with the Final Site Plan.

Trees

There were 1,264 existing trees identified on-site with the original project. The applicant proposed to preserve 8.46 acres of forested areas. Approximately 121 trees were to be impacted. Staff has commented on whether this information has changed with the amendment to the originally approved site plan and will update this section once a response is received. A note has been provided on the cover sheet of the GDP indicating tree removal and replacement will comply with the LDC (Section 714.8.7). Staff will review for this item at Final Site Plan.

Landscaping/Buffers

The preliminary landscape plan proposes 50’ roadway buffers and 20’ greenbelt buffers in compliance with the North Central Overlay District. The details of species, etc. will be reviewed and approved by staff with the Final Site Plan.

NEARBY DEVELOPMENT				
RESIDENTIAL				
PROJECT	LOTS / UNITS	DENSITY	FLUC	YEAR APPROVED
The Aviary	784 units (SFD, SFSD, & SFA)	1.96	UF-3	2013
Manning Subdivision	87 units (SFD)	1.59	UF-3	2007
MIXED USE				
PROJECT	LOTS / UNITS & SQ. FT.	DENSITY & FAR	FLUC	YEAR APPROVED
Cone Ranch	1,999 units (SFD, SFSD & MF)	1.70 du/ac	UF-3	2009
	- 81,939 sq. ft. commercial - 4,493 sq. ft. day care center	0.23 FAR (max.)		
The Parrish Plantation	488 units (SFD & SFA)	2.36 du/ac	UF-3	2013
	- 116,100 sq. ft. commercial - 83,000 sq. ft. office	0.10 FAR		
Morgan's Glen	286 units 227,121 s. ft. commercial & office	2.72 du/ac 0.15 FAR	UF-3	2009
POSITIVE ASPECTS				
<ul style="list-style-type: none"> • The surrounding area is transitioning from agricultural uses to residential and mixed use developments. • Adequate open space is provided (30%). • PDR allows the Board to stipulate development to ensure compatibility. 				
NEGATIVE ASPECTS				
<ul style="list-style-type: none"> • Proposed lots are smaller than previously approved and significantly smaller than surrounding agricultural lots. • The project is adjacent to A and A-1 zoning districts which permit agricultural uses that may be incompatible with single-family residential development. • The site is partially within the 2014 FEMA floodway and floodplain and the Manatee County 25-year floodplain. • Distance to existing wastewater facilities. 				

- **Future residents of lots abutting SR 62 and CR 675 may experience some noise impacts from vehicles travelling along these thoroughfares.**
- **No inter-neighborhood ties have been proposed.**

MITIGATING MEASURES

- **Lot sizes along the perimeter of the project are proposed to be larger, allowing for smaller lot sizes internal to the project.**
- **Adequate separation from agricultural uses have been provided (55 feet minimum).**
- **The Notice to Buyer includes language informing prospective buyers of the presence of adjacent agricultural operations.**
- **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.**
- **The applicant will be required to bring wastewater facilities to the site at their cost.**
- **50' roadway buffers, compliant with North County Overlay requirements are proposed and should minimize traffic noise.**

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. All requirements of LDC Section 604.10 (North Central Overlay District) shall be complied with at the time of Final Site Plan approval, with the exception of those requirements in which Specific Approval was granted with this request.
2. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offences Concerning Dead Bodies and Graves) shall be followed.
3. Agricultural activity may continue on this site in accordance with Land Development Code Sections 603.3.4 and 704.2. Construction and farm truck traffic will be routed in such a way as to minimize intrusion for the new neighborhoods within the project. The Final Site Plan shall indicate where truck traffic routes will be located in order to comply with this requirement.

4. Walls or fences within the roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.
5. No lots shall be platted through any greenbelts, landscape buffers, retention ponds, wetland, or wetland buffer.
6. All other applicable state permits shall be obtained before commencement of the development.

B. INFRASTRUCTURE CONDITIONS:

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 potable water and sanitary sewer facilities shown on the Preliminary Site Plan/Preliminary Plat are considered to be conceptual only. The size and location of these proposed facilities shall be determined at the time of Construction Plan review.
3. The proposed potable water distribution system shall be designed and constructed to provide for internal and external looping. Where dead end water mains are unavoidable they shall be constructed with metered automatic blow-off devices sized to provide a flushing velocity of at least 2.5 feet per second and the developer, CDD and/or home owners association, as applicable, shall pay for the cost of the potable water blown off to maintain water quality standards.
4. The proposed residential development entrance shall be designed to Manatee County Transportation Standard Detail 402.2 (06/12/2007) for a divided entrance way to a thoroughfare. Pavement shall be no less than 24 feet in width in both travel directions.

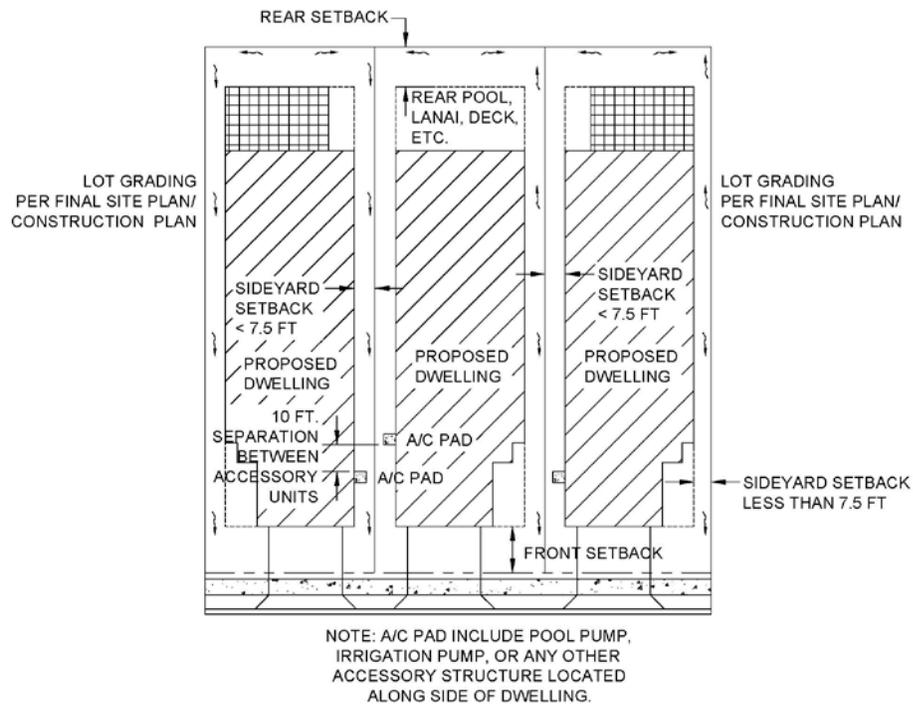
C. STORMWATER CONDITIONS:

1. This project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Gamble Creek. Modeling shall be used to determine pre-and post-development flows. Over-attenuation is not required for open space areas, upland preservation areas, wetlands and their buffers, landscape buffers, stormwater reservation for adjacent thoroughfares, or undisturbed areas. Attenuation is not required on the stormwater flows that discharge onto and through this property from adjacent roadways, subdivisions, lands, etc.

2. 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 (1) the available storage volume above the 25 Year Design High Water Level of any proposed compensation requirement or (2), utilize the Gamble Creek Watershed study to analyze reverse flow into the on-site lakes during a 100-year, 24-hour storm event. The volume of stormwater that back feeds into the on-site lakes will be credited as floodplain compensation volume.

3. Flowage Easements shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats for Gamble Creek and lateral drainage systems within the project boundaries. In addition, a minimum twenty (20) foot Drainage-Maintenance Access Easement shall be provided along at least one side of these drainage systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems. The Homeowner's Association(s) or Community Develop District(s) (CDD) shall be responsible for routine maintenance. A maintenance schedule and an engineer's cost estimate for maintenance shall be included in the homeowner's documents.

4. There shall be a minimum of ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 6 feet side yard setbacks



D. 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. 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.
2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.
3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
4. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 519 of the LDC.
5. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well - used, capped, or plugged.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

E. NOTICES

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. SR 62, an existing arterial that is planned to be 200-foot wide six-lane arterial roadway, and CR 675, an existing collector that is planned to be a 150-foot wide six-lane collector roadway).
 - b. Potential noise associated with the planned roadways.
 - c. The potential for traffic through the subdivision since the roads are planned to be public.
 - 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 presence of neighboring agricultural uses and zoning and their potential impacts (e.g., noise and odors).
 - f. The presence of agricultural use on the property during site development in accordance with LDC Sections 603.3.4 and 704.2.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
50' roadway buffer, SR 62	Shown	Y		Meets standards
50' roadway buffer, CR 675	Shown	Y		Meets standards
20' greenbelt buffer	Shown	Y		Meets standards
35' perimeter buffer next to active agriculture	Shown	Y		Meets standards. A minimum separation of 55' has been provided (20' greenbelt buffer + 35' buffer next to active agriculture)
Buffer landscaping	Shown	Y		Meets standards. Landscaping shall meet the North Central Overlay requirements. To be reviewed at Final Site Plan.
SIDEWALKS				
5' internal sidewalks	Shown	Y		Meets standards (sidewalk on one side of all internal roadways)
5' sidewalk, exterior	Shown	Y		Meets standards (sidewalks along SR 62 and CR 675)
ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	Shown	Y		Streets to be public
24' paved roadways	Shown	Y		Meets standards

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

Physical Characteristics

The ±238.12-acre site is an irregular rectangular shape area (conforming by seven individual lots) with frontage along SR 62 (±2,670 feet – north property boundary) and CR 675 (±2,710 feet – south property boundary), and extending north to south approximately 3,900 feet.

The site has been used as farm land for many years and, currently, is predominately vacant pasture land with a single-family residence. There are approximately 9.58 acres of wetlands and 3.53 acres of jurisdictional wetlands (low quality) are proposed to be impacted. Wetland mitigation is proposed (8.46 acres of upland preservation). An intermittent stream, a remnant portion of Gamble Creek, runs through the site.

Public Utilities, Facilities and Services

The site will be served by County water. There is a 30" waterline adjacent to CR 675. 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. 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 within the School Service Area 2. The schools serving the area are Annie Lucy Williams Elementary, Buffalo Creek Middle School, and Palmetto High School. Per Manatee County School Board, there is sufficient capacity to support the proposal which trigger a generation of 217 potential students.

Compatibility

The site is located approximately 1.25 miles east of US 301 and extending north to south from SR 62 to CR 675. It is part of the North Central Overlay District, area of the Manatee County that has been transitioning to suburban residential development during the last years.

The majority of the surrounding area is zoned A-1 (Suburban Agriculture) and A (General Agriculture) with a mixture of large lot residential parcels and agricultural tracts. There is vacant agricultural land and single-family residences zoned A/NCO and A-1/NCO to the east and west. To the south, across CR 675 are single family homes and vacant land zoned A/NCO and A-1/NCO. To the north, across SR 62, there is vacant land zoned PDMU/NCO (Planned Development Mixed Use/North Central Overlay) which was approved for a mixed use development (Cone Ranch Subdivision), and vacant land and single-family residences zoned A/NCO.

In the nearby area there are approved and pending residential and mixed use developments (residential/commercial/office) as Parrish Plantation, The Village of Amazon, The Aviary, Manning Subdivision, Morgan's Glen, and the above referenced Cone Ranch, which include lots for single-family detached, semi-detached, and attached units, as well multi-family residences with a variety of lot sizes that vary from 1,600 sq. ft. (single-family attached) to 10,400 sq. ft. (single-family detached).

The proposed use is comparable and consistent with the existing residential development

trends and patterns nearby, and will meet all requirements of the North Central Overlay District. 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 surrounding area is transitioning from agricultural uses to low and moderate density residential uses and mixed uses (residential/commercial/offices), and growth is anticipated based on approved and pending projects.

The project density (2.45 gross and 2.86 net) is similar to other developments in the area. However, this property is surrounded by land that is zoned A/NCO and A-1/NCO, zoning districts which provide for agricultural land and allow rural residential development in a minimum of 5-acre and 1-acre lots with a maximum density of 0.2 and 1.0 dwelling units per acre respectively.

In order to provide for appropriate transition, the applicant proposes the large lots adjacent to the perimeter of the project (55'- 62' wide), and the smaller lots in the central portions of the site (42' wide minimum). A 20-foot greenbelt buffer is proposed along to the east and west property boundaries, and adequate separation from active agricultural uses to the west is provided (minimum 55 feet separation). The project appears to be consistent with the development trends in the area and complies with the North County Overlay District standards.

Design Quality

The project includes 584 single-family lots, with a minimum lot width of 42 feet and a minimum lot size of 5,040 square feet. The lots are arranged with frontage along internal roadways, with the larger lots located close to the property boundaries and the smaller lots central to the development.

Two boulevard entrances from SR 62 and CR 675 have been proposed with terminus in round-a-bouts that connect with the internal roadway network, which consists of local streets with lots fronting on them. The applicant indicates that the local streets are designed to provide "neighborhood character" instead to function as boulevard roadways in order to minimize external trips from north to south or vice versa (SR 62 to CR 675). No inter-neighborhood ties are proposed; however, no logical connection to the west and east is actually available due the nature of the adjacent properties (agricultural properties and single-family residences), and no developments applications have been submitted yet for these properties that allows to plan a tie between developments.

Large stormwater management facilities, a tree preservation area (8.46 acres), and wetland and wetland buffers are located on the east portion of the site. Small stormwater facilities are proposed internal to the residential blocks creating waterfront lots. The design includes landscaped open space and a 4.39-acre recreational area on the southeast portion of the site as a focal point, which includes optional recreational amenities (pool, cabana, multi-purpose field, tennis courts, and tot lot). Also, an open space area with park benches is proposed on the northeast portion of the site.

Adjacent Property

In compliance with North County Overlay standards, a 50-foot wide roadway buffer along SR 62 and CR 675, and a 20-foot greenbelt buffer along the west and east property boundaries are proposed. Additional open space is proposed along the western property line to provide greater separation from the adjacent large lots with single-family residences and active agriculture properties (55' minimum building separation).

Streets, Drives, Parking and Service Areas

The site has access via two boulevard entrances connecting SR 62 from the north and CR 675 from the south to the internal roadways. The proposed residential streets will be public and designed to Manatee County Public Works Standards, with a minimum right-of-way width of 50 feet, and a minimum 24 feet pavement width.

Every residential driveway will connect to a local street, and a parking area is proposed to serve the recreational facility.

Pedestrian Systems

The site is not within two walking miles radius of any existing school. The preliminary site plan shows the required five-foot wide sidewalk along one side of the internal roadways throughout the development. Also, the proposed site plan shows a five-foot wide sidewalk along SR 62 and CR 675 connecting to internal sidewalks.

Natural and Historic Features, Conservation and Preservation Areas

There is an intermittent stream that runs through the central portion of the site with direction northwest-southeast (a remnant portion of Gamble Creek). The site contains approximately 9.58 acres of wetlands, and 3.53 ± acres are proposed to be impacted for roadways and stormwater facilities. Approximately 8.46 acres of forested uplands are proposed as compensation for wetland impacts. No protected species have been identified on the site, and there are no other natural features located on the subject property that are required to be protected. There are no known historic or archaeological resources on-site.

Density

The proposed density (2.45 gross and 2.86 net) is in compliance with the UF-3 FLUC. However, Special Approval is required for all projects exceeding a gross density of one dwelling units per acre in the UF-3 FLUC. Special Approval may be acquired through the planned development process.

Height

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

Fences, Screening, and Landscaping

No perimeter fencing is proposed. The 20' greenbelt buffer along the east and west property boundaries, and the 50' roadway buffers to the north and south of the site will be designed to meet the requirements as set forth in the North Central Overlay District. The applicant requests specific approval to the LDC Section 715.3.4, in order to provide one canopy tree

per lot per frontage instead of one canopy tree every 50 linear feet along residential streets.

Yards and Setbacks

Setbacks are as shown in the site plan. The established minimum setbacks for the project are shown in the following chart:

Use/Type	Front	Side	Rear
Single-family detached	23'/20' ^(*)	6'	15'
Wetland buffer	15'		
Waterfront	30'		
Active agriculture	55' minimum		

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

Trash and Utility Plant Screens

Single-family units and the recreational area 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 is 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, and non-potable water will be used for irrigation.

Utility Standards

Connection to Manatee County utilities is required and will be reviewed in greater detail with future Final Site Plan. Offsite wastewater facilities construction shall be in accordance with the term and conditions of an approved Local Development Agreement.

Stormwater Management

Project is partially located within the 2014 FEMA floodway and floodplain and the Manatee County 25-year floodplain. This project area is also incorporated into the adopted Gamble Creek Watershed Study.

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 Manatee County Floodplain Ordinance 13-39.

Open Space.

The site plan shows 30% or 71.44 acres of open space is provided with this project. Landscaped open space is provided, and, as a focal point, a recreational area with optional amenities and an open space with park benches have been included as part of the design.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. Based on approved and pending projects, the surrounding area is transitioning from agriculture to suburban residential (low and moderate density) and mixed-use (residential/commercial/offices) developments.

Policy 2.2.1.11.1 Intent. The use is consistent with the intent of the UF-3 FLUC which provides for low density urban, or low clustered low-moderate density urban through the planned unit development. Also, provides for non-residential uses of a community and neighborhood serving nature.

The proposed gross density (2.45 du/acre) exceeds the Special Approval threshold (1.00 gross) in the UF-3 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Single-family detached homes 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 approved and pending 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 reduces impacts to wetland and upland habitat by clustering residential lots.

Policy 2.6.5.4 Preserve/Protect Open Space.

The site plan shows 30% open space (71.44 acres), which exceeds the 25% required.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to C.R. 675, which is designated as a six lane collector in the Comprehensive Plan's Future Traffic Circulation Map and has a planned right of way width of 150 feet.

The site is also adjacent to S.R. 62, which is designated as a six lane arterial in the Comprehensive Plan's Future Traffic Circulation Map and has a planned right of way width of 200 feet.

Transportation Concurrency

Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on S.R. 62, C.R. 675 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 seven (7) intersection improvements.

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 have access via one local road connection to C.R. 675 and one local road connection to S.R. 62. The TIA identified the following four site related improvements at the project access locations:

1. Prior to the first final plat approval, construct an eastbound left-turn lane at the project access on C.R. 675. 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).
2. Prior to the first final plat approval, construct a westbound right-turn lane at the project access on C.R. 675. The westbound right-turn lane shall be 405 feet total length (0 feet storage length plus 405 feet deceleration length) and constructed in accordance with FDOT Design Standards (Index 301).
3. Construct an eastbound right-turn lane at the project access on S.R.62 concurrent with the north project entrance. The eastbound right-turn lane shall be 405 feet total length (0 feet storage length plus 405 feet deceleration length), or such distance as required by FDOT, and constructed in accordance with FDOT Design Standards (Index 301).

4. Construct a westbound left-turn lane at the project access on S.R.62 concurrent with the north project entrance. The westbound left-turn lane shall be 455 feet total length (50 feet storage length plus 405 feet deceleration length), or such distance as required by FDOT, 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	FUTURE LOS (W/PROJECT)
SR 62	2960	C	C*
CR 675	2360	C	C*

**Future LOS includes needed-but-unfunded improvements required to mitigate background traffic impacts.*

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, park's 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.

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

“Special Approval” is a process requiring an additional level of review pursuant to the Comprehensive Plan. It is defined as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC. The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

Special Approval is required for a project:

Exceeding a gross density of one (1) dwelling unit per acre in the UF-3 FLUC.

Comprehensive Plan Policy 2.2.1.11.4 requires special approval for all projects which the gross residential density exceeds 1.00 du/acre.

The proposed gross density (2.45 du/acre) is consistent with the maximum density threshold allowed in the UF-3 FLUC (3 du/acre gross), and comparable with surrounding residential projects approved with a gross density that vary from 1.59 to 2.72 du/acre.

The proposed gross density appears appropriate since is consistent with the developments trends of the nearby area that is anticipated to be developed with low and moderate residential density.

With habitable structures located within the 25-year floodplain,

The Comprehensive Plan requires Special Approval for projects with habitable structures located within the 25-year floodplain (Policy 2.3.3.4).

The site is partially within the County delineated 25-year floodplain. The proposed plan shows:

- No encroachment in the regulatory floodway of Gamble Creek,
- 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.

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 Analysis Approval**
- 4. Copy of Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES	
Objective: 2.1.2	<p>Geographic Extent of Future Development: Limit urban sprawl through provision of locations for new residential and non-residential development consistent with the adopted Land Use Concept, to that area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2025.</p> <p>Reference:</p> <ul style="list-style-type: none"> * FDAB, (see TSD, Land Use Element) * Adopted Land Use Concept, (see TSD, Land Use Element, BOCC Resolutions 87-276 & 87-278) * See also all policies under Goal 2.6
Policy: 2.1.2.1	<p>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).</p>
Policy: 2.1.2.2	<p>Limit urban sprawl by prohibiting all future development to the area east of the established FDAB except as follows:</p> <ul style="list-style-type: none"> a. small commercial development providing for the needs of the agricultural community, b. Agro-Industrial and industrial development where associated with approved mining operations, c. Residential development in excess of 0.2 du/ga during the following: <ul style="list-style-type: none"> 1) farm worker housing 2) residential within Myakka City 3) legal lots of record prior to May 11, 1989 4) redevelopment per policy 2.9.3.2 5) projects obtaining Special approval from the Board of County Commissioners which implement significant clustering provisions for the protection of open space and agricultural operations.

		<p>d. Plan amendments resulting from a change in the Future Land Use Concept.</p> <p>Such uses shall be allowed, only if developed consistent with all Goals, Objectives and Policies of this Comprehensive Plan.</p>
Policy:	2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy:	2.1.2.4	Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.
Policy:	2.1.2.5	Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.
Policy:	2.1.2.6	Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.
Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: <ul style="list-style-type: none">- consideration of existing development patterns,- types of land uses,- transition between land uses,- density and intensity of land uses,- natural features,- approved development in the area,- availability of adequate roadways,- adequate centralized water and sewer facilities,- other necessary infrastructure and services.- limiting urban sprawl- applicable specific area plans

		- (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.11	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, neighborhood retail uses, short-term agricultural uses, agriculturally-compatible residential uses, farmworker housing, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).
Policy:	2.2.1.11.3	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)
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.
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:	2.6.2.7	Require clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses.
Objective:	2.6.5	Quality in Project Design: Promote appropriate diversity

		<p>within and between existing and future development projects to achieve high quality, efficient functioning design.</p>
Policy:	2.6.5.1	<p>Provide incentives for, and otherwise encourage the use of the planned unit development procedure to achieve quality, highly functional, and well-integrated project designs.</p>
Policy:	2.6.5.4	<p>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.</p> <p>Land uses within the Watershed Overlay District shall meet additional requirements required by the Comprehensive Plan (See also Policy 2.2.2.2.5)</p>
Objective:	2.9.1	<p>Strong Communities: Create and maintain communities which are characterized by their:</p> <ul style="list-style-type: none"> - connection, integration, and compatibility with surrounding land uses, - community spaces and focal points, - protection of the natural environment, - connection and integration of pedestrian, bicycle, and vehicular systems, - usable open spaces, and public access to water features, - unifying design elements and features, - variety of housing stock, - pedestrian oriented structures, and pedestrian friendly design, - connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses
Policy:	2.9.1.2	<p>Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)</p>
Policy:	2.9.1.5	<p>Promote the development of pedestrian friendly designs.</p>
Policy:	2.9.1.6	<p>Promote the use of unifying design elements and features.</p>

Policy:	2.9.1.7	Encourage the development of community spaces, including usable open space and public access to water features.
Policy:	2.9.1.8	Encourage the design of residential projects providing continuous green space connecting neighborhoods.
Policies:	2.9.1.9	Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3)
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.

DAKIN PROPERTY

UPDATED TRAFFIC IMPACT ANALYSIS

**FINAL SUBMITTAL: 7/31/14
APPROVED: 8/5/14**

Prepared for:

Neal Communities

Prepared By:

Grimail Crawford, Inc.



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: Dakin Property Updated Traffic Impact Analysis

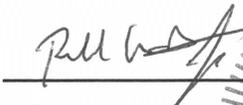
LOCATION: Manatee County, Florida

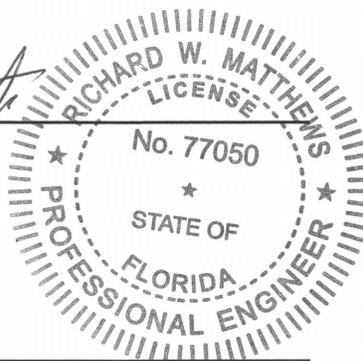
CLIENT: Neal Communities

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: Richard W. Matthews, P.E.

P.E. No.: 77050

Signature: 



Date: 8/19/14

From: jason.utley@mymanatee.org
Sent: Tuesday, August 05, 2014 10:59 AM
To: Richard Matthews
Cc: steve.kollar@mymanatee.org; susan.barfield@mymanatee.org;
paul.villaluz@mymanatee.org; clarke.davis@mymanatee.org;
rossina.leider@mymanatee.org; tim.collins@mymanatee.org
Subject: Dakin Property Updated Traffic Impact Analysis PDR-08-03(P) DTS # 20140098
Approval Letter

RE: Dakin Property Updated Traffic Impact Analysis
Petition # PDR-08-03(P) / DTS 20140098
Consultant: Grimail Crawford, Inc.

Dear Mr. Matthews,

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the updated Traffic Impact Analysis (TIA) study submitted by Grimail Crawford, Inc., dated July 31, 2014, for the above-referenced project. The Dakin Property project will consist of 584 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. Therefore, Transportation Planning staff recommends transportation concurrency approval based on the study.

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 will have access to the Manatee County Transportation network through two proposed local roads. The northern project access will connect to SR 62. The southern project access will connect to CR 675. The site related improvements required are:

At the SR 62 and North Project Driveway:

1. Construct one eastbound-right turn lane of 405 feet (including 50 feet of taper) concurrent with the connection of the north project entrance
2. Construct one westbound-left turn lane of 455 feet (including 50 feet of taper) concurrent with the connection of the north project entrance

At the CR 675 and South Project Driveway:

1. Construct one eastbound-left turn lane of 455 feet (including 50 feet of taper) prior to the first final plat approval
2. Construct one westbound-right turn lane of 405 feet (including 50 feet of taper) prior to the first final plat approval

Please note, this approval letter grants concurrency only for the three (3) year period analyzed. Subsequent analysis will be required if the applicant seeks to extent the entitlement period beyond the three (3) year buildout.

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/yy). 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 comments concerning the above matter, please contact me at the number below.

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

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

DAKIN PROPERTY TRAFFIC IMPACT ANALYSIS

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I. INTRODUCTION

The purpose of this report is to document an updated traffic impact analysis for the proposed Dakin Property residential development (Project). A traffic impact analysis for the Project considering 406 single-family detached homes and 42 townhomes was previously approved on April 22, 2014; however, the proposed land uses have since been increased. The Project is now proposed to contain 584 single-family dwelling units (with no townhomes), and the following analysis has been prepared to reflect this change. The Project site is located east of US 301, between CR 675 and SR 62, in Manatee County, Florida. **Figure 1** illustrates the general location of the Project site, including the adjacent external roadway system. Access to the site is proposed from both SR 62 and CR 675. While Project build-out is anticipated to occur by 2021, this study reflects a build-out year of 2017, in order to be consistent with the current PSP application.

The analysis undertaken is in response to Manatee County transportation concurrency requirements. This report summarizes the methodologies, procedures, and findings of the analysis.

II. METHODOLOGY

The methodology considered in this analysis was discussed and agreed upon with Manatee County staff. The approved methodology is documented under **Appendix 1**, which includes both the original methodology (from the 2013 study) and an update to the methodology that was considered for the present study. The methodology update reflects the increase in units for the Project, as well as the recent changes to Manatee County's traffic study procedures.

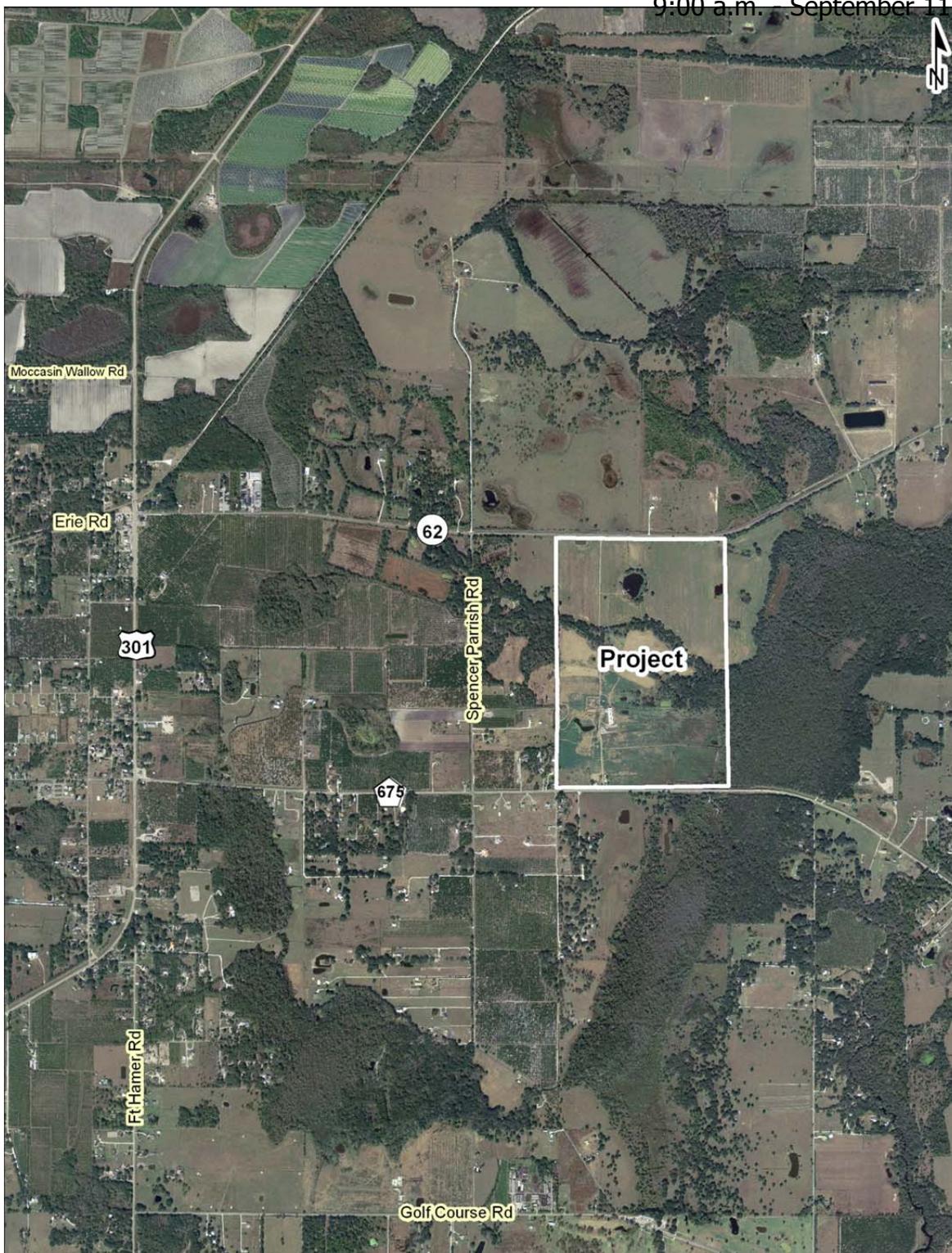


Figure 1 - Proposed Project Location

III. PROJECT TRAFFIC GENERATION ESTIMATES

Traffic volumes generated by the Project were estimated using the trip generation equations provided in the ITE Trip Generation Manual, 9th Ed. (2012). The results from the trip generation calculations included daily, AM and PM peak-hour trips. The gross trip generation for the Project is reported in **Table 1**.

Table 1: Gross Trip Generation

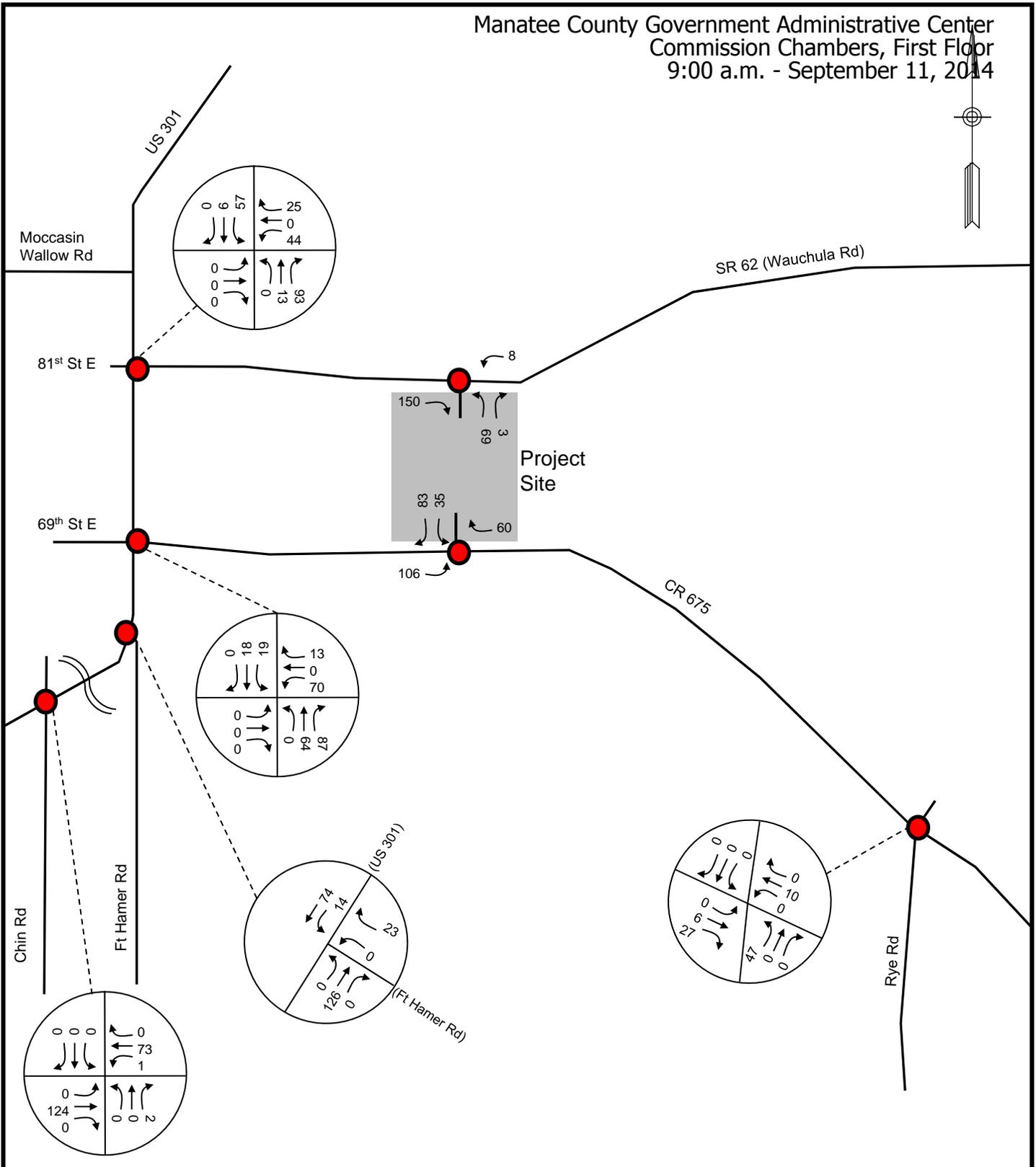
Land Use	LUC	Size	Units	Daily Trips	Gross AM Peak Hour Trips		Gross PM Peak Hour Trips	
					In	Out	In	Out
Single-Family Detached Housing	210	584	d.u.	5,326	105	314	324	190
Gross Trips				5,326	105	314	324	190

Since there will be no internal capture or pass-by capture for this residential development, the Project's net PM peak-hour trip generation is 324 inbound trips and 190 outbound trips (514 total).

IV. PROJECT DISTRIBUTION AND ASSIGNMENT

Project traffic assignments to the roadway network were first estimated using a select zone analysis on the E+C network of the Sarasota-Manatee-Charlotte (SMC) FSUTMS travel demand model. As discussed with county staff, the model output was manually adjusted to avoid the unrealistic assignment of only 20% of Project traffic to the southwest on US 301 (towards I-75). Traffic counts within the study area suggest that a larger proportion of Project traffic will use this section of US 301. This area is also more developed than the areas to the north and will provide more attractions and productions for residential trips. Therefore, approximately 40% of Project trips were assigned to the southwest on US 301. The trip assignment on US 301 and Moccasin Wallow Road to the north was reduced accordingly. The assignment between the north and south

driveways was also manually adjusted per discussion with county staff to reflect this overall distribution and the general layout of lots within the Project. The resulting assignment was 45%/55% between the north and south driveways, respectively. **Appendix 2** illustrates the adjusted model output for Project trip distribution and **Figure 2** illustrates the resulting PM peak hour Project trips.



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FIGURE 2
Project Traffic Volumes

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KEY

- XX →
- XX = PM peak hour traffic
- = study intersection

V. SCHEDULED IMPROVEMENTS

Based upon review of the Florida Department of Transportation (FDOT) work program and the Manatee County Capital Improvement Program (CIP), US 301 is funded for widening to four lanes, divided, from CR 675 to Moccasin Wallow Road within the next three years. Documentation of this improvement is included in **Appendix 2**. Roadway geometries reflecting this improvement were used for the analyses under future conditions.

VI. STUDY NETWORK DETERMINATION

Per Manatee County guidelines, the study area shall include all roadway links on which Project trips consume five percent (5%) or greater of the adopted two-way PM peak-hour level of service volumes. **Table 2** reports the percent impact calculations for the surrounding roadway network. As documented in the approved methodology under **Appendix 1**, the study area consists of the following:

Road Segments:

- US 301: from Chin Road to Ft Hamer Road
- US 301: from Ft Hamer Road to CR 675
- US 301: from CR 675 to SR 62
- CR 675: from US 301 to Site Access
- CR 675: from Site Access to Rye Road
- SR 62: from US 301 to Site Access

Intersections:

- US 301 and SR 62 (unsignalized)
- US 301 and CR 675/Rutland Road (unsignalized)
- US 301 and Ft Hamer Road (unsignalized)
- US 301 and Chin Road (signalized)
- CR 675 and Rye Road (unsignalized)

**TABLE 2
STUDY AREA DETERMINATION
DAMPTON COUNTY**

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

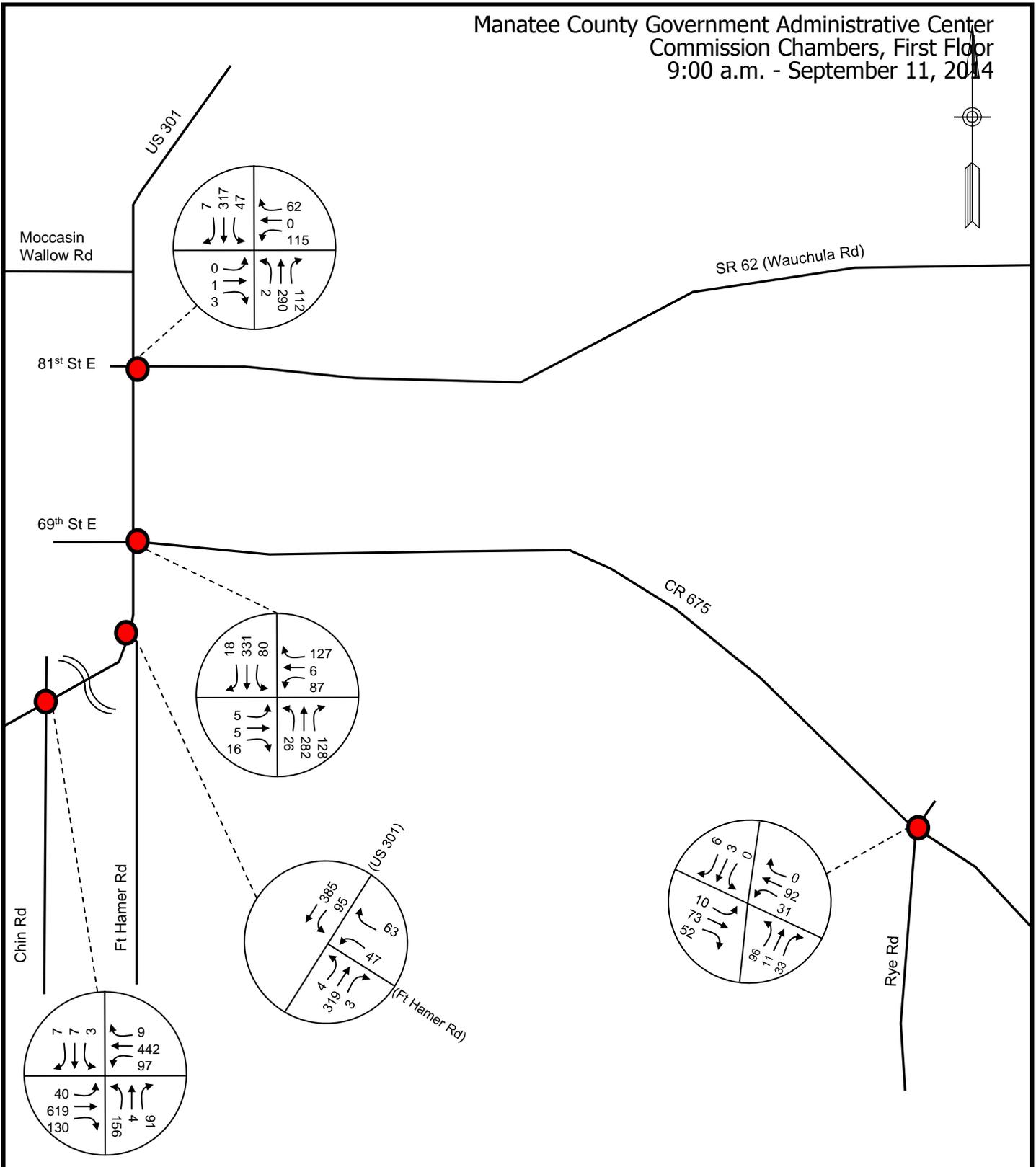
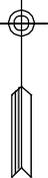
Roadway		From	Lanes	LOS Standard	Two-way Pk Hr Service Volume	Average Project Trip Dist.	PM Peak Hour Project Volumes		Project Vol % of Ser Volume	Significant Impact?
							NB/EB	SB/WB		
US 301	Erie Rd./Old Tampa Rd.	Chin Rd.	4LD	D	3,580	34.4%	111	65	4.92%	No
	Chin Rd.	Ft. Hamer Rd.	4LD	D	3,580	39.3%	127	75	5.64%	Yes
	Ft. Hamer Rd.	CR 675	2LU	D	2,170	46.5%	150	88	10.97%	Yes
	CR 675	SR 62	2LU	D	2,170	22.2%	72	42	5.25%	Yes
	SR 62	Mocassin Wallow Rd.	2LU	D	2,170	20.0%	38	65	4.75%	No
CR 675	Mocassin Wallow Rd.	Hillsborough County Line	2LU	C	1,550	7.0%	13	23	2.32%	No
	US 301	Site Access	2LU	C	1,550	36.7%	119	70	12.19%	Yes
	Site Access	Rye Rd.	2LU	C	1,550	17.9%	34	58	5.94%	Yes
SR 62	Rye Rd	SR 64	2LU	C	1,550	3.1%	6	10	1.03%	No
	US 301	Site Access	2LU	C	1,550	42.6%	138	81	14.13%	Yes
	Site Access	CR 39	2LU	C	1,550	2.4%	5	8	0.84%	No
Mocassin Wallow Rd.	CR 39	SR 37	2LU	C	1,550	2.4%	5	8	0.84%	No
	Ellenton Gillette	I-75	2LU	D	2,170	13.0%	42	25	3.09%	No
	I-75	Carter Rd.	2LU	D	2,170	13.0%	42	25	3.09%	No
Rye Rd	Carter Rd.	Saltsman Ranch	2LU	D	2,170	13.0%	42	25	3.09%	No
	Saltsman Ranch	US 301	2LU	D	2,170	13.0%	42	25	3.09%	No
	CR 675	Upper Manatee River Rd.	2LU	D	2,170	14.3%	46	27	3.36%	No
69th St E	Upper Manatee River Rd.	SR 64	2LU	D	2,170	12.8%	42	24	3.04%	No
	Erie Rd (CR 10)	Erie Rd. (CR 75)	2LU	D	1,440	5.1%	16	10	1.81%	No
Erie Rd (CR 75)	CR 10 (Erie Rd)	US 301 (Parrish)	2LU	D	1,152	10.3%	34	20	4.69%	No
Upper Manatee River Rd	US 301 (Ellenton)	Curve	2LU	D	1,152	1.8%	6	3	0.78%	No
	Rye Rd	SR 64	2LU	D	1,440	0.5%	2	1	0.21%	No
Old Tampa Rd	Curve	SR 64	2LU	D	1,440	3.4%	11	6	1.18%	No
	US 301	89th Ave E	2LU	D	3,204	8.1%	26	15	1.3%	No
	89th Ave E	Chin Rd.	2LU	D	1,440	0.0%	0	0	0.0%	No
Chin Rd.	Chin Rd.	Ft. Hamer Rd.	2LU	D	1,440	0.8%	2	1	0.2%	No
	Old Tampa Rd.	US 301	2LU	D	1,440	0.7%	2	1	0.2%	No
Spencer Parrish Rd	SR 62	CR 675	2LU	D	1,350	1.0%	3	2	0.4%	No
Golf Course Rd	Ft. Hamer Rd.	Rye Rd	2LU	D	1,051	0.1%	0	0	0.0%	No
Ft Hamer Rd	US 301	Golf Course Rd	2LU	D	1,440	7.2%	23	14	2.6%	No
	Golf Course Rd.	Old Tampa Rd.	2LU	D	1,440	6.8%	22	13	2.4%	No

Total Project Trips
324 In
190 Out
514 Total

VII. EXISTING TRAFFIC CONDITIONS

The existing PM peak-hour conditions were established by collecting PM peak turning movement counts (4:00 PM to 6:00 PM) at each of the study intersections. The raw counts were adjusted to the peak-season using the peak-season correctional factors documented in **Appendix 3**. Copies of the factored turning movement counts are also included under **Appendix 3**.

Figure 3 illustrates the existing, seasonally-adjusted traffic volumes at the intersections located within the study area. Due to driveway locations in between the analyzed intersections and minor fluctuations in travel patterns between typical days, segment volumes may not be equivalent from one intersection to the adjacent intersection. Therefore, the average of the two segment volumes between the analyzed intersections was used in the segment analysis. Additional field data collected included lane configurations and posted speed limits. These data are provided under **Appendix 3**.



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FIGURE 3
Existing, Peak Season Traffic
(2013)

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KEY

- xx →
- XX = PM peak hour traffic
- = study intersection

PM peak hour intersection capacity analyses were conducted for all of the intersections located within the study area under existing conditions. The capacity analyses conducted were based on the 2010 Highway Capacity Manual (HCM) and the supporting Highway Capacity Software (HCS 2010). **Table 3** provides the results of the analyses and the corresponding HCS worksheets are provided in **Appendix 4**.

Table 3: Intersection Capacity Analysis – Existing Conditions

Location	Operation Type	Intersection Standard	Max v/c ratio
US 301 @ SR 62	Stop Control	All v/c ratios < 1.0	0.38 (WBL/T/R)
US 301 @ CR 675	Stop Control	All v/c ratios < 1.0	0.38 (WBL)
US 301 @ Fort Hamer Rd.	Stop Control	All v/c ratios < 1.0	0.21 (WBLR)
US 301 @ Chin Rd.	Signalized	All v/c ratios < 1.0	0.63 (NBL)
CR 675 @ Rye Rd.	Stop Control	All v/c ratios < 1.0	0.21 (NBLTR)

As reported in **Table 3**, all of the intersections located within the study area are currently operating within adopted standards.

PM peak-hour roadway segment capacity analyses were conducted along all roadway segments located within the identified study area under existing conditions. **Table 4** reports the existing segment volumes, service volumes, and their corresponding level-of-service. The service volumes and level-of-service thresholds are based on the FDOT Generalized Tables (12/18/12 version) and the input parameters in Manatee County's *Link Sheet*.

Table 4: Roadway Segment Capacity Analysis – Existing Conditions

Roadway	From	To	Lanes	Existing PM Peak Hour Volumes			Adopted LOS Standard	Peak Hour Service Volumes			Existing LOS	
				NB/EB	SB/WB	Total		NB/EB	SB/WB	Total	NB/EB	SB/WB
US 301	Chin Rd.	Ft. Hamer Rd.	4LD	520	490	747	D	1,580	2,000	3,580	C	C
	Ft. Hamer Rd.	CR 675	2LU	409	457	866	D	980	1,190	2,170	C	C
	CR 675	SR 62	2LU	409	432	841	D	980	1,190	2,170	C	C
CR 675	US 301	Site Access	2LU	174	207	381	C	700	850	1,550	B	B
	Site Access	Rye Rd.	2LU	174	207	381	C	700	850	1,550	B	B
SR 62	US 301	Site Access	2LU	160	177	337	C	700	850	1,550	B	B

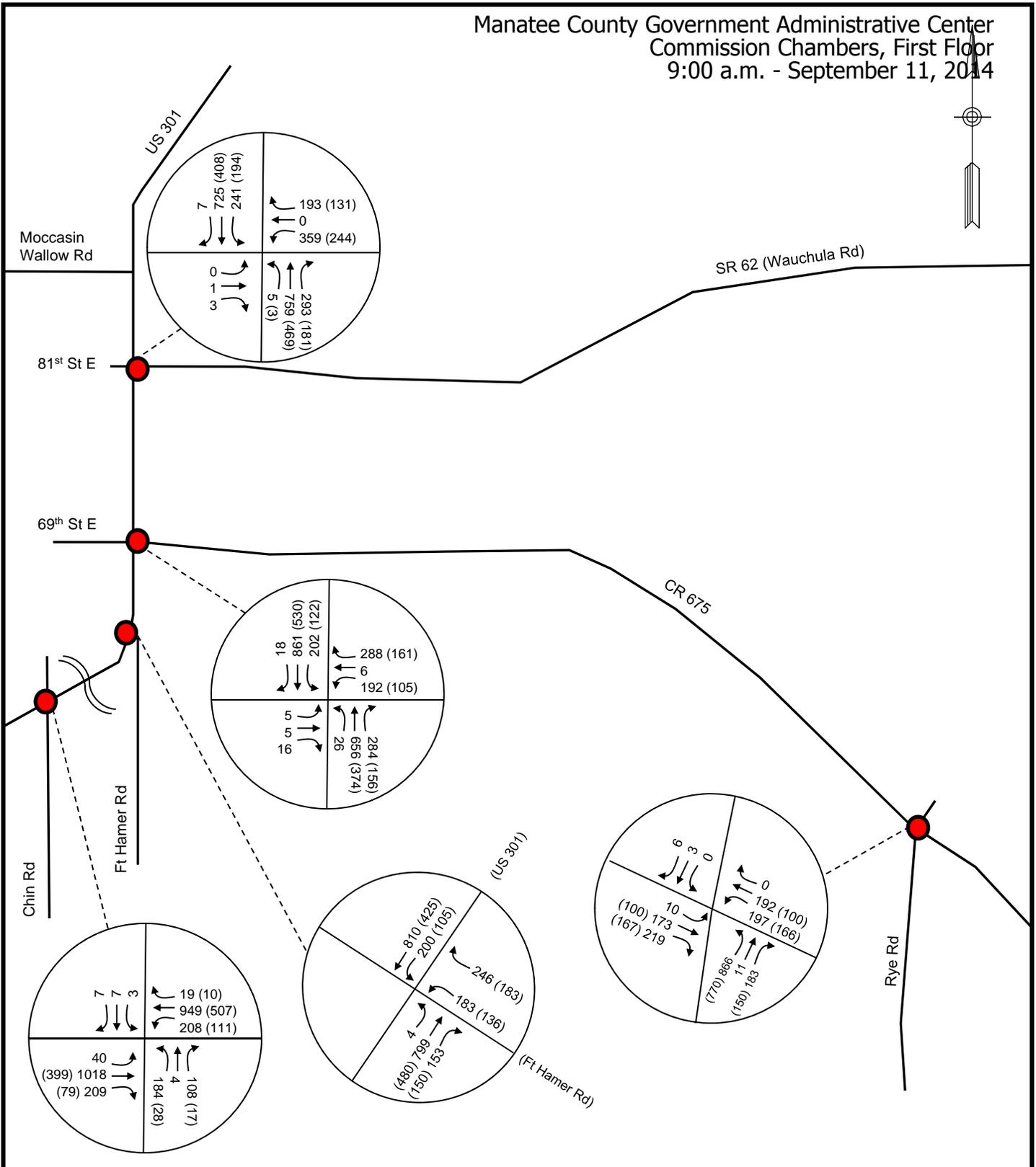
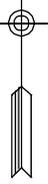
*Obtained from FDOT's Generalized Tables (12/18/12 version)

As reported in **Table 4**, all roadway segments located within the study area are currently operating within adopted level-of-service standards.

VIII. FUTURE BACKGROUND TRAFFIC CONDITIONS

Background traffic (future traffic without the Project) for segments within the study area was projected to 2017 by adding (to existing traffic) all of the reserved trips assigned to those segments as contained in Manatee County's *Concurrency Reservations* database. Reserved trips from surrounding developments were obtained from Manatee County staff and are documented in **Appendix 5**. For roadway segments, a 50/50 directional split was applied to the bidirectional volumes from the reserved trip database. At intersections, the directional reserved trip approach volumes were initially assigned to individual turning movements by applying the turning movement percentages indicated by existing counts. In some cases, these initially-assigned reserved trips were adjusted using engineering judgment, in order to achieve a better "balance" between the receiving and approaching volumes on each leg. For example, at the intersection of US 301 and SR 62, the westbound and northbound turning

movement volumes were first calculated as the existing turning movement percentage multiplied by the directional reserved trip volumes (375 and 653, respectively). The southbound turning movement volumes were then determined as the remaining amounts needed to achieve the same receiving volumes (375 and 653) on the corresponding legs. This process is documented in the turning movement tables under **Appendix 6**. The assignment of reserved trips at study intersections is graphically illustrated in **Figure 4**.



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FIGURE 4
Future Background Traffic (2017)

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KEY xx ↷
 XX = PM peak hour total background traffic
 (XX) = PM peak hour reserve trips
 ● = study intersection

IX. FUTURE TOTAL TRAFFIC CONDITIONS

To develop the future total traffic volumes used in this study, the future background trips were combined with Project trips. Future total traffic volumes are illustrated in **Figure 5**. A detailed table of turning movement volumes including the existing volumes, background volumes, and Project volumes for the intersections located within the study area is provided in **Appendix 6**.

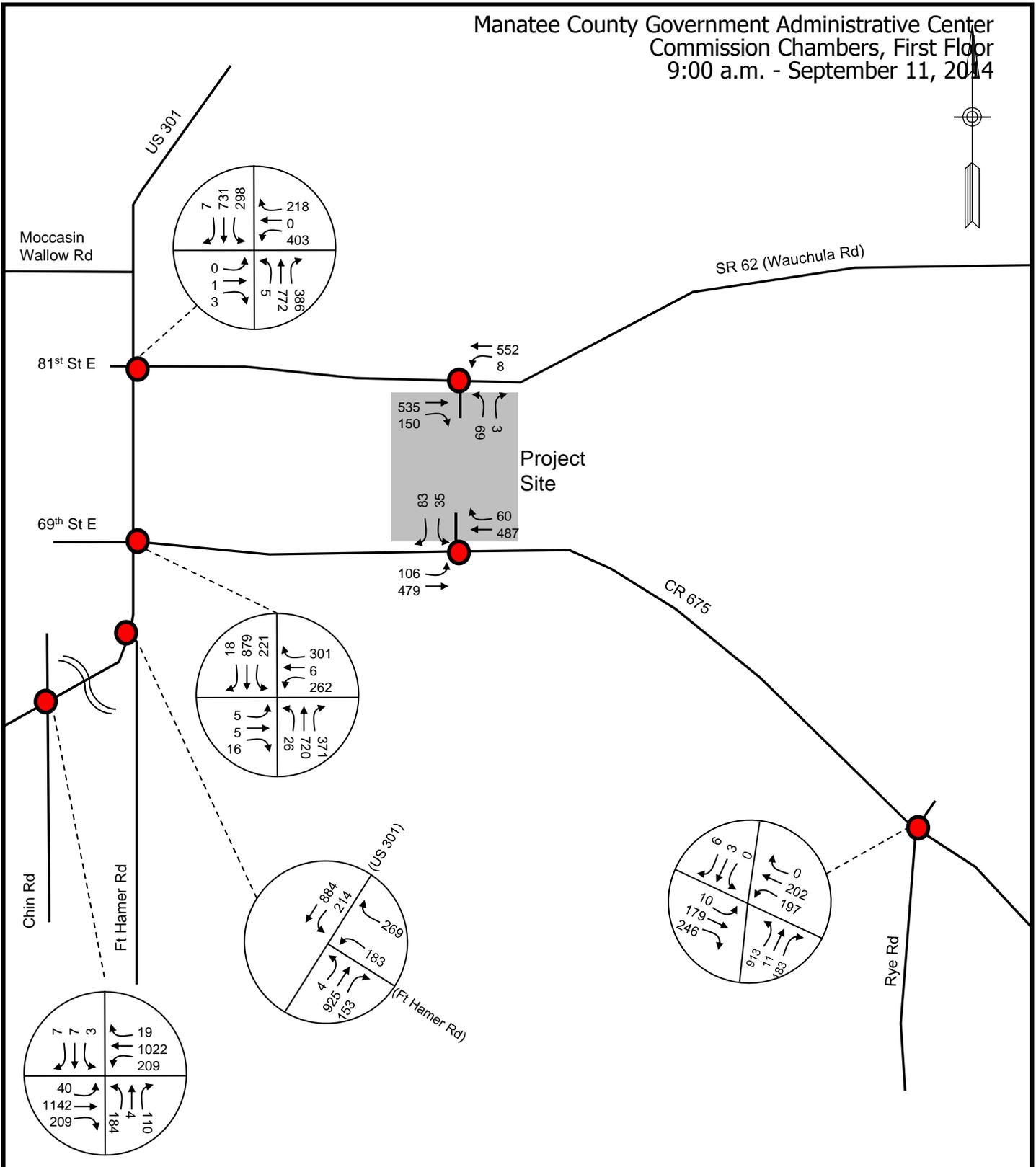


FIGURE 5
Future Total Traffic (2017)

KEY
 xx →
 XX = PM peak hour traffic
 ● = study intersection

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PM peak-hour intersection capacity analyses were performed for the intersections located within the study area under future total traffic conditions. The capacity analyses were conducted using HCS 2010. The findings for the analyses are reported in **Table 5** and the corresponding HCS reports are provided under **Appendix 7**. Note that an additional through lane on US 301 in each direction was considered for the intersections at SR 62 and CR 675, to account for the scheduled widening of US 301 to 4-lanes up to Moccasin Wallow Road. In order to differentiate the improvements necessary to accommodate background traffic versus those necessary to accommodate Project traffic, the following analysis scenarios were considered:

Scenario 1. Total Traffic (Existing + Reserved Trips + Project Trips), with no improvements

If the need for improvements was identified in scenario 1, the following additional scenarios were analyzed:

Scenario 2. Background traffic (Existing + Reserved), with no improvements

Scenario 3. Background traffic, with improvements, if required

Scenario 4. Total traffic, with background improvements

Scenario 5. Total traffic, with background improvements and additional improvements, if required

If scenario 5 is required, only the “additional” improvements are attributable to the Project. All of the improvements identified in scenario 3 are considered as background improvements, which are not attributable to the Project. This process is summarized for the study intersections in **Table 5**.

Table 5: Intersection Capacity Analysis – Future Conditions (2017)

Intersection	Type of Operation	Intersection Standard	2017 Peak Hour Total Traffic Conditions	2017 Peak Hour Background Traffic Conditions			2017 Peak Hour Total Traffic Conditions	
			max v/c ratio on E+C geometry	max v/c on E+C geometry	Background improvements	max v/c ratio with background improvements	max v/c ratio under background geometry	Additional improvements triggered by the Project
US 301 and SR 62	Stop Control	all v/c ratios < 1.0	>> 1.0 (EBLTR)	3.65 (WBLTR)	signalize when warranted add 1 WBL turn lane	0.71 (WBL)	0.79 (WBL)	none
US 301 and CR 675	Stop Control	all v/c ratios < 1.0	2.78 (WBL)	1.63 (WBL)	signalize when warranted	0.66 (WBL)	0.86 (WBL)	none
US 301 and Ft Hamer Rd	Stop Control	all v/c ratios < 1.0	2.19 (WBLR)	1.79 (WBLR)	signalize when warranted	0.95 (WBLR)	0.95 (WBLR)	none
US 301 and Chin Rd	Signalized	all v/c ratios < 1.0	0.74 (NBL)	N/A	N/A	N/A	N/A	none
CR 675 and Rye Rd	Stop Control	all v/c ratios < 1.0	5.19 (NBLTR)	4.69 (NBLTR)	signalize when warranted add 1 NBL turn lane add 1 EBR turn lane	0.98 (NBL)	0.99 (WBT)	none

As reported in **Table 5**, there are several improvements necessary to accommodate background traffic within the study area. These background improvements are summarized as follows:

Background Improvements (not attributable to the Project)

- US 301 and SR 62
 - Signalize when warranted
 - Add 1 westbound-left turn lane
- US 301 and CR 675
 - Signalize when warranted
- US 301 and Ft Hamer Road
 - Signalize when warranted
- CR 675 and Rye Rad
 - Signalize when warranted
 - Add 1 northbound-left turn lane
 - Add 1 eastbound-right turn lane

Note that **Table 5** contains two columns corresponding to “2017 Peak Hour Total Traffic Conditions”. The first column reports the analysis results on the existing plus committed (E+C) network, while the second reports the analysis results for the E+C network with background improvements. Results indicate that no improvements additional to the background improvements are necessary to accommodate total traffic conditions in 2017. Therefore, there are no intersection improvements attributable to the Project.

PM peak-hour roadway segment capacity analyses were conducted along all roadway segments located within the identified study area under future total conditions. **Table 6** reports the future segment volumes, service volumes, and their corresponding level-of-service. As reported in **Table 6**, all roadway segments located within the study area are expected to operate within adopted level-of-service standards under future total conditions.

Table 6: Roadway Segment Capacity Analysis – Future Conditions

Roadway	From	To	E+C Lanes	Existing PM Peak Hour Volumes			Reserved Trips*			Background Traffic Volumes (2017)		PM Peak Hour Project Trips		Total Traffic Volumes (2017)		Peak Hour Service Volumes		Future Total LOS (2017)	
				NB/EB	SB/WB	Total	NB/EB	SB/WB	Total	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
US 301	Chin Rd.	Ft. Hamer Rd.	4LD	520	490	747	630	629	1,259	1,150	1,119	127	75	1,277	1,194	1,580	2,000	C	C
	Ft. Hamer Rd.	CR 675	4LD	409	457	866	530	530	1,060	939	987	150	88	1,089	1,075	1,580	2,000	C	C
	CR 675	SR 62	4LD	409	432	841	653	652	1,305	1,062	1,084	72	42	1,134	1,126	1,580	2,000	C	C
CR 675	US 301	Site Access	2LU	174	207	381	267	266	533	441	473	119	70	560	543	700	850	C	C
	Site Access	Rye Rd.	2LU	174	207	381	267	266	533	441	473	34	58	475	531	700	850	C	C
SR 62	US 301	Site Access	2LU	160	177	337	375	375	750	535	552	138	81	673	633	700	850	C	C

*Obtained from Manatee County's Concurrency Reservations (June 26, 2014 report)

The two site access intersections are expected to meet v/c ratio standards under future total traffic conditions. The corresponding HCS reports for the site access intersections are provided under **Appendix 7**. The lane configurations used in the capacity analyses are as follows:

- SR 62 @ North Project Driveway
 - Eastbound – 1 through lane and 1 right-turn lane
 - Westbound – 1 through lane and 1 left-turn lane
 - Northbound – 1 left-turn lane and 1 right-turn lane

- CR 675 @ South Project Driveway
 - Eastbound – 1 through lane and 1 left-turn lane
 - Westbound – 1 through lane and 1 right-turn lane
 - Southbound – 1 left-turn lane and 1 right-turn lane

The inbound left-turn and right-turn lanes on SR 62 and CR 675 are recommended based on a turn lane warrant evaluation. This evaluation was conducted using *NCHRP Report 279* for right-turn lanes and *NCHRP Report 745* for left-turn lanes. As documented in **Appendix 8**, the projected traffic volumes satisfy the right and left turn lane warrants at each driveway location. Since SR 62 is a state road, the projected right-turning volume of 60-vph at the SR 62 driveway was also checked against criteria from the *FDOT Driveway Information Guide*. This guide suggests that a right-turn lane is warranted for turning volumes exceeding 35-vph on high-speed, two-lane roadways. Therefore, consistent with *NCHRP Report 279*, the *FDOT Driveway Information Guide* also suggests that a right-turn lane is warranted at SR 62 driveway.

Turn lane length recommendations for the turn lanes on SR 62 and CR 675 are provided in **Table 7**. The storage length requirement was determined using the 95th percentile back-of-queue from the HCS analysis, and the deceleration requirement was obtained from FDOT Index 301.

Table 7: Turn Lane Length Recommendations at Project Driveways

Location	Design Speed	Turning Movement	Deceleration Length, including taper (ft)	Storage Length (ft)	Total Length (ft)
SR 62 and North Project Driveway	60 mph	EBR	405	0	405
		WBL	405	50	455
CR 675 and South Project Driveway	60 mph	EBL	405	50	455
		WBR	405	0	405

X. CONCLUSION

This traffic study was prepared to evaluate the potential impacts that the Dakin Property residential development (Project) will have on the surrounding roadway network in 2017. A total of 514 PM peak hour trips were estimated for the Project. Analysis indicates that the roadways within the study area will continue operating within level-of-service standards during the PM peak hour, after the addition of Project traffic. Analysis of background conditions indicates that several intersection improvements will be necessary to accommodate reserved trips within the study area. These background improvements are listed as follows:

Background Improvements (not attributable to the Project)

- US 301 and SR 62
 - Signalize when warranted
 - Add 1 westbound-left turn lane
- US 301 and CR 675
 - Signalize when warranted
- US 301 and Ft Hamer Road
 - Signalize when warranted
- CR 675 and Rye Rad
 - Signalize when warranted
 - Add 1 northbound-left turn lane
 - Add 1 eastbound-right turn lane

No off-site intersection improvements were identified that are attributable to the Project. The following site-related improvements are recommended at the two Project driveways:

Project Site-related Improvements:

- SR 62 and North Project Driveway
 - Construct one eastbound-right turn lane of 405-ft (including 50-ft of taper)
 - Construct one westbound-left turn lane of 455-ft (including 50-ft of taper)

Project Site-related Improvements (cont.):

- CR 675 and South Project Driveway
 - Construct one eastbound-left turn lane of 455-ft (including 50-ft of taper)
 - Construct one westbound-right turn lane of 405-ft (including 50-ft of taper)

A table summarizing the number of Project trips on each link within the study area is provided on the following page in **Table 8**.

Table 8: Project Trips Summary within Study Area

Link No.	Roadway	From	To	PM Peak Hour Project Volumes
				Two-way
3413	US 301	Chin Rd.	Ft. Hamer Rd.	202
3414	US 301	Ft. Hamer Rd.	CR 675	238
3415	US 301	CR 675	SR 62	114
2360	CR 675*	US 301	Rye Rd.	141
2960	SR 62*	US 301	Saffold Rd	117

*Project Volumes averaged on either side of driveway

September 11, 2014 -Planning Commission
Agenda Item #10

Subject

PDMU-14-21(P)-DTS20140054-Parkcrest Landings-Quasi-Judicial - Stephanie Moreland

Briefings

None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941-748-4501 ext. 3880

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend APPROVAL of Preliminary Site Plan PDMU-14-21(P) with Stipulations A.1 – A.6, B.1 – B.5 and C.1; GRANTING Special Approval for a project: 1) exceeding a gross density of 4.5 dwelling units per acre in the RES-6 Future Land Use Category; 2) exceeding a net density of six dwelling units per acre in the RES-6 FLUC; 3) in an Entranceway; 4) partially in the Coastal Evacuation Area (CEA); 5) partially in the Coastal High Hazard Area (CHHA) and Coastal High Hazard Overlay District; ADOPTION of the Findings for Specific Approval; RESTATING Specific Approval for alternatives to Sections 712.2.8 (second means of access), and 907.9.4.2 (cul-de-sac length exceeding 800 feet); GRANTING Specific Approval for an alternative to Section 714.8.7 (smaller replacement tree sizes) of the Land Development Code, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee Plan Land Development Code

Background Discussion

- The 67± acres is a part of a 95.3± acre site. On October 5, 2006, the entire site was rezoned to PDMU and a Preliminary Site Plan [PDMU-05-46(Z)(P)] was approved for a motor vehicle sales, rental, leasing establishment (with associated accessory uses) and 372 lots for single-family attached residences. The commercial component is constructed (Lakewood Toyota Dealership). The residential component received Final Site Plan (FSP-13-22) approval for 376 units (four units added administratively) and is being constructed as a multi-family project.
- The current request is to change the residential component to multi-family units from single-family attached lots; add 28 units for a total of 400 multi-family units; two clubhouses, a fitness center, pool, and playground; detached garages with storage, a leasing office, mail kiosk and maintenance building.
- Special Approval is required because the site is in an Entranceway and partially in the Coastal Evacuation Area (CEA), and Coastal High Hazard Area (CHHA) and Coastal High Hazard Overlay District. Staff recommends a Hurricane Evacuation Plan be approved or updated by the Emergency Management Division of the Public Safety Department.
- The site is in a Flood Zone AE Category per Panel 12081C0190E and 12081C0326E, (3/17/14).
- The site is in the RES-6 (Residential, six dwelling units per acre) FLUC. Special Approval is required for a gross density exceeding 4.5 dwelling units per acre and net density exceeding six dwelling units per acre.
- The maximum building height proposed is 35 feet.
- The site has access via a local road (1st Avenue East) which connects Cypress Creek Boulevard. Additionally, the Preliminary Site Plan shows an emergency access connecting SR 64.
- There are 11.3± acres of wetlands. Minimal wetland impacts of 0.02± acres are proposed.
- Schools servicing this site are BD Gullett Elementary, Carlos B. Haile Middle, and Braden River High Schools.
- The applicant requests Specific Approval for smaller replacement tree sizes.
- 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 August 12, 2014

Reviewing Attorney

Schenk

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

Attachment: Maps - Future Land Use, Zoning and Aerial - PDMU-14-21(P) - Landings at Parkview - 20140054.pdf

Attachment: Staff Report PDMU 14-21(P)-Parkcrest Landings 9-11-14pc.pdf

Attachment: Request of Specific Approval PDMU-14-21(P)-Parkcrest Landings 9-11-14pc.pdf

Attachment: Traffic Impact Statement - Parkcrest Landings - PDMU-14-21(P) - 9-11-2014 PC.pdf

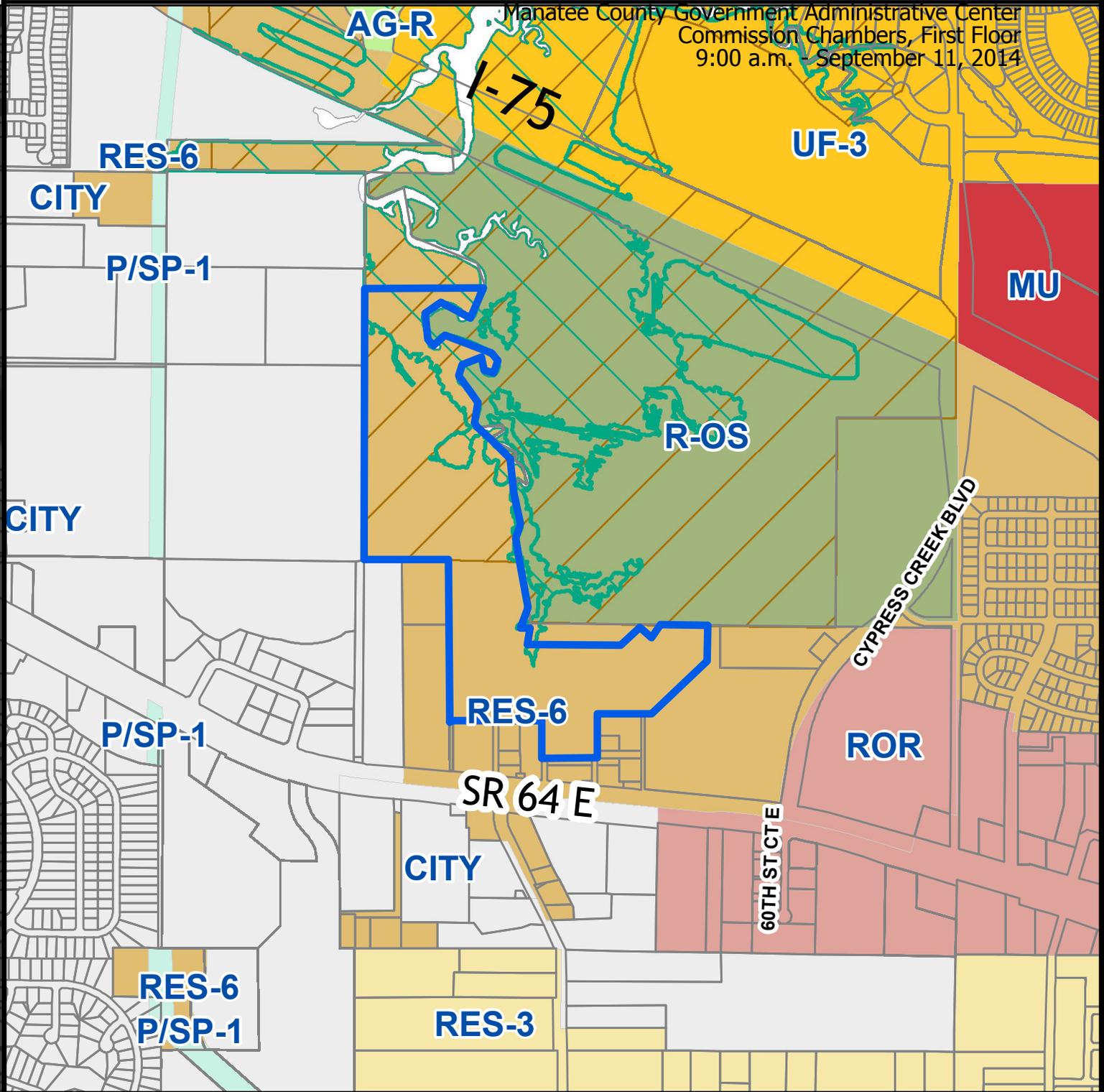
Attachment: Copy of Newspaper Advertising - Parkcrest Landings - PDMU-14-21(P) - Bradenton Herald - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - Parkcrest Landings - PDMU-14-21(P) - Sarasota Herald Tribune - 9-11-2014 BC.pdf

Attachment: Preliminary Site Plan-PDMU-14-21(P)-Parkcrest Landings 9-11-14pc.pdf

FUTURE LAND USE

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014



Parcel ID #(s) 1111300609

Project Name: The Landings at Parkview
 Project #: PDMU-05-46 (P)(R)
 DTS#: 20140054
 Proposed Use: Mixed Use

S/T/R: Sec 27 Twn 34 Rng 18
 Acreage: 66.97
 Existing Zoning: PD-MU, PD-PI
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: Greenway

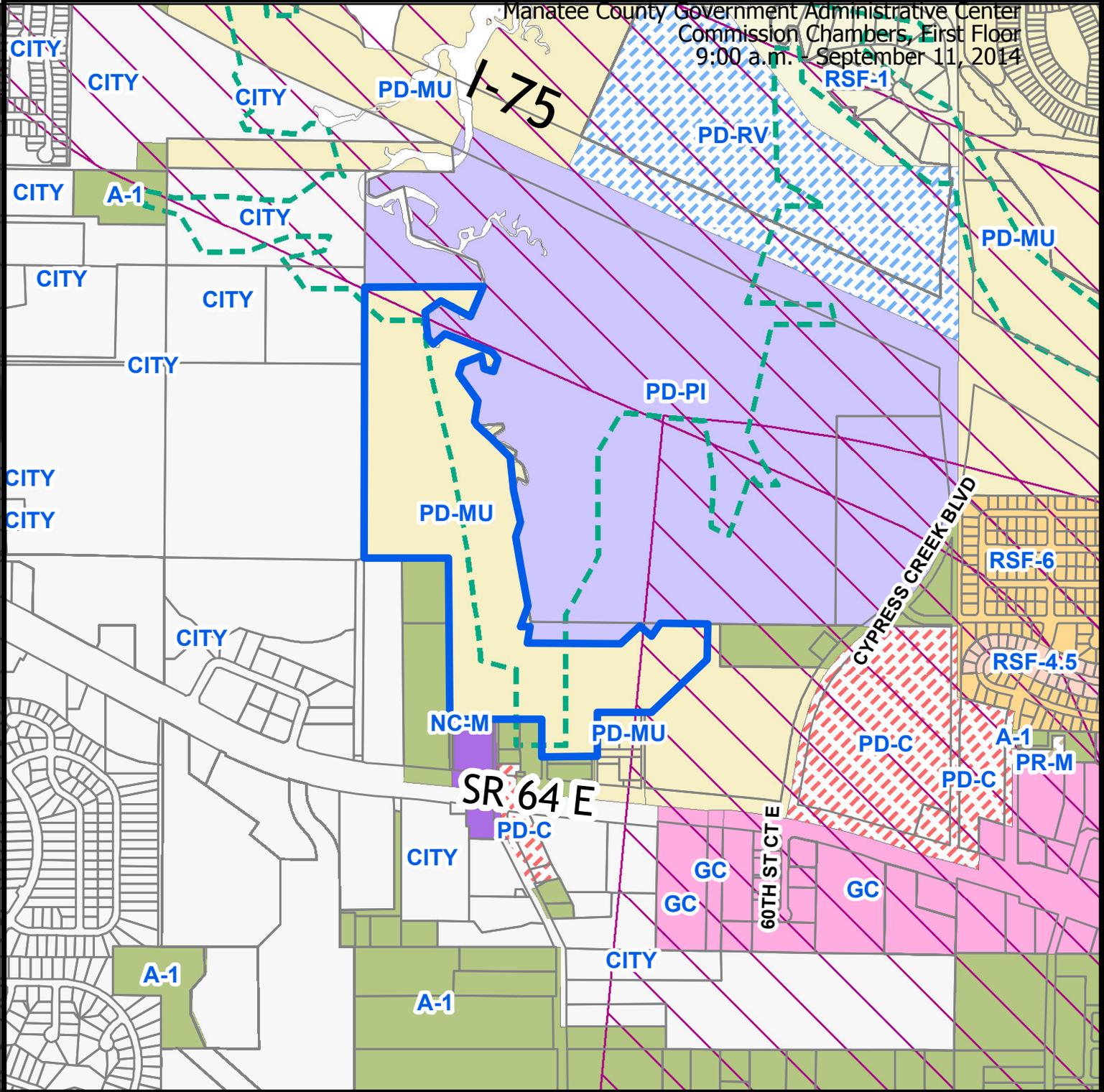
 CHHA 2012
 Coastal Evacuation Area

 Manatee County
 Staff Report Map
 Map Prepared 12/17/2010
 1 inch = 933 feet

CHH: Y
 Watershed: NONE
 Drainage Basin: Manatee River Dam
 Commissioner: Vanessa Baugh

ZONING

Manatee County Government/ Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014



Parcel ID #(s) 1111300609

Project Name: The Landings at Parkview
 Project #: PDMU-05-46 (P)(R)
 DTS#: 20140054
 Proposed Use: Mixed Use

S/T/R: Sec 27 Twn 34 Rng 18
 Acreage: 66.97
 Existing Zoning: PD-MU
 Existing FLU: RES-6
 Overlays: NONE
 Special Areas: Greenway

 Entranceways
 CHH - Zoning

 Manatee County
 Staff Report Map
 Map Prepared 12/17/2010
 1 inch = 933 feet

CHH: Y
 Watershed: NONE
 Drainage Basin: Manatee River Dam
 Commissioner: Vanessa Baugh

AERIAL

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014



Parcel ID #(s) 1111300609

Project Name: The Landings at Parkview
Project #: PDMU-05-46 (P)(R)
DTS#: 20140054
Proposed Use: Mixed Use

S/T/R: Sec 27 Twn 34 Rng 18
Acreage: 66.97
Existing Zoning: PD-MU, PD-PI
Existing FLU: RES-6
Overlays: NONE
Special Areas: Greenway

Page 266 of 457

CHH: Y
Watershed: NONE
Drainage Basin: Manatee River Dam
Commissioner: Vanessa Baugh



Manatee County
Staff Report Map
Map Prepared 12/17/2010
1 inch = 933 feet

P.C. 9/11/14

PDMU-14-21(P) – PARKCREST LANDINGS, LLC/PARKCREST LANDINGS DTS#20140054

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

- Change the current use from single-family attached units to multi-family;
- Add 28 units for a total of 400 multi-family units;
- Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground; and
- Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00± acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 9/11/14

B.O.C.C. 10/2/14

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, as conditioned herein, I move to recommend **APPROVAL** of Preliminary Site Plan PDMU-14-21(P) with Stipulations A.1 – A.6, B.1 – B.5 and C.1; **GRANTING** Special Approval for a project: 1) exceeding a gross density of 4.5 dwelling units per acre in the RES-6 Future Land Use Category; 2) exceeding a net density of six dwelling units per acre in the RES-6 FLUC; 3) in an Entranceway; 4) partially in the Coastal Evacuation Area (CEA); 5) partially in the Coastal High Hazard Area (CHHA) and Coastal High Hazard Overlay District; **ADOPTION** of the Findings for Specific Approval; **RESTATING** Specific Approval for alternatives to Sections 712.2.8 (second means of access), and 907.9.4.2 (cul-de-sac length exceeding 800 feet); **GRANTING** Specific Approval for an alternative to Section 714.8.7 (smaller replacement tree sizes) of the Land Development Code, as recommended by Staff.

The following is a comparison between the proposed Preliminary Site Plan and the previously approved Preliminary Site Plan [PDMU-05-46(Z)(P)]:

Project Design	Previous Preliminary Site Plan [PDMU-05-46(Z)(P)]	Proposed Preliminary Site Plan
Number of Units	372 total	Add 28 units for 400 total
Options:	372 lots for single-family attached units, and a 105,660 square foot car dealership	<ul style="list-style-type: none"> - Change the current use to multi-family from single-family attached units; - Revise the design layout and increase number of units by 7.52% for a total of 400 multi-family units; and. - Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground. - Include detached garages with storage, leasing office, mail kiosk and maintenance building.
Design:	<p>A. 53 - three-story buildings: 4 plex =40 units 6 plex = 84 units 8 plex = 248 units</p> <p>B. Community recreation area with pool and cabana area, and five pocket parks.</p>	<p>A. 17- three story buildings: Type A = 7 buildings & 24 units Type B = 6 buildings & 24 units Type C = 2 buildings & 24 units Type D = 2 buildings & 20 units</p>
Gross Site Acreage:	78.35± acres	67±acres
Gross Density	4.87 dwelling units per acre	5.97 dwelling units per acre
Net Density	4.98 dwelling units per acre	8.46 dwelling units per acre
Setbacks	<p>Residential Setbacks: Front: 25' Side: 10' Rear: 15' Waterfront: 30'</p> <p>Commercial Setbacks: Front: 30' Side: 15' Rear: 20'</p>	<p>Per site plan: <u>Multi-family</u> <u>15' front</u> <u>15' sides</u> <u>15' rear</u></p> <p><u>Amenity Center:</u> Per plan</p>
Height	35 feet maximum	35 feet maximum
Open Space	Residential 68.83% - commercial 26%	78.36%
Recreation Acreage	2.16± acres	1.74± acres
Recreation Amenities	Recreational facility (pool, clubhouse, shade structures, sidewalks and existing docks)	Recreational facility (two pools, clubhouse(s), shade structures, sidewalks and existing docks)
Access	Cypress Creek Boulevard and S.R. 64	Cypress Creek Boulevard and S.R. 64.
Specific Approval	<ol style="list-style-type: none"> 1. Cul-de-sac exceeding 800 feet. 2. One access point for more than 100 units in residential component. 	<ol style="list-style-type: none"> 1. Cul-de-sac exceeding 800 feet 2. One access point for more than 100 units. 3. Smaller replacement tree sizes
Wetland Acreage	17.08±	11.3± acres
Wetland Impact	0.2± acres for a road across a jurisdictional area	0.02± acres
Perimeter buffers	15'	15'
Roadway buffers	20'	20'
Flood Zone	AE and X –FIRM Panel 120153-0351 C &	AE Panel 12081C0190E &

	0215 C (revised 6/15/92)	
Hurricane Evacuation	Level A Storm surge 1 & 2	Level A & B
Area of Known Flooding	Yes – up to 50% reduction required	Yes – up to 50% reduction
Utility Connections	12" water line available 8" sanitary force main available	12" water line available 8" sanitary force main available

PROJECT SUMMARY

Case #:	PDMU-14-21(P), dts#20140054
PROJECT NAME:	Parkcrest Landings
APPLICANT(S):	Parkcrest Landings, LLC
EXISTING ZONING:	PDMU and PDMU/CH(Planned Development Mixed Use/Coastal High Hazard Overlay District)
PROPOSED USE(S):	Add 28 units for a total of 400 residential multi-family units with associated accessory and recreational amenities.
CASE MANAGER:	Stephanie Moreland
STAFF RECOMMENDATION:	Approval

DETAILED DISCUSSION

The 67± acres is a part of a 95.3± acre site. On October 5, 2006, the entire site was rezoned to PDMU and a Preliminary Site Plan [PDMU-05-46(Z)(P)] was approved for a motor vehicle sales, rental, leasing establishment (with associated accessory uses) and 372 lots for single-family attached residences. The commercial component is constructed (Lakewood Toyota Dealership). The residential component received Final Site Plan (FSP-13-22) approval for 376 units (four units added administratively) and is being constructed as a multi-family project.

Request:

The current request is to change the residential component to multi-family units from single-family attached lots; add 28 units for a total of 400 multi-family units; two clubhouses, a fitness center, pool, and playground; detached garages with storage, a leasing office, mail kiosk and maintenance building.

Special Approval is required because the site is in an Entranceway and partially in the Coastal Evacuation Area (CEA), and Coastal High Hazard Area (CHHA) and Coastal High Hazard Overlay District. Staff recommends a Hurricane Evacuation Plan be approved or updated by the Emergency Management Division of the Public Safety Department.

The site is in a Flood Zone AE Category per Panel 12081C0190E and 12081C0326E, (3/17/14).

The site is in the RES-6 (Residential, six dwelling units per acre) FLUC. Special Approval is required for a gross density exceeding 4.5 dwelling units per acre and net density exceeding six dwelling units per acre.

The maximum building height proposed is 35 feet.

The site has access via a local road (1st Avenue East) which connects Cypress Creek Boulevard. Additionally, the Preliminary Site Plan shows an emergency access connecting SR 64.

There are 11.3± acres of wetlands. Minimal wetland impacts of 0.02± acres are proposed.

Schools servicing this site are BD Gullett Elementary, Carlos B. Haile Middle, and Braden River High Schools.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA

ADDRESS:	6219 S.R. 64 East
GENERAL LOCATION:	North side of S.R. 64, west of Lakewood Toyota Motor Vehicle Dealership and Cypress Creek Boulevard
SIZE:	67.00± acres
EXISTING USE(S):	372-lots for single-family attached uses
FUTURE LAND USE CATEGORY:	RES-6 (Residential, six dwelling units per acre)
GROSS DENSITY:	5.97 d.u./acre
NET DENSITY:	8.46 d.u./acre
SPECIAL APPROVAL(S):	<ol style="list-style-type: none"> 1. A gross density exceeding 4.5 dwelling units per acre and net density exceeding six dwelling units per acre 2. Partially in Coastal Evacuation Area & Coastal High Hazard Area 3. in an Entranceway
OVERLAY DISTRICT(S):	1. Coastal High Hazard Overlay District
SPECIFIC APPROVAL(S):	<ol style="list-style-type: none"> 1. Cul-de sac exceeding 800 ft. 2. One access point for over 100 units. 3. Smaller replacement tree sizes

SURROUNDING USES & ZONING	
NORTH	Bennett Park (County) zoned A-1 and I-75.
SOUTH	Single-family residences zoned A-1. Across S.R. 64 is the Interstate business Park zoned GC (General Commercial), Bank zoned PDC (Planned Development Commercial and convenience store with gas pumps zoned NC-M(Neighborhood Commercial).
EAST	Across Cypress Creek Blvd. is Super Walmart zoned PDC and single-family homes in Manatee Palms zoned RSF-4.5 and RSF-6.
WEST	Single-family residences zoned A-1. Magnolia Lakes (City of Bradenton).

NEARBY APPROVED DEVELOPMENT

Project	Lots/Units	Density	Min Lot/unit size	Approved
Woodbury Apartments (City)	270 units	10 d.u./acre	706 sq. ft.	1994
Magnolia Lakes	584 units	4.95 d.u./acre	2,238 sq. ft.	2006
Springs Apartments @ Braden river (City)	202 units	10 d.u./acre	513 sq. ft.	2002
Manatee Palms Subdivision	245 lots	4.07 d.u./acre	6,000 sq. ft.	1966 & 1975
River's Song	206 units	2.93 d.u./acre	2,277 sq. ft.	2006
Braden River Lakes (City)	530 lots	3.9 d.u./acre	6,000 sq. ft.	1987

POSITIVE ASPECTS

- The nearby area has a mix of residential and commercial uses.
- The site is near Bennett Park.
- The design shows adequate open space.

NEGATIVE ASPECTS

- The site has limited access points.

MITIGATING FACTORS

- The site has access to a local road Cypress Creek Boulevard.
- The design shows an emergency access point connecting S.R.64.

PLANNING COMMISSION AND STAFF RECOMMENDED STIPULATIONS

A. Design

1. The maximum number of dwelling units for this project is 400. This shall be reflected on the Revised Final Site Plan.
2. All buildings shall be in substantial conformance with the elevations presented at the Planning Commission and Board of County Commissioners meetings.
3. Prior to Final Site Plan approval, a Hurricane Evacuation Plan shall be approved or updated by the Emergency Management Division of the Public Safety Department.
4. 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 or tenants of the following:
 - a. A Hurricane Evacuation Plan is approved by the Public Safety Department for this project.
5. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Section 872.05, Florida Statutes, shall be followed.
6. Entrance gates to the project shall be accessible to EMS by either a remote control or siren activated system. Prior to Final Site Plan approval, the applicant shall receive written approval from EMS and the Fire Marshal approving the proposed system.

B. Environmental/Landscaping

1. Site plan revisions may be considered that will preserve additional existing desirable habitat (411- Pine Flatwoods) and trees, especially in areas adjacent to wetland buffers (expand buffers). Such revisions may include but shall not be limited to shifting of buildings, shifting of recreation area amenities, and stormwater facility reconfiguration. Specific revisions shall be reviewed and approved with the Final Site Plan.
2. An updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species shall be submitted 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.

3. The lowest quality water possible shall be used for irrigation. In ground irrigation using

Manatee County public potable water supply shall be prohibited.

- 4. 20 foot wide landscape buffer, containing 2 offset rows of canopy and understory trees (Canopy trees-10ft. tall, 4 ft. spread, and placed 30 ft. on center), and a hedge shall be installed along the west property line between the commercial and residential sites. This buffer shall be 60% opaque to a height of 6 feet at the time of planting.
- 5. A six foot high decorative solid wall with a stucco and painted finish (or a wall of material with equivalent appearance and noise reduction properties) shall be provided along the west boundary at the commercial parcel, extending north from S.R. 64 the full length of the west commercial boundary. All required landscaping shall be placed on the exterior side of the wall.

C. Stormwater

- 1. Any fill within the 100-year floodplain shall be compensated by the creation of stormwater storage of an equal or greater storage volume credited above seasonal high water table, with such compensatory storage also located within the 100-year floodplain and directly connected to Branches Hammock.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

TRANSPORTATION CONCURRENCY

Major Transportation Facilities

The site will have access onto First Avenue East, which is a local road. The nearest major road is Cypress Creek Boulevard which is designated as a four lane collector in the Comprehensive Plan's Future Traffic Circulation Map. Cypress Creek Boulevard has a required right of way of 120 feet.

Transportation Concurrency

Transportation Concurrency was evaluated as part of the review of this project. The applicant prepared a Trip Generation Comparison to determine the magnitude of transportation impacts resulting from the exchange of single family units to multi-family units. The results of the Trip Generation Comparison, which were reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate above the level of service (LOS) "D" performance standard with project-related traffic and with no off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below).

Access

A review of access issues was undertaken when the project was originally submitted as The Landings at Parkview. The project only submitted Trip Generation Comparison and thus no additional access review was conducted.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Yes
TRAFFIC STUDY REQ'D: Not at this time. Project impacts have previously been analyzed.

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
Cypress Creek Blvd.	2620	D	C

In summary, the results of the traffic study review identified no off-site or site-related improvements being required for this project.

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 APPROVALS - ANALYSES, RECOMMENDATIONS, FINDINGS

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

Special Approval is required for a gross density exceeding 4.5 dwelling units per acre and net density exceeding six dwelling units per acre in the RES-6 FLUC. The intent of the RES-6 FLUC in Policy 2.2.1.12.1, is to provide areas which are established for a low density urban, or a clustered low-moderate density urban, residential environment.

The site meets the intent of the RES-6 FLUC. The site is in an area where there is a mix of uses and growth is rapidly occurring.

The gross densities of nearby developments range from 2.93 to 10 dwelling units per acre. Although, a gross density of 5.97dwelling units per acre is above the special approval threshold in RES-6 FLUC, the proposed density is consistent with the maximum density for the RES-6 FLUC and approved densities in the area.

Also, the project is within the entranceway corridor of S.R.64 and I-75. Manatee County Comprehensive Plan, Policy 2.9.4.1, and LDC Section 737.4.1.1 require Special Approval for a project in the Entranceway.

The site is adjacent to a major retail center and other similar commercial service uses. These uses provide services for future residents and visitors of the area. The design meets the applicable entranceway standards in LDC Section 737. The project will utilize existing roads and will provide adequate buffers.

Special Approval is required for a project in the Coastal Evacuation Area (CEA) and Coastal High Hazard Area (CHHA).

A Hurricane Evacuation Plan is required for projects in the Coastal Evacuation Area. The Hurricane Evacuation Plan was previously approved by Manatee County Public Safety Department. Staff recommends the Plan be updated prior to Final Site Plan approval.

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

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

FINDING FOR SPECIAL APPROVAL

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

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

Specific Approvals #1 and #2 were previously approved and granted with the previous Preliminary Site Plan [PDMU-05-46(Z)(P)].

1. Request

LDC Section 712.2.8, Second means of access for over 100 units. The request is to allow one access to the residential units.

Staff Analysis and Recommendation

The site has unique constraints due to its unusual (L-shaped) configuration and physical conditions. The design of the project avoids a significant wetland and waterbodies through the site. A four lane divided boulevard and round-a-bout connecting to Cypress Creek Boulevard provides access to the residential component. In addition, the design shows an emergency access point from the residential component to SR 64 to the south.

Finding for Specific Approval

Notwithstanding the failure of the plan to comply with the requirements of LDC Section 712.2.8, the Board finds that the public purpose of the LDC regulations has been satisfied to an equal or greater degree, because a boulevard road and an emergency access is provided.

2. Request

LDC Section 907.9.4.2, dead-end streets not to exceed 800 feet in length. The request is to allow an internal street to exceed the 800-foot limitation.

Staff Analysis and Recommendation

The design of the project avoids significant wetlands and waterbodies through the site. Redesigning the project to have roadways less than 800 feet in length would result in a number of wetland impacts.

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 public purpose of the LDC regulations is satisfied to an equivalent degree by the proposed design because wetlands are not impacted.

3. Request:

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

Staff Analysis and Recommendation:

Staff is in support of the request for Specific Approval for an alternative to Section 714.8.7 of the LDC to allow replacement tree sizes at 3”/4”/4” instead of 3”/5”/7”. Staff believes that smaller size trees typically establish and grow faster. Therefore, they provide more tree canopy sooner. 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. Request for Specific Approvals** Page 276 of 457
- 3. Elevations**

APPLICABLE COMPREHENSIVE PLAN POLICIES

The project was specifically reviewed for compliance with the following 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: 2.2.1.12 **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: 2.2.2.4 **CEA:** Establish the Coastal Evacuation Area Overlay District as follows:

Policy: 2.2.2.4.1 **Definition:** The geographic area which lies within the evacuation area for a Category 1 hurricane as established by the Manatee County Emergency Management Division of the Public Safety Department in conjunction with the Tampa Bay Regional Planning Council, as updated on a periodic basis.

Policy: 2.2.2.4.2 **Purpose:**

- a) To limit population in the Category 1 hurricane evacuation area requiring evacuation during storm events.
 - b) To limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.
 - c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CEA, and reduce the risk of exposing lives or property to storm damage.
 - d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.
 - e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.
7. To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy: 2.2.2.4.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CEA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element.

Compliance with all goals, objectives, and policies listed in this subsection, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CEA Overlay District.

Policy: 2.2.2.4.4 Effect of Mapping:

a) Any project which is at least partially within the CEA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CEA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CEA District, except where policies associated with the CEA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CEA Overlay shall override other goals, objectives and policies.

Policy: 2.2.2.5 **CHHA:** Establish the Coastal High Hazard Area Overlay District as follows:

Policy: 2.2.2.5.1 Definition: The geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as well as those portions of Manatee County located seaward of the 5 foot Mean Sea Level topographic contour, including all areas of known coastal flooding.

Policy: 2.2.2.5.2 Purpose:

- a) To limit population in areas most vulnerable to coastal storm events.
- b) To limit the amount of infrastructure, both private and public, within the CHHA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.
- c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CHHA, and reduce the risk of exposing lives or property to storm damage.
- d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.

- e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.
- f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy: 2.2.2.5.3

Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CHHA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element. Compliance with all goals, objectives, and policies listed in these subsections, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CHHA Overlay District.

Policy: 2.2.2.5.4

Effect of Mapping:

a) Any project which is at least partially within the CHHA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CHHA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CHHA District, except where policies associated with the CHHA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CHHA Overlay shall override other goals, objectives and policies. The extent and coverage of the area designated as CHHA is an approximation, and is subject to a more precise determination on any project within, or proximate to, that area shown on the Future land Use Map as CHHA. At the time of review of any such project for issuance of any development order establishing total or partial development potential, evaluation of a pre-development topographic survey of the site shall be utilized to determine the extent of the CHHA District Overlay.

b) See also objectives listed under Policy 2.2.2.5.3 above.

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: 2.6.2.6 Allow a mix of attached and detached housing types only for development approved under the planned unit development process utilizing the mitigation techniques described in policy 2.6.1.1 or where prior planning provides for a logical transition in net residential densities between different residential unit types.

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)

Policy 2.9.4.1 Maintain all interstate connectors as “Entranceways” to permit implementation of special landscaping, project design, and signage control criteria to achieve a boulevard image and positive sense of place

Policy: 4.1.2.1 Require developments within the Coastal Planning Area to preserve representative tracts of native upland communities. [See policies under objective 3.3.2]

Policy: 4.3.1.1 Direct population concentrations away from the Coastal Evacuation Area (CEA).

- Policy: 4.3.1.5 Maximize the clustering of uses in the Coastal High Hazard Area.
- 1) Clustering shall be promoted to protect coastal resources from the impacts of dock accesses, runoff from impervious surface and to minimize infrastructure subject to potential storm damage.
 - 2) Net density limits may be waived for appropriate clustered projects.
 - 3) For projects located partially within the CHHA, development shall be encouraged to transfer from areas within the CHHA to portions of the site outside of the CHHA. [See policies under objective 2.3.1 of the Future Land Use Element]
- Policy: 4.4.2.1 Require that all project approvals within the Coastal Evacuation Area meet performance standards as described in detail in land development regulations and which may include:
- procedures for development and establishment of hurricane shelter capacity and evacuation time standards;
 - mitigation measures such as fair share contribution to preserve sheltering capacity and maintain evacuation times, or reductions in project density;
 - special design standards for infrastructure construction;
 - development of hurricane evacuation plans in coordination with the Manatee County Division of Emergency Management; and
 - specific surcharges or fees to recoup public expenditures for infrastructure after a storm.
- Policy: 4.4.2.2 Require new development in the Coastal Planning Area to provide hurricane evacuation plans for the project in coordination with the County's Emergency Management Division, and require the implementation of such plans with funding for such planning and implementation provided by the developers of the project or their successors.

PARKCREST LANDINGS, LLC

July 30, 2014

Stephanie Moreland
Manatee County Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: ParkCrest Landings Apartments (Parcel ID 1111300609)
Specific Approval Request of Alternatives to LDC
PSP Application Number: 20140054

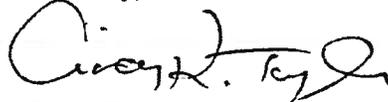
Dear Stephanie:

Parkcrest Landings, LLC is the owner of the ParkCrest Landings Apartments currently under construction in Manatee County. We have submitted an application for modification of the Preliminary Site Plan originally approved for the project site (PDMU-05-46(Z)(P)) so that the PSP conforms to the Final Site Plan (FSP-13-22) and Construction Plans already approved by Manatee County, including the landscape plans. We are seeking a superior alternative to LDC 714. In particular, we are requesting specific approval of the alternative method of utilizing smaller tree sizes for the required mitigation trees. The younger trees establish better than larger, mature trees when planted, and these younger trees will reach the minimum canopy sizes required by the LDC after maturing. The tree mitigation plant list and summary analysis for the on-site plantings approved by Manatee County in the ParkCrest Landings FSP and Construction Plans is attached. The notes also indicate the minimum sizes for the mitigation trees, as well as other criteria designed to enhance the establishment of the trees planted. Our landscape plans are extensive, and we recognize the significant environmental and aesthetic benefits related to the large number of trees being planted in the development portion of the property, as well as the 42+ acres of saved trees within our 67 acre property that are remaining undisturbed.

In addition, we are seeking to carry over the two Specific Approvals previously approved with the original PSP for the project site. The first Specific Approval was for LDC Section 712.2.8 (second means of access required for more than 100 units), for which the Board found the public purpose of the LDC regulations had been satisfied to an equal or greater degree because a boulevard road and an emergency access is provided. The second Specific Approval was for LDC Section 907.9.4.2 (a cul-de-sac exceeding 800 feet in length), for which the Board found that the public purpose of the LDC regulations had been satisfied to an equivalent degree.

If you have any questions, or need any additional information, please do not hesitate to contact me.

Sincerely,



Cindy K. Taylor

Attachment



Parkcrest Landings Approval Letter

Jason Utley to: bill.conerly
Cc: Susan Barfield, Robert Wenzel

07/08/2013 01:57 PM

RE: Parkcrest Landings
Petition # PDMU-05-46/FSP-13-22/DTS# 20130218
Consultant: Kimley-Horn and Associates, Inc.

Dear Mr. Conerly:

The Manatee County Public Works Department, Transportation Planning Division, has reviewed and approved the Trip Generation Analysis (dated June 28, 2013) submitted on June 28, 2013 for the above-referenced project. The results of the review indicated that the Applicant's proposal to develop the site with 376 Multi-Family units generates fewer trips than the currently approved 372 Single-Family units.

Based upon this review, there are no further Transportation Concurrency-related issues that need to be addressed at this time. However, if the application is modified, then the Manatee County Public Works Department, Transportation Planning Division, reserves the right to re-review.

If you have any questions or require further assistance, please do not hesitate to contact me at the number below.

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



June 28, 2013

■
Suite 150
655 North Franklin Street
Tampa, Florida
33602

Ms. Susan Barfield
Sr. Development Review Specialists
Manatee County Building and Development Services Department
Transportation Planning Division
P.O. Box 1000
1112 Manatee Avenue West
Bradenton, Florida 34205

**Re Park Plaza
PDMU-05-46 (Z) (P) (CLOS-EXT) CLOS #06-080 DTS #20110411
Trip Generation Analysis**

Dear Ms. Barfield:

Pursuant to Mr. Bill Conerly's (Kimley-Horn and Associates, Inc.) conversation with Mr. Jason Utley (Manatee County) regarding a trip generation analysis for the Park Plaza project to demonstrate that the traffic impacts of the proposed land uses are less than the currently approved land uses/traffic impacts, below please find the following analysis.

As requested by Mr. Utley, the trip generation analysis was conducted using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9th Edition. The analysis includes the impacts of three scenarios:

- (1) Currently approved 372 single family units
- (2) Proposed 376 apartment units
- (3) Potential maximum proposed 400 apartment units

Table 1 Trip Generation Analysis							
Scenario	Land Use	ITE Land Use Code	Scale	Daily (Trip Ends)		PM Peak (Trip Ends)	
				Rate	Equation	Rate	Equation
1	Single Family	210	372 units	3,541	3,517	372	343
2	Multi Family	220	376 units	2,500	2,402	233	224
3	Multi Family	220	400 units	2,660	2,548	248	238





As shown in the above table, both proposed scenarios (scenario 2 and/or 3) are expected to generate less trips during the daily and p. m. peak hour time periods.

Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher C. Hatton, P.E.
Senior Vice President

cc: Bill Conerly
Seth Schmid

M:\Common\MKTG\Public\Manatee\Transportation Services\Ltr Susan Darfield 6.27.2013.docx

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

Bradenton Herald
Aug. 27, 2014
Miscellaneous Notices

NOTICE OF ZONING CHANGES IN UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 11, 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:

Z-14-03 - BAYSHORE
BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 14-16 -
RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249½ acres. The site is in the MU (Mixed Use and P/SP-1 (Public/Semi Public-1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential

Manatee County Government Administrative Center
Commission Chambers, First Floor

9:00 a.m. - September 11, 2014

use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)

- 4.Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-99-02(P) for Phases 1,3, and 6-15, to amend the Preliminary Site Plan to:

- 1.Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
- 2.Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) or assisted living facility (a.k.a. group care home);
- 3.Update expiration and build-out dates and CLOS;
- 4.Revise owner and authorized agent information and various stipulations to update the Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22)DTS#20140285 /BUZZSAW #326

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

- 1.Revise the dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21;
- 2.Modify dimensional standards for single-family attached units;
- 3.Revise corresponding stipulations to be consistent with the new dimensional standards;
- 4.Modify Affordable Housing conditions consistent with current practices;
- 5.Update the phasing and build-out dates to reflect legislatively approved extensions; and
- 6.Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 + acres).

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

PDMU-14-21(P) - PARKCREST LANDINGS, LLC/PARKCREST LANDINGS DTS#20140054
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new Preliminary Site Plan to:

Change the current use from single-family attached units to multi-family;
Add 28 units for a total of 400 multi-family units;
Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground; and
Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00ñ acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-03(P) - DAKIN HOMESTEAD PROPERTY -
(DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ñ acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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

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

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

Manatee County Building
and Development Services
Department
Manatee County, Florida
08/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE

Published: 8/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
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Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249± acres. The site is in the MU (Mixed Use and P/SP-1

(Public/Semi Public- 1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

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4. Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (±249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

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3. Update expiration and build-out dates and CLOS;
4. Revise owner and authorized agent information and various stipulations to update the

Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (±249 acres). Present zoning is PDMU/WP-E/ST.

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Amendment the General Development Plan and Zoning Ordinance to show these changes.

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Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground;
and

Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00± acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-03(P) - DAKIN HOMESTEAD PROPERTY - (DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ± acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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

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

or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION

Manatee County Building and Development Services Department

Manatee County, Florida

Date of pub: August 27, 2014



Zoning: City
 FLUM Designation: Residential
 Current Use: Multi-Family

Zoning: City
 FLUM Designation: Commercial
 Current Use: Commercial

Zoning: City
 Current Use: Vacant

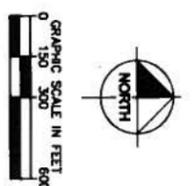
Zoning: City
 Current Use: Single Family

Zoning: A-1, PD-MU
 FLUM Designation: RES-6
 Current Use: Vacant

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

Zoning: A-1, PD-MU
 FLUM Designation: RES-6
 Current Use: County (Parks)

Zoning: A-1, PD-MU, P/SP-1
 FLUM Designation: RES-6
 Current Use: Mobile Homes



PARKCREST LANDINGS
 PREPARED FOR
 PARKCREST LANDINGS, LLC.
 MANATEE COUNTY FLORIDA

AERIAL SITE PLAN
 Page 298 of 457

KHA PROJECT 14B987000
 DATE MAY 2013
 SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY
 CHECKED BY

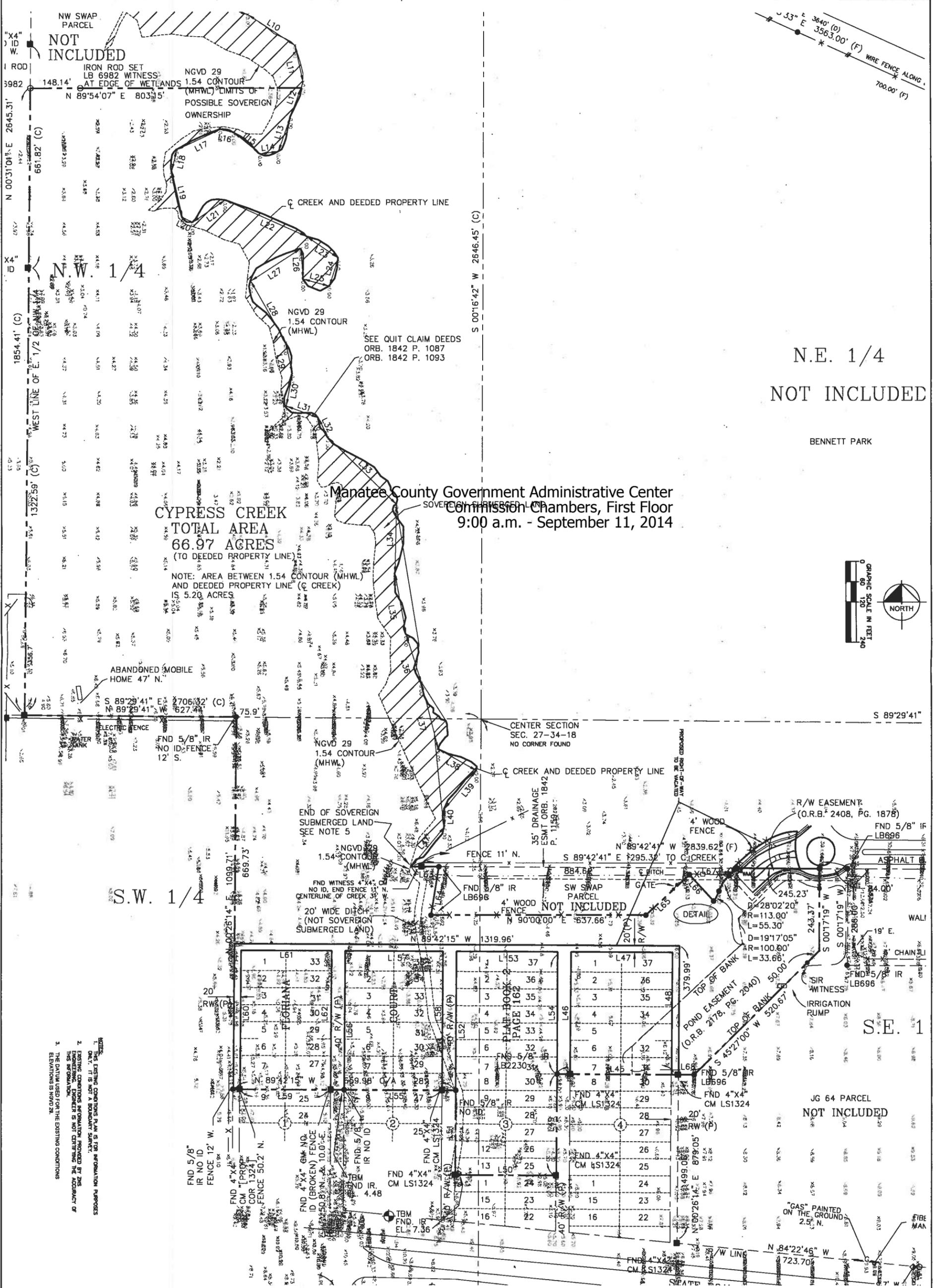
LICENSED PROFESSIONAL
 SETH E. SCHMID, P.E.
 FLORIDA LICENSE NUMBER 54640
 DATE

Kimley-Horn and Associates, Inc.
 © 2013 KIMLEY-HORN AND ASSOCIATES, INC.
 2601 CATTLEMEN ROAD, SUITE 200, SARASOTA, FL 34232
 PHONE: 941-379-7600
 WWW.KIMLEY-HORN.COM CA 00000686

No.	REVISIONS	DATE	BY

SHEET NUMBER
 A-3



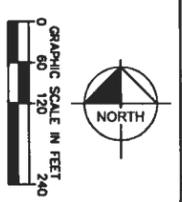


Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

CYPRESS CREEK
 TOTAL AREA
 66.97 ACRES
 (TO DEEDED PROPERTY LINE)
 NOTE: AREA BETWEEN 1.54 CONTOUR (MHWL)
 AND DEEDED PROPERTY LINE (C CREEK)
 IS 5.20 ACRES

N.E. 1/4
 NOT INCLUDED

BENNETT PARK



- NOTES:
1. THESE EXISTING CONDITIONS PLAN IS FOR INFORMATION PURPOSES ONLY. IT IS NOT A BOUNDARY SURVEY.
 2. ENGINEERING CONDITIONS INFORMATION PROVIDED BY THE ADJACENT PROPERTY OWNER IS NOT GUARANTEED BY THE ENGINEER.
 3. THE DATUM USED FOR THE EXISTING CONDITIONS ELEVATIONS IS NAVD83.

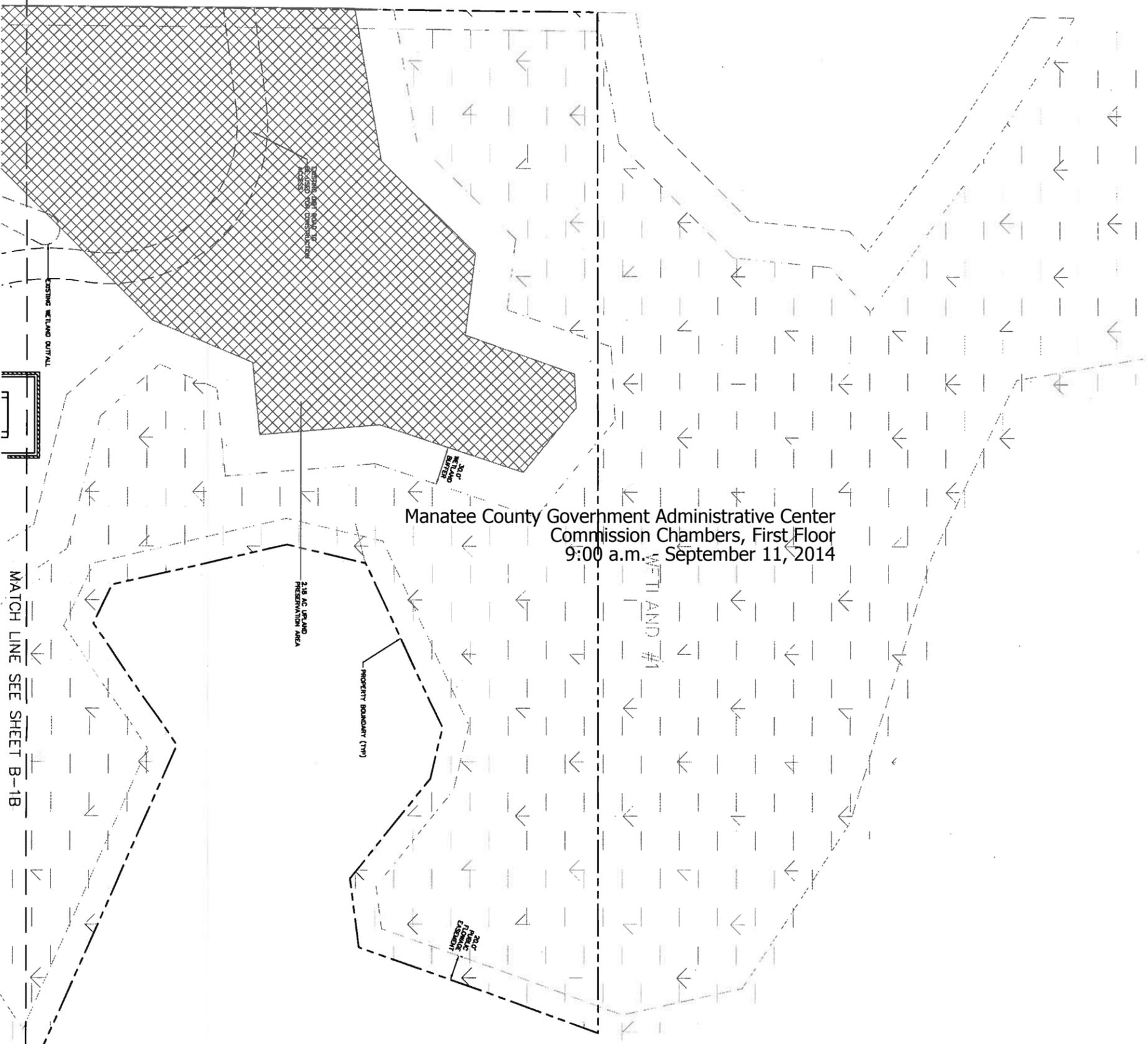
PARKCREST LANDINGS
 PREPARED FOR
PARKCREST LANDINGS, LLC.
 MANATEE COUNTY FLORIDA

EXISTING CONDITIONS PLAN
 Page 299 of 457

KHA PROJECT	148987000
DATE	MAY 2013
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

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 2801 CATLEMEN ROAD, SUITE 200, SARASOTA, FL 34232
 PHONE: 941-379-7600 FAX: 941-379-4352
 WWW.KIMLEY-HORN.COM CA 0000696

No.	REVISIONS	DATE	BY
1	REVISED PER M.C. COMMENTS DATED 9/15/13	10/16/2013	JLL



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

LEGEND:

- UPLAND PRESERVATION AREA
- WETLAND BUFFER IMPACTS
- WETLAND IMPACTS
- OTHER SURFACE WATERS (OSW)

GRAPHIC SCALE IN FEET
 0 20 40 80

NORTH

PARKCREST LANDINGS
 PREPARED FOR
PARKCREST LANDINGS, LLC.
 MANATEE COUNTY FLORIDA

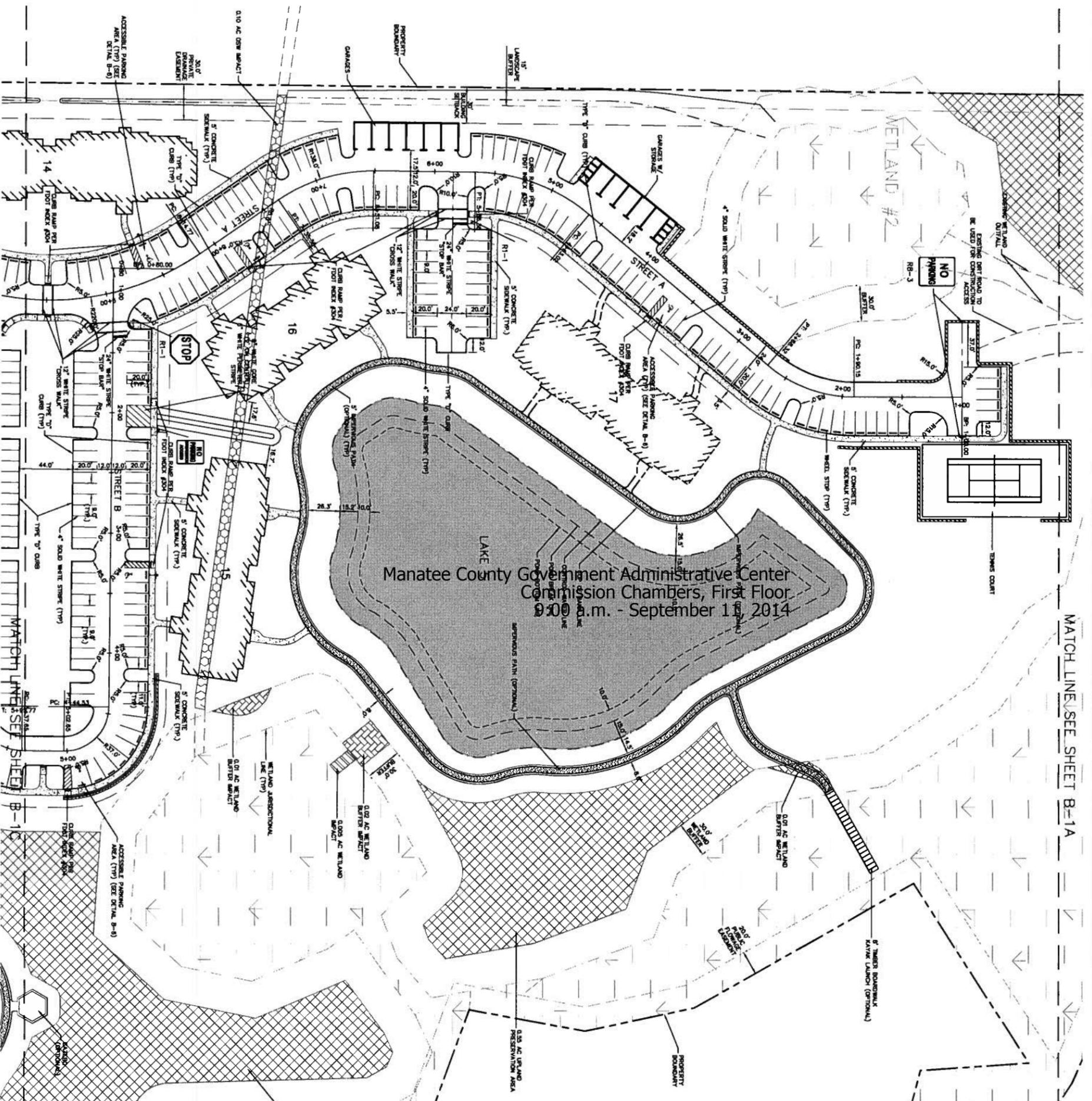
SITE PLAN
 Page 302 of 457

KHA PROJECT
 148987000
 DATE
 MAY 2013
 SCALE AS SHOWN
 DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____ DATE: _____

LICENSED PROFESSIONAL
 SETH E. SCHMID, P.E.
 FLORIDA LICENSE NUMBER
 54640

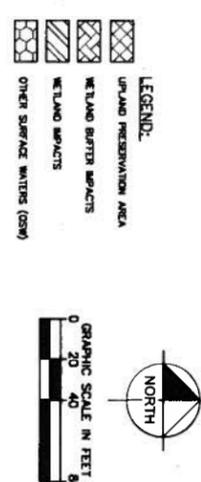
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 2601 CATTLEMEN ROAD, SUITE 200, SARASOTA, FL 34232
 PHONE: 941-379-7800 FAX: 941-379-4352
 WWW.KIMLEY-HORN.COM CA 0000698

No.	REVISIONS	DATE	BY
1	REVISED PER M.C. COMMENTS	9/24/2013	JLL



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

MATCH LINE SEE SHEET B-1A



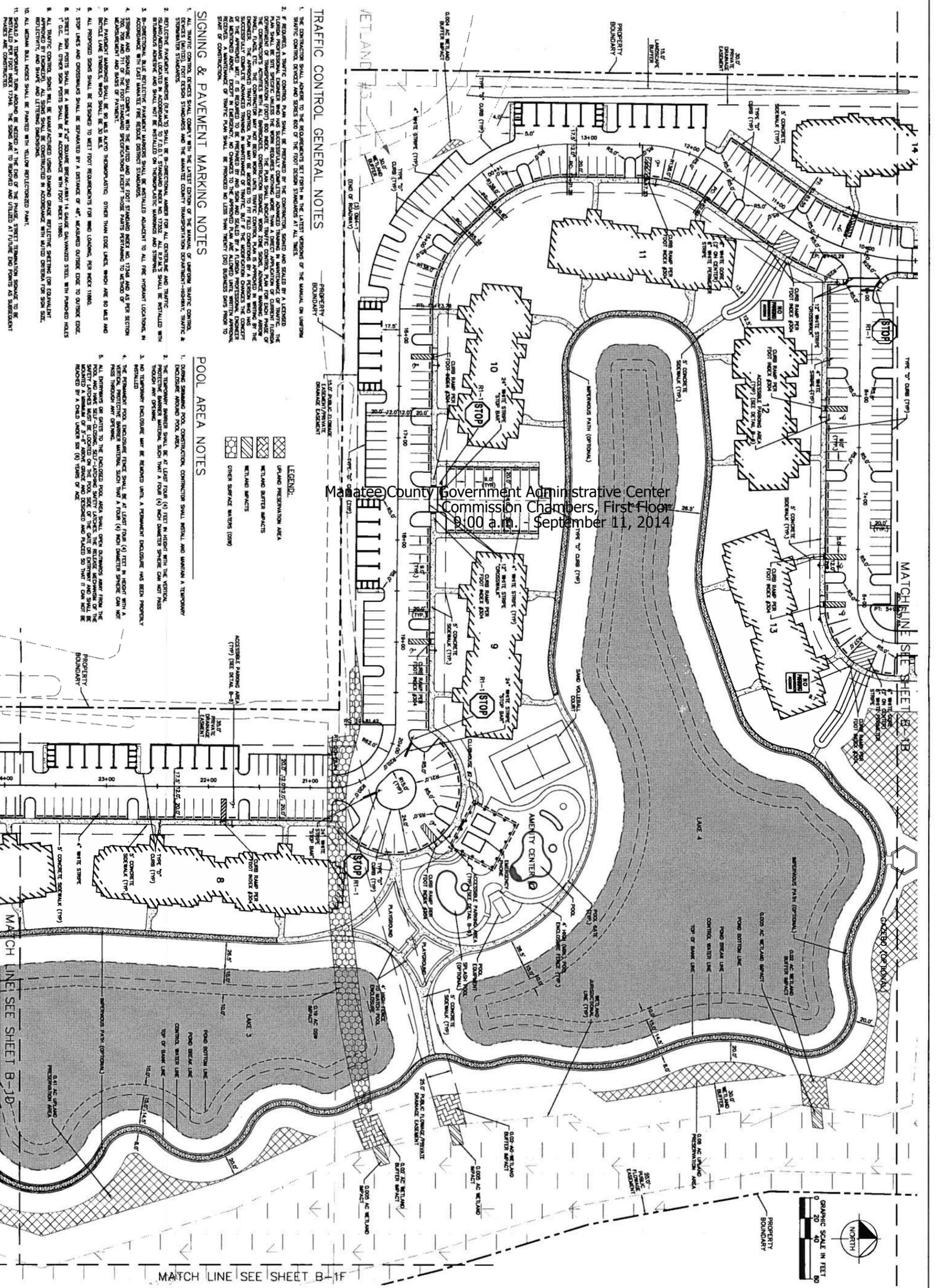
TRAFFIC CONTROL GENERAL NOTES

1. THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SIGNING AND OF THE FOOT COUNCIL STANDARDS AT ALL TIMES.
2. IF REQUIRED, A TRAFFIC CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER. THE PLAN SHALL BE SITE SPECIFIC UNLESS THE WORK REQUIRES SIGNING MORE THAN A DIRECT APPLICATION OF CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 600 HOOK. THE CONTRACTOR SHALL SUBMIT THE TRAFFIC CONTROL PLAN TO THE COUNTY ENGINEER FOR REVIEW. ALL THE CONTRACTOR'S CONSTRUCTION ACTIVITIES SHALL BE APPROVED IN WRITING BY THE ENGINEER. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL TRAFFIC CONTROL PLAN IS APPROVED IN WRITING BY THE ENGINEER. THE APPROVED TRAFFIC CONTROL PLAN MAY BE MODIFIED BY THE CONTRACTOR FOR FIELD CONDITIONS BY A PERSON WHO HAS BEEN AUTHORIZED BY THE ENGINEER. ANY MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE ENGINEER. THE CONTRACTOR SHALL MAINTAIN THE TRAFFIC CONTROL PLAN AS APPROVED AND SHALL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLAN. THE CONTRACTOR SHALL MAINTAIN THE TRAFFIC CONTROL PLAN AS APPROVED AND SHALL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLAN. THE CONTRACTOR SHALL MAINTAIN THE TRAFFIC CONTROL PLAN AS APPROVED AND SHALL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLAN.

SIGNING & PAVEMENT MARKING NOTES

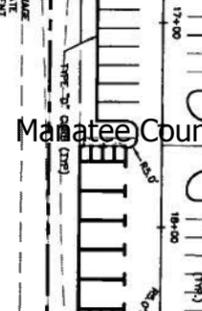
1. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FOOT COUNCIL STANDARDS AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT-HIGHWAY, TRAFFIC & STORMWATER STANDARDS.
2. REFLECTIVE PAVEMENT MARKINGS (R.P.M.'S) SHALL BE B-DIRECTIONAL, AMBER FOR ALL CENTERLINE AND TRAFFIC ISLAND/AREAS LOCATED IN ACCORDANCE TO F.O.T. STANDARD NO. 1732X. ALL R.P.M.'S SHALL BE INSTALLED WITH BIRMINGHAM AGGREGATE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPES.
3. B-DIRECTIONAL, BLUE REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED ADJACENT TO ALL PRE-HIGHLIGHT LOCATIONS, IN ACCORDANCE WITH THE MANATEE COUNTY TRANSPORTATION DEPARTMENT-HIGHWAY, TRAFFIC & STORMWATER STANDARDS.
4. STRIPING AND SIGNAGE SHALL COMPLY WITH THE MUTCD AND THE FOOT STANDARD NO. 1734 AND AS PER SECTION 10.01 OF THE PROJECT SPECIFICATIONS EXCEPT THOSE PLANTS PERMANENT TO METHOD OF CONSTRUCTION AND SIGNAGE OF PAVEMENT.
5. ALL PAVEMENT MARKINGS SHALL BE 80 MILS AUTO THERMOPLASTIC OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND SHALL BE APPLIED TO THE SURFACE OF THE PAVEMENT.
6. ALL PROPOSED SIGNS SHALL BE DESIGNED TO MEET FOOT REQUIREMENTS FOR WIND LOADING, PER HOOK 1180A.
7. STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 4'-0" MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
8. STREET SIGN POSTS SHALL BE A MINIMUM 7'-0" SQUARE SECTION, 1/4" GAUGE GALVANIZED STEEL WITH PUNCHED HOLES 1" DIA. ALL OTHER SIGN POSTS SHALL BE IN ACCORDANCE WITH FOOT HOOK 1180A.
9. ALL TRAFFIC CONTROL SIGNS WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT REFLECTIVITY AND SHAPE) AND LETTERING MANUFACTURED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE.
10. ALL MEDIAN BOLL WORKS SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.
11. SHOULD A TEMPORARY TURN AROUND BE NEEDED AT THE END OF THE PAVED STREET TERMINATION SIGNAGE TO BE INSTALLED PER FOOT HOOK 1734X, THE SIGNS ARE TO REMOVED AND UTILIZED AT FUTURE TPO POINTS AS SUBSEQUENT PROJECTS ARE CONSIDERED.

No.	REVISIONS	DATE	BY
1	REVISED PER M.C. COMMENTS DATED 9/15/13	10/16/2013	ALL



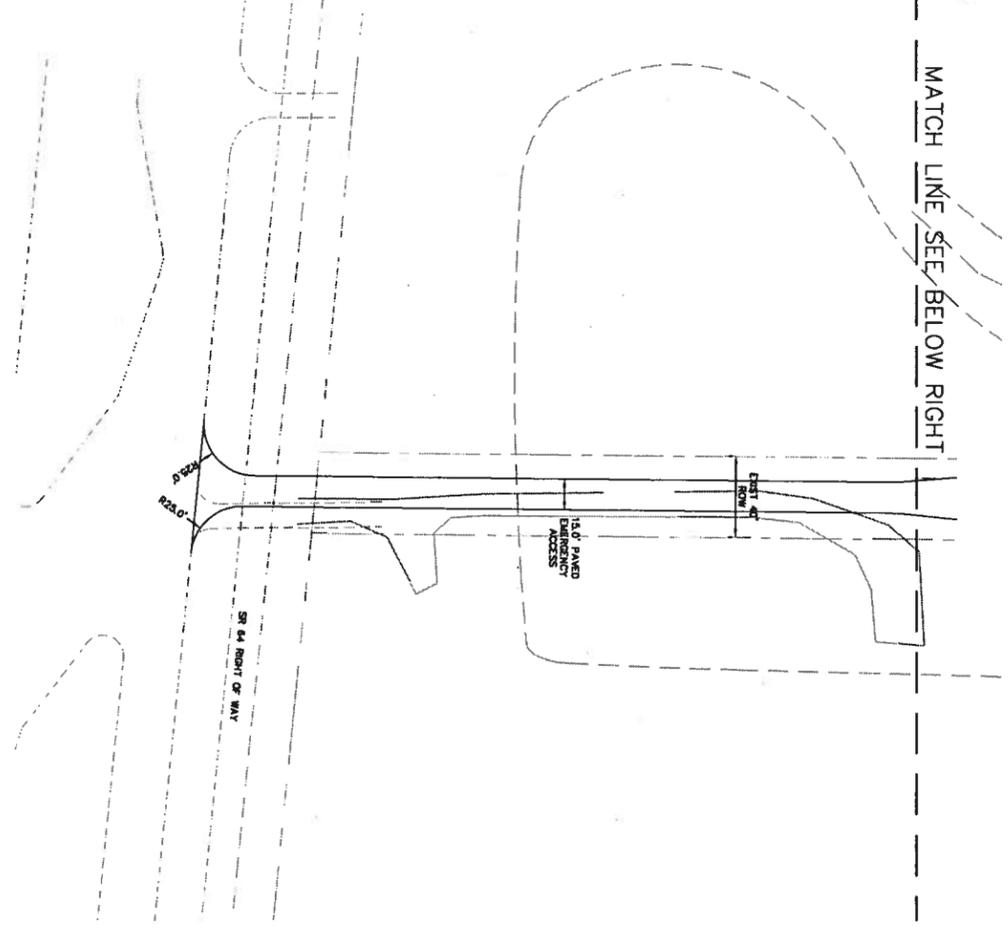
- ### TRAFFIC CONTROL GENERAL NOTES
1. THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STREET SIGNS OF THE FDOT DESIGN STANDARDS AT ALL TIMES.
 2. FURTHER, A TRAFFIC CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR, SHOWN AND SEALED BY A LICENSED PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF CURRENT FLORIDA TRAFFIC CONTROL DEVICES AND STREET SIGNS. THE PLAN SHALL INDICATE TRAFFIC CONTROL PLANS FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC CONTROL DEVICES AND STREET SIGNS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC CONTROL DEVICES AND STREET SIGNS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC CONTROL DEVICES AND STREET SIGNS THROUGHOUT THE CONSTRUCTION PERIOD.
- ### SIGNING & PAVEMENT MARKING NOTES
1. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT-HIGHWAY TRAFFIC CONTROL STANDARDS.
 2. REFLECTIVE PAVEMENT MARKINGS (RPM'S) SHALL BE 3-DIRECTIONAL, AMBER FOR ALL INTERSECTION AND TRAFFIC ISLANDS/AREAS LOCATED IN ACCORDANCE TO F.O.D. STANDARD INDEX NO. 17234. ALL RPM'S SHALL BE INSTALLED WITH BURNING OILS AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
 3. 3-DIRECTIONAL, BLUE REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED ADJACENT TO ALL FIVE HOV LANE LOCATIONS, IN ACCORDANCE WITH EAST MANATEE FREE RESOLVE DISTRICT STANDARDS.
 4. STRIPING AND SIGNAGE SHALL COMPLY WITH THE MUTCD AND THE FDOT STANDARD INDEX NO. 17234 AND AS PER SECTION 700.700 AND 711 OF THE FDOT STANDARD SPECIFICATIONS EXCEPT THOSE PARTS PERTAINING TO METHOD OF RECONSTRUCTION AND BASIS OF PAYMENT.
 5. ALL PAVEMENT MARKINGS SHALL BE 80 MILS ALTHO THERMOPLASTIC. OTHER THAN EDGE LINES, WHICH ARE 80 MILS AND BOTTLE NECK MARKINGS, WHICH SHALL BE 30 MILS.
 6. ALL PROPOSED SIGNS SHALL BE DESIGNED TO MEET FDOT REQUIREMENTS FOR WARD LAYOUT, PER INDEX 1188A.
 7. STOP LINES AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 40'. REARWARD OUTER EDGE TO OUTER EDGE.
 8. STREET SIGN POSTS SHALL BE A MINIMUM 27" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES.
 9. ALL TRAFFIC CONTROL SIGNS WILL BE MANUFACTURED USING DAMAGING GRADE REFLECTIVE SHEETING (OR EQUIVALENT) RETROREFLECTIVE AND SHEET AND LETTERING DIMENSIONS.
 10. ALL MEDIUM SIGN POSTS SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.
 11. SHOULD A TEMPORARY TURN AROUND BE NEEDED AT THE END OF THE PHASE, STREET TERMINATION SIGNS TO BE INSTALLED PER FDOT INDEX 17244. THE SIGNS ARE TO BE REMOVED AND UTILIZED AT FUTURE END POINTS AS SUBSEQUENT PHASES ARE CONSTRUCTED.

- ### POOL AREA NOTES
1. DURING SWIMMING POOL CONSTRUCTION, CONSTRUCTION SHALL INSTALL AND MAINTAIN A TEMPORARY ENCLOSURE AROUND POOL AREA.
 2. THE TEMPORARY BARRIER SHALL BE AT LEAST 40" (4) FEET IN HEIGHT WITH THE VERTICAL PROTECTIVE BARRIER MATERIAL SUCH THAT A FOUR (4) INCH DIAMETER SPHERE CAN NOT PASS THROUGH ANY OPENING.
 3. NO TEMPORARY ENCLOSURE MAY BE REMOVED UNTIL A PERMANENT ENCLOSURE HAS BEEN PROPERLY INSTALLED.
 4. THE PERMANENT POOL ENCLOSURE FENCE SHALL BE AT LEAST FOUR (4) FEET IN HEIGHT WITH A VERTICAL PROTECTIVE BARRIER MATERIAL SUCH THAT A FOUR (4) INCH DIAMETER SPHERE CAN NOT PASS THROUGH ANY OPENING.
 5. ALL ENTRANCES OR GATES TO THE ENCLOSED POOL AREA SHALL ONLY OPENING TOWARD THE POOL, AND HAVE SELF-CLOSING, SELF-LATCHING SAFETY LATCHES. THE RELEASE MECHANISM OF THE SAFETY LATCHES MUST BE LOCATED ON THE POOL SIDE OF THE GATE OR ENTRANCE AND SHALL BE MARKED A MINIMUM OF 3'-6" ABOVE GROUND AND BE DESIGNED AND PLACED SO THAT IT CAN NOT BE REACHED BY A CHILD UNDER SIX (6) YEARS OF AGE.



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

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Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

TRAFFIC CONTROL GENERAL NOTES

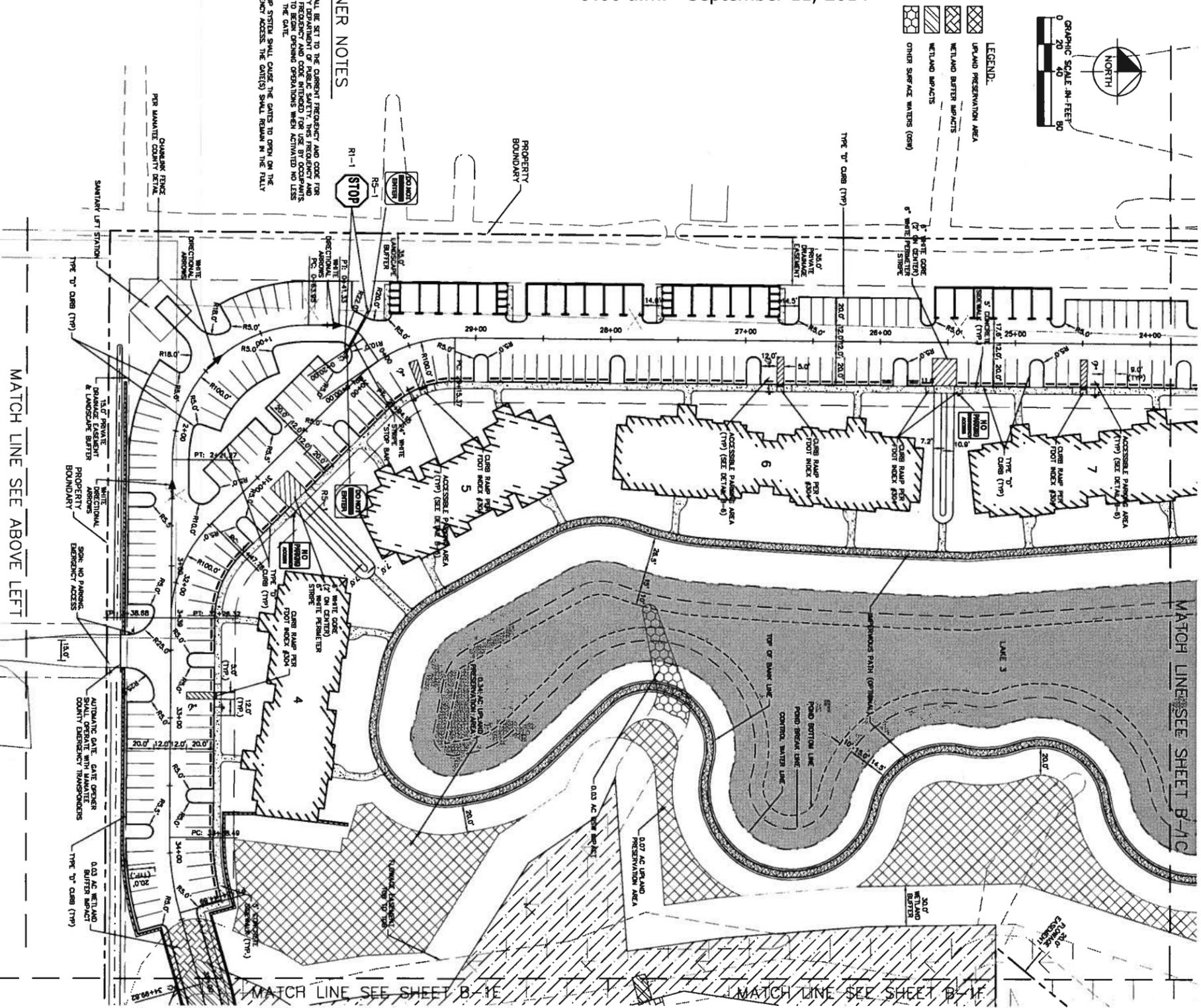
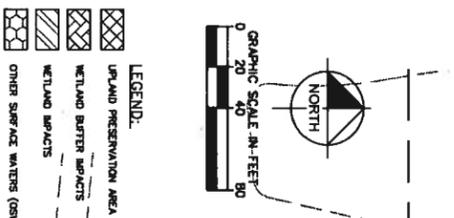
1. THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN THE LATEST VERSIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SIGNS BOB OF THE FOOT DESIGN STANDARDS AT ALL TIMES.
2. IF REQUIRED, A TRAFFIC CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR, SIGNED AND SEALED BY A LICENSED FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN THE FIELD OF TRAFFIC CONTROL. THE PLAN SHALL BE SUBMITTED TO THE MANATEE COUNTY TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL. THE PLAN SHALL INDICATE TRAFFIC CONTROL PLAN FOR EACH PHASE OF THE CONTRACTOR'S ACTIVITIES WITH ALL APPROPRIATE TRAFFIC CONTROL DEVICES, SIGNS, AND BARRELS. THE CONTRACTOR SHALL MAINTAIN THE TRAFFIC CONTROL PLAN THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC CONTROL DEVICES, SIGNS, AND BARRELS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC CONTROL DEVICES, SIGNS, AND BARRELS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC CONTROL DEVICES, SIGNS, AND BARRELS THROUGHOUT THE CONSTRUCTION PERIOD.

SIGNING & PAVEMENT MARKING NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SIGNS BOB OF THE FOOT DESIGN STANDARDS AT ALL TIMES.
2. REFLECTIVE PAVEMENT MARKINGS (RPM'S) SHALL BE BROADCAST APPLIED FOR ALL DRIVEWAYS AND TRAFFIC LANE MARKINGS TO BE INSTALLED TO FIELD STANDARDS INDEX 1174. ALL RPM'S SHALL BE INSTALLED WITH BITUMINOUS ADHESIVE AND SHALL NOT BE INSTALLED ON THERMOPLASTIC MARKINGS AND STRIPING.
3. BROADCASTED BLUE REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING LOCATIONS, IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SIGNS BOB OF THE FOOT DESIGN STANDARDS.
4. STRIPING AND SIGNAGE SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SIGNS BOB OF THE FOOT DESIGN STANDARDS EXCEPT THOSE PARTS PERTAINING TO METHOD OF MEASUREMENT AND BASIS OF PAYMENT.
5. ALL PAVEMENT MARKINGS SHALL BE 90 MILS ALTHOUGH THERMOPLASTIC OTHER THAN EDGE LINES, WHICH ARE 60 MILS AND BOTTLE LANE STRIPES, WHICH SHALL BE 30 MILS.
6. ALL PROPOSED SIGNS SHALL BE DESIGNED TO MEET FOOT REQUIREMENTS FOR WIND LOADING, PER INDEX 1180A.
7. STOP SIGNS AND CROSSWALKS SHALL BE SEPARATED BY A DISTANCE OF 40". MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
8. STREET SIGN POSTS SHALL BE A MINIMUM 7" SQUARE BREAK-AWAY 1/4 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES 1" O.C. ALL OTHER SIGN POSTS SHALL BE IN ACCORDANCE WITH FOOT INDEX 1180.
9. ALL TRAFFIC CONTROL SIGNS SHALL BE MANUFACTURED USING OMINO GRADE REFLECTIVE SHEETING (OR EQUIVALENT APPROVED BY ENGINEER). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANITO CRITERIA FOR SIGN SIZE, REFLECTIVITY, AND SHAPE AND LETTERING DIMENSIONS.
10. ALL MEDIAN BOLLARDS SHALL BE PAINTED WITH YELLOW REFLECTORIZED PAINT.
11. SHOULD A TEMPORARY SIGN BOARD BE NEEDED AT THE END OF THE PHASE, STREET TERMINATION SPACE TO BE INSTALLED PER FOOT INDEX 1734A. THE SIGNS ARE TO REMOVED AND UTILIZED AT FUTURE END POINTS AS SUBSEQUENT PHASES ARE CONSTRUCTED.

ELECTRONIC GATE OPENER NOTES

1. ELECTRONIC DEVICES FOR REMOTE GATE ACCESS SHALL BE SET TO THE CURRENT FREQUENCY AND CODE FOR USE BY THE DISTRICTS AS WELL AS MANATEE COUNTY DEPARTMENT OF PUBLIC SAFETY. THIS FREQUENCY AND CODE SHALL BE SEPARATE AND IN ADDITION TO ANY FREQUENCY AND CODE INTERFERED FOR USE BY OCCUPANTS OF THE DISTRICTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE GATE OPENER SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD.
2. IN THE EVENT OF POWER OUTAGES, A BATTERY BACKUP SYSTEM SHALL CAUSE THE GATES TO OPERATE ON THE FULL OPEN POSITION UNTIL POWER IS RESTORED.

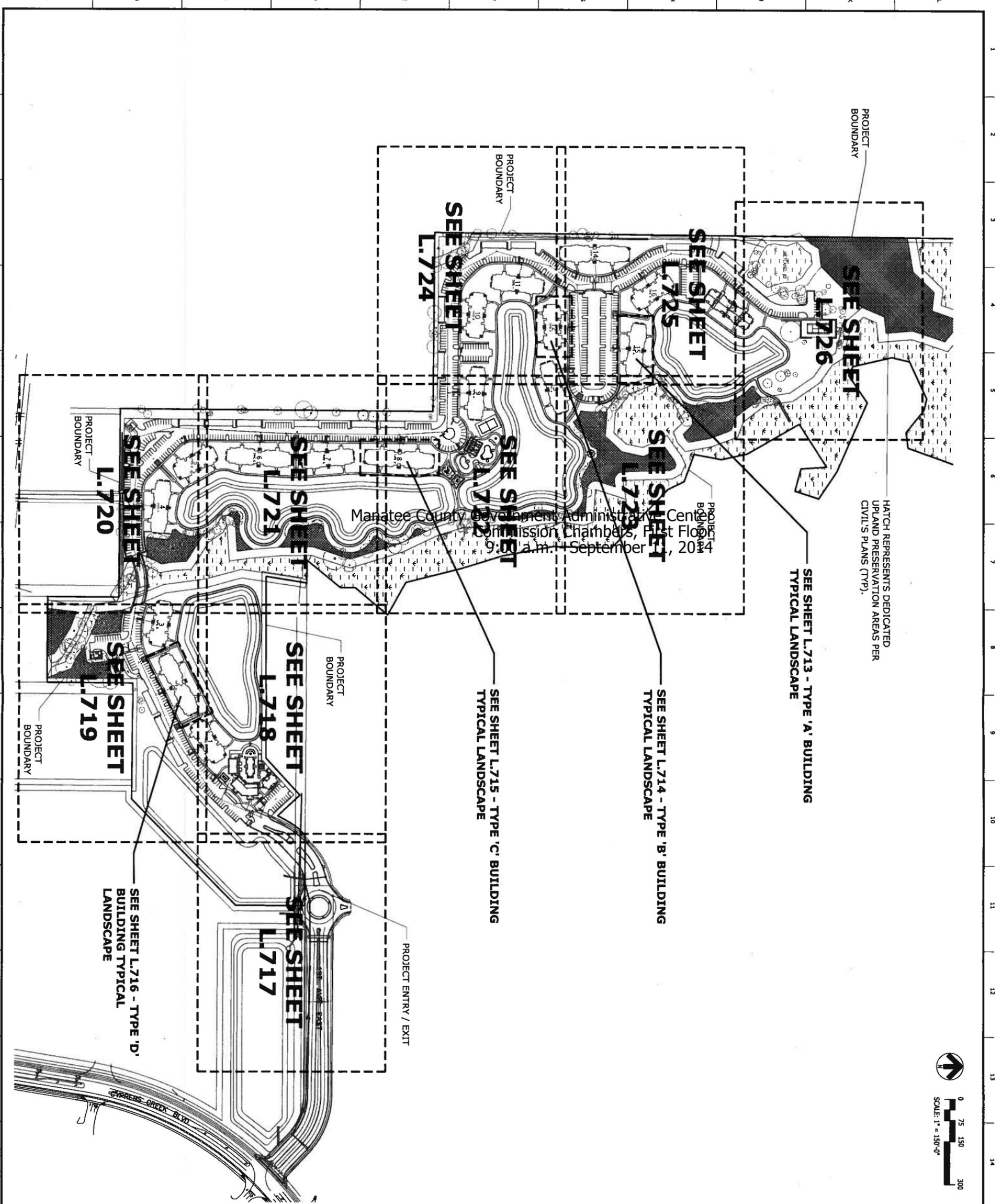


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No.	Date	Revisions / Submissions	DR.	CK.
1	05/24/2013	ISSUED FOR PERMIT (I.F.P.) INITIAL F.S.P. SUBMITTAL	SM	CB
2	08/08/2013	COUNTY REVIEW COMMENTS	SM	CB
3	09/23/2013	I.F.P. - RESUBMITTAL NO. 2 WETLAND #2 ADJUSTMENT	SM	CB
4	11/21/2013	FINAL F.S.P. SIGN-OFF, I.F.P. SUBMITTAL TO MANATEE CITY	SM	CB

CHERRIS A. BAILLIE
LAD000773



Baker Barrios
407.391.3000
INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM

181 S. ORANGE AVE. SUITE 1700
ORLANDO, FLORIDA 32801

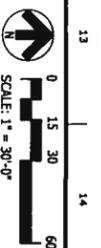
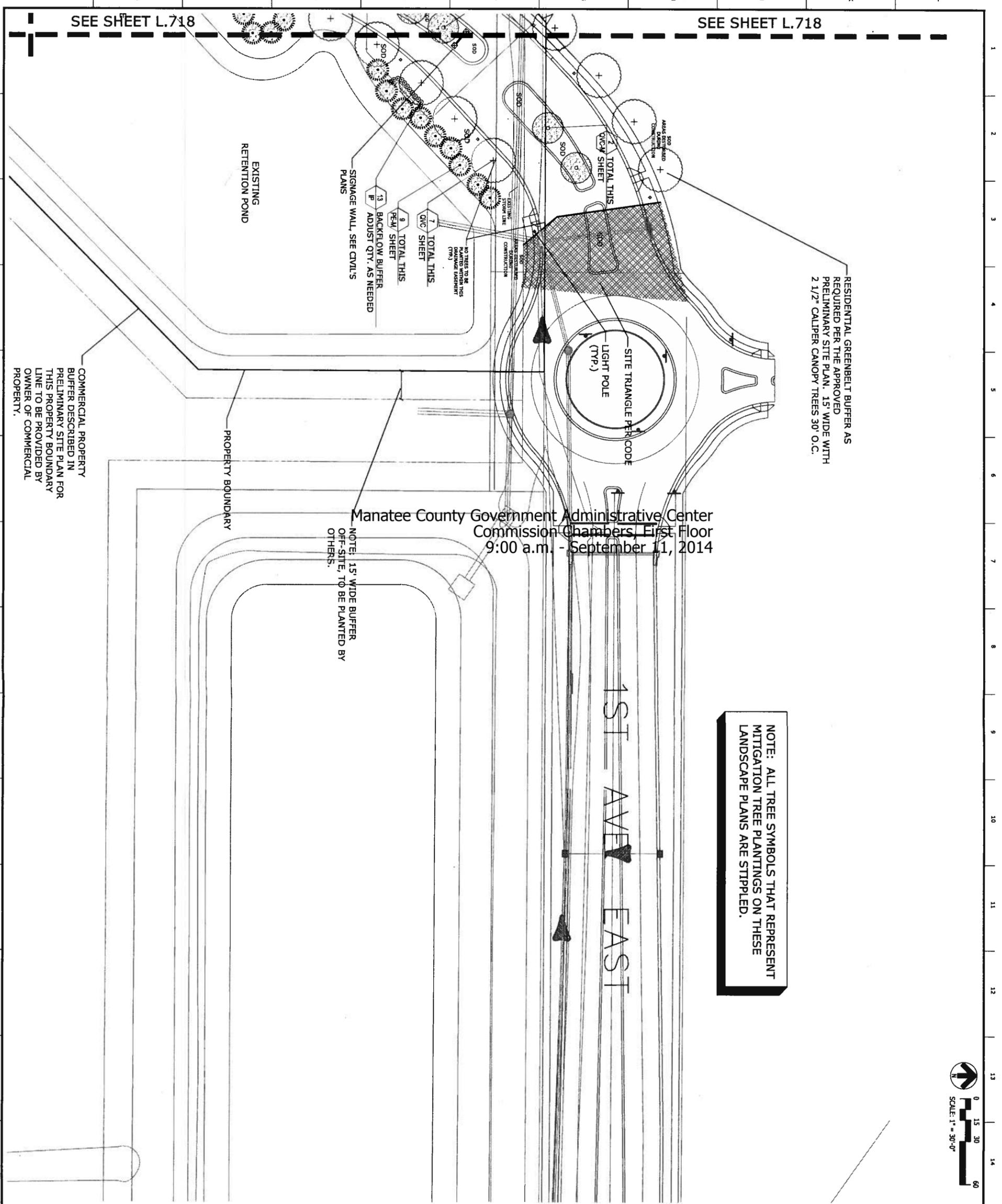
**PARKCREST LANDINGS
MANATEE COUNTY, FL**

PROJECT ADDRESS
PROJECT ADDRESS

**LANDSCAPE PLAN
SHEET KEY MAP**

PROJECT NO.:
120196.00

L.712



NOTE: ALL TREE SYMBOLS THAT REPRESENT MITIGATION TREE PLANTINGS ON THESE LANDSCAPE PLANS ARE STIPPLED.

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

NOTE: 15' WIDE BUFFER OFF-SITE, TO BE PLANTED BY OTHERS.

COMMERCIAL PROPERTY BUFFER DESCRIBED IN PRELIMINARY SITE PLAN FOR THIS PROPERTY BOUNDARY LINE TO BE PROVIDED BY OWNER OF COMMERCIAL PROPERTY.

ALL BIDDING, ADVERTISEMENTS AND BIDS ACCORDING TO REQUIREMENTS IN THIS SPECIFICATIONS AND CONDITIONS. THE BIDDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE BIDDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE BIDDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

No.	Date	Revisions / Submissions	By	Checked
1	05/24/2013	ISSUED FOR PERMIT (I.F.P.) INITIAL F.S.P. SUBMITTAL	SM	CB
2	09/23/2013	I.F.P. - RESUBMITTAL NO. 1 COUNTY REVIEW COMMENTS	SM	CB
3	09/23/2013	I.F.P. - RESUBMITTAL NO. 2 WETLAND #2 ADJUSTMENT	SM	CB
4	11/21/2013	FINAL F.S.P. SIGN-OFF, I.F.P. SUBMITTAL TO MANATEE COUNTY	SM	CB

Charles A. Ball, Jr.
 LAD00073
 DE, DC



Baker Barrios
 407.496.3800
 INFO@BAKERBARRIOS.COM
 BAKERBARRIOS.COM

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 ORLANDO, FLORIDA 32801

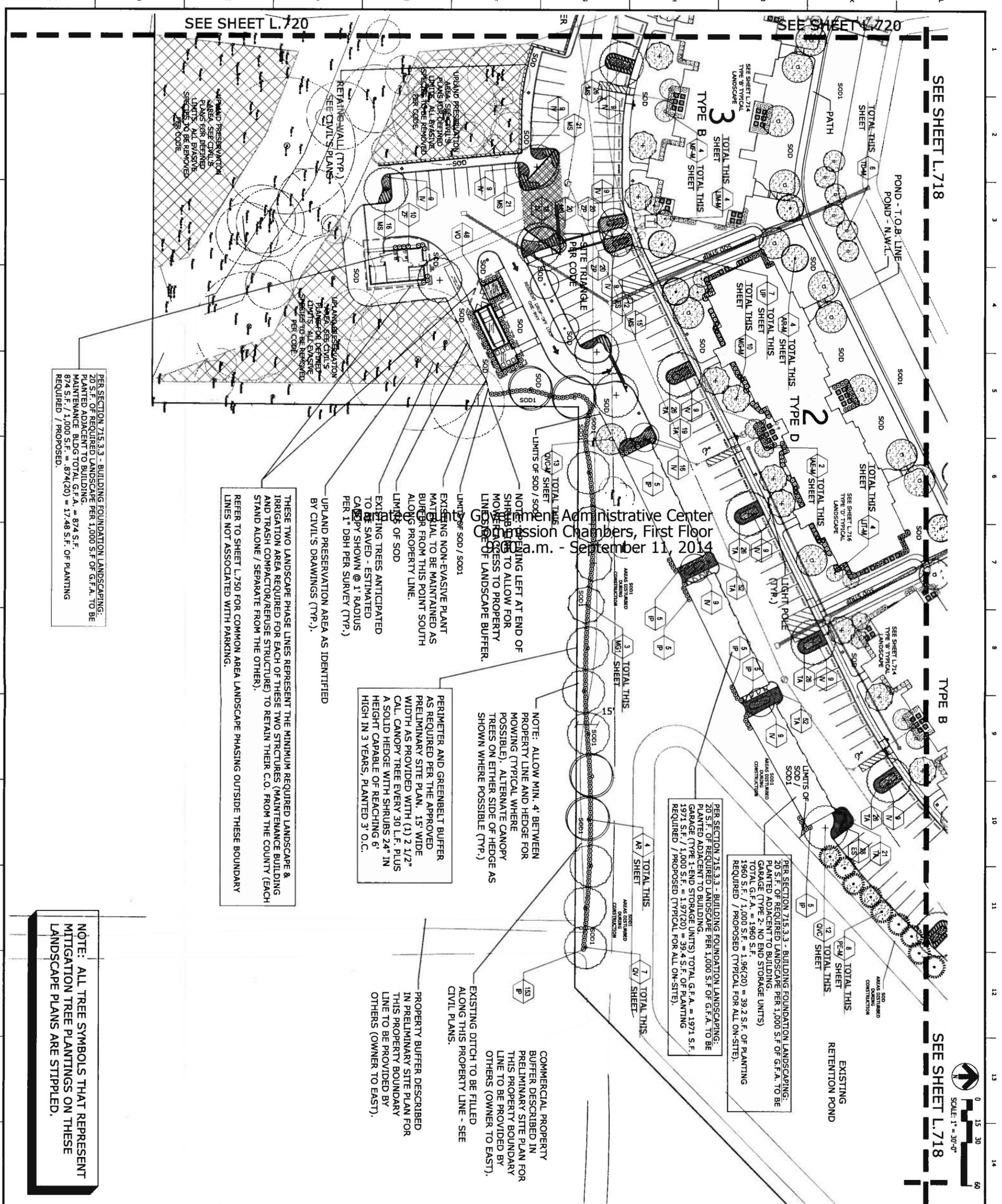
**PARKCREST LANDINGS
 MANATEE COUNTY, FL**

PROJECT ADDRESS
 PROJECT ADDRESS

SITE LANDSCAPE PLAN

PROJECT NO.:
 120196.00

L.717



SEE SHEET L.718

SEE SHEET L.718



PER SECTION 715.3.3 - BUILDING FOUNDATION LANDSCAPING:
20 S.F. OF REQUIRED LANDSCAPE PER 1,000 S.F. OF G.F.A. TO BE PLANTED ADJACENT TO BUILDING.
MAINTENANCE BLDG TOTAL G.F.A. = 874 S.F.
874 S.F. / 1,000 S.F. = 87.4(20) = 17.48 S.F. OF PLANTING REQUIRED / PROPOSED.

THESE TWO LANDSCAPE PHASE LINES REPRESENT THE MINIMUM REQUIRED LANDSCAPE & IRRIGATION AREA REQUIRED FOR EACH OF THESE TWO STRUCTURES (MAINTENANCE BUILDING AND TRASH COMPACTOR/REFUSE STRUCTURE) TO RETAIN THEIR C.O. FROM THE COUNTY (EACH STAND ALONE / SEPARATE FROM THE OTHER).
REFER TO SHEET L.750 FOR COMMON AREA LANDSCAPE PHASING OUTSIDE THESE BOUNDARY LINES NOT ASSOCIATED WITH PARKING.

UPLAND PRESERVATION AREA AS IDENTIFIED BY CIVIL'S DRAWINGS (TYP.).

PERIMETER AND GREENBELT BUFFER AS REQUIRED PER THE APPROVED PRELIMINARY SITE PLAN, 15' WIDE WIDTH AS PROVIDED WITH (1) 2 1/2" CAL. CANOPY TREE EVERY 30 L.F. PLUS A SOLID HEDGE WITH SHRUBS 24" IN HEIGHT IN 3 YEARS, PLANTED 3' O.C.

NOTE: ALLOW MIN. 4' BETWEEN PROPERTY LINE AND HEDGE FOR MOWING (TYPICAL WHERE POSSIBLE). ALTERNATE CANOPY TREES ON EITHER SIDE OF HEDGE AS SHOWN WHERE POSSIBLE (TYP.).

COMMERCIAL PROPERTY BUFFER DESCRIBED IN PRELIMINARY SITE PLAN FOR THIS PROPERTY BOUNDARY LINE TO BE PROVIDED BY OTHERS (OWNER TO EAST).
EXISTING DITCH TO BE FILLED ALONG THIS PROPERTY LINE - SEE CIVIL PLANS.

PROPERTY BUFFER DESCRIBED IN PRELIMINARY SITE PLAN FOR THIS PROPERTY BOUNDARY LINE TO BE PROVIDED BY OTHERS (OWNER TO EAST).

PER SECTION 715.3.3 - BUILDING FOUNDATION LANDSCAPING:
20 S.F. OF REQUIRED LANDSCAPE PER 1,000 S.F. OF G.F.A. TO BE PLANTED ADJACENT TO BUILDING.
GARAGE (TYPE 1- END STORAGE UNITS) TOTAL G.F.A. = 1971 S.F.
1971 S.F. / 1,000 S.F. = 1.97(20) = 39.4 S.F. OF PLANTING REQUIRED / PROPOSED (TYPICAL FOR ALL ON-SITE).

PER SECTION 715.3.3 - BUILDING FOUNDATION LANDSCAPING:
20 S.F. OF REQUIRED LANDSCAPE PER 1,000 S.F. OF G.F.A. TO BE PLANTED ADJACENT TO BUILDING.
GARAGE (TYPE 2- END STORAGE UNITS) TOTAL G.F.A. = 1,960 S.F.
1,960 S.F. / 1,000 S.F. = 1.96(20) = 39.2 S.F. OF PLANTING REQUIRED / PROPOSED (TYPICAL FOR ALL ON-SITE).

NOTE: ALL TREE SYMBOLS THAT REPRESENT MITIGATION TREE PLANTINGS ON THESE LANDSCAPE PLANS ARE STIPPLED.

No.	Date	Revisions / Submissions	Author
1	05/24/2013	ISSUED FOR PERMIT (I.F.P.) INITIAL F.S.P. SUBMITTAL	SM
2	08/08/2013	ISSUED FOR PERMIT (I.F.P.) WETLAND #2 ADJUSTMENT	SM
3	09/23/2013	I.F.P. - RESUBMITTAL NO. 2	SM
4	11/21/2013	FINAL F.S.P. SIGN-OFF, I.F.P. SUBMITTAL TO MANATEE CITY.	SM

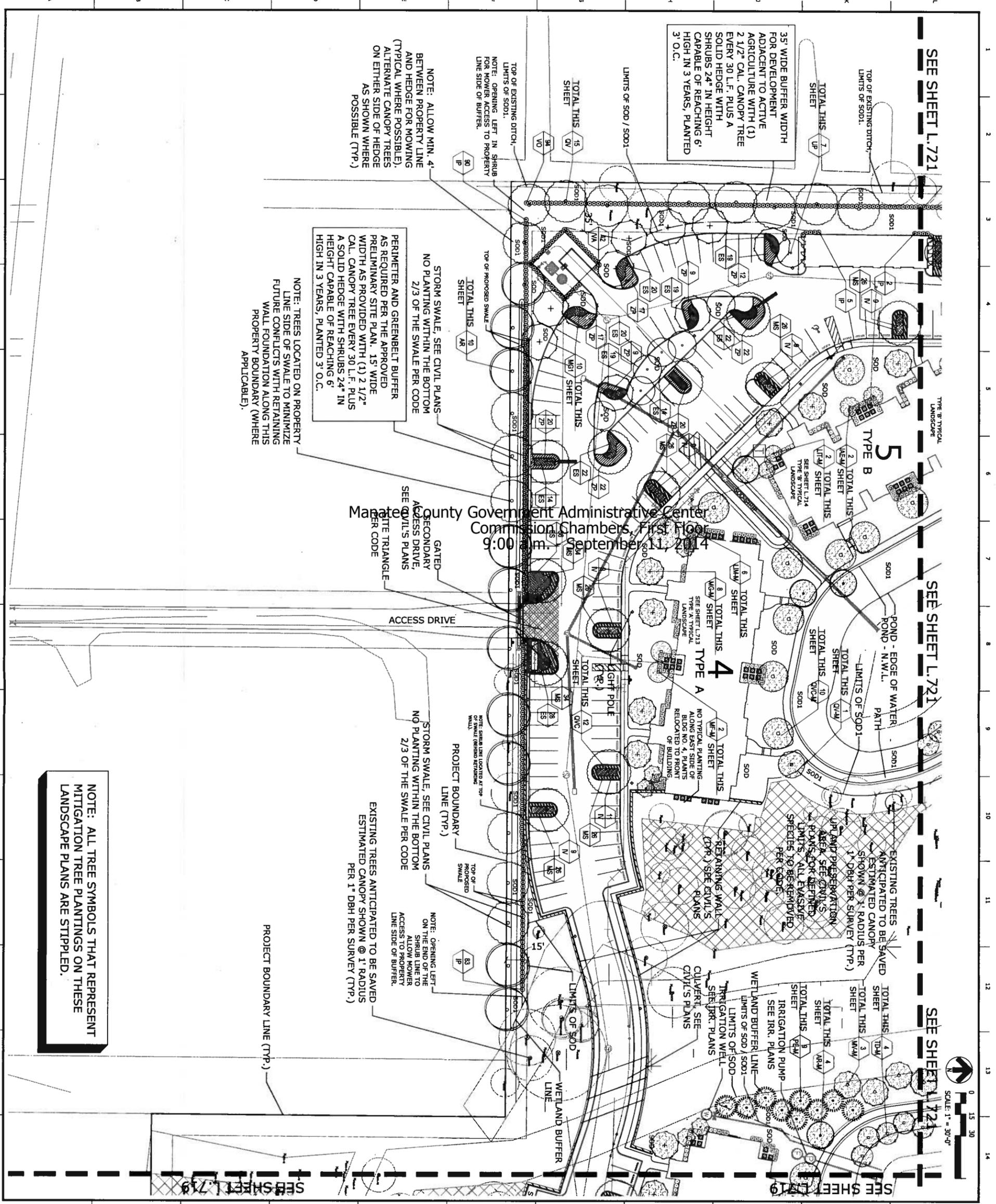
Baker Barrios
ARCHITECTS & LANDSCAPE ARCHITECTS
407. 596. 3000
INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM

PARKCREST LANDINGS
MANATEE COUNTY, FL

PROJECT ADDRESS
SITE LANDSCAPE PLAN

PROJECT NO.: 120196.00

L.719



Map to Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

NOTE: ALL TREE SYMBOLS THAT REPRESENT
 MITIGATION TREE PLANTINGS ON THESE
 LANDSCAPE PLANS ARE STIPPLED.

No.	DATE	REVISIONS / SUBMISSIONS	BY	CHK
1	05/24/2013	ISSUED FOR PERMIT (I.F.P.) INITIAL F.S.P. SUBMITTAL	SM	CB
2	09/23/2013	FINAL F.S.P. SIGN-OFF, I.F.P. SUBMITTAL TO MANATEE COUNTY, FL	SM	CB
3	09/23/2013	WETLAND #2 ADJUSTMENT	SM	CB
4	08/08/2013	I.F.P. - RESUBMITTAL NO. 1 COUNTY REVIEW COMMENTS	SM	CB
5	05/24/2013	ISSUED FOR PERMIT (I.F.P.) INITIAL F.S.P. SUBMITTAL	SM	CB

Charles A. Bell
 LAD000733



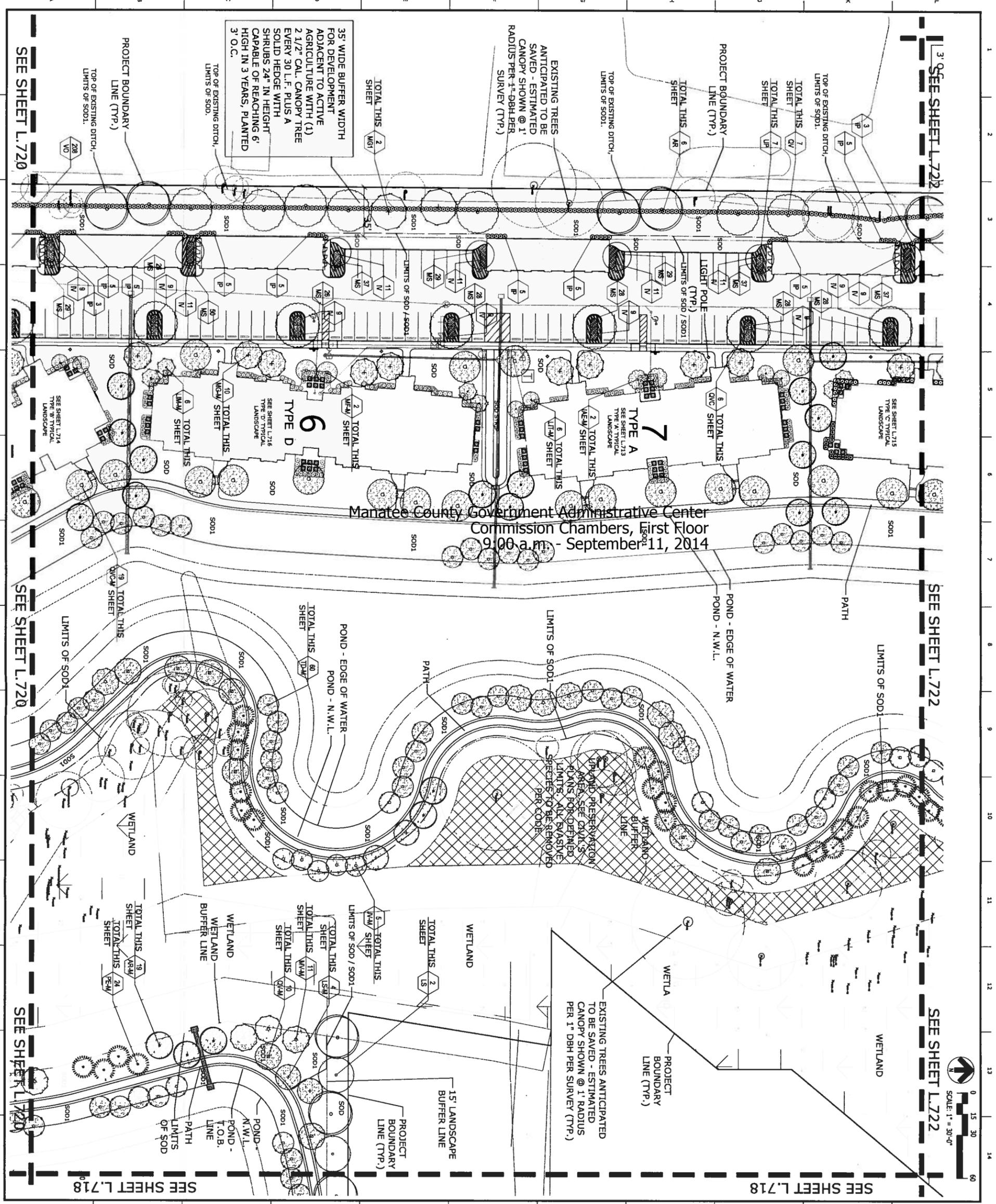
Baker Barrios
 180 S. ORANGE AVE. SUITE 1700
 ORLANDO, FLORIDA 32801
 407.596.3800
 INFO@BAKERBARRIOS.COM
 BAKERBARRIOS.COM

**PARKCREST LANDINGS
 MANATEE COUNTY, FL**

SITE LANDSCAPE PLAN

PROJECT NO.:
 120196.00

L.720



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

NOTE: ALL TREE SYMBOLS THAT REPRESENT MITIGATION TREE PLANTINGS ON THESE LANDSCAPE PLANS ARE STIPPLED.

No.	Date	Revision / Submission	By	Checked
1	11/21/2013	FINAL T.S.P. SIGN-OFF, I.T.P. SUBMITTED TO MANATEE COUNTY	SM	CB
2	09/23/2013	I.T.P. - RESUBMITTAL NO. 2 WETLAND #2 ADJUSTMENT	SM	CB
1	08/08/2013	CONSENT DOCUMENTS FOR I.T.P.	SM	CB
05/24/2013	ISSUED FOR PERMIT (I.T.P.)		SM	CB

CHRIS A. BARRIOS
 LANDSCAPE ARCHITECT
 LA00007373

Baker Barrios
 407 5th St, N
 Orlando, Florida 32801
 407.596.2000
 INFO@BAKERBARRIOS.COM
 BAKERBARRIOS.COM

181 S. ORANGE AVE SUITE 1700
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 407.596.2000
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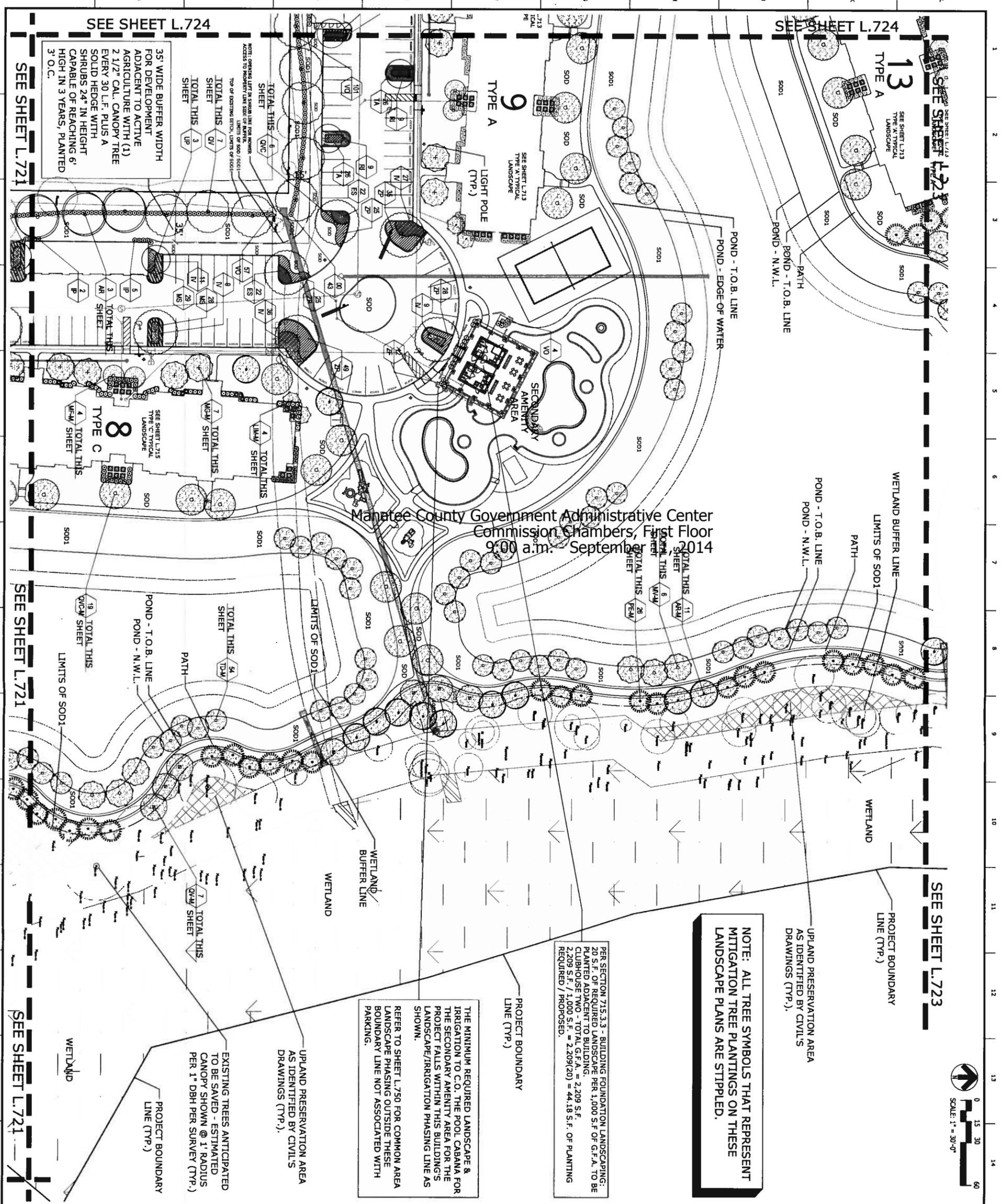
**PARKCREST LANDINGS
 MANATEE COUNTY, FL**

SITE LANDSCAPE PLAN

PROJECT ADDRESS

PROJECT NO.: 120196.00

L.721



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

NOTE: ALL TREE SYMBOLS THAT REPRESENT MITIGATION TREE PLANTINGS ON THESE LANDSCAPE PLANS ARE STIPPLED.

UPLAND PRESERVATION AREA AS IDENTIFIED BY CIVIL'S DRAWINGS (TYP.).

PER SECTION 715.3.3 - BUILDING FOUNDATION LANDSCAPING: 20 S.F. OF REQUIRED LANDSCAPE PER 1,000 S.F. OF G.F.A. TO BE PLANTED ADJACENT TO BUILDING. CLUBHOUSE TWO - TOTAL G.F.A. = 2,209 S.F. 2,209 S.F. / 1,000 S.F. = 2.209(20) = 44.18 S.F. OF PLANTING REQUIRED / PROPOSED.

THE MINIMUM REQUIRED LANDSCAPE & IRRIGATION TO C.O. THE POOL CABANA FOR THE SECONDARY AMENITY AREA FOR THE PROJECT FALLS WITHIN THIS BUILDING'S LANDSCAPE/IRRIGATION PHASING LINE AS SHOWN.
 REFER TO SHEET L.750 FOR COMMON AREA LANDSCAPE PHASING OUTSIDE THESE BOUNDARY LINE NOT ASSOCIATED WITH PARKING.

UPLAND PRESERVATION AREA AS IDENTIFIED BY CIVIL'S DRAWINGS (TYP.).

EXISTING TREES ANTICIPATED TO BE SAVED - ESTIMATED CANOPY SHOWN @ 1' RADIUS PER 1" DBH PER SURVEY (TYP.).



No.	DATE	REVISIONS / SUBMITTERS	DR.	CK.
1	05/24/2013	ISSUED FOR PERMIT (I.F.P.) INITIAL F.S.P. SUBMITTAL	SM	CB
2	08/08/2013	I.F.P. - RESUBMITTAL NO. 1 COUNTY REVIEW COMMENTS	SM	CB
3	09/23/2013	I.F.P. - RESUBMITTAL NO. 2 WETLAND #2 ADJUSTMENT	SM	CB
4	11/21/2013	FINAL F.S.P. SIGN-OFF, I.F.P. SUBMITTAL TO MANATEE COUNTY	SM	CB

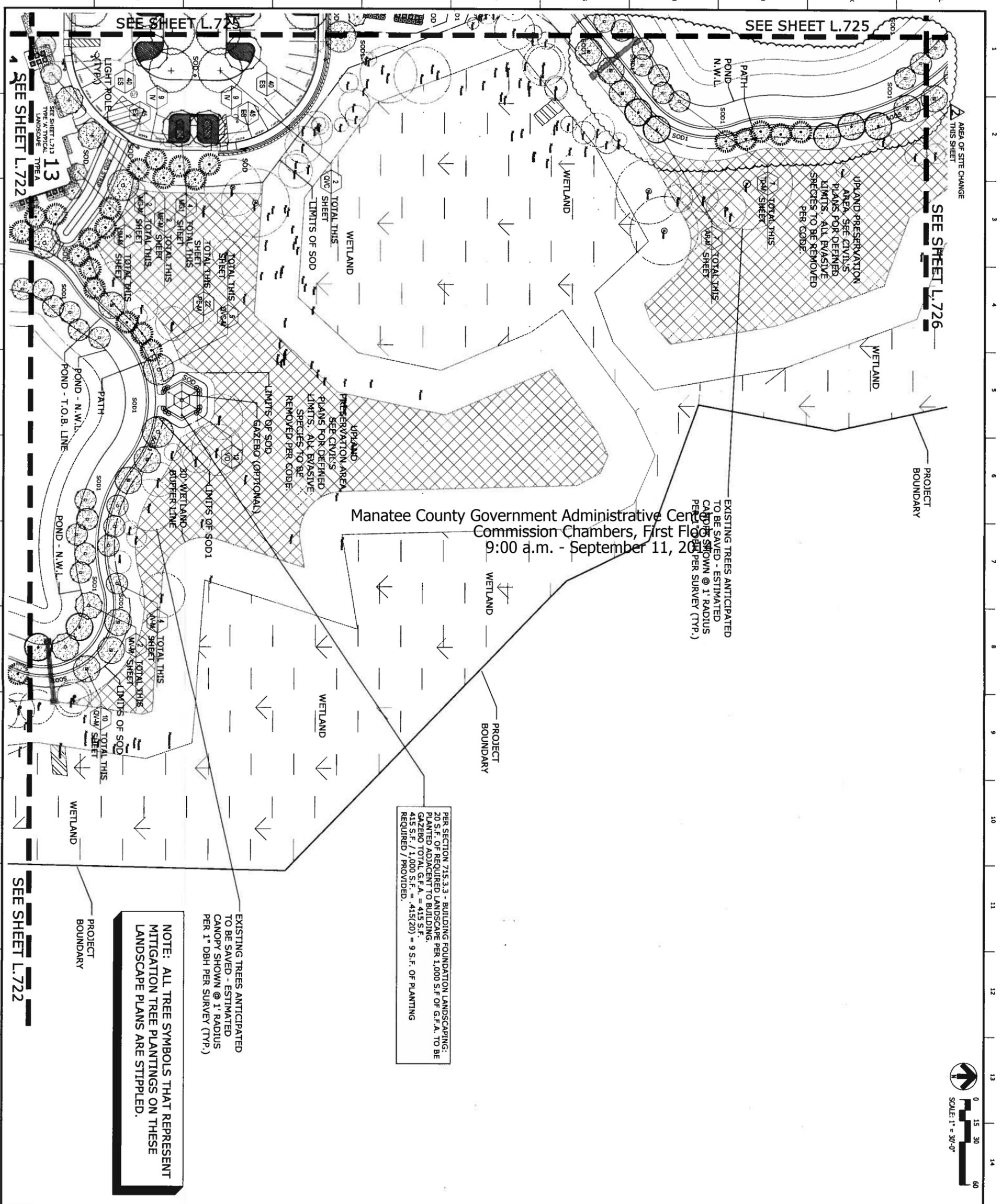
Chris A. Ball, Inc.
 LAD000731

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 407. 496. 3800
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PARKCREST LANDINGS
 MANATEE COUNTY, FL
 PROJECT ADDRESS
 PROJECT ADDRESS
SITE LANDSCAPE PLAN

PROJECT NO.: 120196.00

L.722



ALL TREE SYMBOLS, ANTI-COLLISION AND ALL ANTI-COLLISION OR INTERFERING WITH THIS DRAWING ARE TO BE REMOVED PER THE PROVISIONS OF THE FLORIDA LANDSCAPE ARCHITECTURE ACT, CHAPTER 120, F.S. AND THE FLORIDA LANDSCAPE ARCHITECTURE BOARD RULES, CHAPTER 120-10, F.A.C. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

No.	Date	Revisions / Submissions	By	Checked
1	05/24/2013	ISSUED FOR PERMIT (I.F.P.) INITIAL F.S.P. SUBMITTAL	CB	CB
2	08/09/2013	I.F.P. - RESUBMITTAL NO. 1	CB	CB
3	09/23/2013	I.F.P. - RESUBMITTAL NO. 2	CB	CB
4	11/21/2013	FINAL F.S.P. SIGN-OFF, I.F.P. SUBMITTAL TO MANATEE COUNTY	SM	CB

Charles A. Brill, F.L.A.
LAND000733

Baker Barrios
44809391 • 4343888327

PARKCREST LANDINGS
MANATEE COUNTY, FL

SITE LANDSCAPE PLAN

PROJECT ADDRESS
PROJECT ADDRESS

PROJECT NO.:
120196.00

L.723

PERIMETER AND GREENBELT BUFFER AS REQUIRED PER THE APPROVED PRELIMINARY SITE PLAN. 15' WIDE WIDTH AS PROVIDED WITH (1) 2 1/2" CAL. CANOPY TREE EVERY 30 L.F. PLUS A SOLID HEDGE WITH SHRUBS 24" IN HEIGHT CAPABLE OF REACHING 6' HIGH IN 3 YEARS, PLANTED 3' O.C.

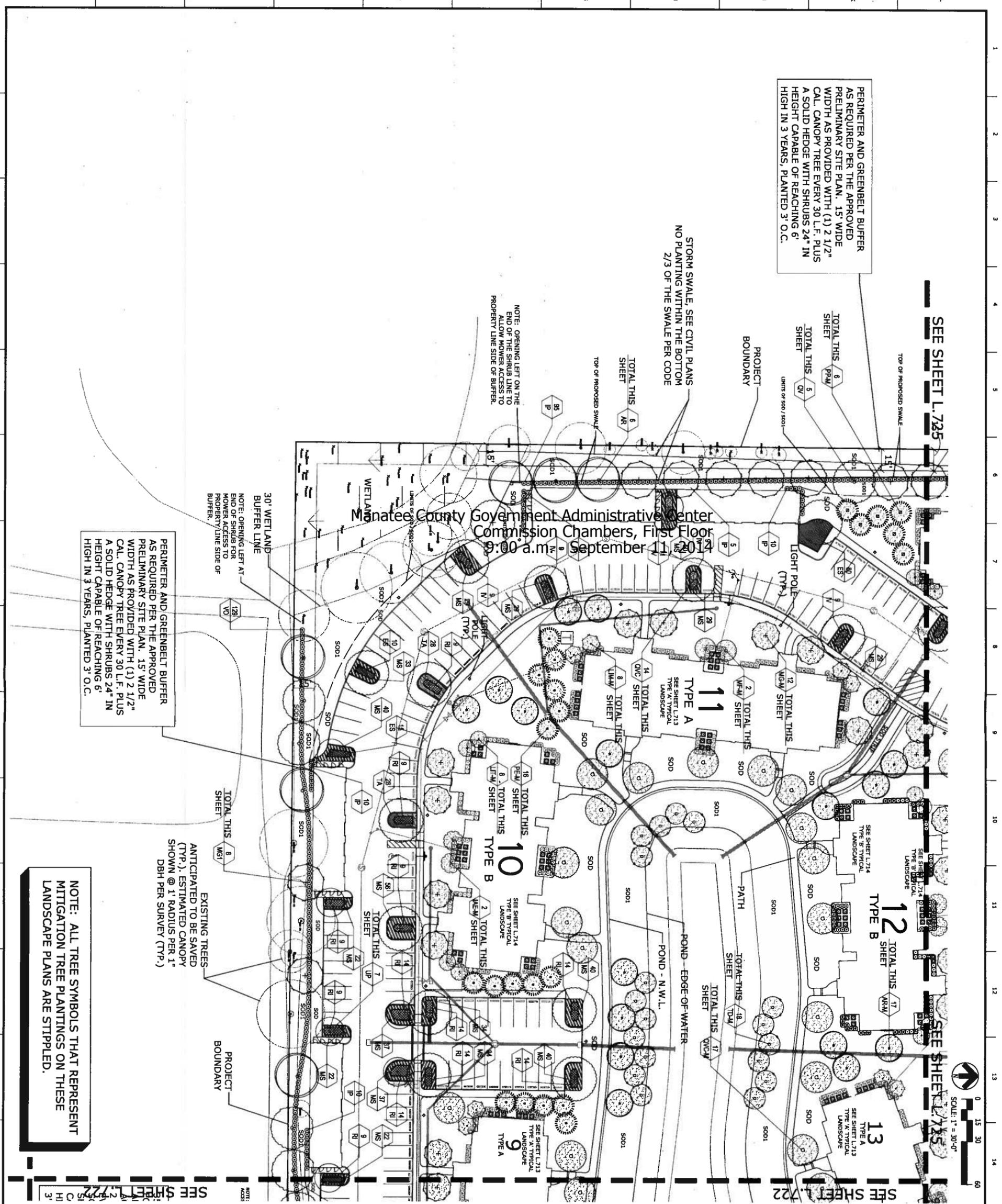
STORM SWALE, SEE CIVIL PLANS NO PLANTING WITHIN THE BOTTOM 2/3 OF THE SWALE PER CODE

NOTE: OPENING LEFT ON THE END OF THE SHRUB LINE TO ALLOW PEDESTRIAN ACCESS TO PROPERTY LINE SIDE OF BUFFER.

30' WETLAND BUFFER LINE
NOTE: OPENING LEFT AT END OF SHRUB LINE TO ALLOW PEDESTRIAN ACCESS TO PROPERTY LINE SIDE OF BUFFER.

PERIMETER AND GREENBELT BUFFER AS REQUIRED PER THE APPROVED PRELIMINARY SITE PLAN. 15' WIDE WIDTH AS PROVIDED WITH (1) 2 1/2" CAL. CANOPY TREE EVERY 30 L.F. PLUS A SOLID HEDGE WITH SHRUBS 24" IN HEIGHT CAPABLE OF REACHING 6' HIGH IN 3 YEARS, PLANTED 3' O.C.

NOTE: ALL TREE SYMBOLS THAT REPRESENT MITIGATION TREE PLANTINGS ON THESE LANDSCAPE PLANS ARE STIPPLED.



No.	Date	Revisions / Submissions	By	Checked
1	05/24/2013	ISSUED FOR PERMIT (I.F.P.) INITIAL F.S.P. SUBMITTAL	SM	CB
2	09/09/2013	ISSUED FOR PERMIT (I.F.P.) COUNTY REVIEW COMMENTS	SM	CB
3	09/23/2013	WETLAND #2 ADJUSTMENT	SM	CB
4	11/21/2013	FINAL F.S.P. SIGN-OFF, I.F.P. SUBMITTAL TO MANATEE CTY.	SM	CB

Charles A. Bell, Inc.
LAD0007313



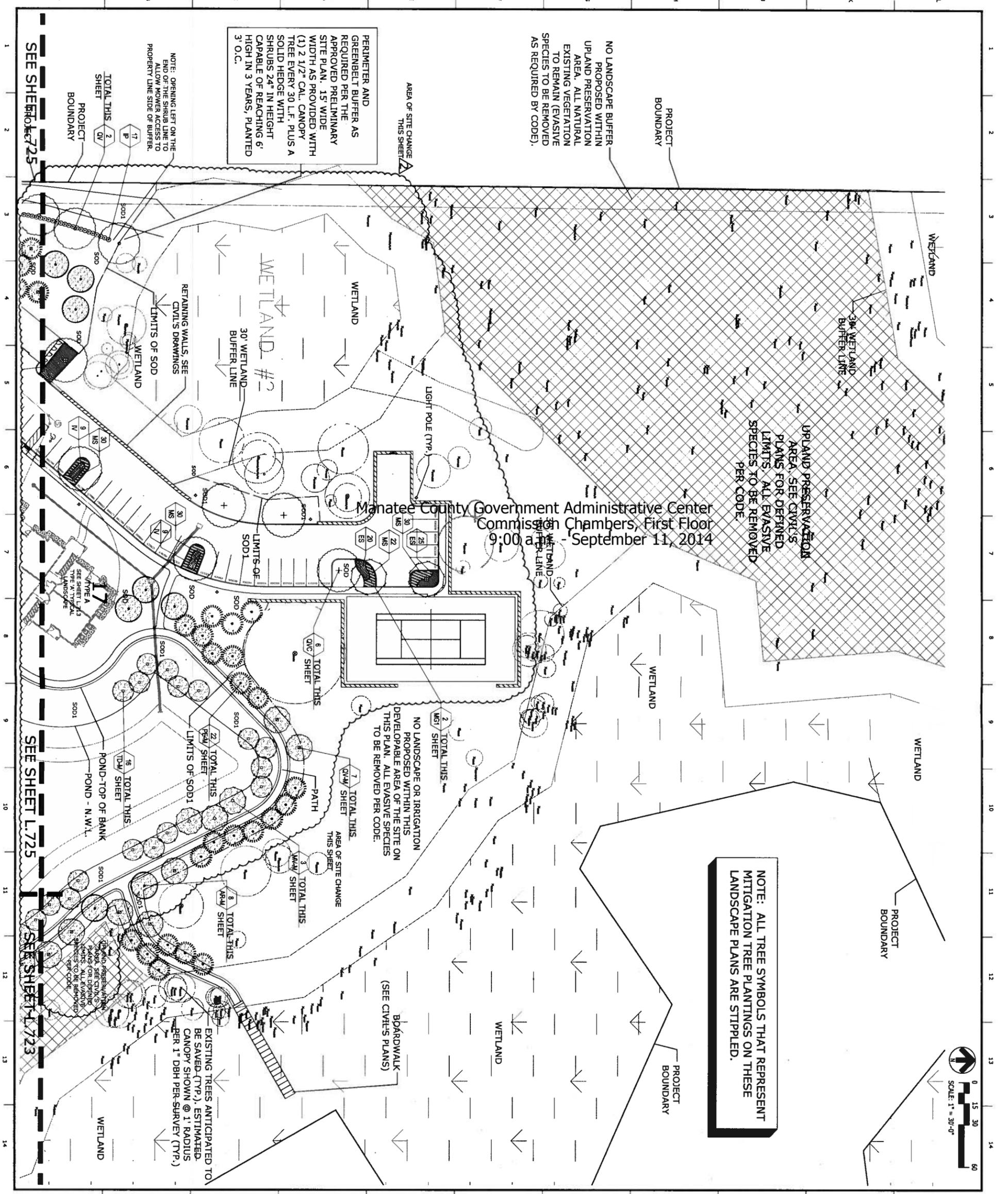
Baker Barrios
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ORLANDO, FLORIDA 32838
407.576.3800
INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM

**PARKCREST LANDINGS
MANATEE COUNTY, FL**

SITE LANDSCAPE PLAN

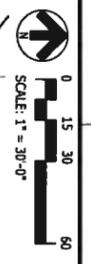
PROJECT NO.: 120196.00

L.724



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

NOTE: ALL TREE SYMBOLS THAT REPRESENT MITIGATION TREE PLANTINGS ON THESE LANDSCAPE PLANS ARE STIPPLED.



No.	Date	Revisions / Submitters	Chris A. Bull LA00007373
1	05/24/2013	ISSUED FOR PERMIT (I.F.P.) INITIAL I.S.P. SUBMITTAL	CB
2	09/08/2013	I.F.P. RESUBMITTAL NO. 1	CB
3	09/23/2013	I.F.P. RESUBMITTAL NO. 2	CB
4	11/21/2013	FINAL I.F.P. SIGN-OFF I.F.P. SUBMITTAL TO MANATEE CTY.	SM CB

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 407.591.3000
 INFO@BAKERBARRIOS.COM
 BAKERBARRIOS.COM
 AA000391 • LC16000427

PARKCREST LANDINGS
 MANATEE COUNTY, FL

PROJECT ADDRESS
 PROJECT ADDRESS

SITE LANDSCAPE PLAN

PROJECT NO.:
 120196.00

L.726

September 11, 2014 -Planning Commission
Agenda Item #11

Subject

Ordinance 14-16 - River Club DRI18 - 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, the Manatee County Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, I move to recommend APPROVAL of Ordinance No. 14-16, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- River Club Park of Commerce is at the southeast corner of I-75 and S.R. 70 and extends southward to Linger Lodge Road and east to Braden Woods on ±249 acres. The site is in the MU (Mixed Use) and P/SP-1 (Public/Semi-Public-1) Future Land Categories and zoned PDMU (Planned Development Mixed Use).
- River Club Park of Commerce DRI was originally approved in 2001 for a mixed use development and has since been amended. The DRI is currently approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial

space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

- Mr. Robert F. Greene, authorized agent for River Club Holdings, LLC, the Residences at River Club, LLC, and Casvak River Club LLC (owners), requests approval of an amended and restated Development Order, pursuant to Chapter 380.06, Florida Statutes for the River Club Park of Commerce Development of Regional Impact (DRI #18). The amendment includes the following: changes to Map H and the development order; update of phasing and build-out dates to reflect legislatively approved extensions; amend procedures and add tables for a Land Use Exchange; amend and increase the total number of residential uses allowed from 500 to 725; and add the assisted living facility (a.k.a group care home) as an allowed residential use.
- The request is accompanied with a revision to the Zoning Ordinance, and General Development and Preliminary Site Plans.
- The process to amend the DO is different than past requests due to legislative changes approved by the state. 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. Per House Bill 979, Sub Section k. (approved during 2012 legislative session), the requested modifications to the Development Orders only require an application to the local government in accordance with the local government's procedure for amendment of a development order. Following adoption, the local government shall render a copy to the Department of Economic Opportunity (DEO).
- Staff has reviewed and concurs that the proposed changes to the DRI and Map H do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the DRI project. Staff recommends approval.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email on August 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 - River Club Park of Commerce DRI Ord. 14-16 - 9-11-2014 PC.pdf

Attachment: Staff Report - River Club Park of Commerce DRI - Ordinance 14-16 - 9-11-2014 PC.pdf

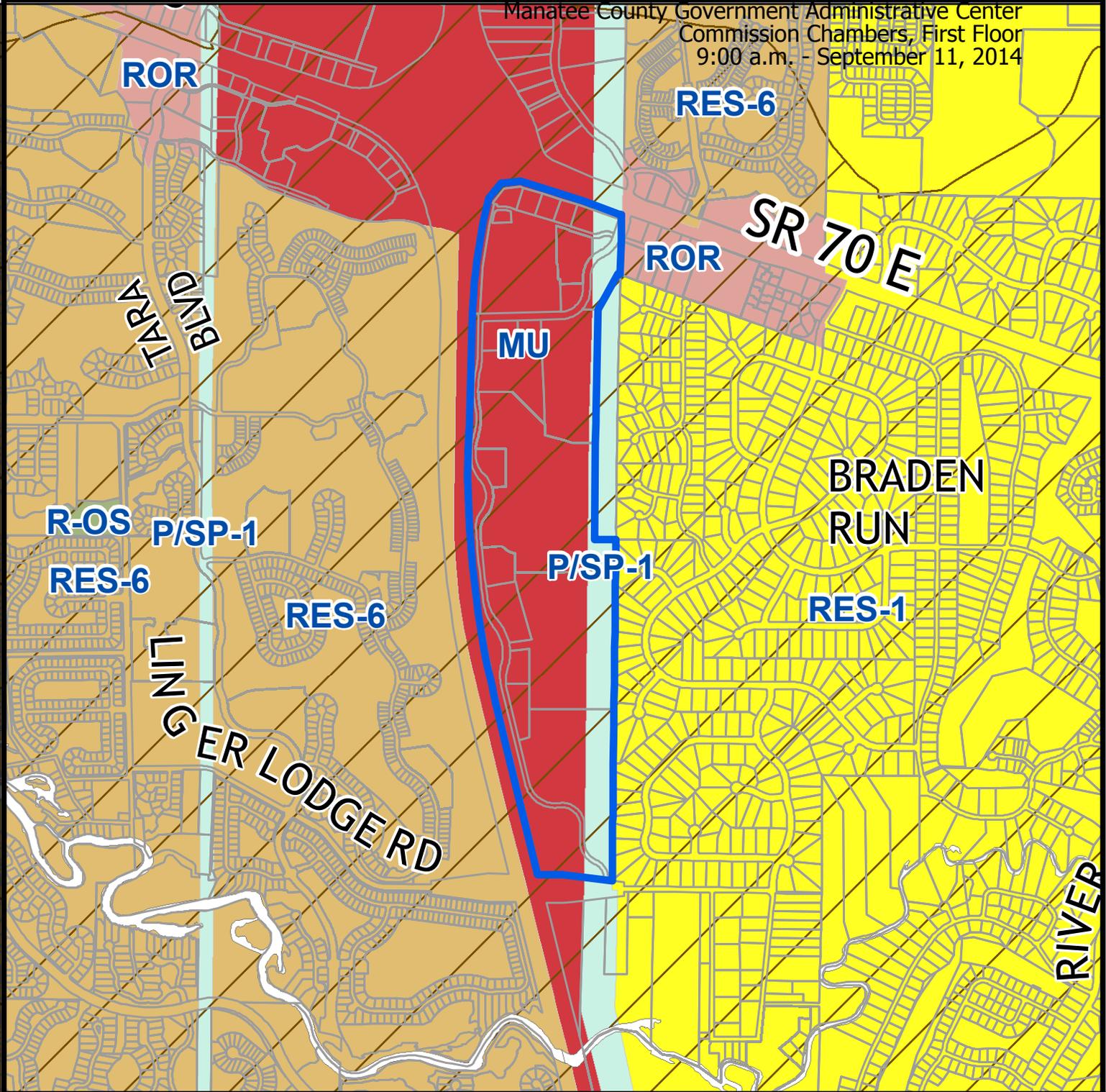
Attachment: Ordinance 14-16 - River Club Park of Commerce DRI - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - River Club DRI - Ordinance 14-16 - Bradenton Herald - 9-11-2014 PC.pdf

Attachment: Copy of Newspaper Advertising - River Club DRI - Ordinance 14-16 - Sarasota Herald Tribune - 9-11-2014 BC.pdf

FUTURE LAND USE

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014



Parcel ID #(s) Multiple

Project Name: River Club Park of Commerce
 Project #: ORD-14-16
 DTS#: 20140042
 Proposed Use: Commercial

S/T/R: Sec 13,24 Twn 35 Rng 18
 Acreage: 245.3
 Existing Zoning: PD-MU
 Existing FLU: P/SP-1, MU
 Overlays: ST
 Special Areas: NONE

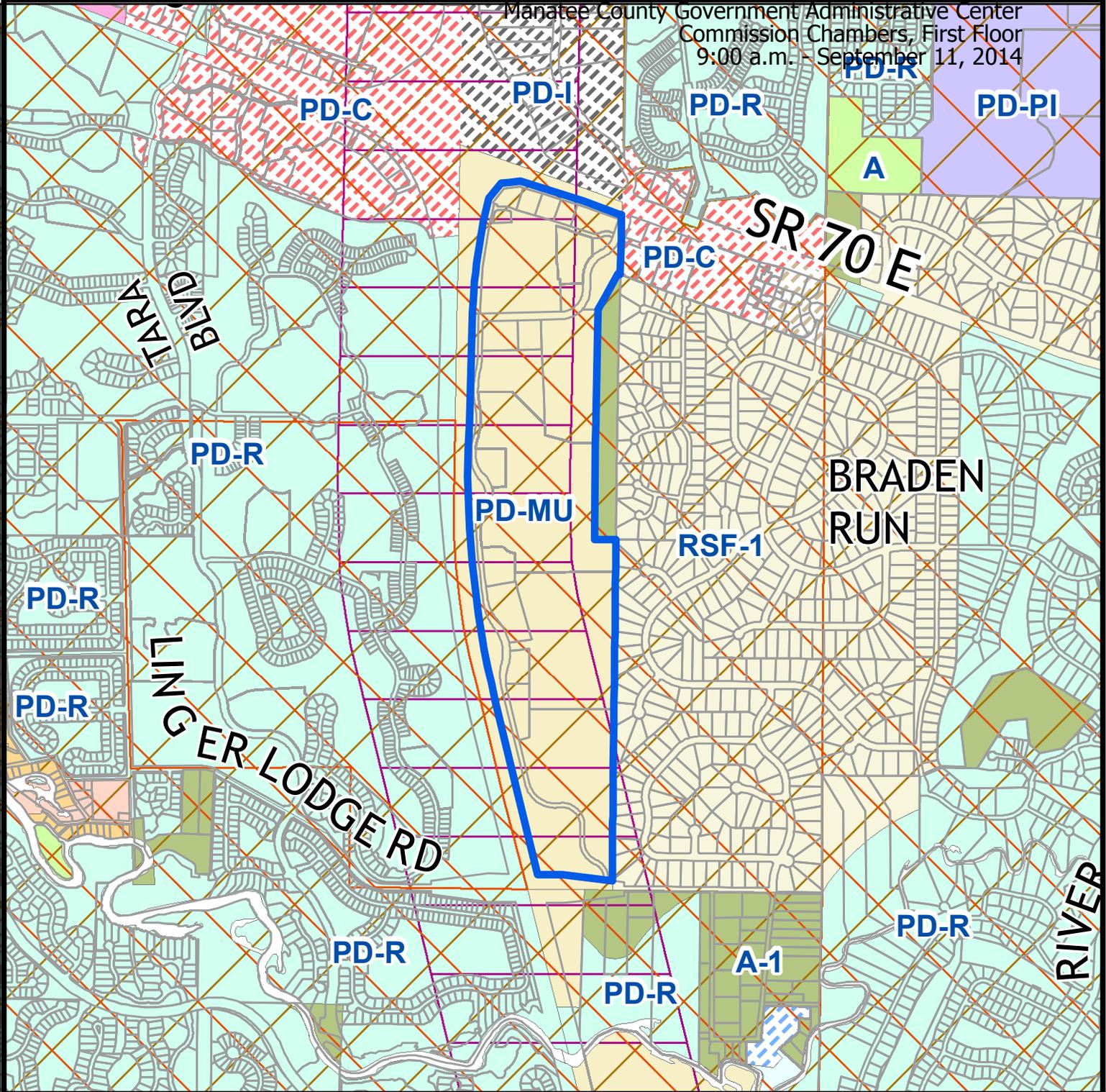
Page 323 of 457
 CHH: NONE
 Watershed: WPE
 Drainage Basin: UNNAMED STREAM, BRADEN RIVER AB WARD L
 Commissioner: Vanessa Baugh

Manatee County
 Staff Report Map
 Map Prepared 3/7/2014
 1 inch = 1,559 feet

 Evers Watershed (WPE)

ZONING

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014



Parcel ID #(s) Multiple

Project Name: River Club Park of Commerce
 Project #: ORD-14-16
 DTS#: 20140042
 Proposed Use: Commercial

S/T/R: Sec 13,24 Twn 35 Rng 18
 Acreage: 245.3
 Existing Zoning: PD-MU
 Existing FLU: P/SP-1, MU
 Overlays: ST
 Special Areas: NONE

-  Special Treatment
-  Evers Watershed (WPE)
-  Entranceways

Manatee County
 Staff Report Map
 Map Prepared 3/7/2014
 1 inch = 1,559 feet

AERIAL

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014



Parcel ID #(s) Multiple

Project Name: River Club Park of Commerce
Project #: ORD-14-16
DTS#: 20140042
Proposed Use: Commercial

S/T/R: Sec 13,24 Twn 35 Rng 18
Acreage: 245.3
Existing Zoning: PD-MU
Existing FLU: P/SP-1, MU
Overlays: ST
Special Areas: NONE

Page 325 of 457

CHH: NONE
Watershed: WPE
Drainage Basin: UNNAMED STREAM, BRADEN RIVER AB WARD L
Commissioner: Vanessa Baugh



Manatee County
Staff Report Map

Map Prepared 3/7/2014
1 inch = 1,559 feet

P.C. 9/11/14

ORDINANCE 14-16 – RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249± acres. The site is in the MU (Mixed Use and P/SP-1 (Public/Semi Public- 1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

P.C. 9/11/14

B.O.C.C.: 10/2/14

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, the Manatee County Land Development Code, and Section 380.06, Florida Statutes, subject to the conditions of approval established in the Development Order, I move to recommend APPROVAL of Ordinance No. 14-16, as recommended by staff.

CASE SUMMARY

Case No.: Ordinance 14-16

Case Name: River Club Park of Commerce (DRI #18)

Applicant(s): River Club Holdings, LLC

Location: Southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods

Case Manager: Stephanie Moreland

Staff Recommendation: Approval

SURROUNDING LAND USES AND ZONING

- To the NORTH, across SR 70, is the Creekwood DRI zoned PDC (Planned Development Commercial) and PDI (Planned Development Industrial).
- To the SOUTH, across Linger Lodge Road, is a telecommunication tower and single-family residences zoned A-1 (Suburban Agriculture) and PDR (Planned Development Residential).
- To the EAST are overhead transmission lines, Braden Woods Subdivision, and the Ranch Lake Plaza Shopping Center zoned A-1, RSF-1, and PDC, respectively.
- To the WEST, across I-75, is Tara Golf and Country Club and Tara Shopping Center (a DRI) zoned PDR and PDC.

SUMMARY:

History:

The River Club Park of Commerce was originally approved on December 4, 2001 for a mixed use development on approximately 249± acres.

The River Club DRI is approved in ten (10) phases for 325,000 square feet of retail and service development, 100,000 square feet for furniture store, 325,000 square feet of office space, 60,000 square feet of mini-warehouses, 270 motel rooms, 2 single-family residential lots (Four Acre Out-Parcel of Tract 1), 450 multi-family units; and a group care home for 300 persons.

The following amendments were approved by the BOCC since 2001.

On June 1, 2006, a Notice of Proposed Change (NOPC) (Ordinance 06-29) was approved to amend the River Club Park of Commerce Development Order (DO) as follows: allow single-family attached residences on all parcels approved for multi-family residences; delete the group care (assisted living) use, limit the mini-warehouse use to

the northern parcels adjacent to S.R. 70, fill a 5.27 acre wetland at the northwest portion of the site, increase the number of dwelling units from 450 to 500, modify two stipulations J(1) and K(1), change owner, developer and authorized agent information, update terminology and make other changes for internal consistency.

On April 5, 2007, a Notice of Proposed Change (NOPC) (Ordinance 07-34) was approved to extend the build out date to October 22, 2015, change the project owner and developer and update terminology and other changes for internal consistency.

On October 9, 2007, the BOCC adopted Resolution No. R-07-180 to recognize a three year extension which extended the build-out and expiration dates to October 22, 2018 and October 22, 2020, respectively, in accordance with amendments to Section 380.6(19)(c), Florida Statutes.

On March 22, 2012, the build-out and extension dates were extended to September 13, 2023 and September 13, 2025, respectively, in accordance with amendments to Section 252.353 Florida Statutes and House Bill (HB) 7207.

The current status of development per the annual report is as follows:

Walmart	152,888 square feet (completed)
Tire Choice	5,232 square feet (completed)
Hungry Howies	7,484 square feet (completed)
Building B	8,914 square feet (completed)
Building C	20,740 square feet (completed)
Texas Roadhouse	<u>7,163</u> square feet (completed)
Total	202,421 square feet of <u>retail</u> completed

336 multi-family units (apartment complex) has commenced.

To date, vertical commercial development has occurred on Phase 2 and part of Phase 5. An entry road was constructed in Phases 1 and 3 to provide frontage to the various phases of development.

Request:

The current request is for an amendment to the River Club Park of Commerce Development Order (DO) and Map H. The request is accompanied with 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. 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)€2, dealing with DRI's. 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. The listed changes do not require 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.

Analysis of Request

Each of the aforementioned requests indicated on page one is detailed below:

- 1. The applicant proposes to modify use trade-off provision and minimum and maximum exchange limits;**

An Equivalency Matrix, submitted by the applicant, was approved on April 8, 2014, by the Transportation Planning Division of Manatee County Public Works Department. The applicant’s proposed Equivalency Matrix is acceptable and insures that no additional traffic impacts are created provided that the matrix multipliers are used for land use tradeoffs.

- 2. The applicant proposes to provide for office and residential uses in commercial phases excluding Phases 2, 4 and 5;**

Map H indicates no residential uses for Phases 2, 4 and 5 which are designated for commercial, office, motel, furniture store or mini-storage uses. The various residential unit types are proposed for Phases 6-10. The proposal furthers the intent of the MU FLUC by maintaining at least three general categories of the MU FLUC.

- 3. The applicant proposes to increase the maximum number of residential units by 225 for a total of 725 units and revise residential dwelling unit types to include single-family attached, detached, and multi-family, and a 200-bed (equals 33 residential units) Assisted Living Facility (a.k.a group care home).**

The Manatee County Comprehensive Plan designates the site as MU and P/SP-1 on the Future Land Use Map. According to Policy 2.2.1.21.1, the intent of the MU Future Land Use Category (FLUC) is to “also provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses to achieve internal trip capture and the development of a high quality environment for living, working, or visiting”.

Policy 2.2.1.21.2 lists suburban or urban residential uses in the range of potential uses for consideration for the MU FLUC. Based on the approved Equivalency Matrix, staff has no objection to the proposed revision to Table 1, which changes residential unit types and increases the maximum number of residential units to 725.

There is a utility easement (FP&L) along the east boundary of the site. The easement is designated P/SP-1 on the Future Land Use Map. No residential dwelling units are allowed in P/SP-1. A part of the area designated as P/SP-1 may be counted towards gross residential density (Policy 2.2.1.22.3).

4. The applicant proposes to modify the Development Order to revise owner and authorized agent information, and various stipulations;

The Ordinance is being modified to show River Club Holdings, LLC, The Residences at River Club, LLC, and Casvak River Club LLC, as the owner and developer of the undeveloped portion of River Club Park of Commerce and Robert F. Greene (601-12th Street West, Bradenton, FL 34205) as the authorized agent.

Staff reviewed the amendments and concur 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. The changes listed do not require 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.

The following shows only the revised development conditions in strike-thru and underline format:

SECTION 5. DEVELOPMENT CONDITIONS

A. DEVELOPMENT APPROVAL* AND LEVEL OF SERVICE CERTIFICATE CONDITIONS

A(1). This Development Approval shall constitute approval of the ADA* for River Club Park of Commerce*, except as modified by this ~~NOPC~~, this Ordinance 14-16 subject to the conditions set forth herein and shall be limited to the development amounts set forth in Table 1, below.

This Development Order shall constitute approval of the PDA* for the Four Acre Out Parcel* subject to the conditions set forth in Section 5, N(1) only and shall be limited to two single-family dwelling units and recreation/open space.

A(2). Development may occur at those locations identified on Map H (See Attached Exhibit A in Ordinance 06-29) in accordance with the permissible range of land uses within the Tract, provided all conditions of this Development Order are adhered to and the specific amount and type of Vertical Development* proposed is concurrent with all necessary infrastructure improvements.

TABLE 1- DEVELOPMENT TOTALS		
TYPE OF DEVELOPMENT: Multi-Use Development.		
LOCATION: Southeast corner of the intersection of I-75 and S.R.70		
LAND USE	TOTALS (Size/Units)	ACREAGE
Retail and Service Development - (including furniture Store of 100,000 sq. ft.) - Including commercial of 325,000 sq. ft.)	425,000 sq. ft. (100,000 sq. ft.) (325,000 sq. ft.)	97 acres
Office	325,000 sq. ft.	
Industrial -(mini-warehouse)	60,000 sq. ft.	
Motel	270 Rooms	
Residential -Multi-Family (Apts.)/Single-family attached, detached, and group care (beds)	500 725 Dwelling Units	57 acres
Residential -Four Acre Out Parcel	2 single-family lots	2 acres*
Right-of-way (main road), FP&L, Easement, Wetlands, Borrow Pit & Open Space		93 acres
		Total = 249 acres
BUILD-OUT DATE	October 23, 2015 <u>September 13, 2023</u>	

*Includes only the lot area and not associated open space in the Four Acre Out Parcel

A(3). The development totals specified with Table 1 above are approved subject to the conditions found within the Development Order and the transportation improvements required by Stipulation B(1) and Table 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 provided that the maximum cumulative total for the project does not exceed the following threshold:

1,608 Total P.M. Peak Hour Project Trips*

The Certificate of Level of Service shall be valid until March 13, 2010 2019.

- A(4). Prior to expiration of the Certificate of Level of Service granted under Stipulation A(3) above, any Preliminary Site Plans* for development that cumulatively, with previously approved Preliminary Site Plans*, ~~exceed any of~~ exceeds the thresholds threshold established in A(3) above shall be subject to review and approval of a new concurrency analysis for traffic, water, and wastewater and the issuance of a revised Level of Service Certificate. Any transportation analysis resulting in additional roadway or intersection improvements shall be approved by the Board of County Commissioners at an advertised public hearing. The County has no obligation to approve any development totals that would require triple left turn lanes at the northbound exiting intersection of 87th Street East and State Road 70.
- A(6). All single-family residential development which does not have a Final Subdivision Plat prior to ~~March 13, 2010~~ 2019 and all remaining development which does not have a building permit prior to ~~March 13, 2010~~ 2019 shall be subject to review and approval of a concurrency analysis. The additional CLOS shall require Board of County Commission approval. If a new concurrency analysis is submitted it shall be required to consider the impacts of all projects, approved and pending, which have been submitted prior to submission of the new concurrency analysis.
- A(7). ~~Tradeoffs between the land uses set forth in Table 1 may be granted by the Board of County Commissioners with an amendment to the General Development Plan approved by the Board along with a traffic study addressing any changes in trip generation, distribution, average queue length at intersections, and any mitigation necessary as a result of the tradeoff (Note: Even if the trip generation estimates as a result of the tradeoff are less than or equal to what was previously approved, a traffic study shall still be required to address the change in entering and exiting percentages, and consequently other measures of effectiveness). On January 5, 2006, the Board approved an amendment to the General Development Plan to implement a "tradeoff" are allowed in accordance to this provision. Any future proposal for a tradeoff shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the Manatee Comprehensive Plan. The developer shall also be required to demonstrate that 1) the quantities of solid waste generated, potable water consumed, and wastewater, and 2) the impacts to the county parks, Transit Services, EMS, and Sheriff, in the event of any tradeoffs, are less or meet County Tampa Bay Regional Planning Council notice of its intent to trade off land uses at least 15 days prior to the County's approval of any such trade-off. The Notice shall identify the resulting impacts of the trade off in terms of land use, traffic generation, potable water, wastewater, solid waste, and affordable housing. In addition, the DRI annual report shall include information indicating cumulative amounts of development which have been approved by the County as of the annual report date and the resulting impacts on traffic generation, potable water, wastewater, solid waste, and affordable housing. with the Trade Off Matrix attached as Exhibit F. Following the County's approval of any such Preliminary Site Plan including a tradeoff, the County shall provide to the Department of Community Affairs and TBRPC a copy of said approval are allowed in accordance with the Trade Off Matrix attached as Exhibit F. Following the County's approval of any Preliminary Site Plan including a trade off, the County shall provide to Tampa Bay Regional Planning Commission (TBRPC) a copy of said approval. Such notice shall not require a Notice Of Proposed Change (NOPC) or Substantial Deviation Determination.~~

A(8). Trade offs between approved land use totals shall be limited to the minimum and maximum exchanges listed in Table 2 below:

TABLE 2
Minimum and Maximum Development for Trade Off of Land Uses

Land Use	Minimum	Maximum	Unit
Commercial	200,000	360,000	Square Feet
Furniture Store	0	100,000	Square Feet
Office	200,000	360,000	Square Feet
Mini-Warehouse	0	70,000	Square Feet
Motel	<u>0</u> 130	450	Rooms
Multi-Family Apt./ <u>Single-Family Attached</u> <u>/detached/</u>	300	500 725	Dwelling Units
<u>Assisted Living/Group Care</u>	0	200	Beds

A(9). The following limitations shall apply to any tradeoff between land uses:

- a.) Following the County’s approval of any such tradeoff through an amended Zoning Ordinance a Preliminary Site Plan, the County shall provide to the DCA and TBRPC a copy of said approval. Such notice shall not require a NOPC or Substantial Deviation Determination.
- b.) Tradeoffs in accordance with the Trade Off Matrix not exceeding the limits set forth in Table 2, above, shall not constitute a Substantial Deviation.
- c.) Any deviations below the minimums or above the maximum development totals set forth in Table 2, above, shall require Substantial Deviation determination pursuant to Section 380.062 (19) Florida Statutes.

E. WASTEWATER MANAGEMENT

E(1). The County has determined that there exists adequate wastewater capacity to accommodate the impacts of the Development Totals authorized in Table 1, provided that the usage does not exceed 230,900 gallons per day (See Exhibit E). The Certificate of Level of Service shall be valid until ~~October 23, 2006~~ March 13, 2019. All residential development which does not have a Final Plat approval (or building permit if platting is not required) and all non-residential development which does not have a building permit prior to ~~October 23, 2006~~ March 13, 2019 shall be subject to a determination by the County of whether there exists adequate wastewater capacity to accommodate the impacts of all development after this date. Such determination shall be made in accordance with the Manatee County concurrency requirements in effect at the time.

F. WATER SUPPLY

F(1). The County has determined that there exists adequate water capacity to accommodate the impacts of the Development Totals authorized in Table 1, provided that the usage does not exceed 267,000 gallons per day (See Exhibit E). The Certificate of Level of Service shall be valid until ~~October 23, 2006~~ March 13, 2019. All residential

development which does not have a Final Plat approval (no building permit/plating is not required) and all non-residential development which does not have a building permit prior to ~~October 23, 2006~~ March 13, 2019 shall be subject to a determination by the County of whether there exists adequate potable water capacity to accommodate the impacts of all development after this date. Such determination shall be made in accordance with the Manatee County concurrency requirements in effect at the time.

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 Development Totals authorized in Table 1 of this Development Order. The Certificate of Level of Service shall be valid until ~~October 23, 2006~~ March 13, 2019.

K. EDUCATION

K(1). This ~~project~~ Project* shall be subject to all school impact fees in effect at time of application of building permits.

L. AFFORDABLE HOUSING

L(1). An assessment of the potential affordable housing impacts of the Project* was performed as part of the ~~Application for Development Approval~~ ADA*. This analysis was accepted by all reviewing agencies and determined that there is no unmet need created by this Project*.

SECTION 7. COMMENCEMENT OF DEVELOPMENT

~~Physical development of the Project* shall commence by October 23, 2008. If physical development of the Project* has not commenced within two years, or 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, 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 8. BUILD-OUT

Buildout shall be completed by ~~October 22, 2015~~ September 13, 2023.

SECTION 9. TERMINATION DATE

This Development Order shall expire ~~October 22, 2017~~ September 13, 2025 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.

SECTION 11. RESTRICTIONS ON DOWN-ZONING

Prior to the buildout date (~~October 22, 2015~~ September 13, 2023) 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.

Any down-zoning or reduction in intensity shall be affected 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.

EXHIBIT C
DEVELOPER COMMITMENTS

The listed item is being deleted by the applicant. Because of the deletion a renumbering of the listed commitments is necessary.

- ~~2. Complete Park of Commerce Infrastructure buildout and land sales to end users within seven years of the commencement of development. (ADA* page 1-2)~~

EXHIBIT F
 TRADE OFF MATRIX

TABLE 1
 EQUIVALENCY MATRIX
 (Revised 2/24/14)

Trade From	Trade To									
	Commercial (KSF)	Furniture Store (KSF)	General Office (KSF)	Mini-Warehouse (KSF)	Hotel (Rms)	Apartment (DU's)	Single Family (DU's)	Condo/Town-Home (DU's)	ALF (Beds)	Medical Office (KSF)
Commercial (KSF)	1.000	6.533	2.162	11.308	4.900	4.742	2.940	5.654	13.364	0.824
Furniture Store (KSF)	0.153	1.000	0.331	1.731	0.750	0.726	0.450	0.865	2.045	0.126
General Office (KSF)	0.463	3.022	1.000	5.231	2.267	2.194	1.360	2.615	6.182	0.361
Mini-Warehouse (KSF)	0.088	0.578	0.191	1.000	0.433	0.419	0.260	0.500	1.182	0.073
Motel (Rooms)	0.160	1.044	0.346	1.808	0.783	0.758	0.470	0.904	2.136	0.132
Apartment (DU's)	0.211	1.378	0.456	2.385	1.033	1.000	0.620	1.192	2.818	0.174

Trip Rates:

Commercial	2.94	TE/KSF
Furniture Store	0.45	TE/KSF
General Office	1.36	TE/KSF
Mini-Warehouse	0.26	TE/KSF
Motel	0.47	TE/Room
Hotel	0.60	TE/Room
Apartment	0.62	TE/DU
Single Family	1.00	TE/DU
Condo/Townhomes	0.52	TE/DU
ALF	0.22	TE/Bed
Medical Office	3.57	TE/KSF

Example:

Convert (Trade From) 50,000 SF of General Office to Single Family (Trade To)

$$(50,000 / 1,000) \times 1.360 = 68 \text{ SF DU's}$$



LINCKS & ASSOCIATES, INC.

Conclusion

Staff recommends approval of the amendments as shown in strike-thru/underline format in the attached ordinance.

ATTACHMENTS:

1. Ordinance 14-16
2. Copy of Newspaper Advertising
3. Map H

DRI #18, RIVER CLUB PARK OF COMMERCE

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA REGARDING LAND DEVELOPMENT, RENDERING A AN AMENDED AND RESTATED DEVELOPMENT ORDER PURSUANT TO CHAPTER 380, FLORIDA STATUTES, FOR THE RIVER CLUB DEVELOPMENT OF REGIONAL IMPACT (ORDINANCE 01-46, AS AMENDED BY ORDINANCE 06-29); ALSO KNOWN AS TBRPC DRI #239; TO APPROVE THE FOLLOWING CHANGES TO MAP H AND THE DEVELOPMENT ORDER: (1) UPDATE THE PHASING AND BUILDOUT DATES TO REFLECT LEGISLATIVELY APPROVED EXTENSIONS, (2) AMEND PROCEDURES AND ADD TABLES FOR A LAND USE EXCHANGE, (3) AMEND AND INCREASE THE RESIDENTIAL USES ALLOWED FOR SPECIFIC PARCELS AND ADD ASSISTED LIVING FACILITY (A.K.A. GROUP CARE HOME) AS ALLOWED USE; (4) OTHER AMENDMENTS FOR INTERNAL CONSISTENCY PROVIDING FOR DEVELOPMENT APPROVAL, CONDITIONS, AND OBLIGATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Manatee Joint Venture previously received approval of a Development of Regional Impact (DRI) known as River Club DRI (AKA River Club Residential*) located in Manatee County; and

WHEREAS, the amended DRI Development Order for the existing River Club DRI in Manatee County is Resolution R-89-243, as amended by Resolutions R-92-27 and R-93-238; and

WHEREAS, On June 14, 1988, and prior to approval of the Development Order for the River Club DRI, a Settlement Agreement* was entered into between the Florida Department of Community Affairs, Tampa Bay Regional Planning Council, Manatee Joint Venture, Pursley Properties, Inc., and D'Urso Communities concerning aggregation and development of River Club, and a small parcel on SR 70; and

WHEREAS, the Settlement Agreement* included a ±245 acre portion of River Club identified as Tract II; and

WHEREAS, the Settlement Agreement* provided that Tract II* shall undergo DRI review and that the Owner* of Tract II* shall have the option of either submitting an ADA* for Tract II* only, or submitting a Substantial Deviation ADA* to the Development Order issued for Tract I* and Braden Woods; and

WHEREAS, the Settlement Agreement* specified that the traffic impacts of Tract I, River Club Residential* and the Braden Woods subdivision be included as part of project traffic to the Tract II, River Club Park of Commerce* development; and

WHEREAS, on April 26, 1990, a Credit Agreement was entered into between Manatee Joint Venture and Manatee County [No. CR-88-01(P)] as to parks and recreation impact fee credits; and

WHEREAS, on May 23, 1995, an Impact Fee Credit Agreement was entered into between Manatee Joint Venture and Manatee County [River Club LDA-93-03(R)] as to transportation impact fee credits; and

WHEREAS, on December 8, 1999, Manatee Joint Venture filed a Substantial Deviation ADA* to the Development Order issued for Tract I* and Braden Woods to allow new development on Tract II* (a.k.a. River Club Park of Commerce*) and the Tract I Four Acre Out Parcel*, in accordance with the options provided in the Settlement Agreement* for: 325,000 square feet of retail and service development; 100,000 square foot furniture store; 325,000 square feet of office; 60,000 square feet of mini-warehouses; 270 motel rooms; 2 single-family residential lots (Four Acre Out Parcel* of Tract I); 450 multi-family units; and a group care home for 300 persons; and

WHEREAS, the County and Manatee Joint Venture have agreed for administrative purposes that River Club Tract II* (River Club Park of Commerce*) and a portion of River Club Tract I* (the Four Acre Out Parcel*) shall be governed by its own Development Order; and

WHEREAS, on June 1, 2006, Manatee County approved Ordinance 06-29 amending Ordinance 01-46 ~~to:~~ and

~~1. Amend~~ **WHEREAS**, on April 5, 2007, Manatee County approved Ordinance 07-34 which amended and restated the River Club Park of Commerce Development Order (DO); and

~~Map H to allow single family attached residences on all parcels approved for multi-family residential, delete the group care (assisted living) use, limit the mini-warehouse use to the northern parcels adjacent to S.R. 70, and fill a 5.27-acre wetland in the northwest portion of the site;~~

~~2. Amend Table 1 to delete the 300 bed group care facility, add single family attached residences as a permitted use, and Increase the number of dwelling units from 450 to 500;~~

~~3. Modify Stipulation J(1) requiring the developer to provide a site for the fire district;~~

~~4. Modify Stipulation K(1) requiring the developer to make a cash payment to the school board; and~~

~~5. Change the owner, developer, and authorized agent for the project.~~

WHEREAS, the Developer has filed a request to amend the Development Order pursuant to Section 380.06(19)(e)2, Florida Statutes, which does not require the filing of a notice of proposed change, but, requires an application to the local government to amend the development order in accordance with the local government's procedures; and, a Notice of Proposed Change (NOPC) to request that further an application for approval of additional amendments to the River Club Park of Commerce Development Order ("DO") be approved as follows:

- ~~1. A six year, 11 month and 30 day extension to the build out date (from October 23, 2008 to October 22, 2015), with a corresponding increase to the termination date and restrictions on down zoning;~~
- ~~2. Change the project owner and developer, and~~
- ~~3. Amend the Development Order to update terminology and departmental references; and other changes for internal consistency.~~

~~**WHEREAS**, the Tampa Bay Regional Planning Council, Florida Department of Community Affairs, and Manatee County were provided copies of the NOPC by Manatee Joint Venture and were, therefore, afforded the opportunity to comment on the proposed changes; DO ("Application"); and~~

WHEREAS, the described Project* lies within the unincorporated area of Manatee County; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Section 380.06, Florida Statutes, has the statutory authority to consider and approve ~~Notices of Proposed Changes (NOPC)~~ for amendments to an approved Development of Regional Impact; 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 has reviewed the NOPC Application and filed a recommendation on the NOPC Application with the Board of County Commissioners; and

~~**WHEREAS**, the Board of County Commissioners has received and considered the report and recommendation of the Tampa Bay Regional Planning Council (TBRPC); and~~

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Section 380.06(19)€2, Florida Statutes, has the statutory authority to consider and approve amendments to a Development Order for an

~~approved DRI; and~~ held a duly noticed public ~~hearingshearing~~ on ~~February 1, 2007 and April 5, 2007~~ on the ~~NOPCApplication~~ 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 Planning Department.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA IN A REGULAR MEETING ASSEMBLED THIS 5th DAY OF APRIL, 2007, 2014 AS FOLLOWS:

SECTION 1. AMENDMENT AND RESTATEMENT OF DEVELOPMENT ORDER FOR DRI #18, ORDINANCE 06-2907-34.

Ordinance 06-2907-34 is hereby amended and restated in its entirety below. This Ordinance shall constitute the amended and restated Development Order for the River Club Park of Commerce 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 of Manatee County, after considering the testimony, evidence, documentation, NOPCApplication for an amended Development Order*, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. All recitals proceeding Section 1 of this Ordinance are adopted as findings of fact.
- B. The following information and commitments submitted by Manatee Joint Venture, River Club Properties, Inc., and PG Farms, Inc. Developer are hereby incorporated in this Development Order by reference:
 - 1. Substantial Deviation Application for Development Approval*(ADA*) received December 10, 1999.
 - 2. Substantial Deviation (ADA*) First sufficiency response: received April 18, 2000.
 - 3. Substantial Deviation (ADA*) Second sufficiency response: received November 13, 2000.
 - 4. Substantial Deviation (ADA*) Third sufficiency response received March 8, 2001.
 - 5. Substantial Deviation (ADA*) Fourth sufficiency response received May 15, 2001.

- C. In construing and enforcing the provisions of the documents incorporated in this Development Order by Section 2.B. above, the following shall apply:
1. The Development Order shall control over any incorporated document in conflict or inconsistent with its terms.
 2. The most recent response of ~~Manatee Joint Venture, River Club Properties, Inc., and PG Farms, Inc. Developer~~ in the referenced document shall control over previous response, whenever there is a conflict, otherwise the responses shall be considered cumulative.
 3. Any information, commitments, or impact mitigating provisions in the above-referenced documents which are inconsistent with the specific conditions set forth in this ordinance and the exhibits hereto, shall be deemed superseded and inapplicable.
- D. An application has been submitted to Manatee County and is being processed concurrently with this ~~NOPC Application~~ to approve an amendment to the ~~Zoning Ordinance [PDMU 99-02(G)(R63)] and~~ General Development Plan ~~(GDP)~~ for the entire 249.60 acre project.
- E. The Board of County Commissioners has received and considered the recommendation of the Manatee County Planning Commission concerning the DRI ~~Development Order~~ and the ~~proposed amended Zoning Ordinance and application of~~ General Development Plan amendment as it relates to the real property described in Section 6 of this Ordinance, pursuant to Section 380.06, Florida Statutes. The report was rendered on ~~January 11, 2007, _____,~~ following a public hearing.
- F. The BOCC held ~~a public hearingshearing~~ on ~~February 1, 2007 and April 5, 2007, _____~~ regarding the ~~NOPC Application~~ and the proposed amended ~~Zoning Ordinance and~~ General Development Plan, 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.
- G. The real property, which is the subject of this application is entitled River Club Tract II* (hereinafter River Club Park of Commerce*) and a portion of River Club Tract I*(hereinafter Four Acre Out Parcel*) which consists of approximately 249.60 acres, and is located within unincorporated Manatee County and is described in Section 6 of this Development Order. No change is requested as to the Four Acre Out Parcel* which has been developed and conveyed to third parties pursuant to the terms of the Development Order.

- H. The Owner* of the undeveloped portion of River Club Park of Commerce is ~~Villages at Riverclub Acquisition~~ River Club Holdings, LLC, The Residences at River Club, LLC, and Casvak River Club LLC.
- I. The authorized agent for ~~Villages~~ River Club Holdings, LLC, The Residences at Riverclub Acquisition River Club, LLC, and Casvak River Club LLC; is Robert F. Greene, ~~1301 6th Avenue~~ 601 12th Street W., ~~Suite 400~~. Bradenton, FL 34205.
- J. A comprehensive review of the impact generated by development of River Club Park of Commerce* and the Four Acre Out Parcel* has been conducted by the departments of Manatee County and TBRPC.
- K. The Developer* for purposes of this application is ~~Villages at Riverclub Acquisition, LLC~~ River Club Holdings, LLC, The Residences at River Club, LLC, and Casvak River Club LLC.
- L. The Project* is not in an Area of Critical State Concern, as designated pursuant to Section 380.05, Florida Statutes.

SECTION 3. CONCLUSIONS OF LAW

Based upon the previous findings of fact and the following conditions of the Development Order approval, the Board of County Commissioners of Manatee County concluded that:

- A. The development of River Club Park of Commerce* and the Four Acre Out Parcel* is consistent with the local land development regulations, the State Comprehensive Plan, the Comprehensive Regional Policy Plan, and the 2020 Manatee County Comprehensive Plan (Ordinance 89-01, as amended).
- B. The development of River Club Park of Commerce* and the Four Acre Out Parcel* is consistent with the report and recommendations of the TBRPC issued on August 13, 2001, on March 13, 2006 and October 9, 2006 ~~regarding this NOPC~~, as conditioned herein.
- C. 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.
- D. The review by the County, TBRPC, other participating agencies, and interested citizens reveals that impacts of the development amendments described in the ADA* for River Club Park of Commerce* and the Four Acre Out Parcel* are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes, within the terms and conditions of this Development Order. To the extent that the ADA* is inconsistent with the terms and conditions of this Development Order, the terms and conditions of this Development Order shall prevail. A

summary of the development covered by this Development Order is included as Table 1.

- E. The River Club Park of Commerce* and Four Acre Out Parcel* development does not unreasonably interfere with the achievement of the objectives of the Adopted State Land Development Plan applicable to the area.
- F. Pursuant to ~~Section 380.06(19), Florida Statutes, the changes proposed pursuant to the NOPC~~the Application submitted on ~~August 15, 2006~~1, 2013 and approved with conditions pursuant to ~~this Ordinance 07-34-14-16~~ are not presumed to be a Substantial Deviation, and a Notice of Proposed Change to the TBRPC is not required.

SECTION 4. DEFINITIONS

The definitions contained in Chapter 380, Florida Statutes and in the Manatee County Land Development Code and Comprehensive Plan shall apply to this Development Order in addition to those listed herein. The following capitalized terms used herein shall have the following meanings:

- 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 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 B.~~ "ADA*" shall mean the River Club Park of Commerce Development of Regional Impact (DRI) Application for Development Approval* received on December 8, 1999 and four sufficiency responses received on April 18, 2000, November 13, 2000, March 8, 2001, and May 15, 2001, respectively; and all information submitted by the Developer* in response to the sufficiency reviews of state, regional, and local agencies, the NOPC submitted on March 11, 2003 and amended on January 31, 2006, and this NOPC Application submitted on August ~~15, 2006~~1, 2013.
- 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 current year plus one year 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 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 Department responsible for roadway approvals.
- G. “Developer” shall mean ~~Villages at Riverclub Acquisition~~ River Club Holdings, LLC, The Residences at River Club, LLC, and Casvak River Club, LLC, their heirs, assigns, designees, agents, and designated successors in interest as to the River Club Park of Commerce* and the Four Acre Out Parcel* DRI.
- H. “Development Approval*” shall mean any approval for development granted through this DRI Development Order, the Preliminary Site Plan*, Preliminary Plat, Final Plat, or Final Site Plan process or Construction Drawing approval where site plans or subdivision plats are not required, and all conditions of approval.
- I. “Four Acre Out Parcel” (AKA Tract I Four Acre Out Parcel*), shall mean that portion of Tract I* of River Club, located at the southeast intersection of State Road 70 and Braden Run, as described in Section 6.
- J. “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.
- 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. "Master Development Plan*" shall mean Map H, revised ~~March 10, 2006~~ October 12, 2013, attached hereto as Exhibit "A" and incorporated by reference ~~in Ordinance 06-29~~.
- M. "Owner*" shall mean ~~Villages at Riverclub Acquisition~~ River Club Holdings, LLC, The Residences at River Club, LLC, and Casvak River Club LLC, their heirs assigns, designees, agents, and successors in interest as to the River Club DRI.
- N. "Preliminary Site Plan" (PSP) shall mean a Preliminary Site Plan* for a Phase or Sub-Phase as defined in The Manatee County Land Development Code (Ordinance 90-01, as amended).
- O. "Project" shall mean the land uses by area, square footage, and density described in the ADA* as modified by the Development Order to be constructed on the real property described in Section 6 herein.
- P. "River Club Park of Commerce" shall mean the real property as described in Section 6 herein.
- Q. "River Club Residential" shall mean all portions of the River Club DRI which are described in Section 6 of Resolution R-89-243, as amended by Resolutions R-92-27, R-93-238, and R-01-158.
- R. "River Club Tract I" shall mean that portion of the River Club DRI which consists of: 1) River Club Residential*, and 2) the Four Acre Out Parcel*, both as defined herein.
- S. "River Club Tract II" shall mean the portion of the River Club DRI which consists of River Club Park of Commerce*.
- T. "Settlement Agreement" shall mean that agreement entered into between the Florida Department of Community Affairs, Tampa Bay Regional Planning Council, Manatee Joint Venture, Pursley Properties, Inc., and D'Urso Communities on June

14, 1988, concerning aggregation and development of River Club, and a small parcel on State Road 70, known as the Four Acre Out Parcel*.

- U. "Total p.m. Peak Hour Project Trips" shall mean the total number of vehicle trips that come in or go out of a development project site via all access points during the weekday p.m. peak hour of the adjacent street traffic.
- V. "Tract I," (AKA River Club Tract I*) shall mean that portion of River Club DRI which consists of: 1) River Club Residential*, and 2) the Four Acre Out Parcel*, both as defined herein.
- W. "Tract I Four Acre Out Parcel," (AKA Four Acre Out Parcel*) shall mean that portion of Tract I* of River Club, at the southeast intersection of State Road 70 and Braden Run, as described in Section 6.
- X. "Tract II," (AKA River Club Tract II*) shall mean that portion of River Club DRI which consists of River Club Park of Commerce.*
- Y. "Transportation Impact Area" shall be defined as the roadway segments and intersections receiving transportation impacts where the cumulative traffic generated by this Project* will be four and a half (4½%) or more of the Manatee County adopted Level of Service. This area is generally depicted on Figure 21-1 which was submitted with the 2nd Sufficiency Response.
- Z. "Vertical Development" or "Vertical Construction" shall mean and be deemed to include the construction of or the addition to any existing structure.
- AA. "Warranted" shall mean a determination by the County 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.
- BB. "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 shall constitute approval of the ADA* for River Club Park of Commerce* ,except as modified by this ~~NOPC,~~this Ordinance 14-16 subject to the conditions set forth herein and shall be limited to the development amounts set forth in Table 1, below.

This Development Order shall constitute approval of the ADA* for the Four Acre Out Parcel* subject to the conditions set forth in Section 5, N(1) only and shall be limited to two single-family dwelling units and recreation/open space.

A(2). Development may occur at those locations identified on Map H (~~See~~-Attached Exhibit A ~~in Ordinance 06-29~~) in accordance with the permissible range of land uses within that Tract, provided all conditions of this Development Order are adhered to and the specific amount and type of Vertical Development* proposed is concurrent with all necessary infrastructure improvements.

TABLE 1 – DEVELOPMENT TOTALS		
TYPE OF DEVELOPMENT: Multi-Use Development.		
LOCATION: Southeast corner of the intersection of I-75 and SR 70		
LAND USE	TOTALS (Size/Units)	ACREAGE
Retail and Service Development -(Including a furniture store of 100,000 sq.ft.) -(Including commercial of 325,000 sq.ft.)	425,000 sq. ft. (100,000 sq.ft.) (325,000 sq.ft.)	97 acres
Office	325,000 sq. ft.	
Industrial -(mini-warehouse)	60,000 sq. ft.	
Motel	270 Rooms	
Residential -Multi-Family (Apts.)/Single-family attached. <u>-detached and group care (beds)</u>	500 <u>725</u> Dwelling Units	57 acres
Residential -Four Acre Out Parcel	2 single-family lots	2 acres*
Right-of-way (main road), FP&L Easement, Wetlands, Borrow Pit & Open Space		93 acres
		TOTAL = 249 acres
BUILD-OUT DATE	October 22, 2015 <u>September 13, 2023</u>	

* Includes only the lot area and not associated open space in the Four Acre Out Parcel

- A(3). The development totals specified with Table 1 above are approved subject to the conditions found within the Development Order and the transportation improvements required by Stipulation B(1) and Table 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 provided that the maximum cumulative total for the project does not exceed the following threshold:

1,608 Total P.M. Peak Hour Project Trips*

The Certificate of Level of Service shall be valid until March 13, ~~2010~~2019.

- A(4). Prior to expiration of the Certificate of Level of Service (March 13, ~~2010~~2019) granted under Stipulation A(3) above, any Preliminary Site Plans* for development that cumulatively, with previously approved Preliminary Site Plans*, ~~exceed any of exceeds~~ the ~~threshold~~threshold established in A(3) above shall be subject to review and approval of a new concurrency analysis for traffic, water, and wastewater and the issuance of a revised Level of Service Certificate. Any transportation analysis resulting in additional roadway or intersection improvements shall be approved by the Board of County Commissioners at an advertised public hearing. The County has no obligation to approve any development totals that would require triple left turn lanes at the northbound exiting intersection of 87th Street East and State Road 70.

- A(5). Every Preliminary Site Plan submitted to Manatee County shall contain a summary table of approved land uses to date, their corresponding total number of p.m. peak hour project trips* expected to be generated (based upon the 6th Edition of the ITE Trip Generation Manual), and the cumulative totals of approved land uses, trip generation, potable water and wastewater usage for River Club Park of Commerce*. This table shall be adjusted annually to reflect trips counted and reflected in the Annual Monitoring Report.

- A(6). All single-family residential development which does not have a Final Subdivision Plat prior to March 13, ~~2010~~2019 and all remaining development which does not have a building permit prior to March 13, ~~2010~~2019 shall be subject to review and approval of a concurrency analysis. The additional CLOS shall require Board of County Commission approval. If a new concurrency analysis is submitted it shall be required to consider the impacts of all projects, approved and pending, which have been submitted prior to submission of the new concurrency analysis.

- A(7). Tradeoffs between the land uses set forth in Table 1 ~~may be granted by the Board of County Commissioners with an amendment to the General Development Plan~~

~~approved by the Board along with a traffic study addressing any changes in trip generation, distribution, average queue length at intersections, and any mitigation necessary as a result of the tradeoff (Note: Even if the trip generation estimates as a result of the tradeoff are less than or equal to what was previously approved, a traffic study shall still be required to address the change in entering and exiting percentages, and consequently other measures of effectiveness). On January 5, 2006, the Board approved an amendment to the General Development Plan to implement a "tradeoff" in accordance to this provision. Any future proposal for a "tradeoff" shall be reviewed for compliance with the provisions of this Development Order, the Manatee County Land Development Code, and the Manatee County Comprehensive Plan. The developer shall also be required to demonstrate that 1) the quantities of solid waste generated, potable water consumed, and wastewater, and 2) the impacts to the County Parks, Transit Services, EMS, and Sheriff, in the event of any tradeoffs, are less or meet County standards in effect at the time of tradeoff. The Developer* shall give DCA and the Tampa Bay Regional Planning Council notice of its intent to trade off land uses at least 15 days prior to the County's approval of any such trade off. The Notice shall identify the resulting impacts of the trade off in terms of land use, traffic generation, potable water, wastewater, solid waste, and affordable housing. In addition, the DRI annual report shall include information indicating cumulative amounts of development which have been approved by the County as of the annual report date and the resulting impacts on traffic generation, potable water, wastewater, solid waste, and affordable housing. Following the County's approval of any such trade off, the County shall provide to the Department of Community Affairs and TBRPC a copy of said approval. are allowed in accordance with the Trade Off Matrix attached as Exhibit F. Following the County's approval of any Preliminary Site Plan including a trade off, the County shall provide to the Tampa Bay Regional Planning Commission (TBRPC) a copy of said approval. Such notice shall not require an Notice Of Proposed Change (NOPC) or Substantial Deviation Determination.~~

- A(8). Trade offs between approved land use totals shall be limited to the minimum and maximum exchanges listed in Table 2 below:

TABLE 2
Minimum and Maximum Development for Trade Off of Land Uses

Land Use	Minimum	Maximum	Unit
Commercial	200,000	360,000	Square Feet
Furniture Store	0	100,000	Square Feet
Office	200,000	360,000	Square Feet
Mini-Warehouse	0	70,000	Square Feet
Motel	1300	450	Rooms
Multi-Family Apt.	./Single Family		
<u>Detached/Single Family Attached</u>	300	500 725	Dwelling Units
<u>Assisted Living/Group Care Beds</u>		0	200

A(9). The following limitations shall apply to any tradeoff between land uses:

- a.) Following the County's approval of any such tradeoff thru ~~an amended Zoning Ordinance~~ a Preliminary Site Plan, the County shall provide to the ~~DCA and~~ TBRPC a copy of said approval. Such notice shall not require a NOPC or Substantial Deviation Determination.
- b.) Tradeoffs in accordance with the Trade Off Matrix not exceeding the limits set forth in Table 2, above, shall not constitute a Substantial Deviation.
- c.) Any deviations below the minimums or above the maximum development totals set forth in Table 2, above, shall require Substantial Deviation-.
- d.) Determination pursuant to Section 380.~~06062~~. (19) Florida Statutes.

A(10). The Project* site may continue to be used for agricultural activities, but at no greater intensity than at present. No silvacultural or agricultural activities shall be initiated on land not currently under such use.

A(11). Any excess infrastructure capacity constructed to potentially serve development beyond that permitted with any Preliminary or Final Site Plan shall be at the Developer*'s risk and shall not be construed to vest additional Vertical Development* construction rights.

A(12). Preliminary and Final Site Plan Applications for Vertical Development* shall be reviewed for compliance with this Development Order and shall be subject to the requirements of the 2020 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.

B. TRANSPORTATION CONDITIONS

B(1). The following roadway and intersection improvements shall be required. 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 total p.m. peak hour trips*, identified in the DRI documentation, which has previously been permitted in the Project*. The Developer* shall not be entitled to a Preliminary Site Plan* approval which would result in the cumulative number of total p.m. peak hour trips for the Project* to exceed the applicable subphase total p.m. peak hour project trip transportation improvement thresholds unless Funding Commitments* have been obtained to ensure that the improvements required are in place Concurrent* with such subphase.

**Table 3
 REQUIRED IMPROVEMENTS**

	Location	Total Traffic LOS Prior to Improvement	Project Traffic Impact (Percent)	Required Improvement	When Required (total p.m. peak hour project traffic)
1.	S.R. 70/I-75 East Ramps Intersection	F	50.7	Add second NB I-75 to EB S.R. 70 RT lane *	1,314
				Signalize the EB S.R. 70 to NB I-75 and NB I-75 to EB S.R. 70 intersections when warranted by the MUTCD and approved by FDOT.	1,314 (1) completed by others
2.	S.R. 70/87th Street Intersection	F	39.0	Add second NB to WB LT lane, while maintaining existing NB through lane and NB to EB RT lane.	1,314 (1) completed by others
				Add second WB to SB LT lanes, while maintaining existing two WB through lanes and WB to NB RT lane.	1,314 (1) completed by others
				Add two SB to WB RT lanes, while maintaining existing SB through lane and SB to EB LT lane.	1,314 (1) completed by others
				Add second EB to NB LT lane, while maintaining existing two EB through lane and EB to NB RT lane.	1,314 (1) completed by others
				Signalize	1,314 or when warranted by the MUTCD and approved by FDOT. (1) completed by others
3.	S.R. 70/I-75 West Ramps Intersection	F	19.5	Signalize the SB I-75 LT onto EB S.R. 70 when warranted.	1,314 (1) completed by others
				Add dual LT lane at SB I-75 off-ramp onto EB S.R. 70	1,314 (1) completed by others
4.	Project's West access/S.R. 70			Widen EB S.R. 70 to provide a deceleration and EB to SB right turn lane	Prior to first C.O. for Vertical Development ⁽¹⁾ completed by Developer
ACRONYM LISTING: EB - East Bound MUTCD - Manual of Uniform Traffic Control Devices WB - West Bound LT - Left-Turn NB - North Bound RT - Right Turn SB - South Bound					

* If requested by FDOT and Manatee County. If this improvement undergoes permitting from FDOT, an operational analysis will be required to show that the proposed geometrics will yield safe and efficient operation for design year traffic. This process may result in additional or alternative mitigation requirements.

(1) Represents 80% of initial Phase 1 total project traffic entering and exiting the development.

B(2). A monitoring program to verify that the actual number of trips generated by River Club Park of Commerce* is reflective of the transportation analysis and subsequently prescribed mitigative measures shall be instituted by the Developer*. The program shall provide annual p.m. peak hour project driveway counts at locations identified on Exhibit D in Ordinance 06-29. The monitoring program shall commence one (1) year after Vertical Construction* commences. Monitoring shall continue on an annual basis until Project* buildout.

The monitoring program shall consist of weekday PM peak hour directional counts from 4:00 to 6:00 PM, with subtotals at 15-minute increments, at the specified locations shown on Exhibit D (through volumes on SR 70 will not have to be counted.) The sum of the Project* entrance trips will be totaled in 15-minute increments and the highest four consecutive 15-minute totals will be summed to determine the Project*'s total PM peak hour traffic volume.

The required monitoring data shall be included in each Annual Report. If the monitoring results demonstrate that the Project* is generating more than five (5) percent above the number of trips estimated in the original analysis or an Annual Report is not submitted within 30 days of its due date, Manatee County shall conduct a Substantial Deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the Development Order to change or require additional roadway improvements. The revised Transportation Analysis shall be subject to review by all appropriate review entities.

C. ENVIRONMENT

C(1). Vegetation, Wildlife, and Wetlands*

- a. In the event that any additional state or federally-listed species or nesting colonies of wading bird species not already identified are discovered on-site during Project* development, the Developer* shall immediately notify the Florida Fish and Wildlife Conservation Commission and Manatee County Planning [Section of the Building and Development Services](#) Department and implement the recommended measures for species protection.
- b. A management plan for the Project*, for removal of nuisance and exotic species, shall be developed by the applicant and approved by the Planning Department prior to the first Final Site Plan approval for the Project* and included in the next annual report. (Completed)
- c. Post-development wetlands*, upland 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. (Completed)
- d. Maintenance of preserved and post-development wetlands*, mitigation areas, and upland conservation areas shall be assured through the incorporation of a Habitat Protection Plan. The Plan shall be submitted to ~~EMD~~ [Environmental Planning Section of the Building and Development Services Department](#) for approval with the first Final Site Plan and included in the next annual report. (Completed)

- e. The natural hydroperiod shall be restored to the post-development and on-site wetlands* to the greatest degree possible.
- f. The Project* site may continue to be used for agricultural activities, but at no greater intensity than at present. No silvacultural or agricultural activities shall be initiated on land not currently under such use.
- g. The Developer* will relocate gopher tortoises to other suitable locations on site, as approved by Florida Fish and Wildlife Conservation Commission, or contribute money to purchase suitable habitat in accordance with state guidelines and permit requirements. (Completed)
- h. Wildlife corridors shall be created, preserved, and maintained between wetland systems to provide habitat for various mammal, reptiles, and amphibians, as identified on Map F, dated September 17, 2001.

C(2). Air Quality

- a. Best Management Practices shall be employed during site preparation and construction to minimize air quality impacts.

C(3). Water Quality and Stormwater Management

- a. 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)

- b. An Integrated Pest Management Plan (IPM) shall be developed and approved by Manatee County prior to the first Final Site Plan. The IPM shall address the following items:
 - (1) Fertilizer/pesticide/herbicide/application; and
 - (2) Related quality control and assurance procedures.

A training manual shall be developed as part of the IPM for maintenance personnel and made available on site at all times. (Completed)

- c. The Developer* shall encourage the use of water conserving landscapes and the responsible use of water, pesticides and fertilizers by occupants; and the Developer* shall participate in the Florida Yards and Neighborhoods

Program and follow the guidelines for lawn and landscape maintenance set forth therein. These efforts shall be enforced through Property Owners' Associations.

- d. In order to protect surface water quality, stormwater exiting the site shall meet or exceed all applicable State water quality standards.
- e. The design and construction techniques listed below shall be utilized to minimize groundwater contamination:
 - (1) using shallow ponds;
 - (2) ensuring that ponds and swales are properly grassed;
 - (3) setting a maximum depth for stormwater storage;
 - (4) maintaining a minimum distance between pond bottoms and the top of the confining layer for the Floridan aquifer; and
 - (5) implementation of a site-specific groundwater quality monitoring system.
- f. The applicant is encouraged to meet with the Southwest Florida Water Management District's Venice permitting staff for a pre-application conference prior to engaging in any stormwater designs and prior to submitting any applications for Environmental Resource Permits. The pre-application conference will enable District staff to assist the Developer* to better understand regional hydrology and its relation to approved development in the area to ensure that the proposed stormwater system will function.
- g. Prior to any site alteration activities associated with the Project**, the Developer* shall implement a construction/ongoing surface water quality monitoring program approved by Manatee County's [Parks and Natural Resources](#) Environmental Management Department, the City of Bradenton, and the Southwest Florida Water Management District. The surface water quality monitoring program shall include an identification of the locations, frequency, duration of sampling, parameters to be monitored, collection and analytical methods, and reporting requirements. All water quality sample collections and laboratory analysis shall be conducted in accordance with NELAP approved methodology. The laboratory performing the analyses shall be certified by the Florida Department of Health and shall have an approved comprehensive quality assurance plan on file with the FDEP. In the event that an overall watershed monitoring program and reporting program is implemented and satisfies the intent of the ongoing surface water monitoring program of this condition, the ongoing surface water quality monitoring program may be discontinued upon the recommendation and approval of such by the County. [\(Completed\)](#)

The stormwater management system shall be designed, constructed, and maintained to meet or exceed the applicable requirements of Chapter 62-25, 40D-4, and 62-40, F.A.C. The stormwater management system shall be

designed to comply with the provisions relating to the Evers Reservoir Watershed Protection Overlay District by providing treatment, at a minimum, of 150% of that required by Chapter 62-25 and 40D-4, F.A.C.

- h. The stormwater management systems shall be designed, constructed, and maintained to meet or exceed applicable requirements of the adopted Manatee County Comprehensive Plan and Chapter 62.4, 62-25, 40D-4, 400D-40, 40D-400 F.A.C.

C(4). Soils

- a. Best Management Practices shall be employed during site preparation and construction to prevent soil erosion.

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.

E. WASTEWATER MANAGEMENT

- E(1). The County has determined that there exists adequate wastewater capacity to accommodate the impacts of the Development Totals authorized in Table 1, provided that the usage does not exceed 230,900 gallons per day (See Exhibit E). The Certificate of Level of Service shall be valid until ~~October 23, 2006~~ March 13, 2019. All residential development which does not have a Final Plat approval (or building permit if platting is not required) and all non-residential development which does not have a building permit prior to ~~October 23, 2006~~ March 13, 2019 shall be subject to a determination by the County of whether there exists adequate wastewater capacity to accommodate the impacts of all development after this date. Such determination shall be made in accordance with the Manatee County concurrency requirements in effect at the time.

- E(2). Wastewater shall not be treated on-site or by a private utility.

- E(3). No septic tanks shall be installed on the River Club Park of Commerce* site or the Four Acre Out Parcel*.

F. WATER SUPPLY

- F(1). The County has determined that there exists adequate water capacity to accommodate the impacts of the Development Totals authorized in Table 1, provided that the usage does not exceed 267,000 gallons per day (See Exhibit E). The Certificate of Level of Service shall be valid until ~~October 23, 2006~~ March 13,

2019. All residential development which does not have a Final Plat approval (or building permit if platting is not required) and all non-residential development which does not have a building permit prior to ~~October 23, 2006~~March 13, 2019 shall be subject to a determination by the County of whether there exists adequate potable water capacity to accommodate the impacts of all development after this date. Such determination shall be made in accordance with the Manatee County concurrency requirements in effect at the time.

- F(2). 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 stormwater; (2) non-potable quality groundwater. Prior to each Final Site Plan approval, the Developer* shall identify the irrigation source which will be utilized.
- F(3). In the event that the use of reclaimed water is authorized within the Evers Reservoir Watershed and reclaimed water lines are installed adjacent to the site, the Developer* shall connect to the system and require utilization of this resource to the maximum extent possible for irrigation purposes. In the mean time, irrigation of landscaping shall be limited to the use of well water or stormwater.
- F(4). Water-saving devices shall be required in the Project* as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).
- F(5). The Developer* shall utilize the water conservation techniques/methods identified in the ADA*. This would include, but not be limited to: water saving plumbing fixtures, appliances, and other conserving devices; and use of native landscaping materials to minimize irrigation needs.
- F(6). The Developer* shall maintain all water lines and fire hydrants not dedicated to the County.

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 Development Totals authorized in Table 1 of this Development Order. The Certificate of Level of Service shall be valid until ~~October 23, 2006~~March 13, 2019.
- G(2). In the event that businesses using or producing hazardous materials or medical waste locate within the Project*, these materials shall be handled in a manner consistent with applicable Federal, State, and Local regulations.

H. ENERGY

- H(1). The energy conservation measures shall include: individual meters for each retail facility; installation of energy saving equipment; regular maintenance of energy

saving equipment; architectural design considerations; shielding of building exteriors from the direct effects of the sun to the maximum extent practical with landscaping and reduced lighting and cooling of buildings during non business hours.

- H(2). The Developer* shall use xeriscape landscaping wherever possible to reduce both water and energy consumption.

Landscape plans shall incorporate the preservation of native vegetation and significant amounts of xeriscape landscaping to reduce both water and energy consumption.

I. RECREATION AND OPEN SPACE

- I(1). The Developer* shall be responsible for the maintenance of all recreation and open space areas within the Project* site not dedicated to the County.

J. PUBLIC SAFETY

- J(1). The Developer* shall review the concepts of "fire safe communities" as provided by the Florida Division of Forestry, and implement all appropriate measures.

K. EDUCATION

- K(1). This ~~project~~Project* shall be subject to all school impact fees in effect at time of application of building permits.

L. AFFORDABLE HOUSING

- L(1). An assessment of the potential affordable housing impacts of the Project* was performed as part of the ~~Application for Development Approval~~.AADA*. This analysis was accepted by all reviewing agencies and determined that there is no unmet need created by this Project*.

M. GENERAL CONDITIONS

- M(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(19), 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.

- M(2). The Developer's* commitments set forth in the ADA*, and, as summarized in Exhibit C attached, shall be honored, except as they may be superseded by specific terms of the Development Order.

- M(3). The Developer* shall coordinate with the Institute for Business and Home Safety (IBHS) and the Manatee County Division of Emergency Management to determine the feasibility of incorporating fire and wind-resistant "fortified" design criteria into the commercial, office, light industrial, and motel facilities.
- M(4). 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*.
- M(5). The Manatee County Planning 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 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.
- M(6). The Developer*, its successors, assigns, or transferees, shall submit Annual 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 November 30, 2002 (Note: this date corresponds with the Annual Report submittal date for the River Club Residential* DRI) and each year thereafter 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 Planning 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 Planning 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 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. Identification of 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 DCA, 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(15)(f), Florida Statutes;
- j. A statement that all persons have been sent copies of the Annual Report in conformance with Subsection 380.06(15) and (18), Florida Statutes;
- k. Information on the actual prices and rents of housing units constructed relative to the then current Department of Housing and Urban Development (HUD) affordable housing guidelines; and
- l. An updated map showing the locations and acreage of upland and wetland preservation.

M(7). In the event of a Development Order appeal or other legal challenge of this Development Order by the Department of Community Affairs, 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. 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.

A. FOUR ACRE OUT PARCEL GENERAL CONDITIONS

N(1). The Four Acre Out Parcel*, as identified herein in Section 6, shall be limited to two single-family residential dwelling units and recreation/open space.

SECTION 6. LEGAL DESCRIPTION

Development of River Club Park of Commerce* shall be restricted to the 245.38 acre tract of land described below:

RIVER CLUB PARK OF COMMERCE

DESCRIPTION:

FROM THE N.W. CORNER OF BLOCK 1 OF BRADEN WOODS SUBDIVISION, PHASE I, AS RECORDED IN PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE N.E. CORNER OF BRADEN WOODS SUBDIVISION, PHASE V AS RECORDED IN PLAT BOOK 22, PAGE 97 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 70°20'03" W, ALONG THE BOUNDARY OF SAID BRADEN WOODS SUBDIVISION, PHASE V A DISTANCE OF 1036.13 FEET TO THE EAST LINE A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES; N 70°20'03" W, A DISTANCE OF 30.00 FEET; THENCE S 28°55'06" W, A DISTANCE OF 464.42 FEET; THENCE S 01°11'43" W, A DISTANCE OF 1286.17 FEET; THENCE S 00°36'23" W A DISTANCE OF 1331.85 FEET; THENCE S 89°37'50" E, A DISTANCE OF 244.50 FEET TO THE N.W. CORNER OF BRADEN WOODS SUBDIVISION, PHASE III, AS RECORDED IN PLAT BOOK 21, PAGE 129 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°36'23" W, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE WEST LINE OF BRADEN WOODS SUBDIVISION, PHASE IV, AS RECORDED IN PLAT BOOK 21, PAGE 159 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 3884.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) SECTION 13075-2402; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWELVE COURSES: N 83°02'44" W, A DISTANCE OF 569.68 FEET; AND N 89°32'55" W, A DISTANCE OF 260.89 FEET; AND N 13°41'35" W, A DISTANCE OF 2043.30 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'40", A DISTANCE OF 2889.07 FEET TO THE END OF SAID CURVE; AND N 03°24'57" E, A DISTANCE OF 304.84 FEET; AND N 01°15'18" E, A DISTANCE OF 1199.68 FEET; AND N 03°12'44" E, A DISTANCE OF 395.97 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 85°05'19" E, AT A DISTANCE OF 5635.58 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'21", A DISTANCE OF 951.38 FEET TO THE END OF SAID CURVE; AND N 37°47'42" E, A DISTANCE OF 221.34 FEET; AND N 84°10'55" E, A DISTANCE OF 221.34 FEET; AND S 72°37'29" E, A DISTANCE OF 748.74 FEET; AND S 70°20'03" E, A DISTANCE OF 400.00 FEET TO THE END OF SAID RIGHT OF WAY LINE; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70 (SECTION 13075-2403) THE FOLLOWING TWO COURSES; CONTINUE S 70°20'03" E, A DISTANCE OF 60.00 FEET; AND N 19°39'57" E, A DISTANCE OF 12.41 FEET TO THE AFORESAID EAST LINE OF A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S 01°11'43" W, A DISTANCE OF 685.74 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 13 AND 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A D.O.T. ACCESS RIGHT OF WAY (O.R.B. 977/362), A COUNTY MAINTAINED RIGHT OF WAY, AND ANY OTHER PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 245.38 ACRES, MORE OR LESS.

Development of the Four Acre Out Parcel* shall be restricted to the 4.22 acre tract of land described below:

FOUR ACRE OUT PARCEL

DESCRIPTION:

COMMENCE AT THE N.W. CORNER OF LOT 1, BLOCK 2 OF BRADEN WOODS SUBDIVISION, PHASE 1, AS RECORDED IN PLAT BOOK 21, PAGES 5-10 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA: THENCE ALONG THE EAST RIGHT OF WAY LINE OF BRADEN RUN, AS SHOWN ON SAID SUBDIVISION THE FOLLOWING TWO COURSES: N 00°27'12" E, A DISTANCE OF 29.27 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 558.00 FEET: AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°03'19", A DISTANCE OF 273.23 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'59", A DISTANCE OF 39.28 FEET TO THE P.T. OF SAID CURVE: AND N 32°32'30" E, A DISTANCE OF 227.04 FEET TO THE P.C. OF A CURVE: TO THE LEFT HAVING A RADIUS OF 642.00 FEET: AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°52'33", A DISTANCE OF 144.28 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70: THENCE S 70°20'03" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 392.15 FEET: THENCE S 19°39'57" W, A DISTANCE OF 431.80 FEET: THENCE N 70°20'03" W, A DISTANCE OF 441.58 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°50'34", A DISTANCE OF 43.13 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENT, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 4.22 ACRES, MORE OR LESS.

SECTION 7. COMMENCEMENT OF DEVELOPMENT

~~Physical development of the Project* shall commence by October 23, 2008. If physical development of the Project* has not commenced within two years, or 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, 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 8. BUILD-OUT

Buildout shall be completed by ~~October 22, 2015~~ September 13, 2023.

SECTION 9. TERMINATION DATE

This Development Order shall expire ~~October 22, 2017~~ September 13, 2025 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.

SECTION 10. DEVELOPER* COMMITMENTS

The ADA and the four sufficiency responses submitted are specifically incorporated by reference, except as they may be superseded by specific terms of this Development Order to the extent that commitments are made in these documents, they shall be honored as Developer* Commitments. The Developer* Commitments for the River Club Park of Commerce and the Four Acre Out Parcel* are attached as Exhibit C.

SECTION 11. RESTRICTIONS ON DOWN-ZONING

Prior to the buildout date (~~October 22, 2015~~ September 13, 2023) 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.

Any down-zoning or reduction in intensity shall be affected 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 12. BINDING ORDER UPON DEVELOPER AND COUNTY

This Development Order shall be binding upon the Developer*, Owner*s, the County, and upon the Developer*'s and Owner*'s grantees, successors, and assigns.

SECTION 13. 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 14. RENDITION

The [Building and Development Services](#) Planning Department is hereby directed to send certified copies of this Development Order within thirty (30) days of the [date of signature by the Chairman of the Board of County Commissioners \(BOCC\)](#) approval to the Developer*, [and the Florida Department of Economic Opportunity](#) DCA, and TBRPG.

SECTION 15. 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 Planning Department a copy of the recorded notice.

SECTION 16. SEVERABILITY

It is the intent of this Development Order to comply with the requirements of all applicable law and constitutional requirements. If any provision of this Ordinance or the application thereof to any person or circumstance is for any reason held or declared to be unconstitutional, inoperative, or void by a Court of Competent jurisdiction, such holdings of invalidity shall not affect the remaining portions or applications of this Ordinance, and to this end the provisions of this Ordinance are declared severable.

SECTION 17. EFFECTIVE DATE

This Ordinance shall become effective upon filing of a certified copy with the Department of State and transmitted to the Developer*, ~~DCA, and TBRPG~~ provided, however, that the

Ordinance 07-34 - List of Exhibits

Exhibits ~~A, B,~~ D, and E are included with Ordinance 06-29

~~A.~~ Map H

C. Developer Commitments

| F Tradeoff Matrix

EXHIBIT A
MAP H

EXHIBIT C DEVELOPER COMMITMENTS

The following are Developer* commitments 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.

1. Obtain Development Approval* and complete development pursuant to the requirements of the Settlement Agreement* dated June 14, 1988; Preliminary Development Agreement dated May 16, 2000 (for River Club Park of Commerce*); and River Club Development Order R-89-243, as amended. (ADA* page 10-1)
- ~~2. Complete Park of Commerce infrastructure buildout and land sales to end users within seven years of the commencement of development. (ADA* page 1-2)~~
- ~~2. Intentionally Deleted.~~
3. Development proposed to be controlled or managed by accounting for PM Peak Hour Vehicle Trips. (ADA* page 10-2)
4. Commercial areas on the Commerce Park site are designed to serve area residents and “passers” by the regional highway system. (ADA* page 10-7)
5. The Developer* shall relocate gopher tortoises to other suitable locations on site and/or contribute money to purchase suitable habitat in accordance with state guidelines and permit requirements. (ADA* page 12-2/SR1/Page 15)
6. Construction plans shall identify construction limits and barriers which are to be installed prior to site development. (ADA* page 12-2)
7. Certain upland areas (inclusive of the majority of the power line corridor) shall be protected from development. Such areas shall include representative pine flatwood areas. (ADA*, Environmental Assessment, page 6)
8. Development plans shall provide for upland buffers adjoining all post-development wetland systems to provide some habitat for various small mammals, reptiles and amphibians. Wildlife corridors will be created between wetland systems to allow wildlife to move through the site. (ADA*, Environmental Assessment, page 7)
9. Wetland hydroperiods shall be established with the preparation of construction plans. (ADA*, page 13-1)
10. Wetlands* to be preserved or mitigated are shown on Map F. The majority of on-site wetlands* shall be protected in their natural condition to the maximum extent possible. The stormwater system for the various development sites shall be

configured to avoid significant alterations of the current watersheds for individual wetlands* thereby preserving their hydroperiods. (ADA* page 13-1)

11. Enhancement of the onsite wetlands* through the removal of exotics and maintenance of watersheds for all wetlands* are the primary methods of enhancement proposed. (ADA*, page 13-1)
12. Planned wetland alterations are set forth in the ADA*, page 13-2.
13. The Developer* shall utilize stake silt screens along the limits of construction to prevent erosion and turbidity from entering wetlands*. (ADA*, page 13-3)
14. Upland conservation areas, as conceptually set forth on Map F, set forth the intent regarding establishment of said areas to be consistent with the final stormwater plan. (ADA*, page 13-3)
15. The stormwater drainage/retention easement accruing to the Owner*s of Tract III, as shown in the referenced Settlement Agreement* will be accommodated. (ADA*, page 14-1)
16. Canal and lake bank stabilization shall typically be accomplished by utilizing proper slopes with sod to stabilize the soil. (ADA*, page 15-2)
17. A water truck shall be utilized to minimize dust from unpaved roads during construction activities. (ADA*, page 15-2)
18. On-site fill shall typically come from, to the maximum extent practicable, stormwater retention facility excavations. (ADA*, page 15-2)
19. All potable water shall be obtained from Manatee County. (ADA*, page 17-1)
20. Conventional water saving fixtures shall be utilized for plumbing facilities. (SR3/Exhibit G/#21)
21. Wastewater services shall be obtained from Manatee County. (ADA*, page 18-2)
22. The existing on site borrow pit shall be utilized as a future component of the stormwater treatment system, with modifications to accommodate future development, as approved by permit. (ADA*, page 19-1)
23. Stormwater treatment shall be provided for a minimum of $\frac{3}{4}$ inch of rainfall or pursuant to the permit requirements of Manatee County and SWFWMD. This reflects the required 50% increase in treatment due to the Project**s location within the Ever's Reservoir Watershed. (ADA*, page 19-1)

24. The predevelopment run-off rates for a 25 year 24 hour storm shall be determined utilizing the Soil Conservation Service unit hydrograph method for the existing site. (ADA*, page 19-3)
25. No hazardous or toxic waste shall be generated within the Project*. Any hazardous or toxic materials utilized on site shall be minimal and will be handled, stored and disposed of according to state regulations. (ADA*, page 20-1)
26. Access to the Park of Commerce shall come from three primary driveways: right in/right out on SR 70, east of I-75; SR 70 at the intersection of 87th Street; Linger Lodge Road.
27. Fugitive dust shall be controlled by moistening exposed soil on a regular basis during site preparation and construction activities. (SR3/Exhibit G/#28)
28. Police and fire services shall be obtained from Manatee County and the Braden River Fire District. Private security will be provided on site at the option of tenants and end users. (ADA*, page 25-1)
29. Private recreation facilities shall be provided to meet or exceed County standards for multi-family uses. (ADA*, page 26-1)
30. All open space shall be private and maintained by the Developer*, end user, or assigns. (ADA*, page 26-1)
31. Energy conservation measures shall include: individual meters for each retail facility; installation of energy saving equipment; regular maintenance of energy saving equipment; architectural design considerations; shielding of building exteriors from the direct effects of the sun to the maximum extent practical with landscaping and reduced lighting and cooling of buildings during non business hours. (SR3/Exhibit G #32)

EXHIBIT F TRADE OFF MATRIX

TABLE 1

EQUIVALENCY MATRIX

Trade From	Trade To								
	Commercial	Furniture Store	General Office	Mini-Warehouse	Hotel	Apartment	Single Family	Town-Home	ALF
Commercial	1.000	6.533	2.162	11.011	4.900	4.742	2.940	5.654	13.364
Furniture Store	0.153	1.000	0.331	1.685	0.750	0.726	0.450	0.865	2.045
General Office	0.463	3.022	1.000	5.094	2.267	2.194	1.360	2.615	6.182
Mini-Warehouse	0.091	0.593	0.196	1.000	0.445	0.431	0.267	0.513	1.214
Motel	0.160	1.044	0.346	1.760	0.783	0.758	0.470	0.904	2.136
Apartment	0.211	1.378	0.456	2.322	1.033	1.000	0.620	1.192	2.818

Trip Rates:

Commercial	2.94
Furniture Store	0.45
General Office	1.36
Mini-Warehouse	0.27
Motel	0.47
Hotel	0.60
Apartment	0.62
Single Family	1.00
Townhomes	0.52
ALF	0.22

Example:

Convert (Trade From) 50,000 SF of General Office to Single Family (Trade To)

$$(50,000 / 1,000) \times 1.360 = 68 \text{ SF DU's}$$



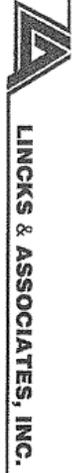
LINCKS & ASSOCIATES, INC.

TABLE 1
 EQUIVALENCY MATRIX
 (Revised 2/24/14)

Trade From	Trade To										
	Commercial (KSF)	Furniture Store (KSF)	General Office (KSF)	Mini-Warehouse (KSF)	Hotel (Rms)	Apartment (DU's)	Single Family (DU's)	Condo/Town-Home (DU's)	ALF (Beds)	Office (KSF)	Medical (KSF)
Commercial (KSF)	1.000	6.533	2.162	11.308	4.900	4.742	2.940	5.654	13.364	0.824	
Furniture Store (KSF)	0.153	1.000	0.331	1.731	0.750	0.726	0.450	0.865	2.045	0.126	
General Office (KSF)	0.463	3.022	1.000	5.231	2.267	2.194	1.360	2.615	6.182	0.381	
Mini-Warehouse (KSF)	0.088	0.578	0.191	1.000	0.433	0.419	0.260	0.500	1.182	0.073	
Motel (Rooms)	0.160	1.044	0.346	1.808	0.783	0.758	0.470	0.904	2.136	0.132	
Apartment (DU's)	0.211	1.378	0.456	2.385	1.033	1.000	0.620	1.192	2.818	0.174	
Trip Rates:											
Commercial	2.94	TE/KSF									
Furniture Store	0.45	TE/KSF									
General Office	1.36	TE/KSF									
Mini-Warehouse	0.26	TE/KSF									
Motel	0.47	TE/Room									
Hotel	0.60	TE/Room									
Apartment	0.62	TE/DU									
Single Family	1.00	TE/DU									
Condo/Townhomes	0.52	TE/DU									
ALF	0.22	TE/Bed									
Medical Office	3.57	TE/KSF									

Example:
 Convert (Trade From) 50,000 SF of General Office to Single Family (Trade To)

$$(50,000 / 1,000) \times 1.360 = 68 \text{ SF DU's}$$



Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

Bradenton Herald
Aug. 27, 2014
Miscellaneous Notices

NOTICE OF ZONING CHANGES IN UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 11, 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:

Z-14-03 - BAYSHORE
BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 14-16 -
RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249½ acres. The site is in the MU (Mixed Use and P/SP-1 (Public/Semi Public-1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential

Manatee County Government Administrative Center
Commission Chambers, First Floor

9:00 a.m. - September 11, 2014

use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)

- 4.Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-99-02(P) for Phases 1,3, and 6-15, to amend the Preliminary Site Plan to:

- 1.Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
- 2.Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) or assisted living facility (a.k.a. group care home);
- 3.Update expiration and build-out dates and CLOS;
- 4.Revise owner and authorized agent information and various stipulations to update the Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22)DTS#20140285 /BUZZSAW #326

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

- 1.Revise the dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21;
- 2.Modify dimensional standards for single-family attached units;
- 3.Revise corresponding stipulations to be consistent with the new dimensional standards;
- 4.Modify Affordable Housing conditions consistent with current practices;
- 5.Update the phasing and build-out dates to reflect legislatively approved extensions; and
- 6.Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 + acres).

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

PDMU-14-21(P) - PARKCREST LANDINGS, LLC/PARKCREST LANDINGS DTS#20140054
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new Preliminary Site Plan to:

Change the current use from single-family attached units to multi-family;
Add 28 units for a total of 400 multi-family units;
Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground; and
Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00ñ acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-03(P) - DAKIN HOMESTEAD PROPERTY -
(DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ñ acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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

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

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

Manatee County Building
and Development Services
Department
Manatee County, Florida
08/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE

Published: 8/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 11, 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:

Z-14-03 - BAYSHORE BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 14-16 - RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249± acres. The site is in the MU (Mixed Use and P/SP-1

(Public/Semi Public- 1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)
4. Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (\pm 249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

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3. Update expiration and build-out dates and CLOS;
4. Revise owner and authorized agent information and various stipulations to update the

Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (± 249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22) DTS#20140285/BUZZSAW #326

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Amendment the General Development Plan and Zoning Ordinance to show these changes.

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DTS#20140054

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and

Include detached garages with storage, leasing office, mail kiosk and maintenance building.

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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: August 27, 2014

September 11, 2014 -Planning Commission
Agenda Item #12

Subject

PDMU-99-02(G)(R6) - River Club Park of Commerce - Quasi-Judicial - Stephanie Moreland

Briefings

None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941-748-4501 ext. 3880

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDMU-99-02(G)(R-6) with Stipulations, amending and restating Ordinance No. PDMU-99-02(G)(R), PDMU-99-02(G)(R2), PDMU-99-02(G)(R3), PDMU 99-02(G)(R4) and PDMU99-02(G)(R5), RESTATING Special Approval previously granted for a project in: 1) an Entranceway, 2) Project in the Evers Reservoir Watershed Protection Overlay District, 3) Mixed Use Future Land Use Category; Restating the Adopted findings for Specific Approval previously granted for alternatives to LDC Sections 710.2.17.2, 714.8 (tree replacement alternatives), 715.3.1.d (10 consecutive parking spaces), 724 (Signs - as applicable), 737.5.3.2, 737.5.3.3, 737.5.3.4.3, 737.5.3.4.5 (Entranceway standards), as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- River Club Park of Commerce, a mixed use development, is at the southeast corner of I-75 and S.R. 70 and extends southward to Linger Lodge Road and east to Braden Woods on ±249 acres. The site is in the MU (Mixed Use) and P/SP-1 (Public/Semi-Public-1) Future Land Categories and zoned PDMU (Planned Development Mixed Use).
- Mr. Robert F. Greene, authorized agent for River Club Holdings, LLC, the Residences at River Club, LLC, and Casvak River Club LLC (owners), requests approval of an amendment to the Zoning Ordinance to consolidate and replace Ordinances PDMU-99-02(G)(R-3), PDMU-99-02(G)(R-4) and PDMU-99-02(G)(R-5) to revise certain stipulations to extend the build-out date, modify use trade-off provision and minimum and maximum exchange limits; provide for office and residential uses in commercial phases other than Phases 2, 4, and 5; increase the maximum number of residential units by 225 for a total of 725 residential units and revise residential use types to include single-family attached, detached and multi-family and a 200-bed (equals 33 units) assisted living facility (a.k.a group care home); revise owner and authorized agent information and various stipulations to update the General Development Plan.
- River Club Park of Commerce DRI and General Development Plan was originally approved in 2001 for a mixed use development and has since been amended (amendments detailed in staff report).
- The General Development Plan is currently approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.
- The request is accompanied with a revision to the DRI Development Order and Preliminary Site Plan.
- Staff supports the proposed amendments and has included the analysis for each proposal in the staff report.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded.

Reviewing Attorney

Schenk

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

Attachment: Staff Report - River Club Park of Commerce PDMU-99-02(G)(R6) - 9-11-2014 PC.pdf

Attachment: Ordinance River Club Park of Commerce - PDMR-99-02(G)(R6) - 9-11-2014 PC.pdf

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

Attachment: Exhibit B - Map F - River Club Park of Commerce - PDMU-99-02(G)(R6) - 9-11-2014 PC.pdf
Attachment: Exhibit Y - River Club Park of Commerce - PDMU-99-02(G)(R6) - 9-11-2014 PC.pdf
Attachment: Exhibit X - River Club Park of Commerce - PDMU-99-02(G)(R6) - 9-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - River Club Park Commerce - PDMU-99-02(G)(R6) - Bradenton Herald - 9-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - River Club - PDMU-99-02(G)(R6) - Sarasota Herald Tribune - 9-11-2014 BC.pdf
Attachment: Maps - Future Land Use, Zoning and Aerial - River Club Park of Commerce - PDMU-99-02(G)(R6) - 9-11-2014 PC.pdf

P.C. 9/11/14

PDMU-99-02(G)(R-6) – RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)
4. Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (±249 acres). Present zoning is PDMU/WP-E/ST.

P.C.: 9/11/14

B.O.C.C.: 10/02/14

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 as conditioned herein, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance No. PDMU-99-02(G)(R-6) with Stipulations, amending and restating Ordinance No. PDMU-99-02(G)(R), PDMU-99-02(G)(R2), PDMU-99-02(G)(R3), PDMU 99-02(G)(R4) and PDMU99-02(G)(R5), **RESTATING** Special Approval previously granted for a project in: 1) an Entranceway, 2) Project in the Evers Reservoir Watershed Protection Overlay District, 3) Mixed Use Future Land Use Category; Restating the Adopted findings for Specific Approval previously granted for alternatives to LDC Sections 710.2.17.2, 714.8 (tree replacement alternatives), 715.3.1.d (10 consecutive parking spaces), 724 (Signs - as applicable), 737.5.3.2, 737.5.3.3, 737.5.3.4.3, 737.5.3.4.5 (Entranceway standards), as recommended by staff.

PROJECT SUMMARY	
CASE NUMBER:	PDMU-99-02(G)(R6)
CASE NAME:	River Club Park Of Commerce
APPLICANT(S):	River Club Holdings, LLC
FUTURE LAND USE CATEGORY:	MU (Mixed Use) and P/SP-1 (Public/Semi-Public-One)
EXISTING ZONING:	PDMU (Planned Development Mixed Use)
OVERLAY DISTRICTS:	Evers Reservoir Watershed Protection
CASE PLANNER:	Stephanie Moreland
STAFF RECOMMENDATION:	Approval
SURROUNDING LAND USES AND ZONING	
NORTH	Across SR 70, is the Creekwood DRI zoned PDC (Planned Development Commercial) and PDI (Planned Development Industrial).
SOUTH	Across Linger Lodge Road, is a telecommunication tower and single-family residences zoned A-1 (Suburban Agriculture) and PDR (Planned Development Residential).
EAST	Overhead transmission lines, Braden Woods Subdivision, and the Ranch Lake Plaza Shopping Center zoned A-1, RSF-1 (Residential Single-Family- one dwelling unit per acre), and PDC, respectively.
WEST	Across I-75, is Tara Golf and Country Club and Tara Shopping Center (a DRI) zoned

	PDR and PDC.
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DETAILED DISCUSSION

History

On December 4, 2001, the Board of County Commissioners (B.O.C.C.) approved the River Club Park of Commerce DRI and General Development Plan (GDP) [PDMU-99-02(G)] with the uses and size limitations shown in the table below:

LAND USE CATEGORY	ENTITLEMENTS
Retail and Service	450,000 SF
Furniture Store	• 100,000 SF
Other Retail/Service	• 325,000 SF
Office	325,000 SF
Mini Storage	60,000 SF
Motel	270 rooms
Right-of-way (main road), FP&L Easement, wetlands, Borrow Pit and Open space	
Residential	
Multi-Family (Apts)	450 d.u.s
Group Care Facility	300 beds
Build-Out Date: October 23, 2008	

The Board of County Commissioners approved the following amendments to the GDP:

- January 5, 2006 – GDP [PDMU-99-02(G)(R)] to delete the 300 bed group care facility, limit the mini-warehouse space to the northern portion of the site, add single-family attached residences as a permitted use, increase the number of dwelling units from 450 to 500, delete the timing requirement for issuance of building permits, delete the requirements for the developer to make specific contributions to the school board and fire district, modify buffer requirement along I-75, modify the right-of-way requirement of the main internal road, and amend various other stipulations.

LAND USE CATEGORY	ENTITLEMENTS
Retail and Service	450,000 SF
Furniture Store	• 100,000 SF
Other Retail/Service	• 325,000 SF
Office	325,000 SF
Mini Storage	60,000 SF
Motel	270 rooms
Right-of-way (main road), FP&L Easement, wetlands, Borrow Pit and Open space	

Residential	
Multi-Family (Apts), Single-family attached	500 dwelling units
Build-Out Date: October 23, 2008	
<ul style="list-style-type: none"> • June 1, 2006 - GDP [PDMU-99-02 (G)(R2)] to fill a 5.27 acre wetland in the northwest portion of the site and amend various other stipulations. • April 5, 2007 - GDP [PDMU-99-02(G)(R3)] to extend the build-out date to October 22, 2015 and amend the definition of developer. 	
LAND USE CATEGORY	ENTITLEMENTS
Retail and Service	450,000 SF
Furniture Store	• 100,000 SF
Other Retail/Service	• 325,000 SF
Office	325,000 SF
Mini Storage	60,000 SF
Motel	270 rooms
Right-of-way (main road), FP&L Easement, wetlands, Borrow Pit and Open space	
Residential	
Multi-Family (Apts), Single-Family Attached	500 dwelling units
Build-Out Date: October 22, 2015	
<ul style="list-style-type: none"> • January 11, 2011 - GDP [PDMU-99-02(G)(R4)] to allow a master sign plan for the River Club Park of Commerce. • June 7, 2012 – GDP [PDMU-99-02 (G)(R5)] for Phases 2 & 5 of the DRI to amend stipulation L(2)g, eliminate an 8' high wall substituting with enhanced landscaping and extend the build-out date to September 13, 2023, and expiration dates to September 13, 2025, per Senate Bill (SB) 380.06(19)b (14) b, House Bill 7207 and 252,363, Florida Statutes. 	
LAND USE CATEGORY	ENTITLEMENTS
Retail and Service	450,000 SF
Furniture Store	• 100,000 SF
Other Retail/Service	• 325,000 SF
Office	325,000 SF
Mini Storage	60,000 SF
Motel	270 rooms
Right-of-way (main road), FP&L Easement, wetlands, Borrow Pit and Open space	
Residential	
Multi-Family (Apts), Single-family attached	500 dwelling units
Build-Out Date: September 13, 2023	
Expiration Date: September 13, 2025	

Request:

The current request is to modify the use trade-off provision and minimum and maximum exchange limits; provide for office and residential uses in commercial phases other than Phases 2, 4, and 5; increase the maximum number of residential units by 225 for a total of 725 units; revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home); and revise owner and authorized agent information and various stipulations to update the General Development Plan. Analysis for each specific modification/revision to the GDP is detailed below:

- 1) Modify the use trade-off provision and minimum and maximum exchange limits;

An Equivalency Matrix, submitted by the applicant was reviewed, accepted and approved on April 8, 2014, by the Transportation Planning Division of Manatee County Public Works Department. The Equivalency Matrix insures that no additional traffic impacts are created provided that the matrix multipliers are used for land use tradeoffs.

- 2) Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5;

- Portions of the project have been sold since it was originally approved; Casvak River Club, LLC has developed Phases 2 and 5 in the northern portion of the project. These phases are approved for non-residential uses which may include; commercial, office, motel, furniture store or mini-storage uses.
- Staff supports the applicant's proposal to preserve existing native trees and shrubs within the buffers along I-75 and S.R. 70, excluding those areas which are to be cleared for view corridors and property maintenance clearing and trimming. A stipulation is included with this request to allow view corridors a maximum of 50' in width. The view corridors may be allowed within the roadway buffer to allow for highway sign visibility from I-75. The 50' shall be measured at the right of way line and shall taper to the width of the sign. Trees removed from the view corridor shall be replaced in accordance with LDC Section 714. Trimming of any other vegetation shall be limited to ensure visibility of language on the sign and shall be no lower than 3' above the existing ground elevation.

The previously approved Master Sign Plan for River Club Park of Commerce is being modified to allow various changes to include location, size and sign types. The changes are shown on Exhibit "X" (River Club Plaza) and Exhibit "Y" (Ranch Lake Apartments).

- River Club Holdings, LLC and The Residences at River Club, LLC own the central and southern parts of the project to include Phases 4, and 6 -10. To maintain a mixed use development in the central and southern parts of the site, Phase 4 is also approved for non-residential uses only. The remaining phases (6-10) are designated for office uses and various residential use types.
- 3) Increase the total number of residential units by 225 for a total of 725 units; revise residential use types to include; 446 multi-family units; 197 for single-family attached units, 82 lots for single-family detached residences, or 49 lots for single-family detached residences, add a 200-bed (equal 33 units) assisted living facility (a.k.a group care home);

The Manatee County Comprehensive Plan designates the site as MU and the FP&L easement as P/SP-1 on the Future Land Use Map. According to Manatee County Comprehensive Plan Policy 2.2.1.21.1, the intent of the MU Future Land Use Category (FLUC) is to “also provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses to achieve internal trip capture and the development of a high quality environment for living, working, or visiting”.

According to Map H, the proposed office and residential units will occupy Phases 6 -10. The assisted living facility (group care home) may be located in Phase 7, 9 or 10.

The site is adjacent to I-75 (Interstate), S.R. 70 (Principal Arterial), and Linger Lodge Road (Urban Collector). This segment of S.R.70 has experienced rapid growth in the last two decades with a mix of commercial, office, residential, and industrial uses. To the north, across S.R. 70 is the Creekwood DRI, approved for 1,362 residential lots. To the south, across Linger Lodge Road is a recreational vehicle park zoned PDRV and vacant land zoned PDR. Ranch Lake Plaza Shopping Center and Braden Woods Subdivision are east of the FP&L easement. To the west, across I-75 is Tara Golf and Country Club and Shopping Center, also a DRI approved for 2,719 residential lots.

Policy 2.2.1.21.2 lists suburban or urban residential uses in the range of potential uses for consideration for the MU FLUC. The proposal to increase the maximum number of residential units to 725, a density of 5.02 dwelling units per acre, is below the range of potential density (nine dwelling units per acre) for the MU FLUC. No residential units are permitted in the area designated P/SP-1. However, Policy 2.2.1.22.3 allows a part of the area designated as P/SP-1 to be counted towards gross residential density.

The additional residential type and units are included in Table 1 (Development Totals) of the revised Ordinance ~~Page 391 of 457~~ in the table below:

LAND USE CATEGORY	ENTITLEMENTS
Retail and Service	450,000 SF
Furniture Store	• 100,000 SF
Other Retail/Service	• 325,000 SF
Office	325,000 SF
Mini Storage	60,000 SF
Motel	270 rooms
Right-of-way (main road), FP&L Easement, wetlands, Borrow Pit and Open space	
Residential	
Multi-Family (Apts), Single-family attached and detached units, and 200-bed assisted living facility	725 dwelling units
Build-Out Date: September 13, 2023	
Expiration Date: September 13, 2025	

- 4) Revise owner and authorized agent information and various stipulations to update the General Development Plan.

The owner and authorized agent information is modified to show River Club Holdings, LLC, The Residences at River Club, LLC, and Casvak River Club, LLC, as the owners and developers of the undeveloped portion of River Club Park of Commerce. Robert F. Greene (601-12th Street West, Bradenton, FL 34205) is the authorized agent.

The following shows only the development conditions being revised or added in strike-thru and underline format.

A. DEVELOPMENT APPROVAL AND LEVEL OF SERVICE CERTIFICATE CONDITIONS

A(1). This Development Approval shall constitute approval of the amended and restated ~~zoning ordinance~~ Zoning Ordinance subject to the conditions set forth herein and shall be limited to the development amounts set forth in Table 1, below.

TABLE 1 – DEVELOPMENT TOTALS

TYPE OF DEVELOPMENT: Multi-Use Development.

LOCATION: Southeast corner of the intersection of I-75 and S.R. 70.

LAND USE	TOTALS (Size/Units)	NET ACREAGE
Retail and Service Development (Furniture Store) (Uses listed in Stip L[2] d.4) - (Including a furniture store of 100,000 sq. ft.) – (Including	425,000 sq. ft. (100,000 sq. ft.) (325,000 sq. ft.) Page 392 of 457	94 <u>97</u> acres

commercial of 325,000 sq. ft.)		
Office	325,000 sq. ft.	
Industrial - (mini-warehouse)	60,000 sq. ft.	
Motel	270 Rooms	
Residential - Multi-Family (Apts)/single Single-family attached - Single-Family Detached/Assisted Living/Group Care	500 <u>725</u> Dwelling Units	57 acres
Residential - Four Acre Out Parcel	2 single-family lots	2 acres*
Right-of-way (main road), FP&L Easement, Wetlands, Borrow Pit		99 93 acres
		TOTAL = 245.38 <u>249</u> acres
BUILD-OUT DATE	October 23, 2015 September 13, 2023	

*Includes only the lot area and not associated open space in the Four Acre Out Parcel

A(2). The development totals specified with Table 1 above are approved subject to the conditions found within this Ordinance and the transportation improvements required by Stipulation B(1) and Table 2. Tradeoffs between the land uses set forth in Table 1 are allowed in accordance with the Trade Off Matrix attached as Exhibit F. Following the County's approval of any Preliminary Site Plan including a trade off, the County shall provide to TBRPC a copy of said approval. Such notice shall not require an NOPC or Substantial Deviation Determination.

Trade Offs between approved land use totals shall be limited to the minimum and maximum exchanges listed in Table 2 below:

TABLE 2
Minimum and Maximum Development for Trade Off of Land Uses

Land Use	Minimum	Maximum	Unit
Commercial	200,000	360,000	Square Feet
Furniture Store	0	100,000	Square Feet
Office	0	360,000	Square Feet
Mini-Warehouse	0	70,000	Square Feet
Motel	0	450	Rooms
Multi-Family Apt./ Single-Family Attached			
/Single-Family detached	300	725	Dwelling Units
Assisted Living/Group Care	0	200	Beds

The following limitations shall apply to any trade-off between land uses:

- a.) Following the County's approval of any such tradeoff through a Preliminary Site Plan, the County shall provide to the TBRPC a copy of said approval. Such notice shall not require a NOPC or Substantial Deviation Determination.

b.) Tradeoffs in accordance with the Trade Off Matrix not exceeding the limits set forth in Table 2, above, shall not constitute a Substantial Deviation.

c.) Any deviations below the minimum or above the maximum development totals set forth in Table 2, above, shall require Substantial Deviation determination pursuant to Section 380.062(19) Florida Statutes.

A(4.) All single-family residential development which does not have a Final Subdivision Plat prior to March 13, 2010 2019 and all remaining development which does not have a building permit prior to March 13, 2010 2019 shall be subject to review and approval of a concurrency analysis. The additional CLOS shall require Board of County Commission approval. If a new concurrency analysis is submitted it shall be required to consider the impacts of all projects, approved and pending, which have been submitted prior to submission of the new concurrency analysis.

A(6). ~~A master Preliminary Site Plan or multiple~~ New Preliminary Site Plans and modifications to existing Preliminary Site Plan approvals shall be submitted to the Board of County Commissioners Planning Department for review and approval. ~~The Board's review shall be to determine consistency in accordance with the approved General Manatee County Land Development Plan and compatibility, design and quality, and relationship to the adjacent property~~ Code.

~~The Boards review shall also include analysis of noise impacts, traffic management and improvement, and the ultimate right-of-way requirements for the ultimate design of the interstate 75 (I-75) and S.R. 70 intersection.~~

~~The review shall also include analysis to determine the appropriate location of the internal north/south roadway to provide for the ultimate 10 lane configuration of I-75 while avoiding, eliminating and/or minimizing wetland impacts.~~

~~L(2).~~ L(2). All Signage for the River Club Park of Commerce shall be permitted as shown on the attached Master Signage Plan and Key Legends, Exhibit "X" (River Club Plaza) and Exhibit "Y" (Ranch Lake Apartments).

CASVAK – River Club Plaza

Signs along S.R. 70 (West of Ranch Lake Boulevard)

<u>Sign</u>	<u>Qty</u>	<u>Type</u>	<u>Color</u>	<u>Height</u>	<u>Illumination</u>	<u>Area S.F.</u>	<u>Total S.F.</u>
River Club Plaza (Inland tenants)	4	P-2 Multi-tenant Pylon Sign (Eight Tenant Panels)	Navy/Tan and White Plex Panels	O.A.H. 35'x12'/Display: 10'x25'	Internal	250.00	250.00
River Club	4	P-4 Multi-	Navy/Tan	O.A.H. 35'x16'	Internal	250.00	250.00

Plaza Outparcel Tenants		Tenant Pylon Sign (Five Tenant Panels)	and White Plex Tenant Panels	Display:13'x19'3"			
River Club Plaza— Outparcel Tenants	3	T2- Monument Sign	Navy/Tan White Plex Tenant Panels	O.A.H.12'/ Display: 12'x12'	Internal	144.00	144.00

Signs within River Club Plaza Property

<u>Sign</u>	<u>Qty.</u>	<u>Type</u>	<u>Color</u>	<u>Height</u>	<u>Illumination</u>	<u>Area</u>	<u>Total</u>
River Club Plaza	1	P1-Hi-Rise LED Pylon Sign	Navy/Tan and LED Display	O.A.H. 100'/ LED Display: 25'x16'	Internal	400.00	400.00
River Club Plaza	1	M1-Multi-Tenant Sign Four Panels	Navy/Tan and White Plex Tenant Panels	O.A.H. 12'Display:11'x8'	Internal	88.00	88.00

Signs along I-75 and on River Club Plaza Property

<u>Sign</u>	<u>Qty</u>	<u>Type</u>	<u>Color</u>	<u>Height</u>	<u>Illumination</u>	<u>Area (S.F.)</u>	<u>Total S.F.</u>
River Club Plaza	1	P2-Multi-Tenant Pylon Sign (Eight Tenant Panels)	Navy/Tan and White Plex Tenant Panels	O.A.H. 35'/Display: 10x25'	Internal	250	250
River Club Plaza	6	T2 Highway side Tenant Feature sign	Navy/ Tan and White Plex Tenant Panel	O.A.H. 25'/Display 5'x 20'	Internal	100	100

Signs along Ranch Lake Boulevard

<u>Sign</u>	<u>Qty</u>	<u>Type</u>	<u>Color</u>	<u>Height</u>	<u>Illumination</u>	<u>Area (S.F.)</u>	<u>Total S.F.</u>
River Club Plaza	1	M1-Multi-Tenant Sign Four Panels	Navy/Tan and White Plex Tenant Panels	O.A.H. 12'/Display: 11'x8'	Internal	88.00	88.00
River Club Plaza	1	P3-Multi-Tenant	Navy/Tan and	O.A.H. 25'/Display:	Internal	200.00	200.00

		<u>Pylon sign (Eight Tenant Panels)</u>	<u>White Plex Tenant Panels</u>	<u>10'x20'</u>			
<u>River Club Plaza- Outparcel Tenants</u>	<u>1</u>	<u>T2- Monument Sign</u>	<u>Navy/Tan White Plex Tenant Panels</u>	<u>O.A.H. 12'/display: 12'x12'</u>	<u>Internal</u>	<u>144.00</u>	<u>144.00</u>

Signs for Major Tennant (Parcel 5 of the GDP)

<u>Sign</u>	<u>Qty</u>	<u>Type</u>	<u>Color</u>	<u>Height</u>	<u>Illumination</u>	<u>Area (S.F.)</u>	<u>Total</u>
<u>Major Tennant</u>	<u>1</u>	<u>T3-Tenant Pylon Sign</u>	<u>Blue/Yellow</u>	<u>O.A.H. 35'/Display: 4'9"x 20'</u>	<u>Internal</u>	<u>95.00</u>	<u>95.00</u>
<u>Major Tennant</u>	<u>1</u>	<u>MW— Monument Sign</u>	<u>Blue/Yellow</u>	<u>O.A.H. 7'11"/Display: 4'9"x20'</u>	<u>Internal</u>	<u>95.00</u>	<u>95.00</u>

Signs for Village at Riverclub Acquisition (Exhibit Y)

<u>Sign</u>	<u>Qty:</u>	<u>Type</u>	<u>Color</u>	<u>Height</u>	<u>Illumination</u>	<u>Area (S.F.)</u>	<u>Total S.F.</u>
<u>River Club Park</u>	<u>1</u>	<u>1-55' Entry/LED Sign</u>	<u>Navy/Tan and LED Display and White Plex Tenant Panel</u>	<u>O.A.H. 55'/LED Display: 24'x16' Display: 24'x16'</u>	<u>Internal</u>	<u>384.00 (LED) 384.00 (Sign)</u>	<u>768.00</u>
<u>River Club Park</u>	<u>2</u>	<u>2-20 Post Sign</u>	<u>Navy/Tan and White Plex Tenant Panels</u>	<u>O.A.H. 20'/Display: 9'x9'</u>	<u>Internal</u>	<u>81.00</u>	<u>81.00</u>
<u>River Club Park</u>	<u>1</u>	<u>3-100 Pylon Sign</u>	<u>Navy/Tan and White Plex Tenant</u>	<u>O.A.H. 100'/Display: 20'x15'</u>	<u>Internal</u>	<u>300.00</u>	<u>300.00</u>
<u>River Club Park</u>	<u>4</u>	<u>8' Ground Sign</u>	<u>Navy/Tan and White Plex Tenant panels</u>	<u>O.A.H. 8'/Display: 17'x4'</u>	<u>Internal</u>	<u>68.00</u>	<u>68.00</u>
<u>River Club Park</u>	<u>6</u>	<u>25' Highway side Tenant Feature Sign</u>	<u>Navy/Tan and White Plex Tenant Panel</u>	<u>O.A.H. 25'/Display 5'x20'</u>	<u>Internal</u>	<u>100.00</u>	<u>100.00</u>
<u>River Club</u>	<u>1</u>	<u>35' Double</u>	<u>Navy/Tan</u>	<u>O.A.H. 35'</u>	<u>Internal</u>	<u>406.00</u>	<u>406.00</u>

<u>Park</u>		<u>Sign</u>	<u>and White Plex Tenant Panel</u>	<u>Display 18.5'x11'</u>			
<u>River Club Park</u>	<u>1</u>	<u>35' Sign</u>	<u>Navy/Tan and White Plex Tenant Panel</u>	<u>O.A.H. 35'/Display 18.5'x11'</u>	<u>Internal</u>	<u>203.00</u>	<u>203.00</u>

- ~~1. Sign "1" shall not be permitted within any public right-of-way. Prior to submitting a Building Permit a revised location for Sign "1" shall be approved by the Planning Department.~~
- ~~2. Sign "6" shall not be permitted and shall be removed.~~
- ~~3. Sign "7" shall be limited to an 8' ground sign only.~~
4. 1. Any additional signs proposed other than those shown on the approved Master Sign Plan and as otherwise stipulated above (1-3) and attached as Exhibit X and Y shall require an amendment to the River Club Park of Commerce Development Plan and Zoning Ordinance at an advertised public hearing, unless otherwise permitted in the LDC Section 724.
5. 2. All proposed signage shall be on-site signs only. No off-site advertisement is permitted.
6. 3. No signs shall be permitted within any public rights-of-way.
7. 4. All free-standing signs shall not be installed prior to the construction of the corresponding tenant space.
8. 5. Proposed signs shall not conflict with existing and proposed landscaping to maximum extent possible:
 - i. The Building Department shall route all sign permits for River Club Park of Commerce to the ~~Natural Resources Department (NRD)~~ Environmental Planning Section who shall review individual sign permits to assist in determining optimal location for signs:
 - a. Within roadway buffers to allow maximize visibility of signs, while minimizing removal of existing trees.
 - b. Internal, wall and perimeter signs to ensure placement of signs and to give consideration to existing landscaping to prevent unnecessary pruning or trimming of vegetation to maintain sign visibility.
 - c. And sign footers to ensure minimal impacts to root zones.

ii. View corridors a maximum of 50' in width may be allowed within the roadway buffer to allow for highway sign visibility from I-75. The 50' shall be measured at the right-of-way line and shall taper to the width of the sign. Trees removed from the view corridor shall be replaced in accordance with LDC Section 714, Trimming of any other vegetation shall be limited to that necessary to ensure visibility of language on the sign and shall be no lower than 3' above the existing ground level.

9. 6. Signs shall be setback a minimum of 5' from all property lines with the exception of the message center sign (LED) Sign), which shall be set back a minimum of 50 feet.

~~10.~~ 7. All proposed signage along I-75 and S.R. 70 shall be no closer than ~~two~~ fifty hundred feet apart.

~~11.~~ 8. No signs shall be permitted in floodways, conservations areas, or wetlands, other than those signs permitted elsewhere in the LDC (i.e., conservation signs).

~~12.~~ 9. Signage shall be placed so it does not conflict with vehicular clear zones, FDOT indices and clear zone requirements shall be met.

~~13.~~ 10. An informational copy of an agreement enabling Amber Alerts to be placed on the proposed signage shall be submitted to County staff prior to the issuance of a Building Permit for the LED message center sign.

~~15.~~ 11. No other revisions are approved to the General Development Plan with this request.

L(3). Non-Residential

a. Building Appearance

All building facades shall exhibit an aesthetically attractive appearance. Buildings visible from I-75 and S.R. 70 shall have their primary façade facing these roadways. The Developer* may meet the intent of this condition by buffering and screening to be reviewed and approved by the Planning 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 feet in height. In order to insure that the buildings do not project a massive blank wall, architectural 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 Director. Facades greater than 100 feet in length shall have variation in roof lines through varying the height of the cornice, or the use of 2 or more roof types (parapet, dormers, and sloped, etc.).

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, or corrugated metal 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, S.R. 70, the internal collector street as shown on the GDP, and adjacent properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

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, S.R. 70, or the internal collector street as shown on the GDP, or on any side of the building which is prominently visible to referenced roadways. This requirement may be modified by the Planning Section of 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 and shall not be visible from I-75 or S.R. 70.

c. Height

1. The maximum building height shall be 35 feet, with the exception of the hotel or office use, which shall not exceed 4 stories.

Buildings within 100 feet of I-75 or S.R. 70 shall not exceed 30 feet in height, except for hotels and office buildings, which shall comply with the minimum front yard setback (or landscape buffer) specified on the GDP, plus 25 feet for each story over 2.

d. Use Limitations

1. Commercial in Phases 2,4 and 5 shall be limited to the following uses listed in Figure 6-1 of the Land Development Code:

a. Retail Commercial Uses listed as permitted or administratively permitted in the General Commercial zoning district, with the exception of Farm Equipment and Supply Establishments and Motor Vehicle, MH/RV Sales, Rental, and Leasing Establishments.

b. Banking, Business and Health Services (except Hospitals and Nursing Homes), Hotels, Offices, Car Washes, Dry Cleaners, Small and Medium Printing, Personal Establishments, Rental and Repair Service Establishments, Neighborhood Serving Motor Vehicle Repair Establishments, Medium Intensity Recreational Facilities.

c. Mini-warehouse use

2. Reserved.

3. The maximum building area for Phases 2, 4, and 5 combined shall not exceed 400,000 square feet. An additional 160,000 square feet may be permitted for hotel or office use if built above the first level.

4. No development shall be approved in the portion of Phase 4 south of Phase 10.

e. Mini-Warehouse Design

1. Mini-warehouses within 150 feet of I-75 or S.R. 70 shall not exceed one story in height.

2. Overhead doors shall not be visible from I-75 or S.R. 70.

f. Fencing

1. Chain link fences shall not be visible from I-75 or S.R. 70.

~~g. An 8 foot high solid wall shall be installed within the 30-foot buffer in Phase 5, eEnhanced landscaping plan will be planted north from the borrow pit to where the main internal road roadway crosses the Florida Power and Light FP&L easement prior to the first second Certificate of Occupancy for the project. This requirement may be waived or modified by the Planning Department if the applicant installs a similar wall on the east side of the FP&L easement pursuant to the applicant's agreement Project. The landscape plan shall be in strict conformance with the Braden Woods~~

Homeowners Association Landscape Plan submitted by Stewart Washmuth dated September 16, 1999 and referenced in Section 3.D of this Ordinance. April 6, 2012 attached to PDMU-99-02(G)(R5) as Exhibit "A"(Completed).

L(34). Residential

- a. The maximum number of residential units (including group care units) shall be ~~500~~ 725. The maximum number of group care units shall be 200 beds.
- b. Reserved
- c. Residential restrictions
 - 1. Residential development shall be restricted to a maximum of 3 stories and height of 35 feet. Separation between multi-family buildings shall be a minimum of 30 feet.
 - 2. Reserved
 - 3. ~~Prior to any Preliminary Site Plan approval for residential units a noise analysis shall be done based on the future 10-lane configuration of I-75 and anticipated traffic in 2025.~~

Manatee County Noise Level Criteria for the River Club DRI

MANATEE COUNTY NOISE STIPULATION*

No residential dwelling units shall be allowed in areas where the exterior noise level is;

- Ldn > 65 dBA.;
- Leq design hour > 65 dBA.;
- L10 design Hour hour > 68 dBA

Unless protected by some performance equivalent measure to achieve:

- Ldn # 65 dBA # 65DBA, or
- Leq design hour # 65 dBA, or
- L10 design Hour # hour # 68 dBA,

Or, building design and sound mitigation measures are incorporated to achieve air conditioned interior living areas Ldn #45 dBA or less.

NOISE REDUCTION REQUIRED*

~~Sound attenuating barriers should be provided between the residential units and the noise source.~~

~~Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and florida rooms.~~

~~Buildings shall be positioned to maximize the distance between the residential units and the noise source.~~

~~* For more detailed information see "The Noise Guidebook – A reference document for implementing the Department of Housing and Urban Development's Noise Policy", prepared by the Environmental Planning Division, Office of Environment and Energy.~~

4. All residential development adjacent to the north south roadway shown on the General Development Plan shall be designed as reverse frontage in accordance with the requirements of Section 907.7.4 of the Land Development Code.
5. The required second means of access for each portion of the Project* shall be provided pursuant to Section 712.2.8 of the Land Development Code.
6. Phase 10 shall not exceed 60 dwelling units and the maximum building height shall not exceed 2 stories.

~~L(4) Signs:~~

- a. ~~One freestanding pole sign per street frontage, in compliance with Section 737.5.3.3 shall be allowed per frontage for each parcel for Phases 2 and 5 combined, Phase 4, Phase 6, Phase 7, Phase 9, and Phase 10. Any additional signs that may be permitted along S.R. 70, I-75, or along any other street frontage shall be limited to ground signs, in compliance with Section 737.5.3.3.~~

L(6) The design and shielding of any on-site lighting shall comply with Section 709.2.2. In addition, building mounted lights shall be limited to 20 feet in height and directed to the interior of the development using horizontal cut-off fixtures. The maximum height may be increased to 25 feet with ~~Board of County Commission~~ Building and Development Services Planning Department approval at the time of Preliminary Site plan approval.

L(7) c. (3rd paragraph)

The applicant shall not be entitled to any impact fee credits from the ~~county~~ County for dedication of right-of-way pursuant to the stipulation.

L(8) The perimeter buffer along ~~I-75 and S.R. 70~~ shall be a minimum of 50 feet in width, except as approved by the ~~Environmental Planning Director~~ Section of the Building

and Development Services Department and shown on the Final Site Plan to minimize wetland impacts. Where the roadway buffer is reduced to minimize wetland impacts, there shall be no other impacts to these wetlands from adjacent development. The applicant shall dedicate additional right-of-way on the east side of the road, commensurate with the buffer width reduction on the opposite side of the street. Unless otherwise approved by the Environmental Planning Section of the Building and Development Services Department, and except for clearing of view corridors for signage and for businesses along S.R. 70 in locations approved by the Planning Section of the Building and Development Services Department (“View Corridors”) existing native trees and shrubs within the buffers along I-75 and existing native trees within the buffer along S.R. 70 shall be preserved. Additional canopy trees shall be planted within buffer areas other than View Corridors that are substantially void of trees, or where the base of the trees closer than 50 feet apart do not already exist. Where new trees are required, they shall be installed for the entire development parcel, as identified on the General Development Plan, prior to the first Certificate of Occupancy for each parcel. Trees shall be at least 2 1/2 inch caliper at time of installation.

At time of Preliminary and Final Site plan approval for Phase 2 and 5, the applicant shall demonstrate to the satisfaction of the County, that proposed grade changes, buildings, and walls will not adversely affect the canopy and root systems of the existing native trees and shrubs within the 50 foot buffer. If necessary to protect trees and shrubs, as determined by the Planning Director, ~~addition~~ additional setbacks from the buffer shall be provided to accommodate these improvements.
(Completed)

ATTACHMENTS:

1. Map H
2. Copy of Newspaper Advertising
3. Exhibits “X” & “Y”
4. Ordinance PDMU-99-02(G)(R6)

MANATEE COUNTY ZONING ORDINANCE

PDMU-99-02(G)(R-36)

RIVER CLUB PARK OF COMMERCE

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

1. **AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING ORDINANCE, CONSOLIDATING AND REPLACING ORDINANCES PDMU-99-02(G)(R-23), PDMU-99-02(G)(R-4) AND PDMU-99-02(G)(R-5) TO MODIFY USE TRADE-OFF PROVISION AND MINIMUM AND MAXIMUM EXCHANGE LIMITS; PROVIDE FOR OFFICE AND RESIDENTIAL USES IN COMMERCIAL PHASES OTHER THAN PHASES 2, 4, AND 5; INCREASE THE MAXIMUM NUMBER OF RESIDENTIAL UNITS BY 225 FOR A TOTAL OF 725 UNITS; AND REVISE RESIDENTIAL USE TYPES TO INCLUDE SINGLE-FAMILY ATTACHED, DETACHED, AND MULTI-FAMILY UNITS AND A 200-BED (EQUALS 33 UNITS) ASSISTED LIVING FACILITY (A.K.A. GROUP CARE HOME); REVISE OWNER AND AUTHORIZED AGENT INFORMATION AND REVISE CERTAIN STIPULATIONS TO EXTEND THE BUILDOUT DATE AND UPDATE THE GENERAL DEVELOPMENT PLAN ~~REVISE CERTAIN STIPULATIONS TO EXTEND THE BUILDOUT DATE TO OCTOBER 22, 2015 AND TO AMEND THE DEFINITION OF DEVELOPER;~~ AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

Section 1. AMENDMENT, CONSOLIDATION AND RESTATEMENT OF ORDINANCE PDMU-99-02(G)(R-2). ~~Ordinance), PDMU-99-02(G)(R-3), PDMU-99-02(G)(R-4) AND PDMU-99-02(G)(R-5). Ordinances PDMU-99-02(G)(R-2) is), PDMU-99-02(G)(R-3), PDMU-99-02(G)(R-4) AND PDMU-99-02(G)(R-5) are~~ hereby amended, consolidated and restated in ~~its~~the entirety below. The prior zoning ~~ordinance~~ordinances shall be superseded by this ordinance.

Section 2. DEFINITIONS. All capitalized terms used herein shall have the meanings set forth in River Club DRI ~~Ordinance 076-2934, Ordinance 14-16~~, as amended, Section 380.06 F.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* for approval of a Revised Zoning Ordinance, 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 Planning Commission of Manatee County, acting as the Local Planning Agency held a duly noticed public hearing on September 11, 2014, regarding the proposed amendment to the Zoning Ordinance and found the proposed amended stipulations to be consistent with the Manatee County Comprehensive Plan. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission, concerning the Application* to amend the Zoning Ordinance ~~for a multi-use development.~~

B. The Board of County Commissioners held a public ~~hearings~~hearing on February 1, 2007 and April 5, 2007 regarding the proposed amended Zoning Ordinance described herein, in accordance with the requirements of Manatee County Ordinance 90-01 (the Manatee County Land Development Code), as amended, and has further considered the information received at the public hearing.

C. The proposed amended, consolidated and restated Zoning Ordinance regarding the property described in Section 5 herein are found ~~Page 404 of 457~~ with the requirements of Manatee County Ordinance 89-01 (the 2020 Manatee County Comprehensive Plan), as amended.

~~D. The applicant entered into an agreement with Braden Woods Homeowners Association dated September 16, 1999, which sets forth the specific requirements as between the parties for this project, which the County acknowledges as binding between the parties.~~

Section 4.

A. The revised General Development Plan, dated ~~February 15, 2006~~October 12, 2013, entitled River Club Park of Commerce*, is ~~was previously~~ APPROVED to allow a multi-use development.

B. The previous ~~ordinance [ordinances~~ PDMU-99-02(G)(R-2)]3, PDMU-99-02(G)(R-4) AND PDMU-99-02(G)(R-5) for River Club Park of Commerce, which ~~was adopted on June 1, 2006, is~~ are hereby replaced and restated in the 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.

C. The Board of County Commissioners previously hereby granted Specific Approval from compliance with Section 710.2.17.2, 714.8, 715.3.1.d, and Section 737, Entranceways - Sections 737.5.3.2, 737.5.3.3, 737.5.3.4.3, 737.5.3.4.5, and Section 724, Signs as applicable, specifically Sections 737.5.3.2, 737.5.3.3, 737.5.3.4.3, 737.5.3.4.5, 724.6.4.1.8.6, 724.4.1.8.6, 724.6.4.1.1, 724.6.4.1.3, 724.6.4.1.8.4, 724.6.4.2.1, 724.6.4.1.8.3, 724.6.4.1.8.3, 724.5.2, and 724.5.4 to enable the Master Sign Plan attached hereto as Exhibit X and Exhibit Y to be approved.

SECTION 4. Expressly amended herein, all other prior zoning ordinances (and any site plans approved pursuant thereto) shall remain in full force and effect.

D. Conditions

Note: An asterisk (*) in the text of this Ordinance denotes that the word is defined.

A. DEVELOPMENT APPROVAL AND LEVEL OF SERVICE CERTIFICATE CONDITIONS

A(1). This Development Approval* approval shall constitute approval of the amended and restated ~~zoning ordinance~~Zoning Ordinance subject to the conditions set forth herein and shall be limited to the development amounts set forth in Table 1, below.

TABLE 1 - DEVELOPMENT TOTALS

TYPE OF DEVELOPMENT: Multi-Use Development.

LOCATION: Southeast corner of the intersection of I-75 and S.R. 70

LAND USE	TOTALS (Size/Units)	NET ACREAGE
Retail and Service Development (Furniture Store) (Uses listed in Stip L[2].d.1) -(Including a furniture store of 100,000 sq.ft.) -(Including commercial of 325,000 sq.ft.)	425,000 sq. ft. (100,000 sq.-ft.) 405,000 sq.-ft.)	<u>94</u> <u>97</u> acres

Office	325,000 sq. ft.	
<u>Industrial</u> <u>-(mini-warehouse)</u>	60,000 sq. ft.	
Motel	270 Rooms	
Residential -Multi-Family (Apts.)/ <u>single</u> - <u>Single-family attached</u> - <u>Single family</u> - <u>Detached/Assisted</u> - <u>Living/Group Care</u>	500 <u>725</u> Dwelling Units	57 acres
<u>Residential</u> <u>-Four Acre Out Parcel</u>	<u>2 single-family lots</u>	<u>2 acres*</u>
Right-of-way (main road), FP&L Easement, Wetlands, Borrow Pit & Open Space		<u>99</u> <u>93</u> acres
		TOTAL = <u>245.</u> <u>3824</u> <u>9</u> acres
BUILD-OUT DATE <u>September 13, 2023</u>	October 23, 2019 <u>September 13, 2023</u>	

*Includes only the lot area and not associated open space in the Four Acre Out Parcel

A(2). The development totals specified with Table 1 above are approved subject to the conditions found within this Ordinance and the transportation improvements required by Stipulation B(1) and Table 2. Tradeoffs between the land uses set forth in Table 1 are allowed in accordance with the Trade Off Matrix attached as Exhibit F. Following the County's approval of any Preliminary Site Plan including a trade off, the County shall provide to TBRPC a copy of said approval. Such notice shall not require an NOPC or Substantial Deviation Determination.

Trade offs between approved land use totals shall be limited to the minimum and maximum exchanges listed in Table 2 below:

TABLE 2
Minimum and Maximum Development for Trade Off of Land Uses

<u>Land Use</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Unit</u>
<u>Commercial</u>	<u>200,000</u>	<u>360,000</u>	<u>Square Feet</u>
<u>Furniture Store</u>	<u>0</u>	<u>100,000</u>	<u>Square Feet</u>
<u>Office</u>	<u>0</u>	<u>360,000</u>	<u>Square Feet</u>
<u>Mini-Warehouse</u>	<u>0</u>	<u>70,000</u>	<u>Square Feet</u>
<u>Motel</u>	<u>0</u>	<u>450</u>	<u>Rooms</u>
<u>Multi-Family Apt./Single Family</u> <u>detached/</u> <u>Single Family Attached/</u>	<u>300</u>	<u>725</u>	<u>Dwelling Units</u>

<u>Assisted Living/Group Care</u>	<u>0</u>	<u>200 beds</u>
<u>Dwelling Units</u>		

The following limitations shall apply to any tradeoff between land uses:

- a.) Following the County's approval of any such tradeoff thru a Preliminary Site Plan, the County shall provide to the TBRPC a copy of said approval. Such notice shall not require a NOPC or Substantial Deviation Determination.
- b.) Tradeoffs in accordance with the Trade Off Matrix not exceeding the limits set forth in Table 2, above, shall not constitute a Substantial Deviation.
- c.) Any deviations below the minimums or above the maximum development totals set forth in Table 2, above, shall require Substantial Deviation determination pursuant to Section 380.062(19) Florida Statutes.

A(3). Every Preliminary Site Plan submitted to Manatee County shall contain a summary table of approved land uses to date, their corresponding total number of p.m. peak hour project trips expected to be generated (based upon the 6th Edition of the ITE Trip Generation Manual), and the cumulative totals of approved land uses, trip generation, potable water and waste water usage for River Club Park of Commerce*. This table shall be adjusted annually to reflect trips counted and reflected in the Annual Monitoring Report submitted in accordance with the project's DRI approval.

A(4). All single-family residential development which does not have a Final Subdivision Plat prior to March 13, ~~2010~~2019 and all remaining development which does not have a building permit prior to March 13, ~~2010~~2019 shall be subject to review and approval of a concurrency analysis. The additional CLOS shall require Board of County Commission approval. If a new concurrency analysis is submitted it shall be required to consider the impacts of all projects, approved and pending, which have been submitted prior to submission of the new concurrency analysis.

A(5). Any excess infrastructure capacity constructed to potentially serve development beyond that permitted with any Preliminary or Final Site Plan shall be at the Developer's* risk and shall not be construed to vest additional Vertical Development* construction rights.

A(6). ~~A master Preliminary Site Plan or multiple~~New Preliminary Site Plans and modifications to existing Preliminary Site Plan approvals shall be submitted to the ~~Board of County Commissioners~~Planning Department for review and approval. ~~The Board's review shall be to determine consistency in accordance with the approved General~~Manatee County Land Development Plan and compatibility, design and quality, and relationship to the adjacent property Code.

~~The Boards review shall also include analysis of noise impacts, traffic management and improvement, and the ultimate right-of-way requirements for the ultimate design of the Interstate 75 (I-75) and S.R. 70 intersection.~~

~~The review shall also include analysis to determine the appropriate location of the internal north/south roadway to provide for the ultimate 10-lane configuration of I-75 while avoiding, eliminating and/or minimizing wetland impacts.~~

A(7) The Project* site may continue to be used for agricultural activities, but at no greater intensity than at present. No silvacultural or agricultural activities shall be initiated on land not currently under such use.

B. TRANSPORTATION CONDITIONS

B(1). The following roadway and intersection improvements shall be required. 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 total p.m. peak hour project trips*, identified in the DRI documentation, which has previously been permitted in the Project*. The Developer* shall not be entitled to a Preliminary Site Plan* approval which would result in the cumulative number of total p.m. peak hour trips for the Project* to exceed the applicable subphase total p.m. peak hour project trip transportation improvement thresholds unless Funding Commitments* have been obtained to ensure that the improvements required are in place Concurrent* with such subphase.

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**Table 2
 REQUIRED IMPROVEMENTS**

	L	Total	P Impact (Percent)	Required Improvement	When Required (total p.m. peak hour project traffic)
	S.	F	50	Add second NB I-75 to EB S.R. 70 RT lane *	1,314

				Signalize the EB S.R. 70 to NB I-75 and NB I-75 to EB S.R. 70 intersections when warranted by the MUTCD and approved by FDOT.	1,314 (1) Completed by Others
	S.	F	39	Add second NB to WB LT lane, while maintaining existing NB through lane and NB to EB RT lane.	1,314 (1) Completed by Others

				Add second WB to SB LT lanes, while maintaining existing two WB through lanes and WB to NB RT lane.	1,314 (1) Completed by Others
				Add two SB to WB RT lanes, while maintaining existing SB through lane and SB to EB LT lane.	1,314 (1) Completed by Others
				Add second EB to NB LT lane, while maintaining existing two EB through lane and EB to NB RT lane.	1,314 (1) Completed by Others
				Signalize	1,314 or when warranted by the MUTCD and approved by FDOT. (1) Completed by Others
	S.	F	19	Signalize the SB I-75 LT onto EB S.R. 70 when warranted.	1,314 (1) Completed by Others

				Add dual LT lane at SB I-75 off-ramp onto EB S.R. 70	1,314 (1) Completed by Others
	Pr			Widen EB S.R. 70 to provide a deceleration and EB to SB right turn lane	Prior to first C.O. for Vertical Development; Completed by Developer

ACRONYM LISTING:
EB - East Bound MUTCD - Manual of Uniform Traffic Control Devices
WB - West Bound LT - Left-Turn
NB - North Bound RT - Right Turn
SB - South Bound

* If requested by FDOT and Manatee County. If this improvement undergoes permitting from FDOT, an operational analysis will be required to show that the proposed geometrics will yield safe and efficient operation for design year traffic. This process may result in additional or alternative mitigation requirements.

- (1) Represents 80% of initial Phase 1 total project traffic entering and exiting the development.

- B(2). A monitoring program to verify that the actual number of trips generated by River Club Park of Commerce* reflective of the transportation analysis and subsequently prescribed mitigative measures shall be instituted by the Developer*. The program shall provide annual p.m. peak hour project driveway counts at locations identified on Exhibit D (attached). The monitoring program shall commence one (1) year after Vertical Construction* commences. Monitoring shall continue on an annual basis until Project* buildout.

The monitoring program shall consist of weekday PM peak hour directional counts from 4:00 to 6:00 PM, with subtotals at 15-minute increments, at the specified locations shown on Exhibit D (through volumes on S.R. 70 will not have to be counted.) The sum of the Project* entrance trips will be totaled in 15-minute increments and the highest four consecutive 15-minute totals will be summed to determine the Project's* total PM peak hour traffic volume.

The required monitoring data shall be included in each Annual Report. If the monitoring results demonstrate that the Project* is generating more than five (5) percent above the number of trips estimated in the original analysis or an Annual Report is not submitted within 30 days of its due date, Manatee County shall conduct a Substantial Deviation determination pursuant to Subsection 380.06(19), F.S., and may amend the Development Order and Zoning Ordinance to change or require additional roadway improvements. The revised Transportation Analysis shall be subject to review by all appropriate review entities.

- B(3) The Developer or its assignees shall be entitled to receive transportation impact fee credits to the extent permitted by Section 806 of the Land Development Code.

- B(4) Prior to the issuance of a Certificate of Occupancy for any non-residential building (excluding mini-warehouses) which individually or cumulatively exceeds 350,000 square feet, or 100 residential units, the access street which goes to the south to Linger Lodge Road shall be constructed to connect to Linger Lodge Road. A boulevard roadway (2, 24-foot wide roadways) from State Road 70 (S.R. 70) to Phase 6 may be permitted to serve as two means of access for up to 300 residential units in Phase 6 prior to the connection to Linger Lodge Road. [\(Completed\)](#)

- B(5) Internal traffic safety and circulation improvements such as stop signs, traffic signals, and striping required by the Project* during the course of development shall be the responsibility of the Developer*.

C. ENVIRONMENT

- C(1). Vegetation, Wildlife, and Wetlands Page 413 of 457

- a. In the event that any additional state or federally-listed species not already identified (Gopher Tortoises) are discovered on-site during Project* development, the Developer* shall immediately notify the Florida Fish and Wildlife Conservation Commission and Manatee County Planning Department and implement the recommended measures for species protection.
- b. A management plan for removal of nuisance and exotic species, shall be developed by the applicant and approved by the Environmental Planning Section of the Building and Development Services Department prior to the first Final Site Plan approval for the Project* and included in the first annual report. (Completed)
- c. Prior to recording of any Final Subdivision Plat (or approval of FSP 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. Post-development Wetlands*, upland 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. (Completed)
- e. The Developer* will relocate gopher tortoises to other suitable locations on site, as approved by the Florida Fish and Wildlife Commission, or contribute money to purchase suitable habitat in accordance with state guidelines and permit requirements. (Completed)
- f. As part of the Developer's* ecosystem management plan, wildlife corridors shall be created, preserved, and maintained between Wetland* systems to provide habitat for various mammal, reptiles, and amphibians, as identified on Map F, dated February 15, 2000 (Exhibit B). (Completed)
- g. The Developer* shall provide the Environmental Planning Section of the Building and Development Services Department with a minimization and avoidance analysis concurrently with each Preliminary Site Plan*, for all Wetland* impacts, including those indicated in the Existing Wetlands* and Currently Anticipated Impacts Summary Table of the Second Sufficiency Response. Authorization of Wetland* impacts shall be based on the Developer's* ability to demonstrate minimization/avoidance of Wetland* impacts.
- h. Wetland* buffers shall be provided for all post-development jurisdictional Wetlands* in accordance with Section 719.11.1 of the LDC.
- i. Wetlands* mitigation shall be provided at a minimum ratio of 2:1 and 4:1 for herbaceous and forested Wetland* impacts, respectively, subject to modification if and as approved in the Land Development Code. Mitigation areas reflecting the above ratios shall be delineated on the Preliminary Site Plan*.
- j. Wetland* buffers shall be increased to a minimum width of 50' in areas of the site that contain existing Live Oak (FLUCCS 427) and Hardwood-Conifer Mixed (FLUCCS 434) communities and shall be shown on the Preliminary Site Plan*.

- k. All Wetland* buffers shall have signs posted depicting the purpose and intent of the buffer. Sign text and location shall be approved by ~~the Director of the Environmental Management~~ Planning Section of 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.
- l. Prior to Final Site Plan approval for Phases 2 or 5, the 175-acre preservation area adjacent to Gamble Creek at the confluence with the Manatee River and a conservation easement on an adjoining 21.8 acre parcel shall be deeded to Manatee County. (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~~ approved by the Florida Division of Forestry.

C(3). Water Quality and Stormwater Management

- a. 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)
- b. An Integrated Pest Management Plan (IPMP) shall be developed and approved by Manatee County prior to the first Final Site Plan. The IPMP shall address the following items:
 - (1) Fertilizer/pesticide/herbicide/application; and
 - (2) Related quality control and assurance procedures. (Completed)
- c. The Developer* shall encourage the use of water conserving landscapes and the responsible use of water, pesticides and fertilizers by occupants; and the Developer* shall participate in the Florida Yards and Neighborhoods Program and follow the

guidelines for lawn and landscape maintenance set forth therein. These efforts shall be enforced through property owners' associations.

- d. In order to protect surface water quality, stormwater exiting the site shall meet or exceed all applicable State water quality standards.
- e. The design and construction techniques listed below shall be utilized to minimize groundwater contamination:
 - (1) using shallow ponds;
 - (2) ensuring that ponds and swales are properly grassed;
 - (3) setting a maximum depth for stormwater storage;
 - (4) maintaining a minimum distance between pond bottoms and the top of the confining layer for the Floridan aquifer; and
 - (5) implementation of a site-specific groundwater quality monitoring system.

A training manual shall be developed as part of the IPMP for maintenance personnel and made available on site at all times.

- f. Prior to any site alteration activities associated with the Project*, the Developer* shall implement a construction/ongoing surface water quality monitoring program approved by Manatee County's ~~Environmental Management~~ Parks and Natural Resources Department, the City of Bradenton, and the Southwest Florida Water Management District. The surface water quality monitoring program shall include an identification of the locations, frequency, duration of sampling, parameters to be monitored, collection and analytical methods, and reporting requirements. All water quality sample collections and laboratory analysis shall be conducted in accordance with NELAP approved methodology. The laboratory performing the analyses shall be certified by the Florida Department of Health and shall have an approved comprehensive quality assurance plan on file with the FDEP. In the event that an overall watershed monitoring program and reporting program is implemented and satisfies the intent of the ongoing surface water monitoring program of this condition, the ongoing surface water quality monitoring program may be discontinued upon the recommendation and approval of such by the County*.

The stormwater management system shall be designed, constructed, and maintained to meet or exceed the applicable requirements of Chapter 62-25, 40D-4, and 62-40, F.A.C. The stormwater management system shall be designed to comply with the provisions relating to the Evers Reservoir Watershed Protection Overlay District by providing treatment, at a minimum, of 150% of that required by in Chapter 62-25 and 40D-4, F.A.C.

C(4). Soils

- a. Best Management Practices* shall be employed during site preparation and construction to prevent soil erosion.

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 9J-2.043, 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). Wastewater shall not be treated on-site or by a private utility.
- E(2). No septic tanks shall be installed on the River Club Park of Commerce* site.

F. WATER SUPPLY

- F(1). In the event that the use of reclaimed water is authorized within the Evers Reservoir Watershed and reclaimed water lines are installed adjacent to the site, the Developer* shall connect to the system and require utilization of this resource to the maximum extent possible for irrigation purposes. In the mean time, irrigation of landscaping shall be limited to the use of well water or stormwater.
- F(2). Water-saving devices shall be required in the Project* as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).
- F(3). 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(4). The Developer* shall maintain all water lines and fire hydrants not dedicated to the County*.

G. SOLID/HAZARDOUS WASTE/MEDICAL WASTE

- G(1). 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 shall include: individual meters for each retail facility; installation of energy saving equipment; regular maintenance of energy saving equipment; architectural design considerations; shielding of building exteriors from the direct effects of the sun to the maximum extent practical with landscaping and reduced lighting and cooling of buildings during non business hours.
- H(2). The Developer* shall use xeriscape landscaping wherever possible to reduce both water and energy consumption.

Landscape Plans shall incorporate the preservation of native vegetation and significant amounts of xeriscape landscaping to reduce both water and energy consumption.

- H(3). The Developer* shall encourage the use of water conserving landscapes and the responsible use of water, pesticides and fertilizers by occupants; and the Developer* shall participate in the Florida Yards and Neighborhoods Program and follow the guidelines for lawn and landscape maintenance set forth therein. These efforts shall be enforced through property owners' associations.

I. RECREATION AND OPEN SPACE

- I(1). The Developer* shall be responsible for the maintenance of all recreation and open space areas within the Project* site.
- I(2). Each residential development parcel shall provide a minimum of 1 acre of usable (upland) recreational area for each 225 units or fraction thereof. This area shall be exclusive of vehicle use areas.
- 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 Final Site Plan approval, a comprehensive pedestrian/bicycle plan shall be submitted and approved by Manatee County.

J. PUBLIC SAFETY

- J(1). The Developer* shall review the concepts of "fire safe communities" as provided by the Florida Division of Forestry, and implement all appropriate measures recommended by the East Manatee Fire Rescue District.

K. EDUCATION

- K(1). This project shall be subject to all school impact fees in effect at time of application of building permits.

L. GENERAL CONDITIONS

- L(1). With each Preliminary Site Plan* submittal, a Development Land Use Summary Table quantifying the total residential development and the total non-residential development, by use type, shall be provided to include the cumulative totals for each parcel and the Project* which have Preliminary Site Plan* approval.

~~L(2)-L(2).~~ All Signage for the River Club Park of Commerce shall be permitted as shown on the attached Master Signage Plan and Key Legend, Exhibit "X" (River Club Plaza) and Exhibit "Y" (Ranch Lake Apartments) as described below [dimensions represent proposed height]:

~~CASVAK—River Club Plaza~~

~~Signs along S.R. 70 (West of Ranch Lake Boulevard)~~

<u>Sign</u>	<u>Qty.</u>	<u>Type</u>	<u>Color</u>	<u>Height</u>	<u>Illumi-</u>	<u>Area</u>	<u>Total</u>
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River Club Plaza (Inland Tenants)	<u>1</u>	P2 Multi-Tenant Pylon Sign (Eight Tenant Panels)	Navy / Tan and White Plex Tenant Panels	O.A.H. 35' x 12' / Display: 10' x 25'	Internal	250.00	250.00
River Club Plaza (Outparcel Tenants)	<u>1</u>	P4 Multi-Tenant Pylon Sign (Five Tenant Panels)	Navy / Tan and White Plex Tenant Panels	O.A.H. 35' x 16' / Display: 13' x 19' 3"	Internal	250.00	250.00
River Club Plaza - Outparcel Tenants	<u>3</u>	T2 - Monument Sign	Navy / Tan White Plex Tenant Panels	O.A.H. 12' / Display: 12' x 12'	Internal	144.00	144.00

[Signs within River Club Plaza Property](#)

Sign	Qty.	Type	Color	Height	Illumi- nation	Area (S.F.)	Total S.F.
River Club Plaza	<u>1</u>	P1 Hi-Rise LED Pylon Sign	Navy / Tan and LED Display	O.A.H. 100' / LED Display: 25' x 16'	Internal	400.00	400.00
River Club Plaza	<u>1</u>	M1 - Multi-Tenant Sign Four Panels	Navy / Tan and White Plex Tenant Panels	O.A.H. 12' / Display: 11' x 8'	Internal	88.00	88.00

[Signs along I-75 and on River Club Plaza Property](#)

Sign	Qty.	Type	Color	Height	Illumi- nation	Area (S.F.)	Total S.F.
River Club Plaza	<u>1</u>	P2 Multi-Tenant Pylon Sign (Eight Tenant Panels)	Navy / Tan and White Plex Tenant Panels	O.A.H. 35' / Display: 10' x 25'	Internal	250.00	250.00
River Club Plaza	<u>6</u>	T2 Highway side Tenant Feature Sign	Navy / Tan and White Plex Tenant Panel	O.A.H. 25' / Display 5' x 20'	Internal	100.00	100.00

[Signs along Ranch Lake Boulevard](#)

Sign	Qty.	Type	Color	Height	Illumi-	Area	Total
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<u>River Club Plaza</u>	<u>1</u>	<u>M1—Multi—Tenant Sign Four Panels</u>	<u>Navy / Tan and White Plex Tenant Panels</u>	<u>O.A.H. 12' / Display: 11' x 8'</u>	<u>Internal</u>	<u>88.00</u>	<u>88.00</u>
<u>River Club Plaza</u>	<u>1</u>	<u>P3 Multi-Tenant Pylon Sign (Eight Tenant Panels)</u>	<u>Navy / Tan and White Plex Tenant Panels</u>	<u>O.A.H. 25' / Display: 10' x 20'</u>	<u>Internal</u>	<u>200.00</u>	<u>200.00</u>
<u>River Club Plaza— Outparcel Tenants</u>	<u>1</u>	<u>T2— Monument Sign</u>	<u>Navy / Tan White Plex Tenant Panels</u>	<u>O.A.H. 12' / Display: 12' x 12'</u>	<u>Internal</u>	<u>144.00</u>	<u>144.00</u>

Signs for Major Tennant (Parcel 5 of the GDP)

<u>Sign</u>	<u>Qty.</u>	<u>Type</u>	<u>Color</u>	<u>Height</u>	<u>Illumination</u>	<u>Area (S.F.)</u>	<u>Total S.F.</u>
<u>Major Tennant</u>	<u>1</u>	<u>T3 Tenant Pylon Sign</u>	<u>Blue/Yellow</u>	<u>O.A.H. 35' / Display: 4'9" x 20'</u>	<u>Internal</u>	<u>95.00</u>	<u>95.00</u>
<u>Major Tennant</u>	<u>1</u>	<u>MW— Monument Sign</u>	<u>Blue/Yellow</u>	<u>O.A.H. 7'11" / Display: 4'9" x 20'</u>	<u>Internal</u>	<u>95.00</u>	<u>95.00</u>

Signs for Village at Riverclub Acquisition (Exhibit Y)

<u>Sign</u>	<u>Qty.</u>	<u>Type</u>	<u>Color</u>	<u>Height</u>	<u>Illumination</u>	<u>Area (S.F.)</u>	<u>Total S.F.</u>
<u>River Club Park</u>	<u>1</u>	<u>1 55' Entry /LED Sign</u>	<u>Navy / Tan and LED Display and White Plex Tenant Panel</u>	<u>O.A.H. 55' / LED Display: 24' x 16' Display: 24' x 16'</u>	<u>Internal</u>	<u>384.00 (LED) 384.00 (Sign)</u>	<u>768.00</u>
<u>River Club Park</u>	<u>2</u>	<u>2 20 Post Sign</u>	<u>Navy / Tan and White Plex Tenant Panels</u>	<u>O.A.H. 20' / Display: 9' x 9'</u>	<u>Internal</u>	<u>81.00</u>	<u>81.00</u>
<u>River Club Park</u>	<u>1</u>	<u>3 100' Pylon Sign</u>	<u>Navy / Tan and White Plex Tenant Panels</u>	<u>O.A.H. 100' / Display: 20' x 15'</u>	<u>Internal</u>	<u>300.00</u>	<u>300.00</u>
<u>River Club Park</u>	<u>4</u>	<u>8' Ground Sign</u>	<u>Navy / Tan and White Plex Tenant</u>	<u>O.A.H. 8' / Display: 17' x 4'</u>	<u>Internal</u>	<u>68.00</u>	<u>68.00</u>

			Panels				
River Club Park	6	25' Highway side-Tenant Feature Sign	Navy/Tan and White Plex-Tenant Panel	O.A.H. 25' / Display 5' x 20'	Internal	100.00	100.00
River Club Park	1	35' Double Sign	Navy/Tan and White Plex-Tenant Panel	O.A.H. 35' / Display 18.5' x 11'	Internal	406.00	406.00
River Club Park	1	35' Sign	Navy/Tan and White Plex-Tenant Panel	O.A.H. 35' / Display 18.5' x 11'	Internal	203.00	203.00

1. Any additional signs proposed other than those shown on the approved Master Sign Plan and as otherwise stipulated above (1) and attached as Exhibit X and Y shall require an amendment to the River Club Park of Commerce Development Plan and Zoning Ordinance at an advertised public hearing, unless otherwise permitted in the LDC Section 724.
2. All proposed signage shall be on-site signs only. No off-site advertisement is permitted.
3. No signs shall be permitted within any public rights-of-way.
4. All free-standing signs shall not be installed prior to the construction of the corresponding tenant space.
5. Proposed signs shall not conflict with existing and proposed landscaping to maximum extent possible:
 - i. The Building Department shall route all sign permits for River Club Park of Commerce to the Natural Resources Department (NRD) Environmental Planning Section who shall review individual sign permits to assist in determining optimal location for signs:
 - a. Within roadway buffers to allow maximize visibility of signs, while minimizing removal of existing trees.
 - b. Internal, wall and perimeter signs to ensure placement of signs and to give consideration to existing landscaping to prevent unnecessary pruning or trimming of vegetation to maintain sign visibility.
 - c. And sign footers to ensure minimal impacts to root zones.
 - ii. View corridors a maximum of 50' in width may be allowed within the roadway buffer to allow for highway sign visibility from I-75. The 50' shall be measured at the right of way line and shall taper to the width of the sign. Trees removed from the view corridor shall be replaced in accordance with LDC Section 714. Trimming of any other vegetation shall be limited to that necessary to ensure visibility of language on the sign and shall be no lower than 3; above the existing ground level.
6. Signs shall be setback a minimum of 5' from all property lines with the exception that any message center sign (LED Sign), if any, shall be set back a minimum of 50 feet.
7. All proposed signage along I-75 and S.R. 70 shall be no closer than fifty feet apart.
8. No signs shall be permitted in floodways, conservations areas, or wetlands, other than those signs permitted elsewhere in the LDC (i.e., conservation signs).
9. Signage shall be placed so it does not conflict with vehicular clear zones, FDOT indices and clear zone requirements shall be met.

10. An informational copy of an agreement enabling Amber Alerts to be placed on the proposed signage shall be submitted to County staff prior to the issuance of a Building Permit for any LED message center sign.

11. No other revisions are approved to the General Development Plan with this request.

L(3) Non-Residential

a. Building Appearance

All building facades shall exhibit an aesthetically attractive appearance. Buildings visible from I-75 and S.R. 70 shall have their primary facade facing these roadways. The Developer* may meet the intent of this condition by buffering and screening to be reviewed and approved by the Planning 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 feet 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-Director. Facades greater than 100 feet in length shall have variation in roof lines through varying the height of the cornice, or the use of 2 or more roof types (parapet, dormers, and sloped, etc.).
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, or corrugated metal 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, S.R. 70, the internal collector street as shown on the GDP, and adjacent properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

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, S.R. 70, or the 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 Planning Section of 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 and shall not be visible from I-75 or S.R. 70.

c. Height

1. The maximum building height shall be 35 feet, with the exception of the hotel or office use, which shall not exceed 4 stories.

Buildings within 100 feet of I-75 or S.R. 70 shall not exceed 30 feet in height, except for hotels and office buildings, which shall comply with the minimum front yard setback (or landscape buffer) specified on the GDP, plus 25 feet for each story over 2.

d. Use Limitations

1. Commercial in Phases 2, 4, and 5 shall be limited to the following uses listed in Figure 6-1 of the Land Development Code:

- a. Retail Commercial Uses listed as permitted or administratively permitted in the General Commercial zoning district, with the exception of Farm Equipment and Supply Establishments and Motor Vehicle, MH/RV Sales, Rental, and Leasing Establishments.

- b. Banking, Business and Health Services (except Hospitals and Nursing Homes), Hotels, Offices, Car Washes, Dry Cleaners, Small and Medium Printing, Personal Establishments, Rental and Repair Service Establishments, Neighborhood Serving Motor Vehicle Repair Establishments, Medium Intensity Recreational Facilities.

- c. Mini-warehouse use

2. Reserved.

3. The maximum building area for Phases 2, 4, and 5 combined shall not exceed 400,000 square feet. An additional 160,000 square feet may be permitted for hotel or office use if built above the first level.

4. No development shall be approved in the portion of Phase 4 south of Phase 10.

e. Mini-warehouse Design

1. Mini-warehouses within 150 feet of I-75 or S.R. 70 shall not exceed one story in height.

2. Overhead doors shall not be visible from I-75 or S.R. 70.

f. Fencing

1. Chain link fences shall not be visible from I-75 or S.R. 70.

- g. ~~An 8-foot high solid wall shall be installed within the 30 foot buffer in Phase 5.~~ Enhanced landscape plan will be planted north from the borrow pit to where the main

internal ~~roadroadway~~ crosses the ~~Florida Power and Light (FP&L)~~ easement prior to the ~~firstsecond~~ Certificate of Occupancy for the ~~project~~. ~~This requirement may be waived or modified by the Planning Department if the applicant installs a similar wall on the east side of the FP&L easement pursuant to the applicant's agreementProject.~~ The landscape plan shall be in strict conformance with the ~~Braden Woods Homeowners AssociationLandscape Plan submitted by Stewart Washmuth dated September 16, 1999 and referenced in Section 3.D of this Ordinance.~~ ~~April 6, 2012 attached to PDMU-99-02(G)(R5) as Exhibit A.~~

L(~~34~~). Residential

- a. The maximum number of residential units (including group care units) shall be ~~500~~725. The maximum number of group care units shall be 200 beds.
- b. Reserved.
- c. Residential restrictions
 1. Residential development shall be restricted to a maximum of 3 stories and height of 35 feet. Separation between multi-family buildings shall be a minimum of 30 feet.
 2. Reserved
 - ~~3. Prior to any Preliminary Site Plan approval for residential units a noise analysis shall be done based on the future 10 lane configuration of I-75 and anticipated traffic in 2025.~~

3.

Manatee County Noise Level Criteria for the River Club DRI

MANATEE COUNTY NOISE STIPULATION*
No residential dwelling units shall be allowed in areas where the exterior noise level is: Ldn > 65 dBA; Leq design hour > 65 dBA; or L10 design Hour hour > 68 dBA Unless protected by some performance equivalent measure to achieve <u>achieve</u> : Ldn # 65 dBA, <u># 65DBA, or</u> Leq design hour ## 65 dBA, or L10 design Hour <u>hour</u> # 68 dBA, <u>Or, building design and sound mitigation measures are incorporated to achieve air conditioned interior living areas Ldn #45 dBA or less.</u>

~~Sound attenuating barriers should be provided between the residential units and the noise source.~~

~~Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and florida rooms.~~

~~Buildings shall be positioned to maximize the distance between the residential units and the noise source.~~

~~*For more detailed information see "The Noise Guidebook — A reference document for implementing the Department of Housing and Urban Development's Noise Policy", prepared by The Environmental Planning Division, Office of Environment and Energy.~~

4. All residential development adjacent to the north south roadway shown on the General Development Plan shall be designed as reverse frontage in accordance with the requirements of Section 907.7.4 of the Land Development Code.
5. The required second means of access for each portion of the Project* shall be provided pursuant to Section 712.2.8 of the Land Development Code.
- ~~6. Phase 10 shall not exceed 60 dwelling units and the maximum building height shall not exceed 2 stories.~~

d. Buffers and Open Space

1. Greenbelt buffer along the east side of Phases 6, 7, 8, 9, and 10 shall be 30 feet wide in order to sufficiently preserve the trees adjacent to the FP&L easement and to screen development from the residential properties in Braden Woods. This buffer may be increased or decreased at time of Preliminary or Final Site plan if more or less width is needed to preserve some of the trees to achieve the intent of this screening. Where the area is void of screening, trees shall be planted consistent with Sections 603.7.4.5 and 715.3.2.2. All building setbacks shall be measured from this greenbelt.
2. Reserved
3. Each non-residential parcel shall provide 35 percent landscaped open space and each residential parcel shall provide 40 percent landscaped open space. If a parcel is developed as sub parcels without a Preliminary Site Plan* for entire parcel, then each sub parcel shall provide the minimum required open space.
4. Parking which exceeds the requirements of Section 710 of the Land Development Code shall utilize a pervious surface such as paver blocks. Reductions in parking, permitted pursuant to Section 710. 1.4.6 of the Land

Development Code, shall be compensated for by a corresponding increase in landscape open space for the parcel approval.

5. Prior to the first Final Site Plan approval for the Project*, the applicant shall quantify the number and sizes of trees that were removed to reconfigure the borrow pit and provide a tree replacement plan. These trees shall be planted prior to the first Certificate of Occupancy for the Project*. [\(Completed\)](#)
6. A minimum of 30 percent of both the Live Oak (FLUCCS 427) and Hardwood - Conifer Mixed (FLUCCS 434) communities shall be preserved. Prior to the first Preliminary Site Plan approval south of Phase 4, the Developer* shall submit a Master Preservation Plan for the [Environmental Planning Section of the Building and Development Services](#) Department's approval identifying and quantifying the preservation of these communities. All future site plan submittals shall demonstrate compliance with this Master Preservation Plan. [\(Completed\)](#)
7. Any buffering commitments made by Manatee Joint Venture in the September 16, 1999 agreement shall be shown on all future site plans which include these areas.

~~L.(4) Signs~~

~~a. One freestanding pole sign per street frontage, in compliance with Section 737.5.3.3 shall be allowed per frontage for each parcel for Phases 2 and 5 combined, Phase 4, Phase 6, Phase 7, Phase 9, and Phase 10. Any additional signs that may be permitted along S.R. 70, I-75, or along any other street frontage shall be limited to ground signs, in compliance with Section 737.5.3.3.~~

- L.(5) Prior to approval of any Preliminary Site Plan for development, a Pedestrian Circulation Plan for River Club 1 and River Club 2, including Braden Woods, shall be submitted for review and approval by the Board of County Commissioners. The Plan shall specify the time for construction of proposed sidewalks. Contributions to the sidewalk fund may be proposed to facilitate coordinated construction with road improvements. The Pedestrian Plan may be submitted in components addressing each part of development. The Pedestrian Plan shall address anticipated visual impacts associated with the loss of any trees or vegetation.
- L.(6) The design and shielding of any on-site lighting shall comply with Section 709.2.2. In addition, building mounted lights shall be limited to 20 feet in height and directed to the interior of the development using horizontal cut-off fixtures. The maximum height may be increased to 25 feet with ~~Board of County Commission~~[Planning Building and Development Services Department](#) approval at the time of Preliminary Site Plan approval.
- L.(7) The applicant shall dedicate additional right-of-way along the east side of I-75 to accommodate a 250-foot half section. In order to accommodate this dedication, the applicant shall:
 - a. Shift the north south internal road to the east so that, it does not overlay with the 250 foot dedicated I-75 right-of-way, except as may be specifically approved by the Board of County Commission with Preliminary Site Plan to avoid wetland impacts.
 - b. Dedicate additional right-of-way on the east side of the north south internal road where this road abuts the two wetlands in Phases 4 and 6, to accommodate the potential shifting of this road if needed for the I-75 expansion; and

- c. Shift the residential and office development where necessary to accommodate the additional right-of-way dedication.

The applicant agrees to enter into an agreement with Manatee County prior to the approval of the first Final Site Plan to reserve additional right-of-way along the east side of I-75 to accommodate a 250-foot wide half section. The agreement shall also provide for the applicant to dedicate the property within the reserved area to FDOT for the future expansion of the I-75 right-of-way within 30 days after inclusion of the subject road improvement in the adopted FDOT Work Program. The agreement shall be reviewed as to form by the County Attorney and in proper recordable form and shall be recorded by the applicant in the Public Records of Manatee County prior to Final Site Plan approval. (Completed)

The applicant shall not be entitled to any impact fee credits from the ~~county~~County for dedication of right-of-way pursuant to the stipulation.

Where the buffer between I -75 and the north south internal road is reduced to less than 50 feet, a 20 foot wide buffer, pursuant to Section 737.5, shall be provided on the east side of the north south internal road.

Native trees and shrubs within the original 50 foot buffer shall be preserved and planted until the 250 foot half section is dedicated to FDOT and required by FDOT for I-75 roadway expansion.

Calculations for open space and density are to be based upon total project acreage prior to dedication.

- L.(8) The perimeter buffer along I-75 and S.R. 70 shall be a minimum of 50 feet in width , except as approved by the Environmental Planning Section of the Building and Development Services Director Department and shown on the Final Site Plan to minimize wetland impacts. Where the roadway buffer is reduced to minimize wetland impacts, there shall be no other impacts to these wetlands from adjacent development. The applicant shall dedicate additional right-of-way on the east side of the road, commensurate with the buffer width reduction on the opposite side of the street. Unless otherwise approved by the Environmental Planning Section of the Building and Development Services Department, and except for clearing of view corridors for signage and for businesses along S.R. 70 in locations approved by the Planning Section of the Building and Development Services Department (“View Corridors”) existing native trees and shrubs within the buffers along I-75 and existing native trees within the buffer along S.R. 70 shall be preserved. Additional canopy trees shall be planted within buffer areas other than View Corridors that are substantially void of trees, or where the base of the trees closer than 50 feet apart do not already exist. Where new trees are required, they shall be installed for the entire development parcel, as identified on the General Development Plan, prior to the first Certificate of Occupancy for each parcel. Trees shall be at least 2½ inch caliper at time of installation.

At time of Preliminary and Final Site Plan approval for Phase 2 and 5, the applicant shall demonstrate to the satisfaction of the County, that proposed grade changes, buildings, and walls will not adversely affect the canopy and root systems of the existing native trees and shrubs within the 50 foot buffer. If necessary to protect trees and shrubs, as determined by the Planning Director, ~~additional~~additional setbacks from the buffer shall be provided to accommodate these improvements. (Completed)

- A. "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.
- B. "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 one year 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 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.
- C. "County" shall mean the Board of County Commissioners for Manatee County, or their designee(s).
- D. "Developer" shall mean Casvak River Club, LLC, ~~and Village at Riverclub Acquisition~~ River Club Holdings, LLC, The Residences at River Club, LLC, their heirs, assigns, designees, agents, and designated successors in interest as to the River Club Park of Commerce* DRI and the Four Acre Out Parcel*.
- E. "Development Approval*" shall mean any approval for development granted through this DRI Development Order, the Preliminary Site Plan*, Preliminary Plat, Final Plat, or Final Site Plan process or Construction Drawing approval where site plans or subdivision plats are not required.
- F. "Four Acre Out Parcel*" (AKA Tract I Four Acre Out Parcel*), shall mean that portion of Tract I* of River Club, located at the southeast intersection of S.R. 70 and Braden Run, as described in Section 6 of the Development Order.
- G. "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.

- H. "Owner" shall mean Casvak River Club, LLC, ~~and Village at Riverclub Acquisition, LLC, River Club Holdings, LLC, The Residences at River Club, LLC,~~ their heirs assigns, designees, agents, and successors in interest as to the River Club DRI.
- I. "Preliminary Site Plan*" (PSP*) shall mean a Preliminary Site Plan* for a Phase or Sub-Phase as defined in The Manatee County Land Development Code (Ordinance 90-01, as amended).
- J. "Project*" shall mean the land uses by area, square footage, and density described in the ADA** to be constructed on the real property described in Section 3 herein.
- K. "River Club Park of Commerce*" shall mean the real property described in Section 3 of the Development Order, including that portion of Tract I* of River Club DRI known as the Four Acre Out Parcel*.
- L. "Vertical Development" or "Vertical Construction" shall mean and be deemed to include the construction of or the addition to any existing structure.
- M. "Warranted" shall mean a determination by the County* 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.
- N. "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.

Note: An asterisk (*) in the text of this Ordinance denotes that the word is defined.

SECTION 5. SEVERABILITY If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

SECTION 5.6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, the ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

SECTION 7. LEGAL DESCRIPTION.

RIVER CLUB PARK OF COMMERCE*

DESCRIPTION:

FROM THE N.W. CORNER OF BLOCK 1 OF BRADEN WOODS SUBDIVISION, PHASE I, AS RECORDED IN PLAT BOOK 21, PAGE 5 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE N.E. CORNER OF BRADEN WOODS SUBDIVISION, PHASE V AS RECORDED IN PLAT BOOK 22, PAGE 97 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 70°20'03" W, ALONG THE BOUNDARY OF SAID BRADEN WOODS SUBDIVISION, PHASE V A DISTANCE OF 1036.13 FEET TO THE EAST LINE A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY THE FOLLOWING FOUR COURSES; N

70°20'03" W, A DISTANCE OF 30.00 FEET; THENCE S 28°55'06" W, A DISTANCE OF 464.42 FEET; THENCE S 01°11'43" W, A DISTANCE OF 1286.17 FEET; THENCE S 00°36'23" W A DISTANCE OF 1331.85 FEET; THENCE S 89°37'50" E, A DISTANCE OF 244.50 FEET TO THE N.W. CORNER OF BRADEN WOODS SUBDIVISION, PHASE III, AS RECORDED IN PLAT BOOK 21, PAGE 129 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00°36'23" W, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE WEST LINE OF BRADEN WOODS SUBDIVISION, PHASE IV, AS RECORDED IN PLAT BOOK 21, PAGE 159 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 3884.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) SECTION 13075-2402; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWELVE COURSES: N 83°02'44" W, A DISTANCE OF 569.68 FEET; AND N 89°32'55" W, A DISTANCE OF 260.89 FEET; AND N 13°41'35" W, A DISTANCE OF 2043.30 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'40", A DISTANCE OF 2889.07 FEET TO THE END OF SAID CURVE; AND N 03°24'57" E, A DISTANCE OF 304.84 FEET; AND N 01°15'18" E, A DISTANCE OF 1199.68 FEET; AND N 03°12'44" E, A DISTANCE OF 395.97 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 85°05'19" E, AT A DISTANCE OF 5635.58 FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'21", A DISTANCE OF 951.38 FEET TO THE END OF SAID CURVE; AND N 37°47'42" E, A DISTANCE OF 221.34 FEET; AND N 84°10'55" E, A DISTANCE OF 221.34 FEET; AND S 72°37'29" E, A DISTANCE OF 748.74 FEET; AND S 70°20'03" E, A DISTANCE OF 400.00 FEET TO THE END OF SAID RIGHT OF WAY LINE; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70 (SECTION 13075-2403) THE FOLLOWING TWO COURSES; CONTINUE S 70°20'03" E, A DISTANCE OF 60.00 FEET; AND N 19°39'57" E, A DISTANCE OF 12.41 FEET TO THE AFORESAID EAST LINE OF A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S 01°11'43" W, A DISTANCE OF 685.74 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 13 AND 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A D.O.T. ACCESS RIGHT OF WAY (O.R.B. 977/362), A COUNTY MAINTAINED RIGHT OF WAY, AND ANY OTHER PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 245.38 ACRES, MORE OR LESS.

SECTION 8.6. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA THIS THE 5th DAY OF ~~APRIL, 2007~~ _____, 2014.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

Page 430 of 457

By: _____

Chairman

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

By: _____
Deputy Clerk

EXHIBITS A, B, C, AND D

~~ARE NOT ATTACHED BUT ON FILE AT THE CLERK'S OFFICE AS ATTACHMENTS TO
THE PREVIOUSLY APPROVED ORDINANCE 01-46 APPROVED ON
DECEMBER 4, 2001.~~

EXHIBIT B
MAP F

| [EXHIBIT F](#)

This table is to be struck through and the correct table is attached to this ordinance see below.

TABLE 1
 EQUIVALENCY MATRIX

Trade From	Trade To									
	Commercial	Furniture Store	General Office	Mini-Warehouse	Hotel	Apartment	Single Family	Town-Home	ALF	ALF
Commercial	1.000	6.533	2.162	11.011	4.900	4.742	2.940	5.654	13.364	
Furniture Store	0.153	1.000	0.331	1.685	0.750	0.726	0.450	0.865	2.045	
General Office	0.463	3.022	1.000	5.094	2.267	2.194	1.360	2.615	6.182	
Mini-Warehouse	0.091	0.593	0.196	1.000	0.445	0.431	0.267	0.513	1.214	
Motel	0.160	1.044	0.346	1.760	0.783	0.758	0.470	0.904	2.136	
Apartment	0.211	1.378	0.456	2.322	1.033	1.000	0.620	1.192	2.818	
Trip Rates:										
Commercial	2.94									
Furniture Store	0.45									
General Office	1.36									
Mini-Warehouse	0.27									
Motel	0.47									
Hotel	0.60									
Apartment	0.62									
Single Family	1.00									
Townhomes	0.52									
ALF	0.22									

Example:

Convert (Trade From) 50,000 SF of General Office to Single Family (Trade To)

$$(50,000 / 1,000) \times 1.360 = 68 \text{ SF DU's}$$



LINCKS & ASSOCIATES, INC.

This table is to be struck through and the correct table is attached to this ordinance see below.

TABLE 1

EQUIVALENCY MATRIX

Trade From	Trade To									
	Commercial	Furniture Store	General Office	Mini-Warehouse	Hotel	Apartment	Single Family	Town-Home	ALF	
Commercial	1.000	6.533	2.162	11.011	4.900	4.742	2.940	5.654	13.364	
Furniture Store	0.153	1.000	0.331	1.685	0.750	0.726	0.450	0.865	2.045	
General Office	0.463	3.022	1.000	5.094	2.267	2.194	1.360	2.615	6.182	
Mini-Warehouse	0.091	0.593	0.196	1.000	0.445	0.431	0.267	0.513	1.214	
Motel	0.160	1.044	0.346	1.760	0.783	0.758	0.470	0.904	2.136	
Apartment	0.211	1.378	0.456	2.322	1.033	1.000	0.620	1.192	2.818	
Trip Rates:										
Commercial	2.94									
Furniture Store	0.45									
General Office	1.36									
Mini-Warehouse	0.27									
Motel	0.47									
Hotel	0.60									
Apartment	0.62									
Single Family	1.00									
Townhomes	0.52									
ALF	0.22									

Example:

Convert (Trade From) 50,000 SF of General Office to Single Family (Trade To)

$$(50,000 / 1,000) \times 1.360 = 68 \text{ SF DU's}$$



LINCKS & ASSOCIATES, INC.

TABLE 1
 EQUIVALENCY MATRIX
 (Revised 2/24/14)

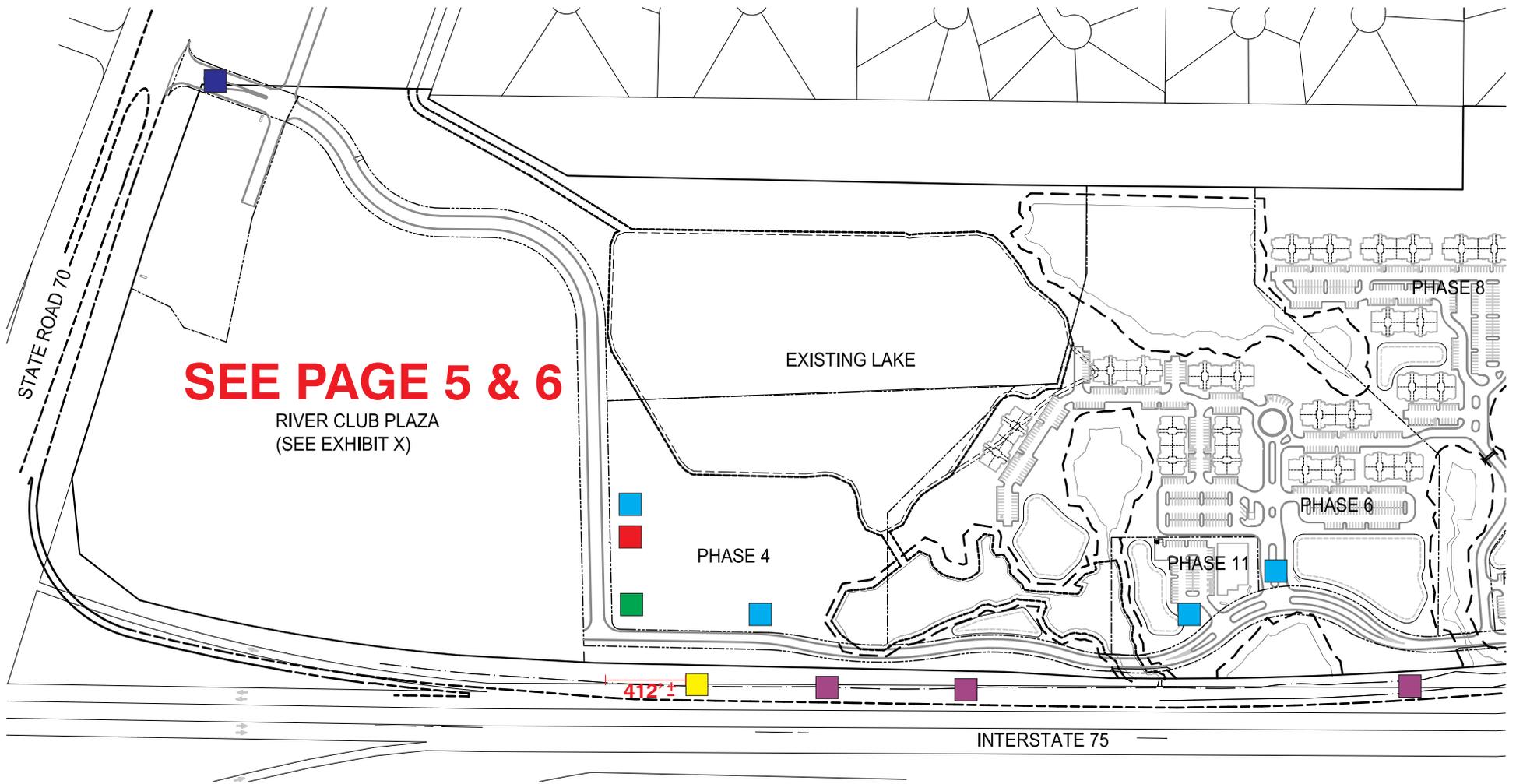
Trade From	Trade To										
	Commercial (KSF)	Furniture Store (KSF)	General Office (KSF)	Mini-Warehouse (KSF)	Hotel (Rms)	Apartment (DU's)	Single Family (DU's)	Condo/Town-Home (DU's)	ALF (Beds)	Medical Office (KSF)	
Commercial (KSF)	1.000	6.533	2.162	11.308	4.900	4.742	2.940	5.654	13.364	0.824	
Furniture Store (KSF)	0.153	1.000	0.331	1.731	0.750	0.726	0.450	0.865	2.045	0.126	
General Office (KSF)	0.463	3.022	1.000	5.231	2.267	2.194	1.360	2.615	6.182	0.381	
Mini-Warehouse (KSF)	0.088	0.578	0.191	1.000	0.433	0.419	0.260	0.500	1.182	0.073	
Hotel (Rooms)	0.160	1.044	0.346	1.808	0.783	0.758	0.470	0.904	2.136	0.132	
Apartment (DU's)	0.211	1.378	0.456	2.385	1.033	1.000	0.620	1.192	2.818	0.174	
Trip Rates:											
Commercial	2.94	TE/KSF									
Furniture Store	0.45	TE/KSF									
General Office	1.36	TE/KSF									
Mini-Warehouse	0.26	TE/KSF									
Motel	0.47	TE/Room									
Hotel	0.60	TE/Room									
Apartment	0.62	TE/DU									
Single Family	1.00	TE/DU									
Condo/Townhomes	0.52	TE/DU									
ALF	0.22	TE/Bed									
Medical Office	3.57	TE/KSF									

Example:
 Convert (Trade From) 50,000 SF of General Office to Single Family (Trade To)
 $(50,000 / 1,000) \times 1.360 = 68 \text{ SF DU's}$

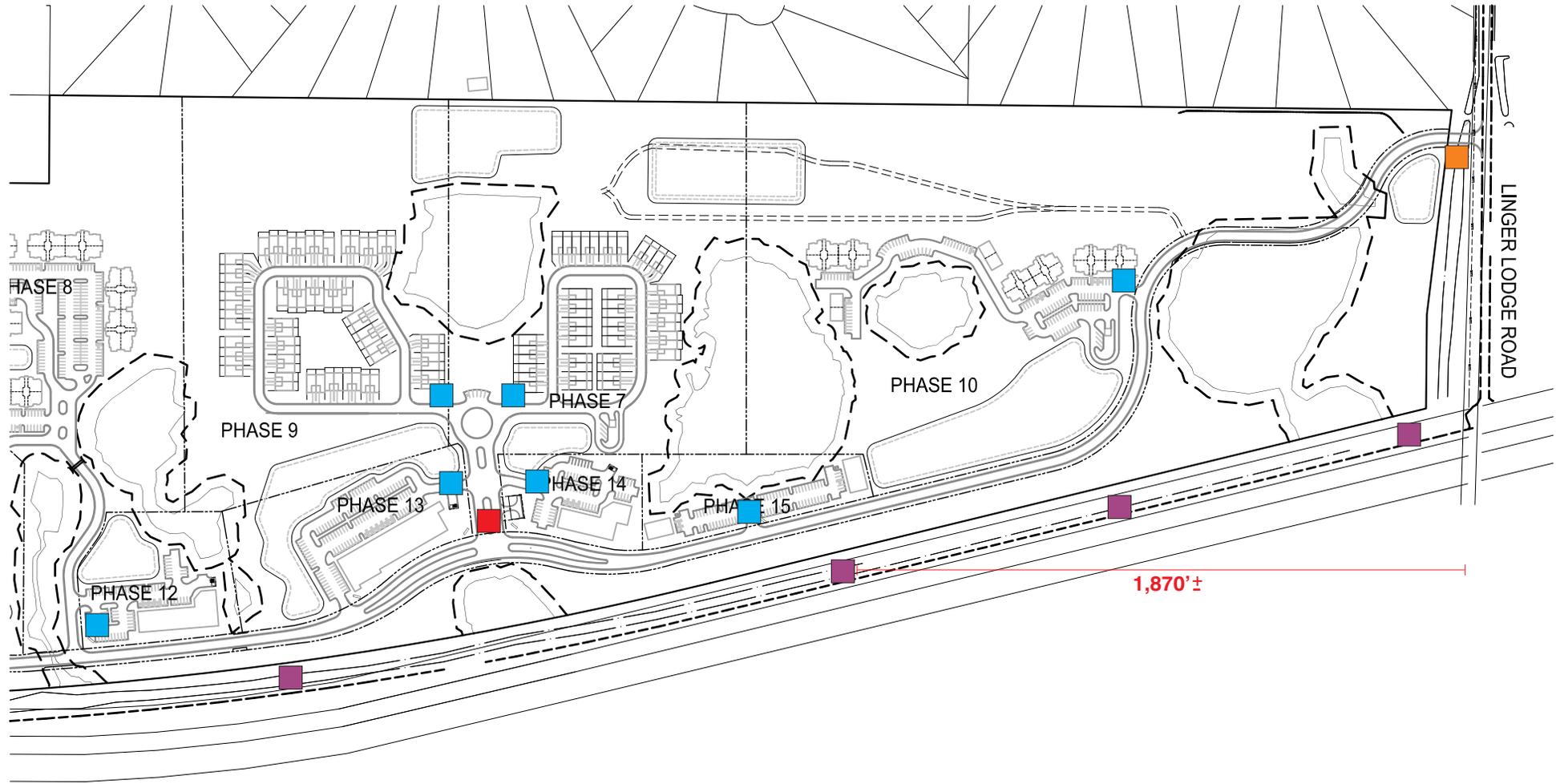


LINCKS & ASSOCIATES, INC.

EXHIBIT "Y"



FLORIDA SIGN COMPANY SINCE 1951
INNOVATIVE SIGNAGE CHURCH & SCHOOL SIGNS
1101 29th Avenue West
Bradenton, FL 34205
Phone: 941.747.1000 Fax: 941-746.5689



FLORIDA SIGN COMPANY SINCE 1951
INNOVATIVE
 SIGNAGE CHURCH & SCHOOL SIGNS
 1101 29th Avenue West
 Bradenton, FL 34205
 Phone: 941.747.1000 Fax: 941-746.5689

SIGN LEGEND FOR RANCH LAKE APARTMENTS

-  SIGN THAT WAS APPROVED BY THE COUNTY IN THE MEDIAN AT RANCH LAKE BLVD AND SR 70. (PERMIT #13090519). DUE TO HAVING PERMIT, SIGN IS FABRICATED AND READY TO INSTALL. OWNER REDUCED THE APPROVED HEIGHT FROM 55' TO 35' AND DID NOT HAVE THE APPROVED LED DISPLAY ON THE SIGN.

-  WE ARE REQUESTING AN 14' TALL SIGN IN THE MEDIAN OF RANCH LAKE BLVD. AND SR 70 TO REPLACE THE LARGE ONE THAT IS BEING MOVED. OWNER HAS NO SIGNAGE OFF OF SR 70.

-  QUANTITY OF (2) 20' TALL SIGNS AT 81 SQUARE FEET PER SIDE. LAYOUT HAS NOT BEEN DONE (SEE NOTE A)

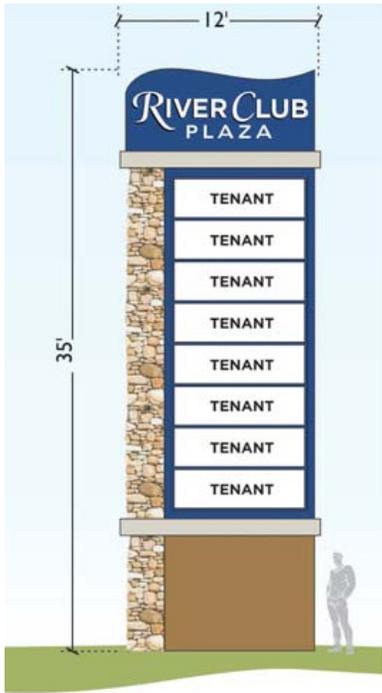
-  QUANTITY OF (11) 8' TALL SIGNS AT 68 SQUARE FEET PER SIDE. LAYOUT HAS NOT BEEN DONE (SEE NOTE A)

-  QUANTITY OF (1) 100' TALL SIGN AT 300 SQUARE FEET PER SIDE. LAYOUT HAS NOT BEEN DONE (SEE NOTE A)

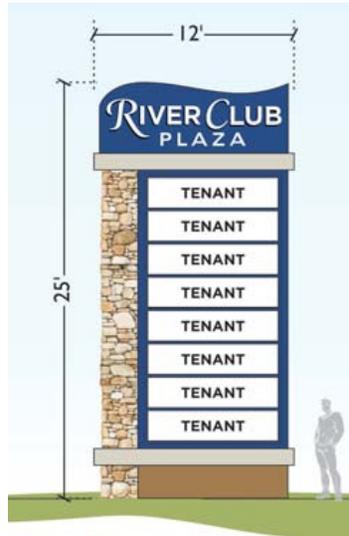
-  QUANTITY OF (1) 8' TALL SIGN. SEE LAYOUT

-  QUANTITY OF (5) 25' TALL SIGNS (T-1). SEE LAYOUT. (1) SIGN HAS ALREADY BEEN PERMITTED AND IS MARKED ON SITE PLAN AT 1,870' FROM LINGER LODGE ROAD. THE BALANCE OF THESE SIGNS SHALL BE PLACED ALONG I-75 TO ALLOW FOR THE BEST VISIBILITY AND BEST POSSIBLE LOCATION TO GET EQUIPMENT TO THE SIGN SIGHT.

NOTE A - LOCATIONS SHOWN ON SITE PLAN ARE APPROXIMATE LOCATIONS. THE PORTION OF THE SITE PLAN SOUTH OF WALMART IS MOSTLY UNDERDEVELOPED SO SIGN LOCATIONS MIGHT CHANGE TO ACCOUNT FOR FUTURE SITE PLAN CHANGES.



P2 35' Multi-Tenant Pylon
SCALE: 1/8" = 1'

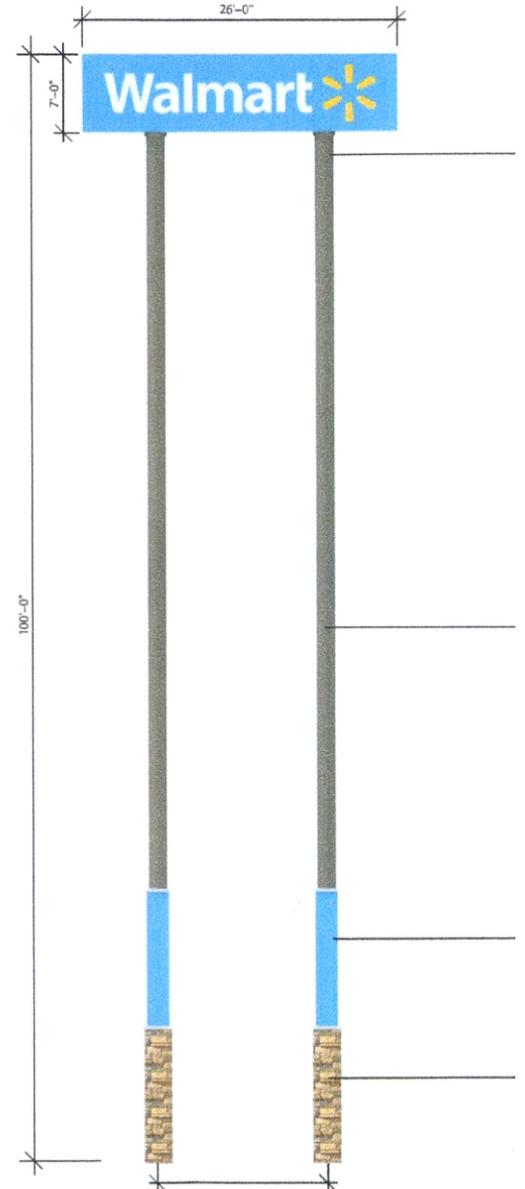


P3 25' Multi-Tenant Pylon
SCALE: 1/8" = 1'



T3 Single Tenant Pylon
SCALE: 1/8" = 1'

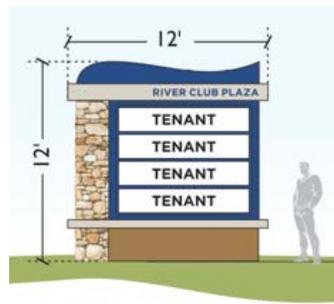
HEIGHT TO BE 35'.
SQUARE FEET TO BE
98 SQUARE FEET OR LESS.
LAYOUT WILL BE DETERMINED
BY TENANTS COPY



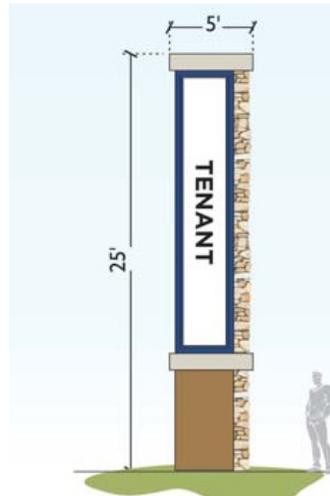
Pylon Sign Front Elevation



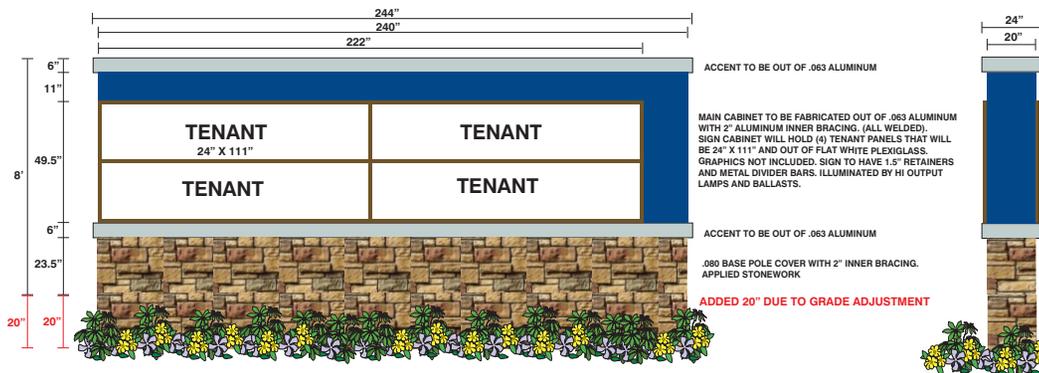
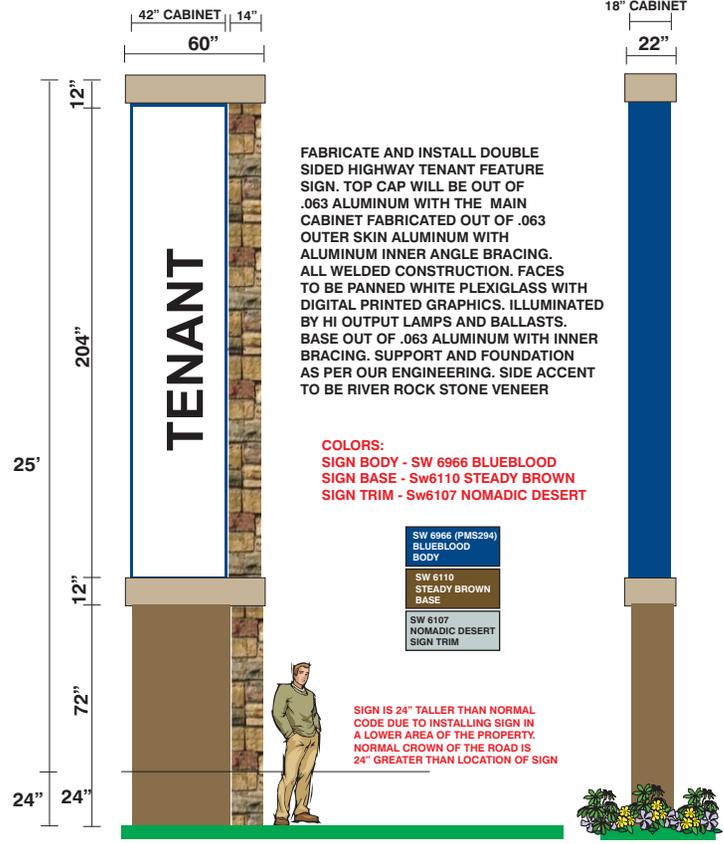
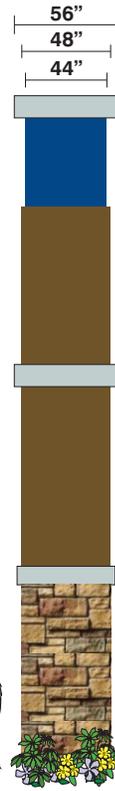
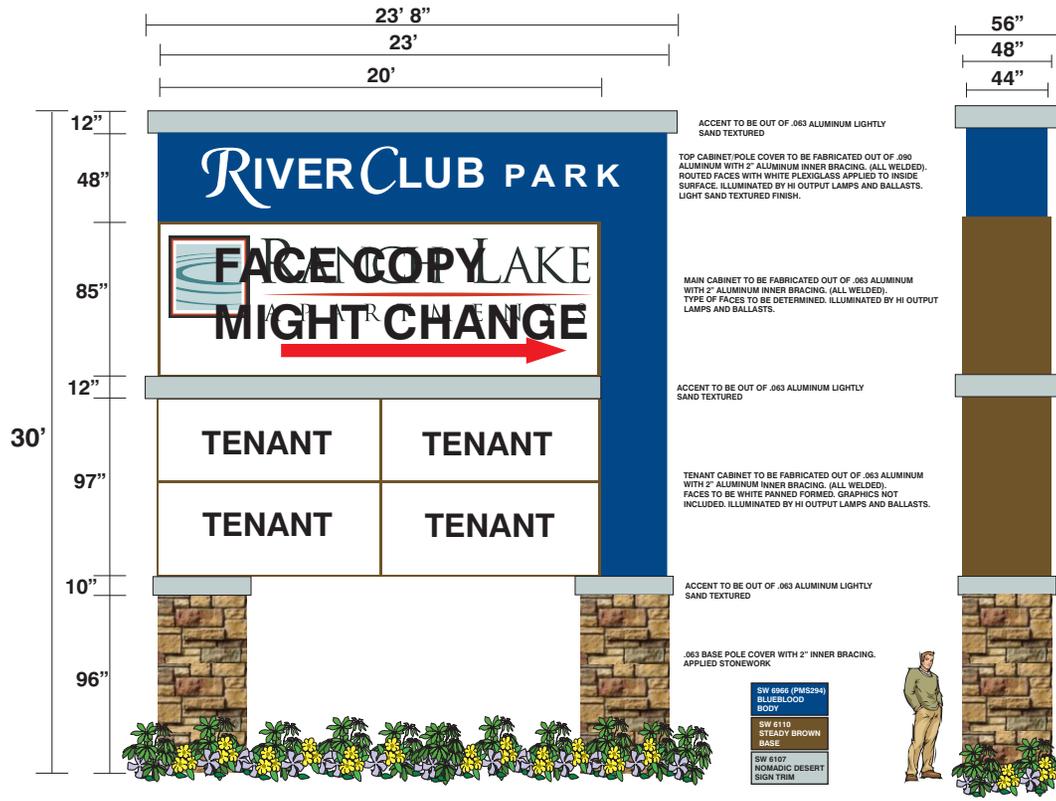
T2 Single Tenant Monument
SCALE: 1/8" = 1'



M1 12' Monument
SCALE: 1/8" = 1'



T1 Highwayside Tenant Feature
SCALE: 1/8" = 1'

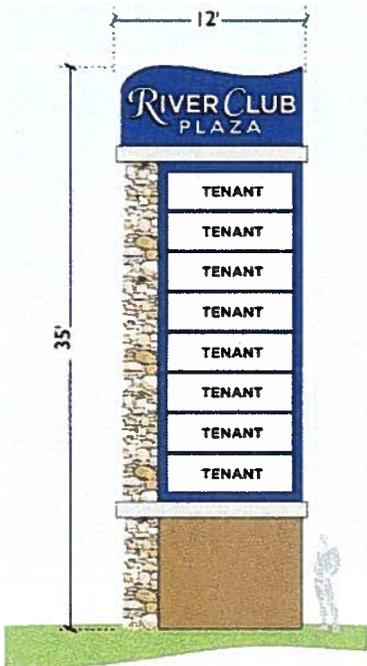


FLORIDA SIGN COMPANY SINCE 1951
INNOVATIVE SIGNAGE CHURCH & SCHOOL SIGNS
 1101 29th Avenue West
 Bradenton, FL 34205
 Phone: 941.747.1000 Fax: 941-746.5689

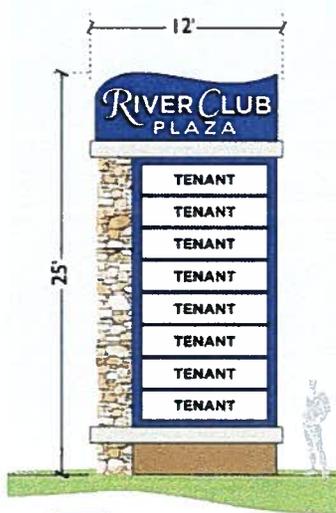
SIGN LEGEND FOR RIVER CLUB / CASTO

-  **EXISTING P2 SIGN (14' TALL)**
-  **EXISTING T1 SIGN FOR HUNGRY HOWIES**
-  **EXISTING T1 SIGN FOR TIRE CHOICE**
-  **EXISTING P2 SIGN FOR RIVER CLUB**
-  **EXISTING WALMART MONUMENT SIGN**
-  **T1 SIGN (SIGNS IN APPROXIMATE LOCATIONS. MOVE AS NEEDED FOR VISIBILITY)**
-  **P3 SIGN**
-  **T2 (SIGNS FOR OUT PARCELS CAN BE INSTALLED ANYWHERE ON THE OUT PARCELS.)**
-  **M1**
-  **T3**
-  **100' HI RISE SIGN**

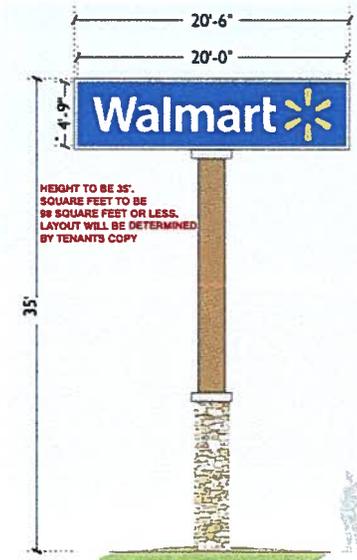
NOTE A - LOCATIONS SHOWN ON SITE PLAN ARE APPROXIMATE LOCATIONS. DUE TO THE TREES/BUSHES ON DOT EASEMENTS AND THE PARCELS LANDSCAPE BUFFER, WE NEED TO INSTALL SIGNS FOR BEST VISIBILITY.



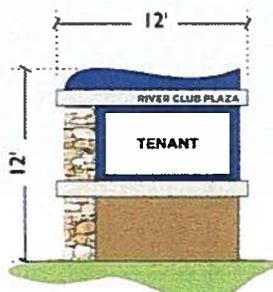
P2 35' Multi-Tenant Pylon
SCALE: 1/8" = 1'



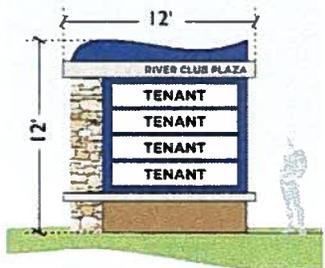
P3 25' Multi-Tenant Pylon
SCALE: 1/8" = 1'



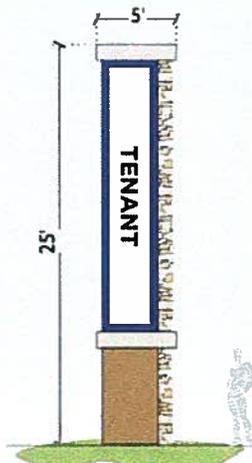
T3 Single Tenant Pylon
SCALE: 1/8" = 1'



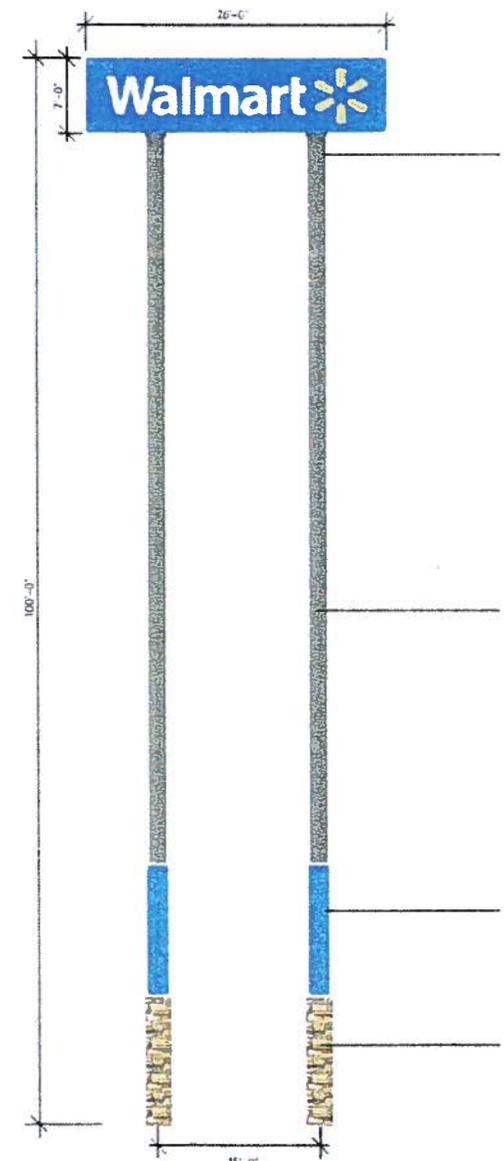
T2 Single Tenant Monument
SCALE: 1/8" = 1'



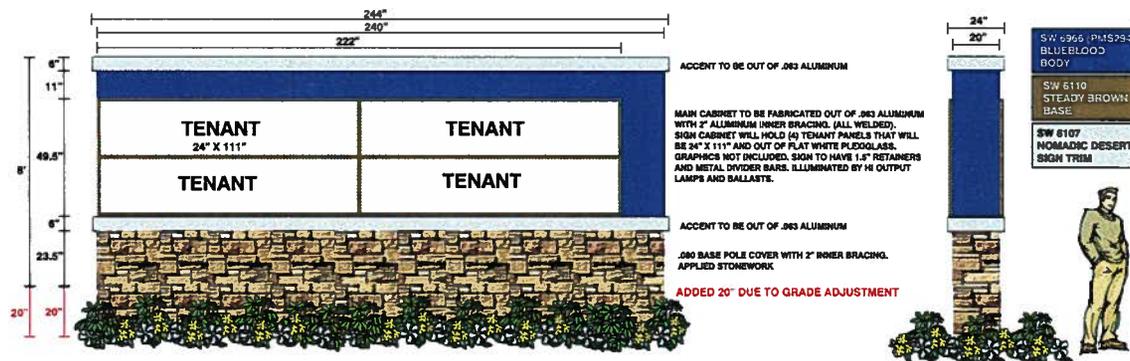
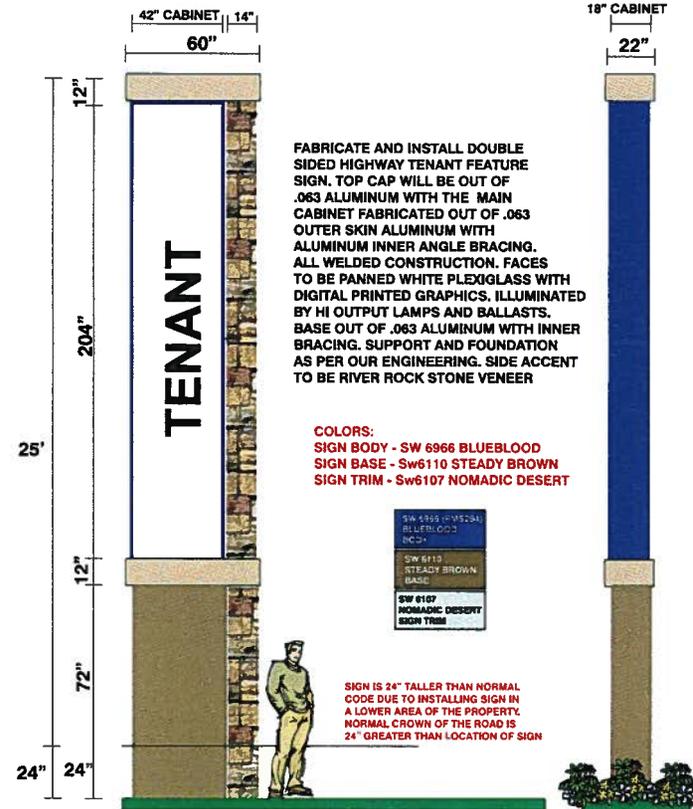
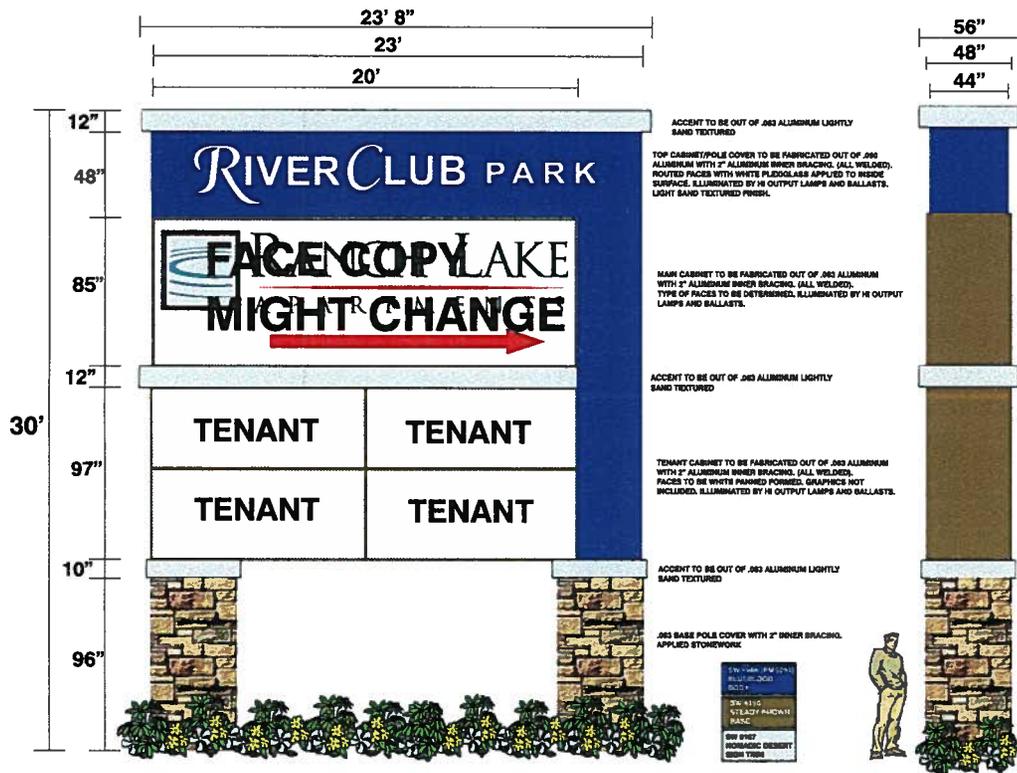
M1 12' Monument
SCALE: 1/8" = 1'



T1 Highwayside Tenant Feature
SCALE: 1/8" = 1'



Pylon Sign Front Elevation



Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

Bradenton Herald
Aug. 27, 2014
Miscellaneous Notices

NOTICE OF ZONING CHANGES IN UNINCORPORATED
MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 11, 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:

Z-14-03 - BAYSHORE
BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 14-16 -
RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249½ acres. The site is in the MU (Mixed Use and P/SP-1 (Public/Semi Public-1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential

Manatee County Government Administrative Center
Commission Chambers, First Floor

9:00 a.m. - September 11, 2014

use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)

- 4.Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-99-02(P) for Phases 1,3, and 6-15, to amend the Preliminary Site Plan to:

- 1.Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
- 2.Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) or assisted living facility (a.k.a. group care home);
- 3.Update expiration and build-out dates and CLOS;
- 4.Revise owner and authorized agent information and various stipulations to update the Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (ñ249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22)DTS#20140285 /BUZZSAW #326

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

- 1.Revise the dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21;
- 2.Modify dimensional standards for single-family attached units;
- 3.Revise corresponding stipulations to be consistent with the new dimensional standards;
- 4.Modify Affordable Housing conditions consistent with current practices;
- 5.Update the phasing and build-out dates to reflect legislatively approved extensions; and
- 6.Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 + acres).

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 11, 2014

PDMU-14-21(P) - PARKCREST LANDINGS, LLC/PARKCREST LANDINGS DTS#20140054
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a new Preliminary Site Plan to:

Change the current use from single-family attached units to multi-family;
Add 28 units for a total of 400 multi-family units;
Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground; and
Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00ñ acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-03(P) - DAKIN HOMESTEAD PROPERTY -
(DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ñ acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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

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

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

Manatee County Building
and Development Services
Department
Manatee County, Florida
08/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE

Published: 8/27/2014

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Planning Commission of Manatee County will conduct a Public Hearing on Thursday, September 11, 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:

Z-14-03 - BAYSHORE BLACKROCK DEVELOPMENT

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.64 acres on the southeast corner of 53rd Avenue West and 34th Street West, Bradenton, Florida, from PDPI (Planned Development Public Interest) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

ORDINANCE 14-16 - RIVER CLUB DRI #18

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 River Club Development of Regional Impact (Ordinance 07-34); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) Assisted Living Facility (a.k.a Group Care Home);
4. Modify Development Order to revise owner and authorized agent information and various stipulations to update the Development Order; and
5. Combine all previously approved revisions into one Ordinance.

Providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

River Club is at the southeast corner of I-75 and S.R. 70, extending southward to Linger Lodge Road and east to Braden Woods on 249± acres. The site is in the MU (Mixed Use and P/SP-1

(Public/Semi Public- 1) Future Land Use Categories and zoned PDMU (Planned Development Mixed Use).

The River Club DRI is approved in ten (10) phases for 425,000 square feet of commercial retail and service space, 325,000 square feet of office space, 60,000 square feet of industrial space, 270 motel rooms, 500 residential units (multi-family/single-family attached) and a four acre out-parcel for two single-family lots.

PDMU-99-02(G)(R6) - RIVER CLUB PARK OF COMMERCE

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-99-02(G)(R3), PDMU-99-02(G)(R4), and PDMU-99-02(G)(R-5) to amend the General Development Plan to:

1. Modify use trade-off provision and minimum and maximum exchange limits;
2. Provide for office and residential uses in commercial phases other than Phases 2, 4, and 5.
3. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 units) assisted living facility (a.k.a group care home)
4. Revise owner and authorized agent information and various stipulations to update the General Development Plan;

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

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (\pm 249 acres). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Watershed Protections Evers Reservoir/Special Treatment Overlay Districts).

PDMU-99-02(P)(R) - RIVER CLUB PARK OF COMMERCE, Phases 1,3, and 6-15

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance PDMU-99-02(P) for Phases 1,3, and 6-15, to amend the Preliminary Site Plan to:

1. Provide for office and residential use in commercial phases other than Phases 2, 4 and 5;
2. Increase the maximum number of residential units by 225 for a total of 725 units; and revise residential use types to include single-family attached, detached, and multi-family units and a 200-bed (equal 33 residential units) or assisted living facility (a.k.a. group care home);
3. Update expiration and build-out dates and CLOS;
4. Revise owner and authorized agent information and various stipulations to update the

Preliminary Site Plan;

The River Club DRI is southeast of the S.R. 70 and I-75 intersection, extending south to Linger Lodge Road and east to Braden Woods (± 249 acres). Present zoning is PDMU/WP-E/ST.

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

PDMU-92-01(G)(R15) / SCHROEDER-MANATEE RANCH, INC. (UNIVERSITY LAKES DRI #22) DTS#20140285/BUZZSAW #326

An Ordinance of the Board of County Commissioners of Manatee County, Florida, relating to land development, approving a revised Zoning Ordinance and General Development Plan to:

1. Revise the dimensional table footnotes on the General Development Plan and in Condition No. Q(1) relative to maximum building height on Parcel 21;
2. Modify dimensional standards for single-family attached units;
3. Revise corresponding stipulations to be consistent with the new dimensional standards;
4. Modify Affordable Housing conditions consistent with current practices;
5. Update the phasing and build-out dates to reflect legislatively approved extensions; and
6. Amendments for internal consistency.

Amendment the General Development Plan and Zoning Ordinance to show these changes.

Subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

University Lakes is located at the northeast intersection of the University Parkway and I-75 interchange, south of S.R. 70, north of University Parkway, and approximately six miles east of I-75 with a portion of the project located south of University Parkway. The present zoning is PDMU/WP-E/ST (Planned Development Mixed Use / Evers Reservoir Watershed Protection and Special Treatment Overlay Districts) (4,101.2 + acres).

PDMU-14-21(P) - PARKCREST LANDINGS, LLC/PARKCREST LANDINGS
DTS#20140054

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

Change the current use from single-family attached units to multi-family;
Add 28 units for a total of 400 multi-family units;

Include recreational amenities to include; two clubhouses, a fitness center, pool, and playground;
and

Include detached garages with storage, leasing office, mail kiosk and maintenance building.

The 67.00± acre site is on the north side of S.R. 64, west of Cypress Creek Boulevard, at 6219 S.R. 64 East, Bradenton. The site is zoned PDMU and PDMU/CH (Planned Development Mixed Use/Coastal High Hazard); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-08-03(P) - DAKIN HOMESTEAD PROPERTY - (DTS #20140098)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a Preliminary Site Plan for 584 residential lots for single-family detached residences on a 238.12 ± acre site zoned PDR/NCO (Planned Development Residential/North Central Overlay), which previously was approved for a total of 448 residential units as part of a General Development Plan. The site is approximately 1.25 miles east of US 301 North, south of SR 62, and north of CR 675, at 13855 and 14121 SR 62, and 13750, 13850, 13960, and 13970 CR 675, Parrish; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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

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

or FAX 745-3790.

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

MANATEE COUNTY PLANNING COMMISSION

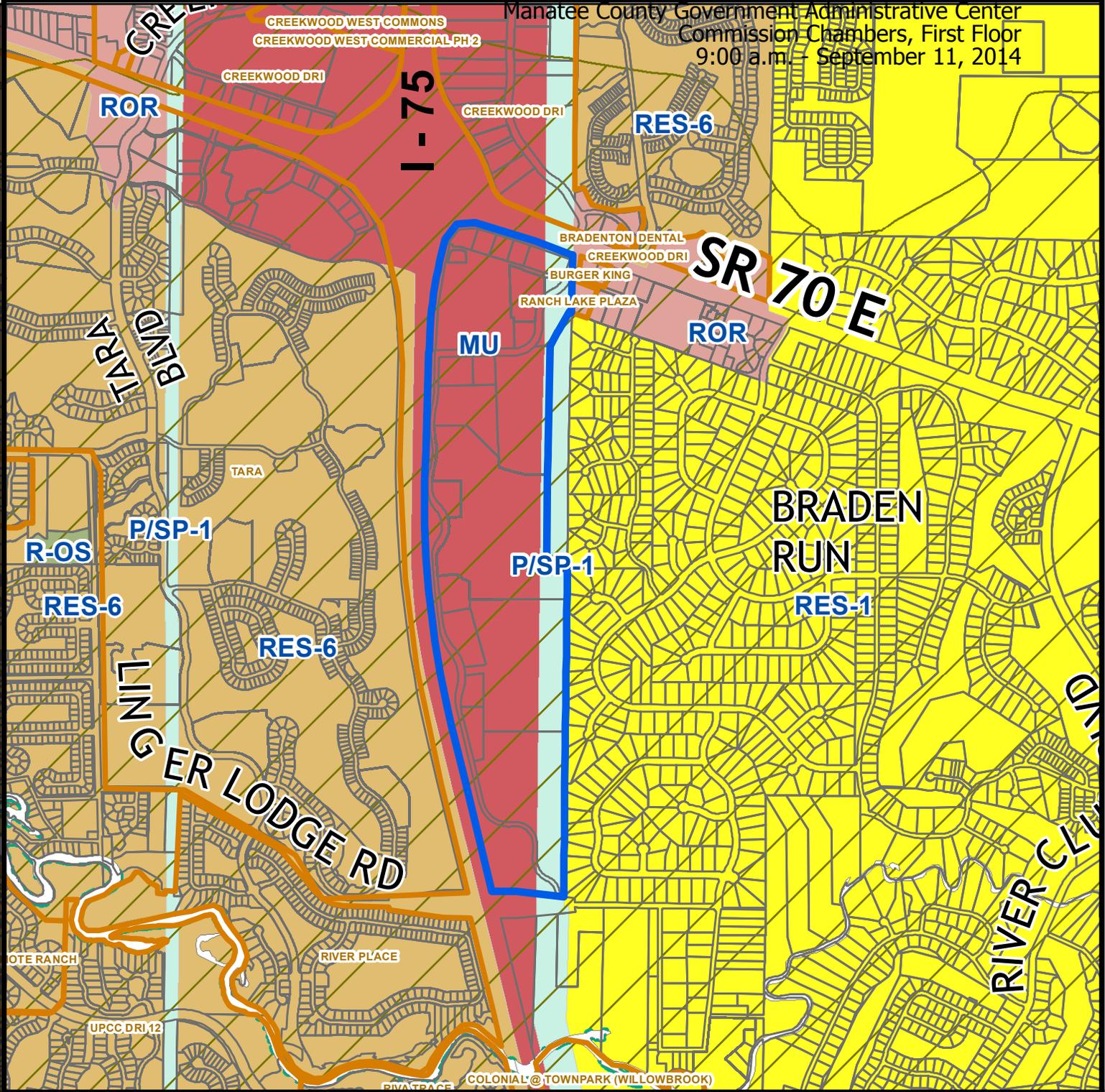
Manatee County Building and Development Services Department

Manatee County, Florida

Date of pub: August 27, 2014

FUTURE LAND USE

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014



Parcel ID #(s) Multiple

Project Name: River Club Park of Commerce, Phase 1,3 & 6-15
 Project #: PDMU-99-02 (G)(R6)
 DTS#: 20130301
 Proposed Use: Mixed Use

S/T/R: Sec 24 Twn 35 Rng 18
 Acreage: 245.5
 Existing Zoning: PD-MU
 Existing FLU: MU, P/SP-1
 Overlays: ST
 Special Areas: NONE

Page 455 of 457
 CHH: NONE
 Watershed: WPE
 Drainage Basin: BRADEN RIVER AB WARD L
 Commissioner: Vanessa Baugh

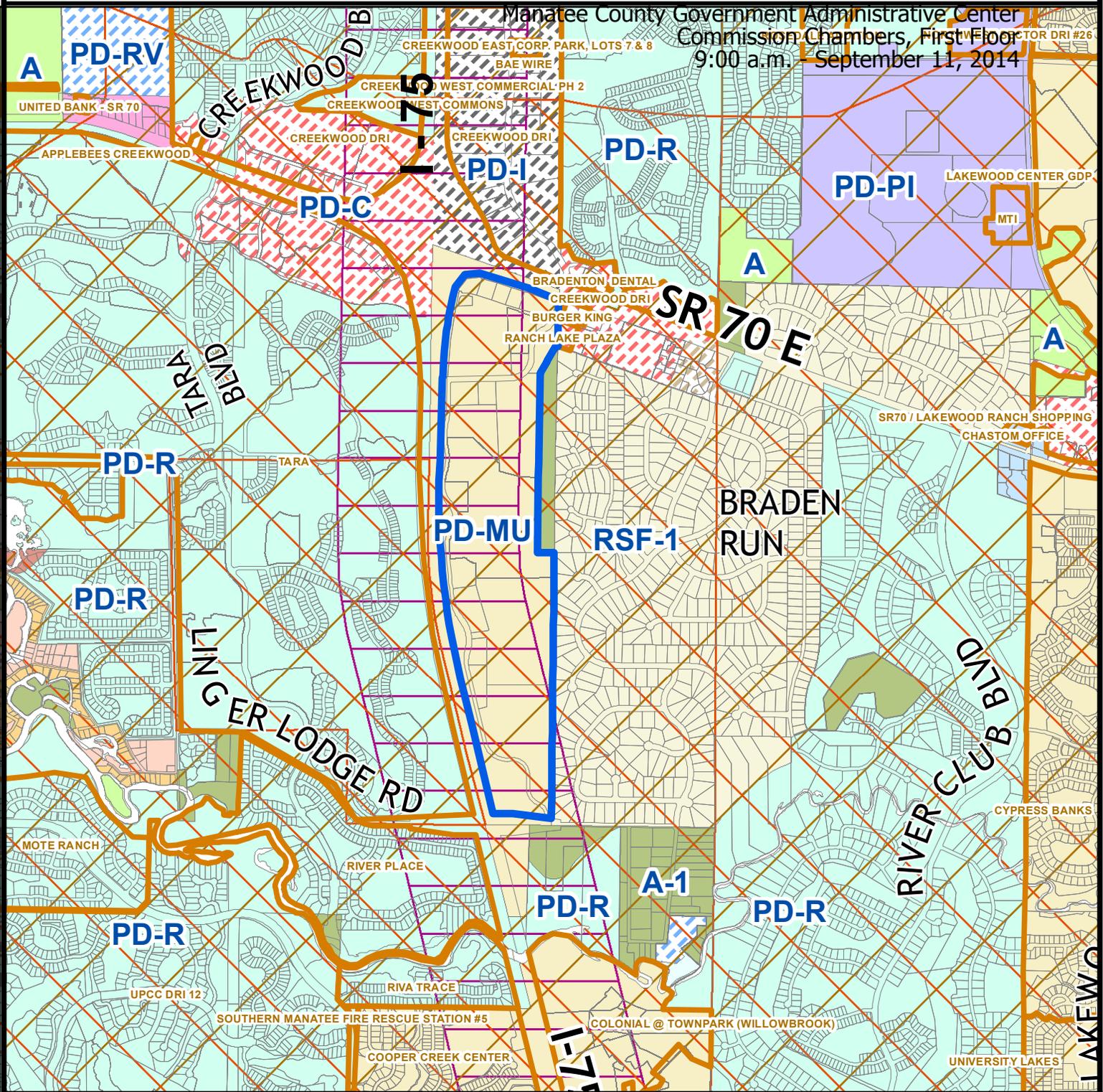
 Evers Watershed (WPE)



Manatee County
 Staff Report Map

Map Prepared 10/18/2013
 1 inch = 1,615 feet

ZONING



Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - September 11, 2014

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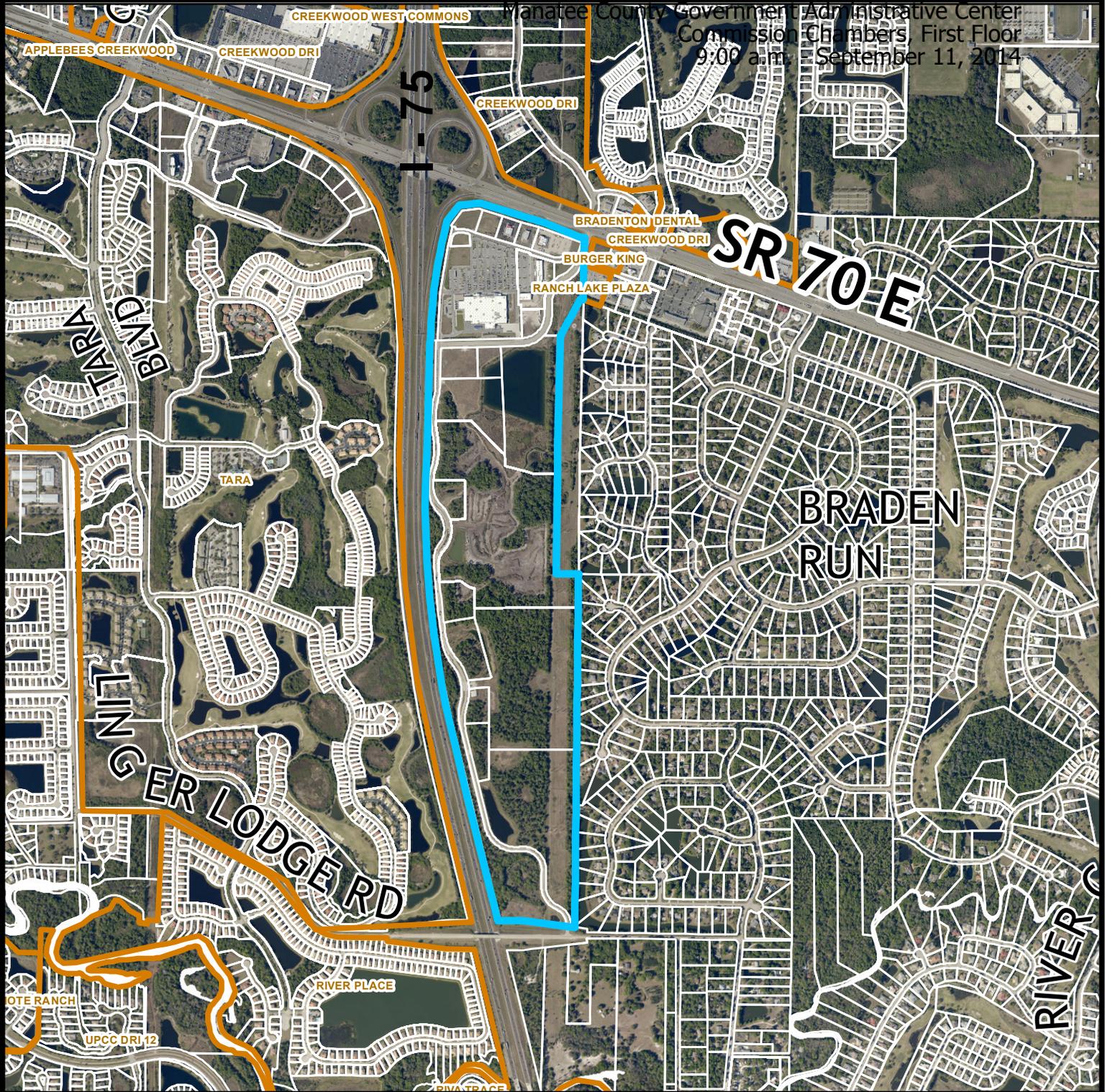
Manatee County
 Staff Report Map

Map Prepared 10/18/2013
 1 inch = 2,004 feet

-  Special Treatment
-  Evers Watershed (WPE)
-  Entranceways

AERIAL

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m., September 11, 2014



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Page 457 of 457

CHH: NONE
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 Drainage Basin: BRADEN RIVER AB WARD L
 Commissioner: Vanessa Baugh



Manatee County
 Staff Report Map

Map Prepared 10/18/2013
 1 inch = 1,512 feet