www.mymanatee.org

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

December 11, 2014 Planning Commission Agenda

MEETING CALLED TO ORDER (Timothy Rhoades, 1st Vice-Chairman)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. November 13, 2014 Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. Ordinance 14-45-Robinson Gateway DRI #29-Quasi-Judicial-Stephanie Morelandd

3. PDMU-13-01(Z)(G)-Robinson Gateway

4. PDR-14-21(G)-Peace Presbyterian Church-DTS20140297-Quasi-Judicial-Stephanie Moreland * Schenk

Attachment: Map FLU-PDR-14-21(G)-Peace Presbyterian Church.pdf
Attachment: Map Zoning-PDR-14-21(G)-Peace Presbyterian Church.pdf
Attachment: Map Aerial-PDR-14-21(G)-Peace Presbyterian Church-DTS20140297.pdf
Attachment: Staff Report-PDR-14-21(G)-Peace Presbyterian Church-12-11-14 PC.pdf
Attachment: Request for Specific Approval Letter-Peace Presbyterian Church.pdf
Attachment: Copy of Newspaper Advertising - Peace Presbyterian Church - PDR-14-21(G) - Bradenton Herald - 12-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Peace Presbyterian Church - PDR-14-21(G) - Sarasota Herald Tribune - 12-11-2014 PC.pdf

Attachment: GDP-PDR-14-21(G)-Peace Presbyterian Church.pdf

5. PDI-14-23(G)-Project Red Sox-DTS20140331-Quasi-Judicial-Stephanie Moreland * Schenk

Attachment: Map FLU-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Map Zoning-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Map Aerial-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Specific Approval Request Letter-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Copy of Newspaper Advertising - Project Red Sox - We Sell Mixers - PDI-14-23(G) - Bradenton Herald - 12-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Project Red Sox - We Sell Mixers - PDI-14-23(G) - Sarasota Herald Tribune - 12-11-2014 PC.pdf
Attachment: GDP-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Staff Report-Project Red Sox- PDI-14-23(G)-12-5-14 PC.pdf

REGULAR

Building and Development Services Department

6. PDMU-14-22(Z)(P)-DTS20140296-Trevesta (fka Pennington Park)-Quasi-Judicial-Margaret Tusing * Schenk

Attachment: Map FLU-PDMU-14-22(Z)(P)-Trevesta.pdf
Attachment: Map Zoning-PDMU-14-22(Z)(P)-Trevesta-12-11-14 PC.pdf
Attachment: Map Aerial-PDMU-14-22(Z)(P)-Trevesta-12-11-14 PC.pdf
Attachment: Staff Report-PDMU-14-22(Z)(P)-Trevesta (fka Pennington Park)-12-12-14 PC.pdf
Attachment: Zoning Disclosure Affidavit-PDMU-14-22(Z)(P)-Trevesta (fka Pennington Park)-12-11-14 PC.pdf
Attachment: Specific Approval Request-PDMU-14-22(Z)(P)-Trevesta (fka Pennington Park)-12-11-14 PC .pdf
Attachment: Copy of Newspaper Advertising - Trevesta fka Pennington Park - PDMU-14-22(Z)(P) - Bradenton Herald - 12-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Trevesta fka Pennington Park - PDMU-14-22(Z)(P) - Sarasota Herald Tribune - 12-11-2014 PC.pdf
Attachment: Traffic Impact Analysis-PDMU-14-22(Z)(P)-Trevesta-12-11-14 PC.pdf
Attachment: Preliminary Site Plan-PDMU-14-22(Z)(P)-Trevesta-12-11-14 PC.pdf
Attachment: Public Comments-PDMU-14-22(Z)(P)-Trevesta (fka Pennington Park) 12-11-14 PC.pdf

7. Election of Officers

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

the Commission's functions including one's access to, participation in, employment with, or treatment in, its programs or activities. Anyone reuiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802, wait 60 seconds; FAX 745-3790.

December 11, 2014 Planning Commission Agenda
Agenda Item #1

Subject
November 13, 2014 Minutes for Approval

Briefings
None

Contact and/or Presenter Information

Sonia Zambrano

Senior Planning Technician

941 748 4501 ext. 6207

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

December 11, 2014 Planning Commission Agenda
Agenda Item #2

Subject
Ordinance 14-45-Robinson Gateway DRI #29-Quasi-Judicial-Stephanie Morelandd

Briefings
None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941 748 4501 ext. 3880

Action Requested

RECOMENDED MOTION:

I move to continue the Public Hearing for Ordinance 14-45 to January 15, 2015 at 9:00 a.m. or as soon thereafter as same may be heard

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

December 11, 2014 Planning Commission Agenda
Agenda Item #3

Subject
PDMU-13-01(Z)(G)-Robinson Gateway

Briefings
None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941 748 4501 ext. 3880

Action Requested

RECOMENDED MOTION:

I move to continue the Public Hearing for PDMU-13-01(Z)(G) to January 15, 2015 at 9:00 a.m. or as soon thereafter as same may be heard

Enabling/Regulating Authority
N/A

Background Discussion
N/A

County Attorney Review
Not Reviewed (Utilizes exact document or procedure approved within the last 18 months)

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

December 11, 2014 Planning Commission Agenda
Agenda Item #4

Subject
PDR-14-21(G)-Peace Presbyterian Church-DTS20140297-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 General Development Plan PDR-14-21(G) with Stipulations A.1–A.2 and B.1-B.4; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Section 714.8.7, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

The applicant, Peace Presbyterian Church requests approval of a new General Development Plan to utilize the 15,054 square foot existing building as a Place of Worship/Church (temporary), church offices and other church related purposes; construct a 18,800 square foot building for a new, permanent 400-seat sanctuary

and a recreational center as a future phase of development.

The site is on the north side of S.R. 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 S.R. 64 East, Bradenton.

On January 25, 1996, the Board of County Commissioners approved a rezone of ±18.083 acres from A (General Agriculture, one dwelling unit per five acres) to PDR (Planned Development Residential) and a Preliminary Site Plan for a 15,054 square foot office building on 22.11± acres. The building was constructed and the Preliminary and Final Site Plans have expired.

On 11/07/13, the Board of County Commissioners approved a General Development Plan to utilize the existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new, permanent 210-seat sanctuary as a second phase.

The site is in the UF-3 (Urban Fringe – three dwelling units per acre) Future Land Use Category FLUC). A Church or Other Place of Worship is considered a Residential Support Use and is listed in the range of potential uses for consideration in the UF-3 FLUC. The Floor Area Ratio of 0.03 is below the special approval threshold (0.23) for the UF-3 FLUC.

According to LDC Figure 6-1, the proposed use is permitted in the existing PDR zoning district, subject to approval by the Board of County Commissioners. Additionally, the Church or Other Place of Worship is subject to the conditional use criteria listed in LDC Section 704.13. The proposed use will be accessed by an existing driveway connecting SR 64 East. 133 parking spaces are required. The site plan shows 169 parking spaces will be provided. There is an existing sidewalk along the north side of SR 64 East.

There will be perimeter and interior landscaping around vehicle use areas, as well as landscaping in perimeter and roadway buffers. There are no known historic or archaeological resources on the site. The project is in the X Flood Zone Category. There are 4.15± acres of wetlands on-site and .80± acres off-site. No impacts to the wetlands are proposed.

Staff recommends approval.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on 10-29-2014

Reviewing Attorney
Schenk

Instructions to Board Records
N/A

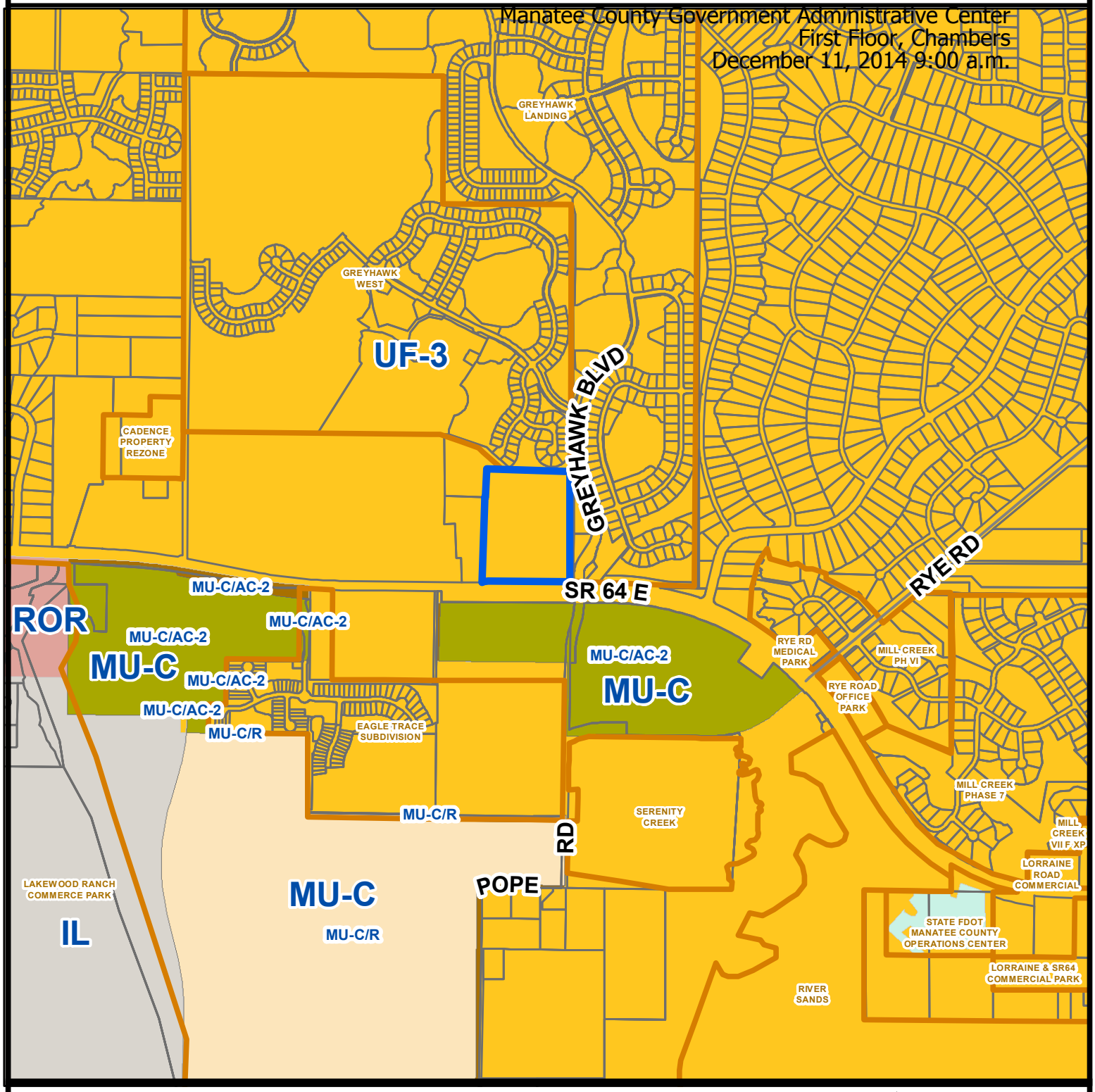
Cost and Funds Source Account Number and Name
N/a

Amount and Frequency of Recurring Costs
N/a

Attachment: Map FLU-PDR-14-21(G)-Peace Presbyterian Church.pdf
Attachment: Map Zoning-PDR-14-21(G)-Peace Presbyterian Church.pdf
Attachment: Map Aerial-PDR-14-21(G)-Peace Presbyterian Church-DTS20140297.pdf
Attachment: Staff Report-PDR-14-21(G)-Peace Presbyterian Church-12-11-14 PC.pdf
Attachment: Request for Specific Approval Letter-Peace Presbyterian Church.pdf
Attachment: Copy of Newspaper Advertising - Peace Presbyterian Church - PDR-14-21(G) - Bradenton Herald - 12-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Peace Presbyterian Church - PDR-14-21(G) - Sarasota Herald Tribune - 12-11-2014 PC.pdf
Attachment: GDP-PDR-14-21(G)-Peace Presbyterian Church.pdf

FUTURE LAND USE

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



Parcel ID #(s) 564000409

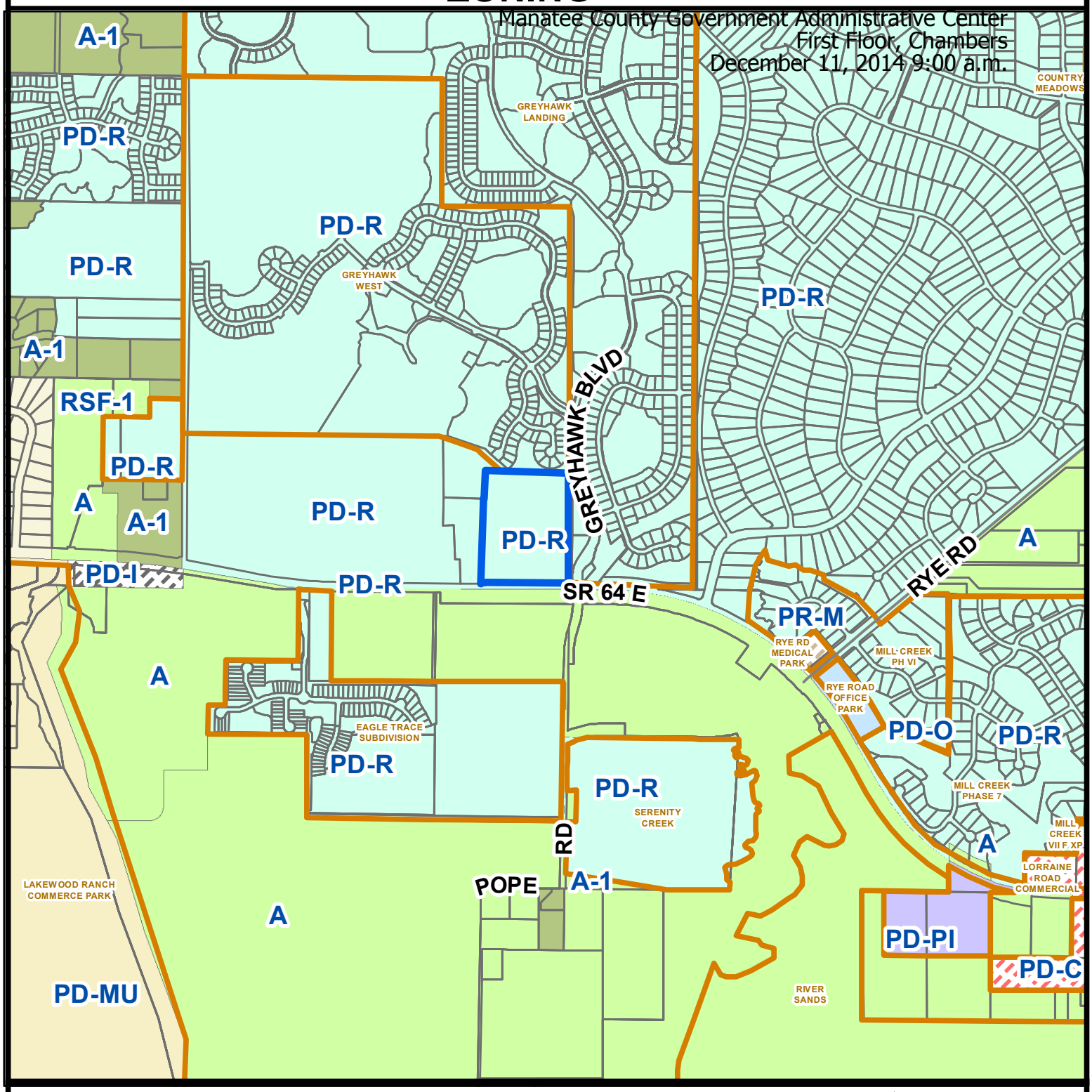
Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 1,398 feet

Project Name: Peace Presbyterian Church of Lakewood Ranch
Project #: PDR-14-21 (G)
DTS#: 20140297
Proposed Use: Church

S/T/R: Sec 3 Twn 35 Rng 16
Acreage: 22.11
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

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

ZONING



Parcel ID #(s) 564000409

Manatee County
Staff Report Map

Map Prepared 4 / 2014

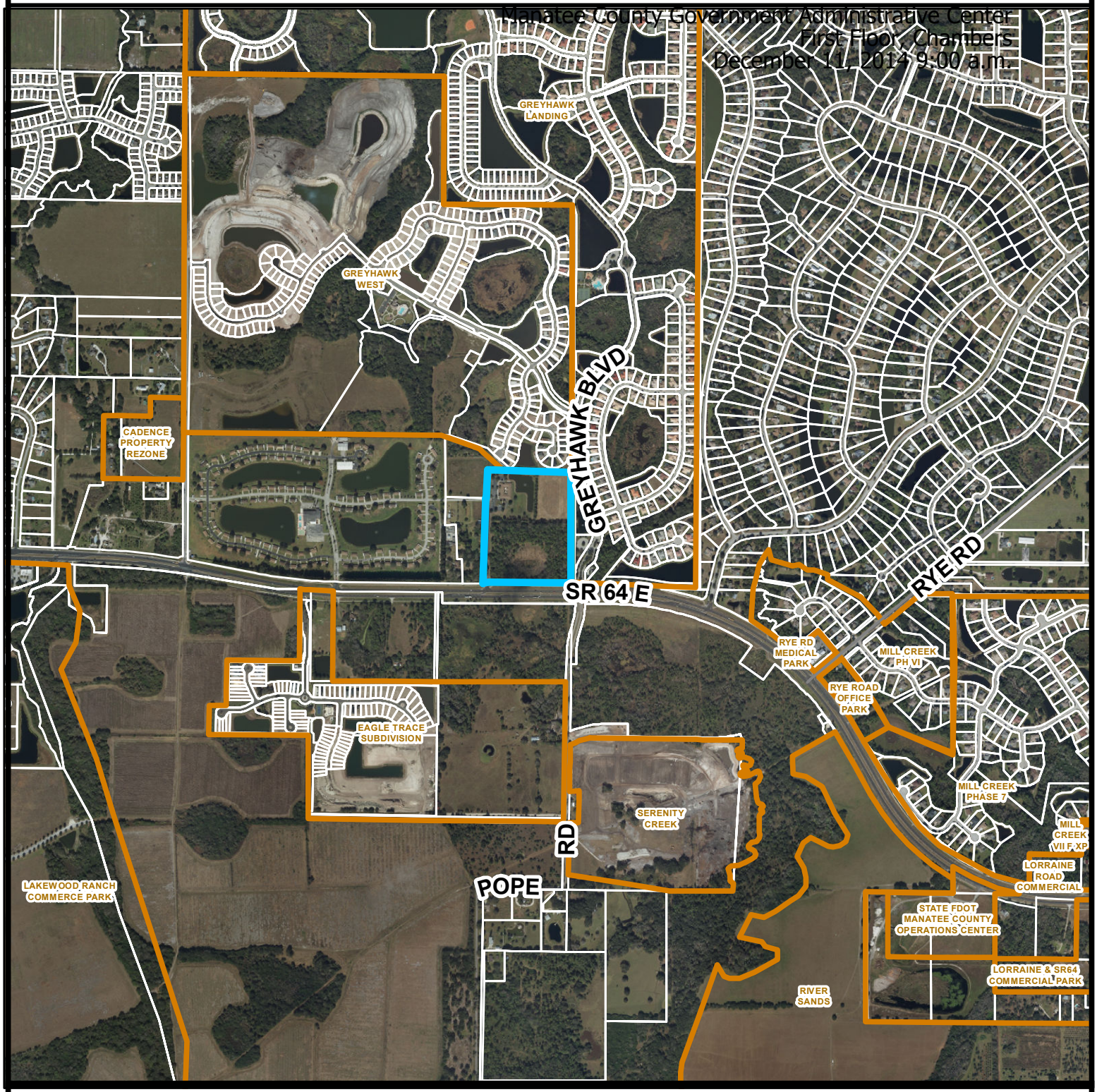
1 inch = 1,398 feet

Project Name: Peace Presbyterian Church of Lakewood Ranch
Project #: PDR-14-21 (G)
DTS#: 20140297
Proposed Use: Church

S/T/R: Sec 3 Twn 35 Rng 16
Acreage: 22.11
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

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

AERIAL



Parcel ID #(s) 564000409

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,398 feet

Project Name: Peace Presbyterian Church of Lakewood Ranch
Project #: PDR-14-21 (G)
DTS#: 20140297
Proposed Use: Church

S/T/R: Sec 3 Twn 35 Rng 16
Acreage: 22.11
Existing Zoning: PD-R
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

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

P.C. 12/11/14

PDR-14-21(G) – PEACE PRESBYTERIAN CHURCH OF LAKEWOOD RANCH INC./DTS20140297

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres in the PDR (Planned Development Residential) zoning district to utilize an existing15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct an 18,800 square foot building for a new 400-seat sanctuary (permanent) and future recreation facility on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; Approval of this General Development Plan supercedes the previously approved General Development Plan [PDR-13-29(G)]; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 12/11/14 **B.O.C.C.: 01/08/14**

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 General Development Plan PDR-14-21(G) with Stipulations A.1–A.2 and B.1-B.4; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Section 714.8.7, **as recommended by staff.**

PROJECT SUMMARY	
CASE#	**PDR-14-21(G), DTS# 20140297**
PROJECT NAME	**Peace Presbyterian Church of Lakewood Ranch, Inc.**
APPLICANT(S):	**Peace Presbyterian Church of Lakewood Ranch**
EXISTING ZONING:	**PDR (Planned Development Residential)**
PROPOSED USE(S):	**Place of Worship, church offices, other church related purposes, new 400 seat-sanctuary, & recreational center**
CASE MANAGER:	**Stephanie Moreland**
STAFF RECOMMENDATION:	**Approval**

DETAILED DISCUSSION

History:
On January 25, 1996, the Board of County Commissioners approved a rezone of ±18.083 acres from A (General Agriculture, one dwelling unit per five acres) to PDR (Planned Development Residential) and a Preliminary Site Plan for a 15,054 square foot office building on 22.11± acres. The building was constructed and the Preliminary and Final Site Plans have expired.

On 11/07/13, the Board of County Commissioners approved a General Development Plan to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct a 6,000 square foot building for a new, permanent 210-seat sanctuary as a second phase.

Request

The current request is for approval of a new General Development Plan to utilize the 15,054 square foot existing building as a Place of Worship/Church (temporary), church offices and other church related purposes; construct an 18,800 square foot building for a new, permanent 400-seat sanctuary and a recreational center as a future phase of development.

The site is in the UF-3 (Urban Fringe – three dwelling units per acre) Future Land Use Category FLUC). A Church or Other Place of Worship is considered a Residential Support Use and is listed in the range of potential uses for consideration in the UF-3 FLUC. The Floor Area Ratio of 0.03 is below the special approval threshold (0.23) for the UF-3 FLUC.

A church is defined by the Land Development Code (LDC) as; "any premises operating as a non-profit organization and used principally as a place of worship and religious education, which shall include, but shall not be limited to chapels, temples, and synagogues. A church shall not include any Group Housing. A church may also include one accessory dwelling unit for exclusive use of the pastor, priest, rabbi, or other church leader."

According to LDC Figure 6-1, the proposed use is permitted in the existing PDR zoning district, subject to approval by the Board of County Commissioners. Additionally, the Church or Other Place of Worship is subject to the conditional use criteria listed in LDC Section 704.13. The proposed use will be accessed by an existing driveway connecting SR 64 East. 133 parking spaces are required. The site plan shows 169 parking spaces will be provided.

There will be perimeter and interior landscaping around vehicle use areas, as well as landscaping in perimeter and roadway buffers.

There is an existing sidewalk along the north side of SR 64 East.

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

The project is in the X Flood Zone Category. There are 4.15± acres of wetlands on-site and .80± acres off-site. No impacts to the wetlands are proposed.

Staff recommends approval.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	**12705 SR 64 East**
GENERAL LOCATION:	**North side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard**
ACREAGE:	**22.11± acres**
EXISTING USE(S):	**Office building converted to temporary place of worship**
FUTURE LAND USE CATEGORY(S):	**UF-3 (Urban Fringe-three dwelling units per acre)**
FLOOR AREA RATIO (FAR):	**0.03**
SPECIAL APPROVAL(S):	**N/A**

SPECIFIC APPROVAL(S):	**1. Reduction of tree replacement sizes**
OVERLAY DISTRICT(S):	**NA**
SURROUNDING USES & ZONING	
NORTH	**Greyhawk Landings West Subdivision zoned PDR**
SOUTH	**Across SR 64 are single-family residences zoned A (General Agriculture), Eagle Trace Development (not yet constructed) zoned PDR.**
EAST	**Greyhawk Landings Subdivision zoned PDR**
WEST	**Aurora Missionary Village zoned PDR**
SITE DESIGN DETAILS	
BUILDING SQUARE FOOTAGE:	**Existing 15,054 square feet Adding 10,000 square feet (sanctuary) 8,800 square feet (recreation) Total 33,854 square feet**
SETBACKS:	**The existing building is setback approximately 120 feet from the closest property line and more than 650 feet from SR 64 East. The new building will be constructed per the approximate setbacks which are: front yard; 734± feet, west side yard; 200± feet, east side yard; 498± feet, and rear 264± feet. Minimum setbacks for the PDR zoning district are: Front - 25 feet, side yards - 8 feet, and rear yard - 15 feet.**
OPEN SPACE REQUIRED:	**25% or 5.52± acres**
OPEN SPACE PROVIDED:	**Approximately 88%**
ACCESS:	**SR 64 East**
FLOOD ZONE(S)	**X (Panel 12081C0331E, revised 3/17/2014)**
AREA OF KNOWN FLOODING	**No**
UTILITY CONNECTIONS	**County water and sewer**

ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**4.15± on-site, .80± off-site**
Proposed Impact Acreage:	**None**

Wetlands:

According to the environmental narrative provided by Allison Gause, Inc. dated July 2013 there is one wetland within the property limits that is FLUCCS code 617 – Mixed Wetland Hardwoods and 640 – Freshwater Marshes, totaling 4.15 acres (4.95 acres with off-site portion of wetland). No impacts are proposed to the wetland. A 30' wetland buffer is provided around this wetland, as well as areas that will serve as "native habitat" preservation that will be included in the conservation easement. The entire conservation easement is 6.2 acres with 1.27 acres of that in upland habitat preservation.

Uplands:

The balance of the parcel that contains the wetland is FLUCCS code 436 – Upland Scrub, Pine and Hardwoods. According to the FLUCCS map the overall acreage of this parcel is 11.51 acres of which 6.2 acres will be placed in a conservation easement. This will fulfill both the Comprehensive Plan and LDC for native habitat preservation.

Endangered Species:

The environmental narrative indicates no listed species found in the "impact area", which represents the limits of construction.

Trees

The current request to "redevelop" the parcel containing the existing building and associated infrastructure should not involve removal of trees, with the exception of removal or relocation of existing trees that were previously planted as part of the required landscaping. This will be addressed with the Final Site Plan and will be in compliance with the LDC.

Landscaping/Buffers:

Most landscaping and buffers are already in place from the previous use on-site. Additional landscaping and buffering may be determined to be necessary at the Preliminary or Final Site Plan stage, depending on the planner's analysis and the outcome of the public hearings for this request. EPD staff will provide feedback at that time.

NEARBY DEVELOPMENT

PROJECT	LOTS/UNITS	DENSITY	FLUC	YEAR APPROVED
Greyhawk Landing	789	1.22	7,500 sq. ft.	2001
Greyhawk Landing West	501	1.60	7,200 sq. ft.	2005
Mill Creek VI	38	0.83	18,000 sq. ft.	1998
Mill Creek VII	259	0.82	18,200 sq. ft.	2002
Mill Creek VII (Expansion)	5	1.25	15,000 sq. ft.	2008
Green/Serenity Creek	111	1.71	9,500 sq. ft.	2013
Eagle Trace	267	2.67	4,625	2013

POSITIVE ASPECTS

- The site has frontage along SR 64 East, a major arterial roadway.
- PDR zoning allows the Board to stipulate development to ensure compatibility.

STAFF RECOMMENDED STIPULATIONS

A. <u>DESIGN CONDITIONS</u>:

1. A minimum 10-foot wide perimeter landscape buffer shall be installed along the north and east property lines and shown on the future Preliminary and Final Site Plans.

2. A 10-foot wide roadway buffer along SR 64 shall be installed and shown on the future Preliminary and Final Site Plans.

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

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 Environmental Planning Section of the Building and Development Services Department, for any listed species found on-site, prior to Final Site Plan approval.

2. Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County.

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

4. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - The methodology used to secure the well during construction (e.g. fence, tape);
   - The final disposition of the well – used, capped, or plugged.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
10' wide along SR 64	**Not shown**			**Stipulated**
10' wide along perimeters	**Not shown**			**Stipulated**
SIDEWALKS				
5' wide along roadways		**Y**		**Existing along north side of SR 64**
ROADS & RIGHTS-OF-WAY				
24' Internal driveways	**50'**	**Y**		

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

Physical Characteristics:

The site is occupied by a 15,054 square foot building with associated parking and stormwater retention. The site is in the X Flood Zone Category per FIRM Panel 12081C0331E, effective 3/17/2014.

Public Utilities, Facilities and Services:

The existing building is connected to county water and sewer.

Compatibility:

The site is in an area which is mostly residential. A church or other place of worship is considered a residential support use and is compatible with the nearby surrounding developments. PDR zoning can be found to be compatible and appropriate with the existing development patterns and zoning of nearby properties. The planned development process allows the BOCC to approve stipulations to ensure compatibility with surrounding land uses and address any specific issues related to the development.

Relationship to Adjacent Property:

The site is adjacent to Greyhawk Landings Subdivision to the north and east. To the south, across SR 64 East, are single-family residences (Eagle Trace Subdivision). To the west is the Aurora Missionary Village.

Transitions:

Uses along this segment of SR 64 East are transitioning from agriculture to residential. The proposed residential support use may be considered appropriate in a PDR zoning district because the proposed use can be designed to provide a transition between the residential uses and an arterial roadway.

Design Quality:

The existing 15,054 square foot building is in the northwest part of the site and will be occupied as a temporary place of worship until a new sanctuary is constructed just south of the existing building. A recreational facility will be constructed as a second Phase.

The minimum required number of parking spaces (133) for a 400 seat sanctuary, is shown adjacent to the north, west and south sides of the building, including the proposed grass parking spaces. There is a large stormwater facility in the eastern part of the site.

The applicant proposes landscaping in the vehicle use area, as well as required perimeter and roadway buffers.

Yards and Setbacks:

The existing building is setback approximately 120 feet from the closest property line and more than 650 feet from SR 64 East. The new building will be constructed per the approximate setbacks which are: front yard; 734± feet, west side yard; 200± feet, east side yard; 498± feet, and rear yard 264± feet. Minimum setbacks for the PDR zoning district are: Front - 25 feet, side yards - 8 feet, and rear yard - 15 feet.

Streets, Drives, Parking and Service Areas:

No new streets are proposed. Access is via an existing 50-foot wide driveway extending approximately 750 feet northward from SR 64 East. 133 parking spaces are required for the 400-seat sanctuary. The site plan shows 169 parking spaces are being provided.

Pedestrian Systems:

Sidewalks exist along SR 64 East.

Natural and Historic Features, Conservation and Preservation Areas:

There are no known historic or archaeological resources on the site. There are 4.15± acres of wetlands on-site and .80± acres off-site. No impacts proposed to the existing wetlands.

Intensity:

The proposed Floor Area Ratio (FAR) of 0.03 is below the maximum FAR (0.23) allowed for the UF-3 FLUC.

Height:

The maximum building height for the existing building is 35 feet. This height has not created any external impacts that adversely affected the surrounding developments. No increase in the height is proposed.

Fences and Screening:

No fences are proposed. A minimum 10-foot wide perimeter landscaped buffer is required along the north and east property lines. A 10-foot wide roadway buffer is required along SR 64 East. Screening will be reviewed with the future Preliminary and Final Site Plans.

Trash and Utility Plant Screens:

LDC Section 728 requires non-residential establishments to have dumpsters and compactors. Location of services, screening and construction requirements will be reviewed with future Preliminary and Final Site Plans.

Signs:

Signs will be reviewed with future Building Permits**.**

Landscaping:

Landscaping details will be reviewed and approved with the Final Site Plan and will be in accordance with LDC Section 714 and 715. Pursuant to staff's recommendation, the

applicant is requesting Specific Approval for an alternative to LDC Section 714.8.7 to allow smaller replacement tree sizes.

COMPLIANCE WITH THE 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 site is zoned PDR (Planned Development Residential) and is in an area which is transitioning from agriculture to residential uses. A church or other place of worship is considered a residential support use. The timing is appropriate given development trends in the area.

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

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

Policy 2.6.1.1 Compatibility. The use proposed on the General Development Plan is compatible with surrounding development. Appropriate buffers will be provided for compatibility and transition between existing developments.

Policy 2.6.2.7 Require Clustering to Limit Impacts and Policy 2.6.5.5 Preserve/Protect Open Space. The General Development Plans indicates that the project will meet the 25% (4.52± acres) open space requirement. Open space is approximately 88%.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to SR 64, which is designated as a four-lane arterial roadway in the Comprehensive Plan's Future Traffic Circulation Map and has a planned right-of-way of 200 feet.

Transportation Concurrency

The Applicant is only seeking General Development Plan (GDP) approval at this time, and, thus, cannot obtain transportation concurrency until the Preliminary Site Plan (PSP)/Final Site Plan (FSP) review stage(s) of this project. At that time, the Applicant may be required to

submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project (see Certificate of Level of Service Compliance table below).

Access

The site will have access onto SR 64 East via an existing driveway. At the time of a traffic analysis, the access point will be re-evaluated to determine if any further site-related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE

CLOS APPLIED FOR: NO
TRAFFIC STUDY REQ'D: The Applicant may be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project at the time of PSP/FSP submittal.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS
SR 64 East	**Lakewood Ranch Blvd to Rye Rd (Link # 3062)**	**D**	**C**

REQUIRED IMPROVEMENTS:

Any needed improvements will be addressed with future site plan submittals.

OTHER CONCURRENCY COMPONENTS

This is a General Development Plan. The applicant applied for a Deferral of Concurrency. Solid waste landfill capacity, preliminary drainage intent, potable water, and waste water will be reviewed at the time of PSP/FSP submittal.

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Sections 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.

1. **Request:**

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

Staff Analysis and Recommendation:

Staff is in support of the request for Specific Approval for an alternative to 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 Approval**
3. **Copy of Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES	
Policy: 2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy: 2.2.1.11	**UF-3:** Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.11.1	Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies

under 2.2.1.11.5 for guidelines)

Policy: 2.2.1.11.2

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

Policy: 2.2.1.11.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

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

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

Policy: 2.2.1.11.4

Other Information:

a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further

defined in any land development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which gross residential density exceeds 1 dwelling unit per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.

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

Policy: 2.2.1.11.5

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

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

Policy: 2.6.1.1

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

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

Implementation Mechanism(s):

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

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

Policy: 2.6.1.2	Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses.
Policy: 2.6.2.1	Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations.

LAWSON GROUP
ARCHITECTS, INC

4910 Lakewood Ranch Blvd, Suite 100, Sarasota, Florida 34240
941.366.4006 (0) 941.366.0297 (F)

November 3, 2014

Stephanie Moreland
Building and Development Services Department
Manatee County
1112 Manatee Avenue West
Bradenton, Florida 34206

Re: **Application # 20140297 – Peace Presbyterian Church**

Dear Ms. Moreland,

Please accept this letter as a request for a Specific Approval on the above referenced project as it relates to Sec. 718.8.7 LDC. The specific request is to allow the applicant to utilize 3 or 4" cal. Trees as replacement tress in lieu of the required 3", 5", and 7" replacement trees currently contained within the above referenced section.

The justification for this request is based on the fact that the Manatee County Staff has been moving forward with plans to change the requirements for some time. Research has shown that the smaller trees will typically have a lower mortality rate and also outperform the larger caliper sizes over the long run. The requested Specific Approval will allow the project to mimic current County practice.

Please contact me if you have further questions, or require clarification of any issue. Thank you your help and assistance with this project.

Very truly yours,

Stephen Kelle, LEED AP BD+C, GA C/R, CCC
Project Executive

Bradenton Herald
Nov. 29, 2014
Miscellaneous Notices

NOTICE OF ZONING & DRI CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-45 -
ROBINSON GATEWAY DRI #29
Request: Approval of an Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering a Development Order pursuant to Chapter 380.06, Florida Statutes, on an application for development approval of a new one-phased development of Regional Impact to allow the following maximum development: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s) with a proposed build-out date of 2025.

The Robinson Gateway DRI is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, on a 288ñ acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is A-1 (Suburban Agriculture - one dwelling unit per acre); filed by MW Gateway Development, LLC; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

PDMU-13-01(Z)(G) -
ROBINSON LAND HOLDINGS JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP/ ROBINSON GATEWAY
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 288 acres on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, from the A-1 (Suburban Agriculture, one dwelling unit per acre) to PDMU (Planned Development Mixed Use) zoning district; 2) approval of a General Development Plan for a regional-serving project to include: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-21(G) - PEACE
PRESBYTERIAN CHURCH / DTS20140297
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres in the PDR (Planned Development Residential) zoning district to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct an 18,800 square foot building for a new 400-seat sanctuary (permanent) and future recreation facility on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; approval of this General Development Plan supercedes the previously approved General Development Plan [PDR-13-29(G)] subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDI-14-23(G) - PROJECT RED SOX/WE SELL MIXERS, LLC (DTS#20140331, MEPS00000336)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for a Motor Vehicle Sales, Rental, or Leasing Establishment, and Motor Vehicle Repair (collectively "Primary Uses"); and option for a Motor Pool Facility including Taxi Cab/Limousine Service, Farm Equipment Supply, Professional Office, Hotel, Industrial Service Establishment, Business Service Establishment, Medical Dental Laboratory, Construction Service Establishment, Wholesale Trade Establishment, Personal Service Establishment, Warehouse and Mini-warehouses, and a Personal Wireless Service Facility (collectively "Alternative Uses"); the Primary Uses shall comprise a maximum of 19,137 square feet and the Alternative Uses shall comprise a maximum of 20,863 square feet (for a combined total of 40,000 square feet); on approximately 9.34 acres zoned PDI (Planned Development Industrial) zoning district. The site is south of S.R.64, on the east side of I-75, and west side of Lena Road, approximately 800 feet north of 41st Avenue East, at 3705 and 3730 Lena Road (South County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-14-22(Z)(P) - KOLTER ACQUISITIONS, LLC
(CONTRACT PURCHASER)/ MB REO-FL LAND, LLC and STEPHANY, INC.
(OWNERS)/TREVESTA (fka PENNINGTON PARK)
(DTS #20140296)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 441.3 ñ acres located east of I-75 and south of 69th Street East, Palmetto from A-1 (Suburban Agriculture - 1 dwelling unit per acre [291.0ñ acres]), PDR (Planned Development Residential [140.4ñ acres]), and RSF-1 (Residential Single Family [9.9ñ acres]) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 1,103 residential units consisting of 803 single family detached units and 300 multi-family units and 100,000 square feet of neighborhood retail uses; 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, Local Development Agreements, 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
11/29/2014

Sarasota Herald-Tribune
Nov. 29, 2014
Miscellaneous Notices

NOTICE OF ZONING & DRI CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-45 - ROBINSON GATEWAY DRI #29
Request: Approval of an Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering a Development Order pursuant to Chapter 380.06, Florida Statutes, on an application for development approval of a new one-phased development of Regional Impact to allow the following maximum development: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s) with a proposed build-out date of 2025.

The Robinson Gateway DRI is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, on a 288Â± acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is A-1 (Suburban Agriculture - one dwelling unit per acre); filed by MW Gateway Development, LLC; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

PDMU-13-01(Z)(G) - ROBINSON LAND HOLDINGS JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP/ROBINSON GATEWAY
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 288 acres on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, from the A-1 (Suburban Agriculture, one dwelling unit per acre) to PDMU (Planned Development Mixed Use) zoning district; 2) approval of a General Development Plan for a regional-serving project to include: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-21(G) - PEACE PRESBYTERIAN CHURCH / DTS20140297
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres in the PDR (Planned Development Residential) zoning district to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct an 18,800 square foot building for a new 400-seat sanctuary (permanent) and future recreation facility on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; approval of this General Development Plan supercedes the previously approved General Development Plan [PDR-13-29(G)] subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDI-14-23(G) - PROJECT RED SOX/WE SELL MIXERS, LLC (DTS#20140331, MEPS00000336)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for a Motor Vehicle Sales, Rental, or Leasing Establishment, and Motor Vehicle Repair (collectively "Primary Uses"); and option for a Motor Pool

Facility including Taxi Cab/Limousine Service, Farm Equipment Supply, Professional Office, Hotel, Industrial Service Establishment, Business Service Establishment, Medical Dental Laboratory, Construction Service Establishment, Wholesale Trade Establishment, Personal Service Establishment, Warehouse and Mini-warehouses, and a Personal Wireless Service Facility (collectively "Alternative Uses"); the Primary Uses shall comprise a maximum of 19,137 square feet and the Alternative Uses shall comprise a maximum of 20,863 square feet (for a combined total of 40,000 square feet); on approximately 9.34 acres zoned PDI (Planned Development Industrial) zoning district. The site is south of S.R.64, on the east side of I-75, and west side of Lena Road, approximately 800 feet north of 41st Avenue East, at 3705 and 3730 Lena Road (South County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-14-22(Z)(P) - KOLTER ACQUISITIONS, LLC (CONTRACT PURCHASER)/ MB REO-FL LAND, LLC and STEPHANY, INC. (OWNERS)/TREVESTA (fka PENNINGTON PARK) (DTS #20140296)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 441.3 Â± acres located east of I-75 and south of 69th Street East, Palmetto from A-1 (Suburban Agriculture - 1 dwelling unit per acre [291.0Â± acres]), PDR (Planned Development Residential [140.4Â± acres]), and RSF-1 (Residential Single Family [9.9Â± acres]) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 1,103 residential units consisting of 803 single family detached units and 300 multi-family units and 100,000 square feet of neighborhood retail uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

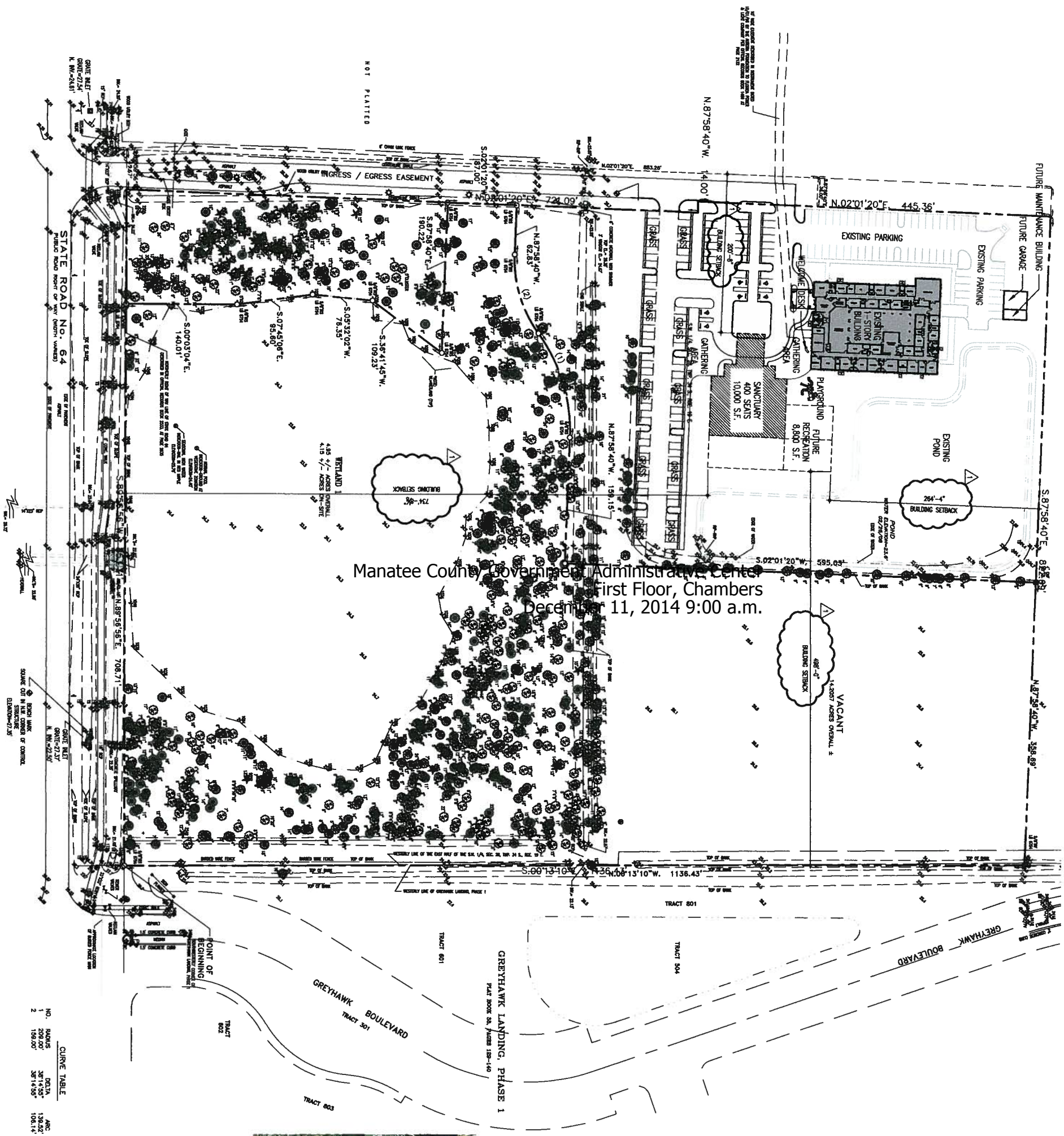
It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, Local Development Agreements, 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: November 29,2014



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

GENERAL DEVELOPMENT PLAN STANDARDS

1. EXISTING SITE CONDITIONS
   a) Total gross site acreage is 22.11± Ac.
   b) The site is bounded as shown, existing zoning is "PDR". The existing adjacent site zonings are: North "PDR", East "PDR", South "PDR", West "PDR".
   c) Site is located in flood zone "X" per FIRM Panel 1206100233 E, effective 3/17/2014
2. PROPOSED SITE DESIGN
   a) Proposed use of existing building is a church. Proposed use of new construction is a church.
   There will be no elements of school on this site.
   Gross floor area of new construction is 10,000 sq. ft.
   Total Floor Area Ratio (FAR) .0305
   Percentage of Open Space = 68.18%
   b) CHURCH
   1/3 seats in principal room of worship = 1/3 (400 seats) = 133 spaces required
   Spaces Provided
   Paved parking spaces = 81 incl 6 HC
   Grass parking spaces = 82
   Total of 163 Parking Spaces provided.
3. SUPPLEMENTAL INFORMATION
   a) There are no perennial streams located within the project area.
   b) Project is not located within a floodway.
   c) Hay bales or silt screens shall be used when necessary to prevent adverse stormwater run-off quality and quantity from leaving the site during construction.
   d) There are no proposed easement or dedications.
   e) Sanitary sewer will be through existing Manatee County system.
   f) Potable water will be through existing Manatee County water system.
   g) No Impact to 4.15 Acres of Wetland shall occur.
   h) Project will be 2 Phases
   Project is located within Manatee County Water Service Area (Tier 1)
   Phase 1: Construction of 10,000 s.f., 400 Seat, Sanctuary Building. Construction to start in 2015 and be completed in 2016.
   Phase 2: Construction of expansion to Sanctuary Building to begin in 2017 and completed in 2019.
   ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AS ADOPTED BY MANATEE COUNTY, BEGINNING WITH BENCH MARK DB34 (IN BULLNOSE CURB AT ENTRANCE TO MILE CREEK SUBDIVISION (51ST STREET E) WITH A PUBLISHED ELEVATION OF 30.804 FEET.

VICINITY MAP

1" = 1 MILE

PROPOSED SITE PLAN

1" = 60'-0"

CURVE TABLE			
NO.	RADIUS	DELTA	ARC
1	209.00'	38°14'55"	139.52'
2	159.00'	38°14'55"	106.14'

Sheet No.: GDP

Drawn: SKK
Checked: DML
Scale: SCALE
Date: 8/30/2014

Sheet Description: GENERAL DEVELOPMENT PLAN

Copyright 2013 D. M. Lawson Group Inc.

Project Name: A NEW FACILITY FOR: PEACE PRESBYTERIAN CHURCH MANATEE COUNTY, FLORIDA

All drawings, specifications, or written material appearing herein constitutes work of the Architect and may not be duplicated or disclosed to others without the written consent of the Architect.

REV.	DESCRIPTION
1.	GENERAL DEVELOPMENT PLAN COMMENT REVISIONS 9-19-2014
2.	
3.	
4.	////
5.	////
6.	////

FIRM LIC. NO | AAC1262 ARCH. LIC. | AR 0009734
LGA
LAWSON GROUP ARCHITECTS, INC.
4910 Lakewood Ranch Boulevard Sarasota, Florida 34240
Telephone: 941.366.4006 Fax: 941.366.0297

SEAL
DONALD M. LAWSON

December 11, 2014 Planning Commission Agenda
Agenda Item #5

Subject
PDI-14-23(G)-Project Red Sox-DTS20140331-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 General Development Plan PDI-14-23(G) with Stipulations A.1-A.8, and B.1-B.3; GRANTING Special Approval for a project: 1) in MU (Mixed Use) Future Land Use Category (FLUC) and 2) in an Entranceway; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for alternatives to Sections 603.13.4.4, subparagraph 3 (allow outdoor display areas), 710.1.6 (reduction in parking), 714.8.7 (reduction in tree replacement sizes) and 737.5.1.1 (Alternative for planting trees 25 feet on-center) of the Land Development Code, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Ms. Misty Servia (King Engineering), Agent for We Sell Mixers LLC, filed an application for approval of a General Development Plan to construct in three phases, a collectively "Primary Use" consisting of a 19,127 square foot Motor Vehicle Sales, Rental, Leasing Establishment and Motor Vehicle Repair called, "Project Red Sox/We Sell Mixers". The proposed use entails the sale of cement mixer trucks.
• As an option, the applicant also requests approval for the following collectively "Alternative Uses"; Motor Pool Facility including Taxi Cab/Limousine Service, Farm Equipment Supply, Professional Office, Hotel, Industrial Service Establishment, Business Service Establishment, Medical Dental Laboratory, Construction Service Establishment, Wholesale Trade Establishment, Personal Service Establishment, Warehouse and Mini-Warehouses, and Personal Wireless Service Facility (PWSF). A maximum square footage of 40,000 square feet is noted on the General Development Plan for the Primary and Alternative uses.
• The above Alternative Uses are shown as permitted or permitted with limitations in Figure 6-1 of the Land Development Code (LDC). LDC definitions of the Primary Use and Alternative Uses are detailed in the staff report. Should the Alternative Use option become viable, a Final Site Plan or Administrative Permit meeting applicable LDC standards (including parking) will be required for any future use(s) on-site.
• The triangular-shaped 9.34± acre site is south of S.R. 64, on the east side of I-75 and west side of Lena Road, an area designated as Entranceway. Special Approval is required for a project in the Entranceway.
• Currently there are several structures occupying the site; an existing single-family residence, storage building, detached garage, barn and fence. The single-family residence is not considered affordable housing stock.
• The site is in the MU (Mixed Use) Future Land Use Category (FLUC). The Range of Potential Uses lists 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. Special Approval is required for all projects in the MU FLUC.
• According to Policy 2.2.1.21.4 of the Manatee County Comprehensive Plan, commercial developments within the MU designation are not required to achieve compliance with commercial locational criteria.
• On December 18, 2001, the site was rezoned to PDI [PDI-01-01(Z)] without a plan. On March 5, 2009, a Preliminary Site Plan [PDI-01-01(P)] was approved for 40,000 square feet of light industrial uses on approximately 3.15 acres of the site. The site plan has expired. A Motor Vehicle Sales, Rental or Leasing Establishment and Motor Vehicle Repair are permitted in the PDI zoning district with approval from the Board of County Commissioners.
• Development is planned to occur as follows; In Phase one, the existing 2,400 square foot residence will be converted to a sales office, the detached garage will be utilized as an employee break room and a 3,600 square foot building will be constructed for service bays. According to the applicant, the cement mixer trucks will be displayed for sale in a designated area fronting I-75. The trucks will also be repaired on-site. Specific Approval is required for outdoor display of vehicles in the PDI zoning district.
• Construction of a 2,400 office and mechanic shop with service bays will occur in Phase two. In Phase III, the General Development Plan shows a proposed 2,000 square foot office and display area. The existing barn is to be removed.
• The General Development Plan shows the proposed buildings with associated parking and display areas. The applicant requests Specific Approval for a reduction in parking spaces for the Motor Vehicle Sales, Rental or Leasing Establishment and Motor Vehicle Repair only. Limited customer visits to the site are anticipated due to the nature of highly specialized heavy equipment offered for sale. 52 spaces are required based on a parking calculation of one space per 500 square feet of gross sales area plus one space per 4,500 square feet of open sales area plus one space for each company vehicle. The parking study submitted indicates there will be three on-site employees, three weekly customer visits, and three weekly deliveries.
• The proposed Floor Area Ratio (0.09) is within the intensity guidelines (1.0) of the MU FLUC.
• The proposed maximum height of buildings is 45 feet.
• The site is subject to two front yard setbacks and two side yard setbacks as follows: Front yard 30 feet, and side yard 15 feet.

• The General Development Plan shows adequate roadway and perimeter buffers in accordance with LDC Sections 715 and 737. Specific Approval is requested for smaller replacement tree sizes and an alternative for planting trees (tree clusters) 25 feet on center in the roadway buffer strip along I-75 for view corridors.
• PDI requires 25% open space and an additional 5% open space is required for projects in an entranceway. Thirty percent (30%) open space is proposed.
• Access to the site is via Lena Road. Five-foot wide sidewalks are proposed along Lena Road adjacent to the property's frontage.
• The project is in the A and X Flood Zone Categories. There are 0.14± acres of wetlands in the southernmost part of the site. No impacts are proposed to the wetlands. There are no known historic or archaeological resources on the site.
• 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 11-14-2014

Reviewing Attorney
Schenk

Instructions to Board Records
N/A

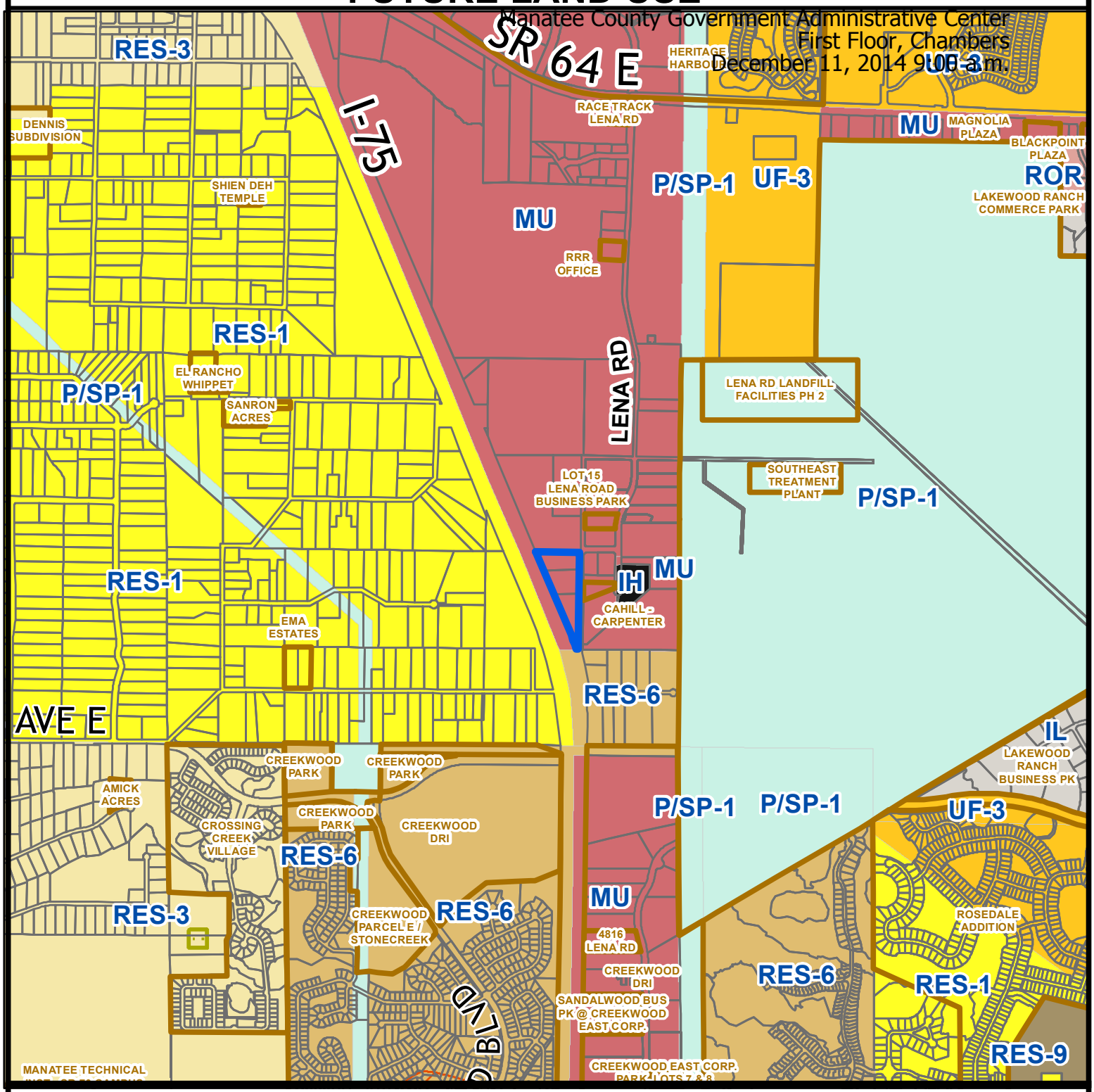
Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: Map FLU-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Map Zoning-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Map Aerial-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Specific Approval Request Letter-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Copy of Newspaper Advertising - Project Red Sox - We Sell Mixers - PDI-14-23(G) - Bradenton Herald - 12-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Project Red Sox - We Sell Mixers - PDI-14-23(G) - Sarasota Herald Tribune - 12-11-2014 PC.pdf
Attachment: GDP-Project We Sell Mixers PDI-14-23(G).pdf
Attachment: Staff Report-Project Red Sox- PDI-14-23(G)-12-5-14 PC.pdf

FUTURE LAND USE

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



Parcel ID #(s) 1467510209, 1467500003, 1467510109

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,852 feet

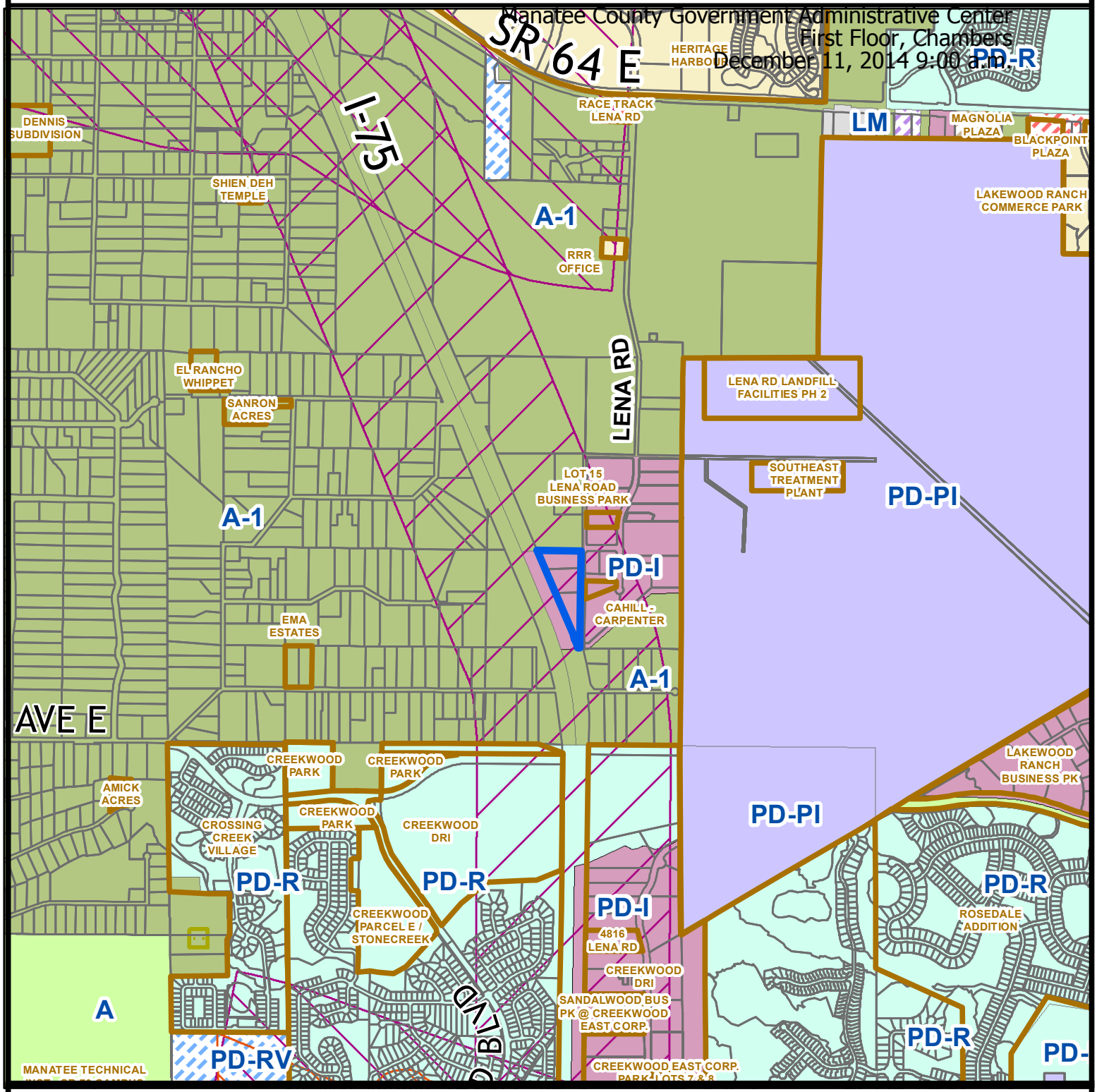
Project Name: Project Red Sox / We Sell Mixers, LLC
Project #: PDI-14-23 (G)
DTS#: 20140331
Proposed Use: Industrial

S/T/R: Sec 3 Twn 35 Rng 16
Acreage: 9.34
Existing Zoning: PD-I
Existing FLU: MU
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: CYPRESS STRAND
Commissioner: Vanessa Baugh

ZONING

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



Parcel ID #(s) 1467510209, 1467500003, 1467510109

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,852 feet

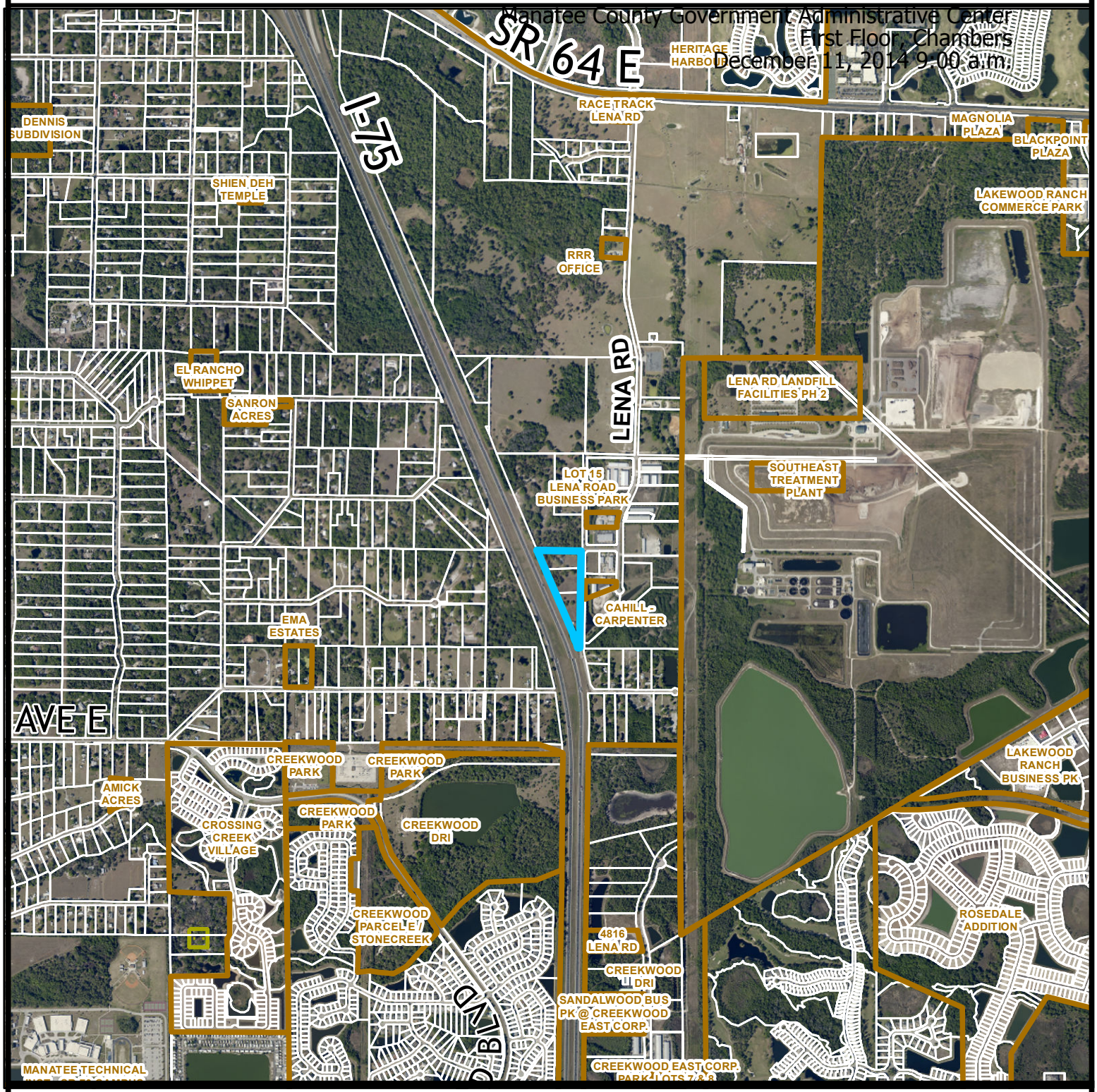
Project Name: Project Red Sox / We Sell Mixers, LLC
Project #: PDI-14-23 (G)
DTS#: 20140331
Proposed Use: Industrial

Entranceways

S/T/R: Sec 3 Twn 35 Rng 16
Acreage: 9.34
Existing Zoning: PD-I
Existing FLU: MU
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: CYPRESS STRAND
Commissioner: Vanessa Baugh

AERIAL



Parcel ID #(s) 1467510209, 1467500003, 1467510109

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,852 feet

Project Name: Project Red Sox / We Sell Mixers, LLC
Project #: PDI-14-23 (G)
DTS#: 20140331
Proposed Use: Industrial

S/T/R: Sec 3 Twn 35 Rng 16
Acreage: 9.34
Existing Zoning: PD-I
Existing FLU: MU
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: CYPRESS STRAND
Commissioner: Vanessa Baugh

King
ENGINEERING ASSOCIATES, INC.

SERVICES
Civil Engineering
Environmental Engineering
Transportation Planning & Engineering
Pavement Management
Land Planning
Ecological Services
Surveying & Mapping
Construction Management
GIS Mapping
Landscape Architecture
(FL #LC26000183)

OFFICE LOCATIONS

FLORIDA
Jacksonville
Miami
Sarasota
Tampa

TEXAS
Austin

2930 University Parkway
Sarasota, Florida 34243
phone 941.358.6500
fax 941.358.6540

www.kingengineering.com

September 16, 2014

Ms. Stephanie Moreland, Principal Planner
Building & Development Services Department
P.O. Box 1000
Bradenton, FL 34206-1000

RE: Project Red Sox, PDI-14-23(G) – Requests for Specific Approval

This letter is written in accordance with Section 603.3.2 of the Land Development Code to request Specific Approval for alternatives to standard Land Development Code requirements for a Planned Development project. On behalf of our client for Project Red Sox, King Engineering Associates respectfully requests alternatives to the standards of Section 714.8.7, 737.5.1.1, 701.1.6, Table B, and 603.13.4.4, as explained below.

1. Section 714.8.7, Tree Removal/Replacement Standards.

Section 714.8.7 reads as follows:

714.8.7. When trees are removed with an approved tree removal permit, such trees shall be replaced as follows:

Existing Tree Size	Required Replacement Caliper Minimum	Ratio of Replacement Trees to Removed Trees
4"—15" D.B.H.	3"	1:1
16"—30" D.B.H.	5"	2:1
Over 30" D.B.H.	7"	3:1

King requests the following change in the standard regulations, in accordance with the planned Land Development Code amendments and current County practices:

DBH Removed	Caliper Replacement
4" – 15"	3"
16" – 30"	4"
OVER 30"	4"

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.

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8.7, the Board may find 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. Section 603.13.4.4 – Outdoor Display of Merchandise in the PDI Zoning District

Section 603.13.4.4.3 reads as follows:

> *603.13.4.4.3. Merchandise. No outside storage, sale, or display of merchandise shall be permitted.*

King requests that the Board find the outdoor display of cement mixers with the planned Motor Vehicle, Sales, Rental, and Leasing Establishment is appropriate in the PDI zoning district.

The chart below is taken from Figure 6-1 of the LDC, showing the zoning districts where a Motor Vehicle Sales, Rental, Leasing Establishment is allowed.

COMMERCIAL USES—RETAIL

Motor Vehicle Sales, Rental & Leasing	
CON	X
A	X
A-1	X
RSF	X
RSMH	X
RDD	X
RMF	X
PR	X
NC	X
GC	AP/SP
HC	AP
CRV	X
LM	AP
HM	X
EX	X
PDR	X
PDO	X
PDC	P*
PDRP	X
PDI	P*
PDPI	X
PDW	X
PDMU	P*
PDRV	X
PDMH	X
PDGC	X
VIL	SP
PDA	
PDEZ	X
MP-I	X

P = With limitations, as specified in Section 704, Conditional use Criteria, or elsewhere in this Code.*

The land use "Motor Vehicle Sales Rental Leasing" can be considered for approval in the GC, HC, LM, PDC, PDI, PDMU, and VIL zoning districts, with the application of Section 704.51 conditional use criteria required in all of these zoning districts, as follows:

704.51. Motor Vehicle Sales, Rental, Leasing.

704.51.1. Standards. This use shall be allowed by Special Permit in the GC district if the proposed location is adjacent to property that is either developed residentially or has a residential zoning or Future Land Use Category. If the site is not adjacent to such residential development, zoning or category, then it shall be allowed by Administrative Permit.

704.51.2. Noise. No outdoor speakers shall be used in conjunction with this business when such business is located adjacent to property zoned A-1, RSF, RDD, RMF, RSMH, PDR, PDMU or PDW.

704.51.3. Setbacks. All outdoor sales areas shall be located at least twenty (20) feet from any adjacent to property zoned A-1, RDF, RDD, RMF, RSMH, PDR, PDMU or PDW.

704.51.4. Screening. All outdoor vehicle display areas shall be screened from adjacent side and rear property lines per the requirements of Section 715.

When considering this information, it is becomes clear that the use (which inherently has vehicles displayed outside or "merchandise") is appropriate in the PDI district, if it complies with the conditional use criteria outlined in Section 704.51. It is reasonable to assume that the restriction of the "outdoor storage of merchandise" was never intended to apply to vehicles, or the use would have been prohibited from the PDI district.

The vehicles for Project Red Sox will be neatly arranged along with a landscaped buffer between the display area and I-75, planted with clusters of trees. The applicant will not impact the existing wetland; preserving it and protecting the beauty of the natural environment.

The Board may find that the requirements of Section 603.13.4.4 have been met to an equivalent degree since it appears that the use, which inherently has vehicles displayed outdoors, is an appropriate use based on Figure 6-1 of the LDC.

3. Section 710.1.6, Table B, Parking Ratios

Section 710.1.6, Table B requires the following parking ratio:

Motor Vehicle Sales/Rental/Leasing	*1/500 Gross Sales Area + 1/4500 Open Sales Area*	*11 + 4*

4. Minimum five (5) spaces if not accessory to another use. At service stations and gas pumps, such parking shall be adequate to serve both employees and those customers not obtaining gasoline products.

11. Plus one (1) space for each company vehicle.

King requests the required parking be reduced in accordance with the parking study provided.

The LDC standard parking calculation applies well to an establishment where the vehicles for sale are personal vehicles or a combination of standard commercial and personal vehicles. In the standard motor vehicle business, a customer may drive to the site, park, and shop for a vehicle. In the standard business model, there is a clear relationship between the amount of sales display area and the number of parking spaces that are needed to support the business, as the size of a standard motor vehicle business is directly proportional to the number of customers one can expect.

This standard parking calculation does not apply to well to Project Red Sox due to the large amount of display area needed for the over-sized vehicles and the infrequent customer visits to the business establishment. Nearly 100% of the business transactions for Project Red Sox takes place on the internet and nearly all traffic generated to and from the site is when merchandise (vehicles) are being delivered to or from the site. During these business transactions, the need for a customer parking space does not exist. Inventory is either being delivered to the display area or removed from the display area.

The GDP shows a three phase project with an office in each of the three phases. The project is designed to allow the business to grow into the site as the business grows. The plan shows parking spaces at each office location for the convenience of having customer parking close in proximity to each office. In terms of the number of total spaces shown on the GDP for the project, there is an excessive amount of parking proposed. In other words, there will never be a time when all parking spaces shown on the GDP are filled or there is a shortage of parking with this business model.

We have carefully considered the following factors in this parking analysis:

- Maximum number of employees on site: 3
- Number of company vehicles: 0
- Maximum number of weekly customer visits: 2
- Maximum number of weekly deliveries: 3

The General Development Plan shows 19 parking spaces and the Board may find that this parking is adequate based on the Independent Parking Analysis provided with the project.

4. Section 737.5.1.1, Planting Trees 25' on-center

Section 737.5.1.1 reads as follows:

> *Buffer. A minimum twenty (20) foot wide landscaped buffer strip shall be required along all arterial and collector street frontages adjacent to the project, including along all highways and interstates. Those projects which receive access from frontage roads adjacent to the arterial/collector road shall provide this buffer. However, site locations internal to the development and not adjacent to the arterial/collector shall not be required to provide this buffer.*
>
> *Minimum Requirements. Landscaped buffers shall consist of at least one (1) decorative or canopy tree, meeting the requirements of Section 715, [to] be planted every twenty-five (25) feet on center. In addition, hedges, shrubs and berms shall be used to achieve sixty (60) percent opacity at a height of five (5) feet.*

King requests that the clustering of trees be allowed in lieu of planting trees 25' on center. Designing the buffer with tree clusters will allow the business to have view corridors from I-75 and create a more visually pleasing landscaped buffer. The buffer will contain the same number of trees required by this section, but will show them in a more naturalized, clustered fashion rather than in a linear row. The site has 1,439.6 feet of frontage along I-75, requiring 58 trees within the buffer.

Completely screening the business is not, and should not be the objective of Entranceway projects. Contrary to being a detriment, this development will convey to the traveling public that Manatee County is a thriving place for business. An approval of the clustered landscaping will balance the goals of maintaining a beautiful entranceway with the long-term preservation of property values and the promotion of economic development for Manatee County.

The Board may find that this regulation is served to an equivalent degree by providing the same number of required trees in the buffer, as required by Section 737.5.1.1.

Thank you for your consideration of these requests and for including this Specific Approval request with our application for a rezone and General Development Plan approval.

Sincerely,

Misty Servia, AICP
Planning Dept. Manager

MMS/mcg

cc: Karina Ryan
File 4944-000-000

Bradenton Herald
Nov. 29, 2014
Miscellaneous Notices

NOTICE OF ZONING & DRI CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-45 -
ROBINSON GATEWAY DRI #29
Request: Approval of an Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering a Development Order pursuant to Chapter 380.06, Florida Statutes, on an application for development approval of a new one-phased development of Regional Impact to allow the following maximum development: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s) with a proposed build-out date of 2025.

The Robinson Gateway DRI is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, on a 288ñ acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is A-1 (Suburban Agriculture - one dwelling unit per acre); filed by MW Gateway Development, LLC; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

PDMU-13-01(Z)(G) -
ROBINSON LAND HOLDINGS JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP/ ROBINSON GATEWAY
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 288 acres on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, from the A-1 (Suburban Agriculture, one dwelling unit per acre) to PDMU (Planned Development Mixed Use) zoning district; 2) approval of a General Development Plan for a regional-serving project to include: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-21(G) - PEACE
PRESBYTERIAN CHURCH / DTS20140297
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres in the PDR (Planned Development Residential) zoning district to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct an 18,800 square foot building for a new 400-seat sanctuary (permanent) and future recreation facility on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; approval of this General Development Plan supercedes the previously approved General Development Plan [PDR-13-29(G)] subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDI-14-23(G) - PROJECT RED SOX/WE SELL MIXERS, LLC (DTS#20140331, MEPS00000336)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for a Motor Vehicle Sales, Rental, or Leasing Establishment, and Motor Vehicle Repair (collectively "Primary Uses"); and option for a Motor Pool Facility including Taxi Cab/Limousine Service, Farm Equipment Supply, Professional Office, Hotel, Industrial Service Establishment, Business Service Establishment, Medical Dental Laboratory, Construction Service Establishment, Wholesale Trade Establishment, Personal Service Establishment, Warehouse and Mini-warehouses, and a Personal Wireless Service Facility (collectively "Alternative Uses"); the Primary Uses shall comprise a maximum of 19,137 square feet and the Alternative Uses shall comprise a maximum of 20,863 square feet (for a combined total of 40,000 square feet); on approximately 9.34 acres zoned PDI (Planned Development Industrial) zoning district. The site is south of S.R.64, on the east side of I-75, and west side of Lena Road, approximately 800 feet north of 41st Avenue East, at 3705 and 3730 Lena Road (South County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-14-22(Z)(P) - KOLTER ACQUISITIONS, LLC
(CONTRACT PURCHASER)/ MB REO-FL LAND, LLC and STEPHANY, INC.
(OWNERS)/TREVESTA (fka PENNINGTON PARK)
(DTS #20140296)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 441.3 ñ acres located east of I-75 and south of 69th Street East, Palmetto from A-1 (Suburban Agriculture - 1 dwelling unit per acre [291.0ñ acres]), PDR (Planned Development Residential [140.4ñ acres]), and RSF-1 (Residential Single Family [9.9ñ acres]) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 1,103 residential units consisting of 803 single family detached units and 300 multi-family units and 100,000 square feet of neighborhood retail uses; 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, Local Development Agreements, 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
11/29/2014

Sarasota Herald-Tribune
Nov. 29, 2014
Miscellaneous Notices

NOTICE OF ZONING & DRI CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-45 - ROBINSON GATEWAY DRI #29
Request: Approval of an Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering a Development Order pursuant to Chapter 380.06, Florida Statutes, on an application for development approval of a new one-phased development of Regional Impact to allow the following maximum development: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s) with a proposed build-out date of 2025.

The Robinson Gateway DRI is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, on a 288Â± acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is A-1 (Suburban Agriculture - one dwelling unit per acre); filed by MW Gateway Development, LLC; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

PDMU-13-01(Z)(G) - ROBINSON LAND HOLDINGS JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP/ROBINSON GATEWAY
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 288 acres on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, from the A-1 (Suburban Agriculture, one dwelling unit per acre) to PDMU (Planned Development Mixed Use) zoning district; 2) approval of a General Development Plan for a regional-serving project to include: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-21(G) - PEACE PRESBYTERIAN CHURCH / DTS20140297
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres in the PDR (Planned Development Residential) zoning district to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct an 18,800 square foot building for a new 400-seat sanctuary (permanent) and future recreation facility on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; approval of this General Development Plan supercedes the previously approved General Development Plan [PDR-13-29(G)] subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDI-14-23(G) - PROJECT RED SOX/WE SELL MIXERS, LLC (DTS#20140331, MEPS00000336)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for a Motor Vehicle Sales, Rental, or Leasing Establishment, and Motor Vehicle Repair (collectively "Primary Uses"); and option for a Motor Pool

Facility including Taxi Cab/Limousine Service, Farm Equipment Supply, Professional Office, Hotel, Industrial Service Establishment, Business Service Establishment, Medical Dental Laboratory, Construction Service Establishment, Wholesale Trade Establishment, Personal Service Establishment, Warehouse and Mini-warehouses, and a Personal Wireless Service Facility (collectively "Alternative Uses"); the Primary Uses shall comprise a maximum of 19,137 square feet and the Alternative Uses shall comprise a maximum of 20,863 square feet (for a combined total of 40,000 square feet); on approximately 9.34 acres zoned PDI (Planned Development Industrial) zoning district. The site is south of S.R.64, on the east side of I-75, and west side of Lena Road, approximately 800 feet north of 41st Avenue East, at 3705 and 3730 Lena Road (South County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-14-22(Z)(P) - KOLTER ACQUISITIONS, LLC (CONTRACT PURCHASER)/ MB REO-FL LAND, LLC and STEPHANY, INC. (OWNERS)/TREVESTA (fka PENNINGTON PARK) (DTS #20140296)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 441.3 Â± acres located east of I-75 and south of 69th Street East, Palmetto from A-1 (Suburban Agriculture - 1 dwelling unit per acre [291.0Â± acres]), PDR (Planned Development Residential [140.4Â± acres]), and RSF-1 (Residential Single Family [9.9Â± acres]) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 1,103 residential units consisting of 803 single family detached units and 300 multi-family units and 100,000 square feet of neighborhood retail uses; 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, Local Development Agreements, 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: November 29,2014

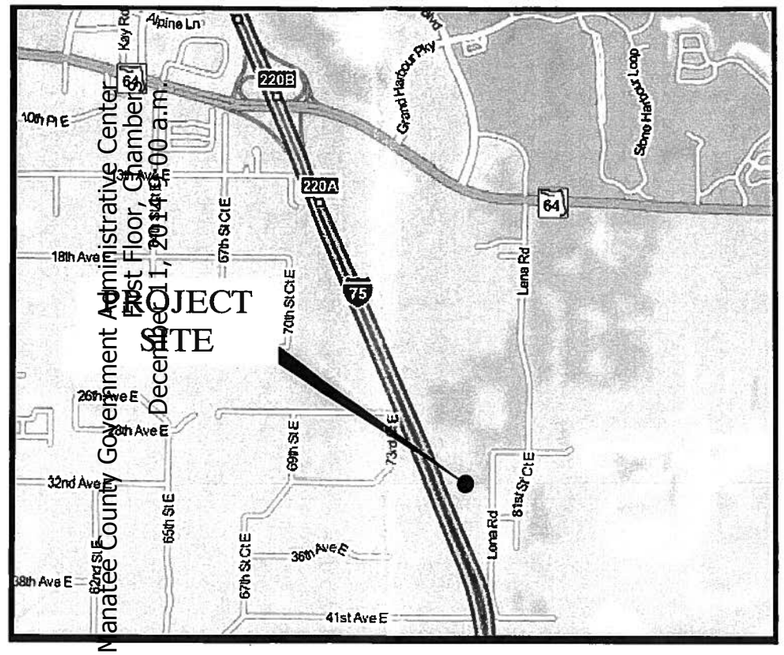
PROJECT RED SOX

GENERAL DEVELOPMENT PLAN

LOCATED IN

SECTION 1, TOWNSHIP 35 S, RANGE 18 E

MANATEE COUNTY, FLORIDA



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.01	COVER
C2.01	EXISTING CONDITIONS PLAN
C4.01	GENERAL DEVELOPEMENT PLAN

FOR:

WE SELL MIXERS LLC

3705 LENA RD

BRADENTON FL 34211

BY:

King ENGINEERING ASSOCIATES, INC.

2930 University Parkway
Sarasota, Florida 34243
Phone 941 358-6500
Fax 941 358-6540
www.kingengineering.com
Engineering License #2610

NO.	DATE	DESCRIPTION	APP'D BY
1	XXXXX	XXXXXX	

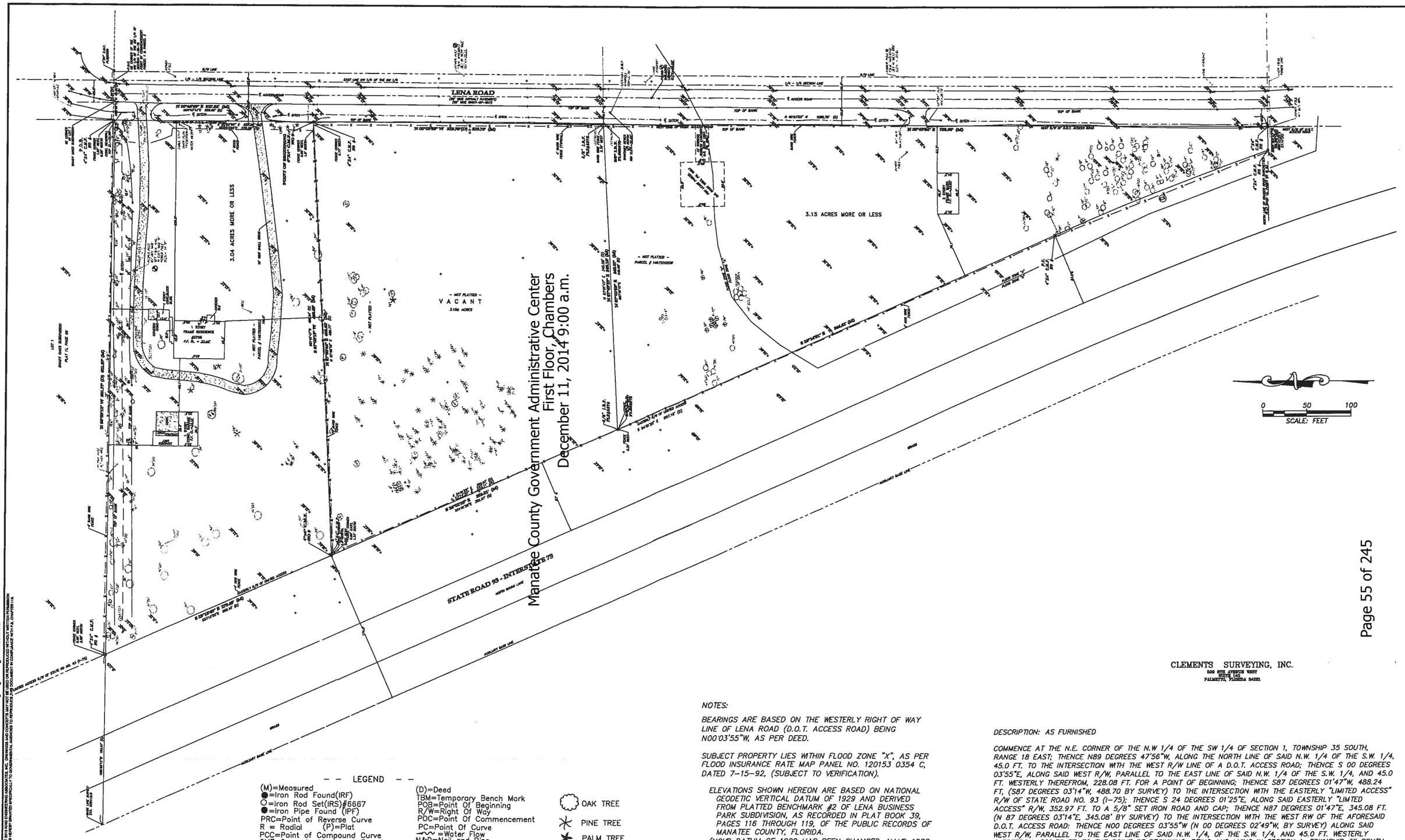
JOB NO. 4944-000-000

DATE 12-10-2013

C1.01

C:\Civil\4944\000\000\CAD\CDS\COVER.dwg , September 17, 2014 9:53 AM , RONALD G. HAYES , King Engineering Associate Inc.

© COPYRIGHT 2009 KING ENGINEERING ASSOCIATES, INC. DRAWINGS AND CONCEPTS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. COPYRIGHT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.



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

Page 55 of 245

CLEMENTS SURVEYING, INC.
500 8TH AVENUE WEST
SUITE 140
PALMETTO, FLORIDA 34221

NOTES:

BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF LENA ROAD (D.O.T. ACCESS ROAD) BEING N00°03'55"W, AS PER DEED.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP PANEL NO. 120153 0354 C, DATED 7-15-92, (SUBJECT TO VERIFICATION).

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND DERIVED FROM PLATTED BENCHMARK #2 OF LENA BUSINESS PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 39, PAGES 116 THROUGH 119, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
(NGVD DATUM OF 1929 HAS BEEN CHANGED, NAVD 1988 CONVERSION (NAVD + 0.98' = NGVD.)

DESCRIPTION: AS FURNISHED

COMMENCE AT THE N.E. CORNER OF THE N.W 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE N89 DEGREES 47'56"W, ALONG THE NORTH LINE OF SAID N.W. 1/4 OF THE S.W. 1/4, 45.0 FT. TO THE INTERSECTION WITH THE WEST R/W LINE OF A D.O.T. ACCESS ROAD; THENCE S 00 DEGREES 03'55"E, ALONG SAID WEST R/W, PARALLEL TO THE EAST LINE OF SAID N.W. 1/4 OF THE S.W. 1/4, AND 45.0 FT. WESTERLY THEREFROM, 228.08 FT. FOR A POINT OF BEGINNING; THENCE S87 DEGREES 01'47"W, 488.24 FT, (S87 DEGREES 03'14"W, 488.70 BY SURVEY) TO THE INTERSECTION WITH THE EASTERLY "LIMITED ACCESS" R/W OF STATE ROAD NO. 93 (I-75); THENCE S 24 DEGREES 01'25"E, ALONG SAID EASTERLY "LIMITED ACCESS" R/W, 352.97 FT. TO A 5/8" SET IRON ROAD AND CAP; THENCE N87 DEGREES 01'47"E, 345.08 FT. (N 87 DEGREES 03'14"E, 345.08' BY SURVEY) TO THE INTERSECTION WITH THE WEST RW OF THE AFORESAID D.O.T. ACCESS ROAD: THENCE N00 DEGREES 03'55"W (N 00 DEGREES 02'49"W, BY SURVEY) ALONG SAID WEST R/W, PARALLEL TO THE EAST LINE OF SAID N.W. 1/4, OF THE S.W. 1/4, AND 45.0 FT. WESTERLY THEREFROM, 329.78 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 18, MANATEE COUNTY, FLORIDA.

- - LEGEND - -

(M)=Measured
●=Iron Rod Found(IRF)
○=Iron Rod Set(IRS)#6667
●=Iron Pipe Found (IPF)
PRC=Point of Reverse Curve
R = Radial (P)=Plat
PCC=Point of Compound Curve
CMF=Concrete Monument Found
CMS=Concrete Monument Set #6667
PRM=Permenent Reference Monument

(D)=Deed
TBM=Temporary Bench Mark
POB=Point Of Beginning
R/W=Right Of Way
POC=Point Of Commencement
PC=Point Of Curve
=Water Flow
N&D=Nail and Disc
=Proposed Elevation
0.00=Existing Elevation

OAK TREE
PINE TREE
PALM TREE
MALALEUCA TREE

© COPYRIGHT 2013 KING ENGINEERING ASSOCIATES, INC. DRAWINGS AND CONCEPTS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. COPYRIGHT IS HERBY ASSERTED AND RESERVED. ALL TO THE MAXIMUM ALLOWABLE TO REPRODUCE IN COMPLIANCE WITH F.S. CHAPTER 119.

C:\Civil\4944\000\00\CAD\CDS\PD-EXCON.dwg , September 17, 2014 9:43 AM, King Engineering Associate Inc.

DESIGNED	ODG
DRAWN	MSP
CHECKED	MS
Q.C.	ODG

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

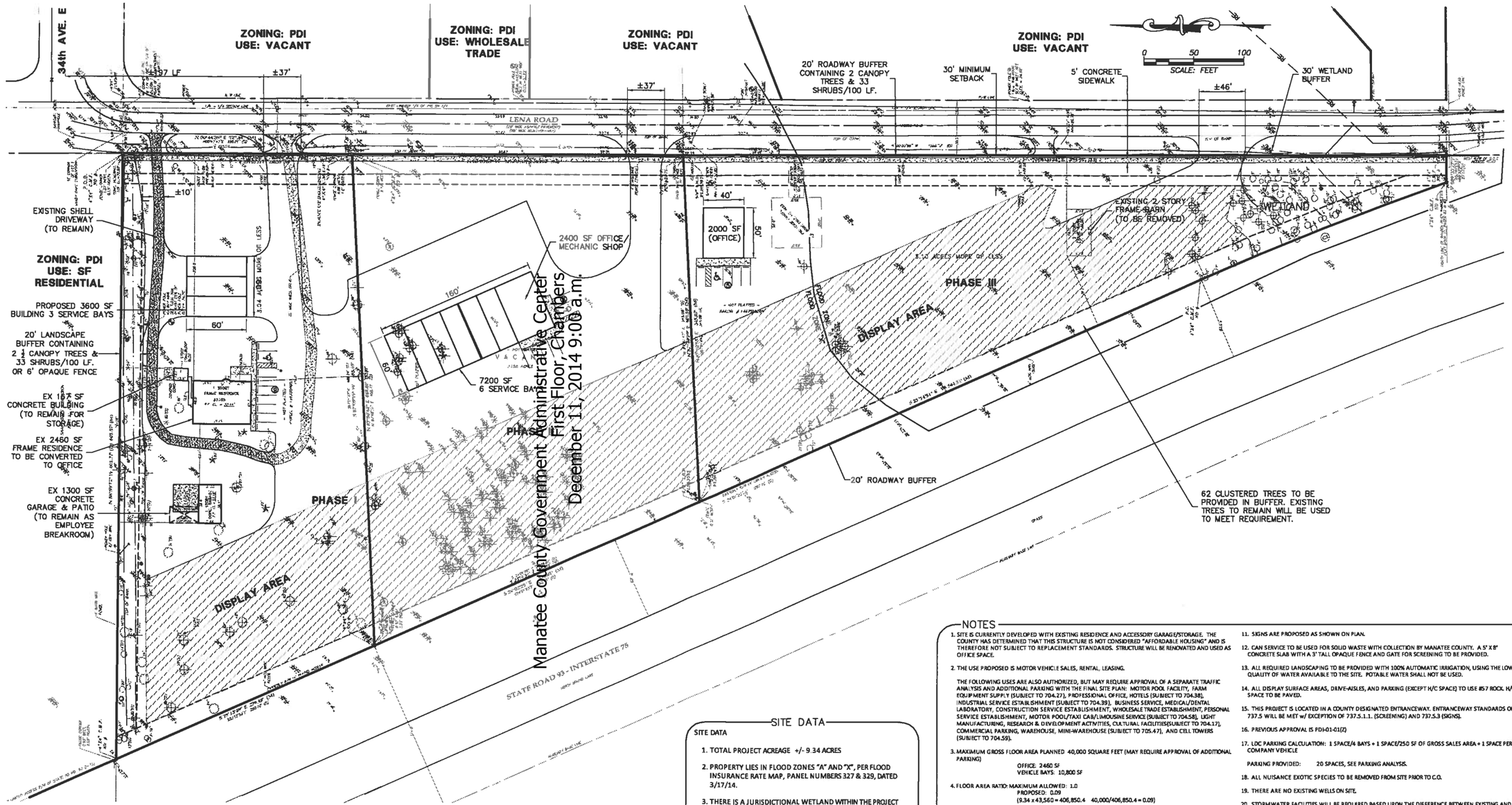
King
ENGINEERING ASSOCIATES, INC.
2930 University Parkway
Sarasota, Florida 34243
Phone 941 358-6500
Fax 941 358-6540
www.kingengineering.com
Engineering License #2610

PROJECT RED SOX
FOR
WE SELL MIXERS LLC
3705 LENA RD
BRADENTON FL 34211

EXISTING CONDITIONS

NO.	DATE	DESCRIPTION	APPD BY

JOB NO.	4944-000-000
DATE:	07/31/2014
SCALE:	AS SHOWN
SHEET NO.	C2.01



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

SITE DATA

SITE DATA

1. TOTAL PROJECT ACREAGE +/- 9.34 ACRES
2. PROPERTY LIES IN FLOOD ZONES "A" AND "X", PER FLOOD INSURANCE RATE MAP, PANEL NUMBERS 327 & 329, DATED 3/17/14.
3. THERE IS A JURISDICTIONAL WETLAND WITHIN THE PROJECT BOUNDARY AT THE SOUTH END OF THE SITE. NO WETLAND IMPACTS PROPOSED. JURISDICTIONAL BOUNDARIES TO BE DETERMINED WITH THE FSP.
4. EXISTING ZONING PDI
5. FUTURE LAND USE CATEGORY MU
6. EXISTING IMPERVIOUS AREA = ±17,766 SF
   EXISTING IMPERVIOUS TO BE REMOVED = ±4,300 SF
   PROPOSED IMPERVIOUS AREA = ±27,798 SF

NOTES

1. SITE IS CURRENTLY DEVELOPED WITH EXISTING RESIDENCE AND ACCESSORY GARAGE/STORAGE. THE COUNTY HAS DETERMINED THAT THIS STRUCTURE IS NOT CONSIDERED "AFFORDABLE HOUSING" AND IS THEREFORE NOT SUBJECT TO REPLACEMENT STANDARDS. STRUCTURE WILL BE RENOVATED AND USED AS OFFICE SPACE.
2. THE USE PROPOSED IS MOTOR VEHICLE SALES, RENTAL, LEASING.

   THE FOLLOWING USES ARE ALSO AUTHORIZED, BUT MAY REQUIRE APPROVAL OF A SEPARATE TRAFFIC ANALYSIS AND ADDITIONAL PARKING WITH THE FINAL SITE PLAN: MOTOR POOL FACILITY, FARM EQUIPMENT SUPPLY (SUBJECT TO 704.27), PROFESSIONAL OFFICE, HOTELS (SUBJECT TO 704.38), INDUSTRIAL SERVICE ESTABLISHMENT (SUBJECT TO 704.39), BUSINESS SERVICE, MEDICAL/DENTAL LABORATORY, CONSTRUCTION SERVICE ESTABLISHMENT, WHOLESALE TRADE ESTABLISHMENT, PERSONAL SERVICE ESTABLISHMENT, MOTOR POOL/TAXI CAB/LIMOUSINE SERVICE (SUBJECT TO 704.58), LIGHT MANUFACTURING, RESEARCH & DEVELOPMENT ACTIVITIES, CULTURAL FACILITIES(SUBJECT TO 704.17), COMMERCIAL PARKING, WAREHOUSE, MINI-WAREHOUSE (SUBJECT TO 705.47), AND CELL TOWERS (SUBJECT TO 704.59).
3. MAXIMUM GROSS FLOOR AREA PLANNED 40,000 SQUARE FEET (MAY REQUIRE APPROVAL OF ADDITIONAL PARKING)
   OFFICE: 2460 SF
   VEHICLE BAYS: 10,800 SF
4. FLOOR AREA RATIO: MAXIMUM ALLOWED: 1.0
   PROPOSED: 0.09
   (9.34 x 43,560 = 406,850.4 40,000/406,850.4 = 0.09)
5. MINIMUM OPEN SPACE 30% (INCLUDES EXTRA 5% FOR ENTRANCEWAY PROJECT)
6. SEE TREE SURVEY FOR LOCATION, SIZE, AND SPECIES OF ONSITE TREES.
7. PROJECT PHASING: 3 PHASES. PHASING MAY CHANGE, DETAILS TO BE APPROVED WITH FSP.
8. LIGHTING TO BE APPROVED WITH THE FSP.
9. BUILDING HEIGHT WILL BE A MAXIMUM OF 45 FEET.
10. MINIMUM SETBACKS
    FRONT: 30'
    SIDE: 15'
    REAR: 20'
    WATER: 30'
11. SIGNS ARE PROPOSED AS SHOWN ON PLAN.
12. CAN SERVICE TO BE USED FOR SOLID WASTE WITH COLLECTION BY MANATEE COUNTY. A 5' X 8' CONCRETE SLAB WITH A 3' TALL OPAQUE FENCE AND GATE FOR SCREENING TO BE PROVIDED.
13. ALL REQUIRED LANDSCAPING TO BE PROVIDED WITH 100% AUTOMATIC IRRIGATION, USING THE LOWEST QUALITY OF WATER AVAILABLE TO THE SITE. POTABLE WATER SHALL NOT BE USED.
14. ALL DISPLAY SURFACE AREAS, DRIVE-AISLES, AND PARKING (EXCEPT H/C SPACE) TO USE #57 ROCK. H/C SPACE TO BE PAVED.
15. THIS PROJECT IS LOCATED IN A COUNTY DESIGNATED ENTRANCEWAY. ENTRANCEWAY STANDARDS OF 737.5 WILL BE MET w/ EXCEPTION OF 737.5.1.1. (SCREENING) AND 737.5.3 (SIGNS).
16. PREVIOUS APPROVAL IS PDI-01-01(Z)
17. LDC PARKING CALCULATION: 1 SPACE/4 BAYS + 1 SPACE/250 SF OF GROSS SALES AREA + 1 SPACE PER COMPANY VEHICLE

    PARKING PROVIDED: 20 SPACES, SEE PARKING ANALYSIS.
18. ALL NUISANCE EXOTIC SPECIES TO BE REMOVED FROM SITE PRIOR TO C.O.
19. THERE ARE NO EXISTING WELLS ON SITE.
20. STORMWATER FACILITIES WILL BE REQUIRED BASED UPON THE DIFFERENCE BETWEEN EXISTING AND PROPOSED IMPERVIOUS AREA. #57 STONE IS CONSIDERED PERVIOUS COVERAGE.
21. NO ADDITIONAL R/W (DEDICATION OR SETBACK) REQUIRED OF THIS PROJECT FOR LENA RD. OR I-75.
22. DISPLAY AREA TOTALS ±144,340 SF.

Q:\CIVIL\4944\000\000\CAD\C03\PLN-GDP.dwg, October 31, 2014 1:33 PM, King Engineering Associates Inc.
© COPYRIGHT 2013 KING ENGINEERING ASSOCIATES, INC. DRAWINGS AND DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF KING ENGINEERING ASSOCIATES, INC. THEY ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THESE DOCUMENTS FOR COMPLIANCE WITH F.S. CHAPTER 119.

DESIGNED ODG	THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.	King ENGINEERING ASSOCIATES, INC.	2930 University Parkway Sarasota, Florida 34243 Phone 941 358-6500 Fax 941 358-6540 www.kingengineering.com Engineering License #2610
DRAWN MSP			
CHECKED MS			
Q.A. ODG			

PROJECT RED SOX
FOR
WE SELL MIXERS LLC
3705 LENA RD
BRADENTON FL 34211

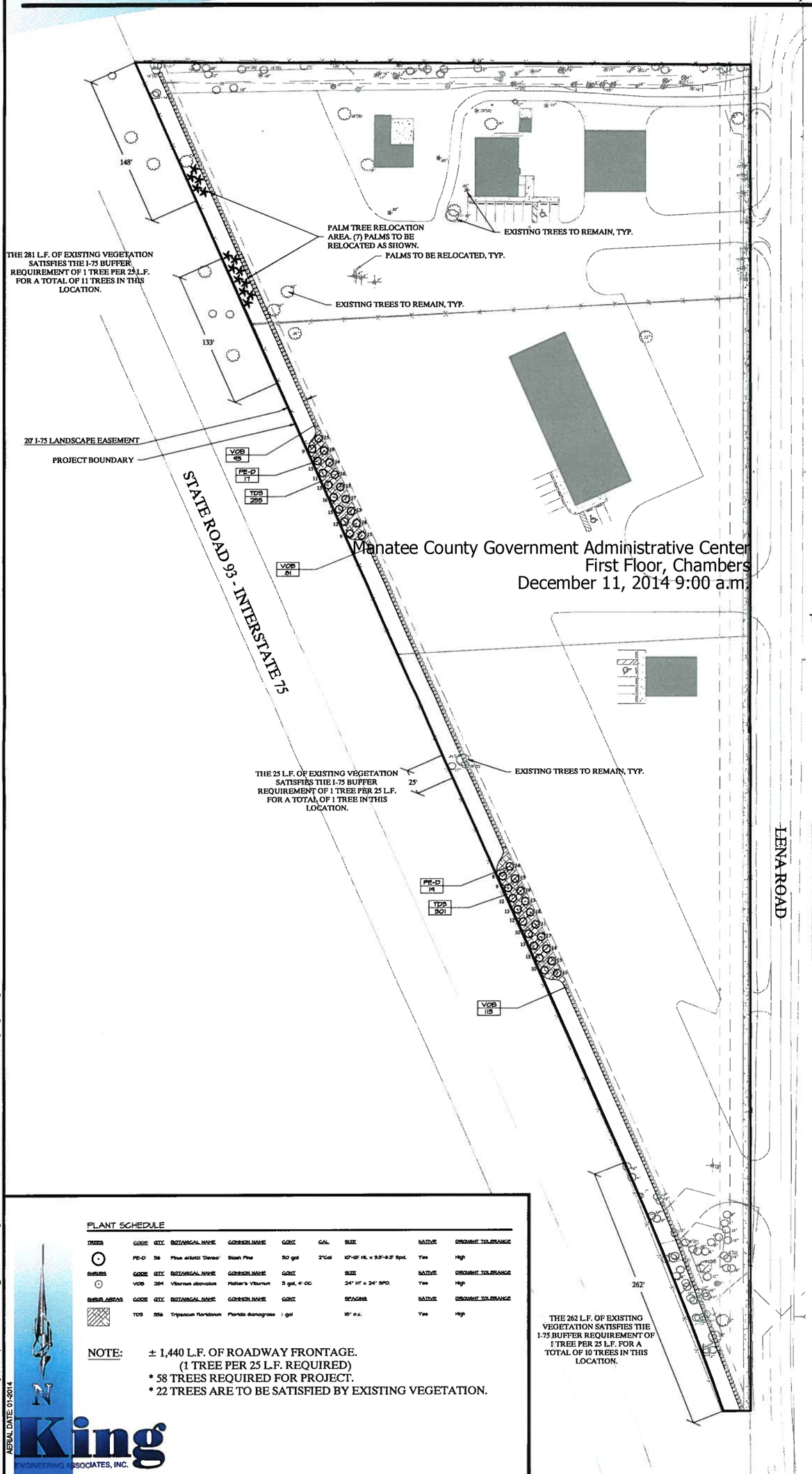
GENERAL DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	APPD BY

JOB NO. 4944-000-000
DATE 07/31/2014
SCALE AS SHOWN
SHEET NO. C4.01

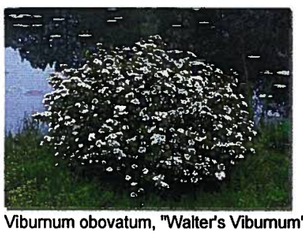
WE SELL MIXERS

I-75 BUFFER EXHIBIT, PLANTING PLAN



Pinus elliotti, "Slash Pine"

Tripsacum floridanum, "Fakahatchee Grass"



Viburnum obovatum, "Walter's Viburnum"

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL.	SIZE	NATIVE	DROUGHT TOLERANCE
⊙	PE-D	36	Pinus elliotii 'Densa'	Slash Pine	30 gal	3"Cal	10'-12' Ht. x 5.5'-6.5' Spd.	Yes	High

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT TOLERANCE
⊙	VOB	284	Viburnum obovatum	Walter's Viburnum	3 gal, 4' OC	24" Ht x 24" SPD.	Yes	High

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	NATIVE	DROUGHT TOLERANCE
▨	TDS	556	Tripsacum floridanum	Florida dwarfgrass	1 gal	18" o.c.	Yes	High

NOTE: ± 1,440 L.F. OF ROADWAY FRONTAGE.
(1 TREE PER 25 L.F. REQUIRED)
* 58 TREES REQUIRED FOR PROJECT.
* 22 TREES ARE TO BE SATISFIED BY EXISTING VEGETATION.

N

SCALE
0 50 100

King
ENGINEERING ASSOCIATES, INC.
Jacksonville, Florida - 904.636.6755
Miami, Florida - 305.807.6068
Sarasota, Florida - 941.358.6500
Tampa, Florida - 813.880.8881
Austin, Texas - 512.462.4921
Dallas, Texas - 972.868.9136
www.kingengineering.com

MANATEE COUNTY

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

H:\PLANNING\projects\4944\0001000\Production\Drawings\Concept-Exhibit\2014-11-20_Buffer Exhibit.dwg , November 24, 2014 3:08 PM, JOSHUA D. ROEDELL, King Engineering Associate Inc.
AERIAL DATE: 01-2014
FILE DATE: 10-21-2014

WE SELL MIXERS

I-75 BUFFER EXHIBIT, PLANTING PLAN

Pinus elliotti, "Slash Pine"

Tripsacum floridanum, "Fakahatchee Grass"

Viburnum obovatum, "Walter's Viburnum"

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT TOLERANCE
	PE-O	58	Pinus elliotti 'Densa'	Slash Pine	30 gal	2"Cal	10'-12' Ht. x 5.5'-6.5' Spd.	Yes	High
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		SIZE	NATIVE	DROUGHT TOLERANCE
	VOB	204	Viburnum obovatum	Walter's Viburnum	3 gal, 4' OC		24" HT x 24" SPD.	Yes	High
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT		SPACING	NATIVE	DROUGHT TOLERANCE
	TDS	556	Tripsacum floridanum	Florida Gamagrass	1 gal		18" o.c.	Yes	High

NOTE: ± 1,440 L.F. OF ROADWAY FRONTAGE.
(1 TREE PER 25 L.F. REQUIRED)
* 58 TREES REQUIRED FOR PROJECT.
* 22 TREES ARE TO BE SATISFIED BY EXISTING VEGETATION.

King
ENGINEERING ASSOCIATES, INC.
Jacksonville, Florida - 904.636.6755
Miami, Florida - 305.807.6068
Sarasota, Florida - 941.358.6500
Tampa, Florida
Austin, Texas - 512.462.4921
Dallas, Texas - 972.868.9136
www.kingengineering.com

SCALE 0 50 100

AERIAL DATE: 10-21-2014
FILE DATE: 10-21-2014
H:\PLANNING\projects\4944\0000\000\Production\Drawings\Concept-Exhibit\2014-11-20_Buffer Exhibit.dwg , November 24, 2014 3:09 PM, JOSHUA D. ROEDELL, King Engineering Associates Inc.

MANATEE COUNTY

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

PDI-14-23(G) – PROJECT RED SOX/WE SELL MIXERS, LLC (DTS#20140331, MEPS00000336)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for a Motor Vehicle Sales, Rental, or Leasing Establishment, and Motor Vehicle Repair (collectively "Primary Uses"); and option for a Motor Pool Facility including Taxi Cab/Limousine Service, Farm Equipment Supply, Professional Office, Hotel, Industrial Service Establishment, Business Service Establishment, Medical Dental Laboratory, Construction Service Establishment, Wholesale Trade Establishment, Personal Service Establishment, Warehouse and Mini-warehouses, and a Personal Wireless Service Facility (collectively "Alternative Uses"); the Primary Uses shall comprise a maximum of 19,127 square feet and the Alternative Uses shall comprise a maximum of 20,873 square feet (for a combined total of 40,000 square feet); on approximately 9.34 acres zoned PDI (Planned Development Industrial) zoning district. The site is south of S.R.64, on the east side of I-75, and west side of Lena Road, approximately 800 feet north of 41st Avenue East, at 3705 and 3730 Lena Road (South County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 12/11/2014 **B.O.C.C.: 1/08/14**

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 General Development Plan PDI-14-23(G) with Stipulations A.1-A.8, and B.1-B.3; GRANTING Special Approval for a project: 1) in MU (Mixed Use) Future Land Use Category (FLUC) and 2) in an Entranceway; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for alternatives to Sections 603.13.4.4, subparagraph 3 (allow outdoor display areas), 710.1.6 (reduction in parking), 714.8.7 (reduction in tree replacement sizes) and 737.5.1.1 (Alternative for planting trees 25 feet on-center) of the Land Development Code, as recommended by staff.

PROJECT SUMMARY	
CASE#	**PDI-14-23(G)- DTS #20140331, MEPS00000336**
PROJECT NAME	**Project Red Sox**
APPLICANT(S):	**We Sell Mixers, LLC**
ADDRESS:	**3705 and 3730 Lena Road**
EXISTING ZONING:	**PDI (Planned Development Industrial)**
FUTURE LAND USE CATEGORY:	**MU (Mixed Use)**
ACREAGE:	**9.34± acres**
PROPOSED USE(S):	**Motor Vehicle Sales, Rental, Leasing, Establishment and Motor Vehicle Repair (collectively "Primary Uses") and option for motor pool facility including taxi cab/limousine service, farm equipment supply, professional office, hotel, industrial service establishment, business service establishment, medical dental laboratory, construction service establishment, wholesale trade establishment, personal service establishment, warehouse and mini-warehouses, and a Personal Wireless Service Facility (PWSF) (collectively "Alternative Uses") not to exceed combined square footage of 40,000 square feet.**
CASE MANAGER:	**Stephanie Moreland**
STAFF RECOMMENDATION:	**APPROVAL**

DETAILED DISCUSSION

The triangular-shaped 9.34± acre site fronts I-75 and Lena Road and is in a designated Entranceway. Currently there are several structures which occupy the site; an existing single-family residence, storage building, detached garage, barn and fence. The single-family residence is not considered affordable housing stock.

The site is in the MU (Mixed Use) Future Land Use Category (FLUC). 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 are listed in the Range of Potential Uses for consideration. Special Approval is required for all projects in the MU FLUC and Entranceway.

On December 18, 2001, the site was rezoned to PDI [PDI-01-01(Z)] without a plan. On March 5, 2009, a Preliminary Site Plan [PDI-01-01(P)] was approved for 40,000 square feet of light industrial uses on approximately 3.15 acres of the site. The site plan has expired.

The current request is for approval of a General Development Plan to construct in three phases, a 19,127 square foot Motor Vehicle Sales, Rental or Leasing Establishment and Motor Vehicle Repair use called, "Project Red Sox/We Sell Mixers". According to the applicant, the proposed use entails the sale and repair of cement mixer trucks.

The Land Development Code (LDC) defines a "Motor Vehicle Sales, Rental or Leasing Establishment as "any premises where the principal use is the sale, rental or leasing of any commercial or domestic vehicle. Vehicle, sale, rental or leasing establishments shall not be deemed to include the storage, except for sales display, of trucks, machinery or equipment of more than one-and-one half(1 ½) tons in weight or buses, or the sales, rental or leasing of manufactured homes or recreational vehicles."

"Motor Vehicle Repair shall mean either (A), (B), or (C):

(A) Neighborhood Serving, which may include any of the following: Sale and service of spark plugs and batteries, replacement of fan belts, brake fluids, light bulbs, fuses, floor mats, windshield wipers and blades, and mirrors, fluid replacement, greasing and lubrication, emergency repair of wiring, minor adjustment not involving removal of the head of crankcase and grinding valves, battery recharging, safety inspections.

(B) Community Serving, which may include all neighborhood serving motor vehicle repair and may include any of the following: Sale or service of distributor and ignition system parts; sale, service or repair of tires; but shall not include recapping or regrooving; replacement mufflers, tail pipes, water hoses, seat covers, grease retainers, wheel bearings, and the like; radiator cleaning and flushing; providing and repairing fuel pumps, oil pumps, and the like; minor adjustment and repair of carburetors; adjusting brakes and

installing exchange brake shoes; wheel balancing; warranty maintenance; other minor servicing of a similar intensity to those listed above.

(C) Major Activities of greater intensity than those listed in (A) or (B). Major motor vehicle repair shall also include the repair of boats and boat motors (See Section 704, Motor Vehicle Repair)."

Motor Vehicle Sales, Rental or Leasing Establishment and Motor Vehicle Repair uses are permitted in the PDI zoning district with approval from the Board of County Commissioners (BOCC).

Development of the site is planned to occur as follows:
In Phase one, the existing 2,400 square foot residence will be converted to a sales office, the detached garage will be utilized as an employee break room and a 3,600 square foot building will be constructed for service bays. According to the applicant, some of the cement mixer trucks will be displayed for sale in a designated area fronting I-75. The trucks will also be repaired on-site. Specific Approval is required for outdoor display of vehicles in the PDI zoning district.

Construction of a 2,400 office and mechanic shop with service bays will occur in Phase two. In Phase III, the General Development Plan shows a proposed 2,000 square foot office and display area. The existing barn is to be removed.

As an option, the applicant is also requesting approval for the following "Alternative Uses";

Alternate Uses	LDC Definitions
Motor Pool Facility	Any premises where the principal use is the outdoor or indoor storage, service, maintenance or repair of any truck, bus, van, automobile or other motor vehicle fleets. A motor pool facility shall not be deemed to include motor vehicle rental establishments.
Taxi-Cab & Limousine Service	Any establishment engaged in providing passenger transportation by automobile, taxi-cab, truck, limousine, or other similar vehicle, not operating on regular schedules or between fixed terminals, and containing space for vehicle fleets and related office facilities.
Farm Equipment Supply Establishment	Any premises where the principal use is the sale of farm equipment, machinery, hardware, production supplies, and other miscellaneous farm and garden supplies, and may include farm equipment repair provided such repair is incidental and accessory to the principal selling of farm equipment and supplies.
Professional Office	Any office wherein the primary use is the conduct of a business by professionals such as engineers, architects, planners, land surveyors, artists, musicians, lawyers, accountants, real estate brokers, insurance agents, dentists or physicians, and landscape architects.
Hotel	Any building or portion thereof, or a group of buildings which provides two (2) or more lodging units for transient occupancy on a daily, weekly, or similar short term basis. Hotel shall include but shall not be limited to motel, inn, boatel, motor inn, motor lodge, tourist cabin and tourist court. A hotel shall be deemed to include any establishment which provides residential living accommodations on a more or less permanent basis, such as an apartment hotel; provided that where more than twenty-five (25) percent of the units in an apartment hotel have cooking facilities, such establishment shall be deemed a

	multi-family dwelling and shall be subject to this Code as such, counting each such unit as a dwelling unit for all purposes. A hotel shall not be deemed to include residential care facilities.
Industrial Service Establishment	Any premises where the principal use is the provision of maintenance, cleaning, supply, repair, or similar services, such as linen suppliers, or building maintenance, where personal customer visits to the establishment are not commonly necessary.
Business Service Establishment	Any establishment offering primarily services to the business community and to individuals. Such services shall include but shall not be limited to advertising agencies, blueprinting services, interior cleaning services, computer and data processing services, detective agencies and security services, insurance agencies, management consulting and public relations services, news syndicates, personnel services, photofinishing laboratories, photography, art and graphics series, financial services (other than banks).
Medical and Dental Laboratory	Any establishment engaged in the testing and analysis of material for medical or dental services or for the patient on prescription of a health practitioner. This shall also include the creation, fitting and fixing of dentures, crowns, and other dental materials.
Construction Service Establishment	Any premises which may contain outside storage of equipment, materials, vehicles and other items, where the principal use is the provision of services off the premises that directly result in the fabrication, construction, addition, alteration, repair or development of land, buildings or other structures. Construction Service Establishment shall also mean an establishment whose principal use is the rental and retail/wholesale sales of heavy equipment over one and one-half (11/2) tons in size. This equipment shall include, but not be limited to bulldozers, backhoes, other construction equipment and tractor/trailer rigs.
Wholesale Trade Establishment	Any premises where the principal use is the conduct of Wholesale Sales, or the sale of merchandise to institutional, commercial, or industrial customers. Wholesale trade establishment shall not be deemed to include warehouse or any retail sales.
Personal Service Establishment	Any establishment that primarily provides services generally involving the care of a person or a person's apparel which shall include but shall not be limited to barber shops, beauty salons, seamstress shops, shoe repair and shining shops, coin operated laundry, optician shops, tanning salons, health clubs, diet centers, nail salons and pet grooming shops.
Warehouse	Any premises where the principal use is the storage of merchandise, products, or materials in bulk, for a fee or charge or for distribution to other establishments operated by the same business enterprise or establishment. A warehouse may include accessory wholesale sales, but shall not be deemed to include retail sales establishments, motor freight terminals, mini-warehouses or the bulk storage of flammable, explosive, toxic, or noxious materials as a principal use.
Warehouse, Mini	Any building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized and controlled access stalls or lockers for the storage of goods belonging to the individual lessees of the stalls and accessible to the lessees through individual doors.
Personal Wireless Service Facility	A facility for the provision of personal wireless services as defined in Section 704 of the Telecommunications Act of 1996. A PWSF is any facility for the transmission and/or reception of personal wireless services, which may consist of an antennae array, transmission cables, equipment shelter or building, access road, telecommunication tower and a guy system.

The above Alternative Uses are shown as permitted or permitted with limitations in Figure 6-1 of the Land Development Code (LDC). The General Development Plan notes a maximum square footage of 40,000 square feet for Primary and Alternative uses. Should the option become viable, a Final Site Plan or Administrative Permit meeting applicable LDC standards (including parking) will be required for any future use(s) on-site.

According to Policy 2.2.1.21.4 of the Manatee County Comprehensive Plan, developments within the MU designation are not required to achieve compliance with commercial locational criteria.

The General Development Plan shows the proposed buildings with associated parking and display areas. The applicant requests Specific Approval for a reduction in parking spaces for the motor vehicle sales and repair establishment only. 52 spaces are required based on a parking calculation of one space per 500 square feet of gross sales area plus one space per 4,500 square feet of open sales area plus one space for each company vehicle.

The proposed Floor Area Ratio (0.09) is within the intensity guidelines (1.0) of the MU FLUC.

The proposed maximum height of buildings is 45 feet. The site is subject to two front yard setbacks and two side yard setbacks as follows: Front yard 30 feet, and side yard 15 feet.

In accordance with Entranceway standards in LDC Section 737, the General Development Plan indicates a 20' wide roadway buffer along I-75 and Lena Road. There will be perimeter and interior landscaping around vehicle use areas, as well as landscaping in all perimeter and roadway buffers. The applicant requests Specific Approval for smaller replacement tree sizes and an alternative for planting trees (tree clusters) 25 feet on center in the roadway buffer strip along I-75 for view corridors.

PDI requires 25% open space and an additional 5% open space is required for projects in an entranceway. Thirty percent (30%) open space is proposed.

Access to the site is via Lena Road. Five-foot wide sidewalks are proposed along Lena Road adjacent to the property's frontage. Cross access is required for Entranceway projects. The General Development Plan shows internal driveways and shared access between the three properties.

The project is in the A and X Flood Zone Categories. There are 0.14 acres of wetlands in the southernmost part of the site. No impacts are proposed to the wetlands. There are no known historic or archaeological resources on the site.

Staff recommends approval with stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA		
GENERAL LOCATION:	East side of I-75, south of S.R. 64 and west side of Lena Road.	
EXISTING USE(S):	Single-family residence	
INTENSITY:	FAR =0.09	
SPECIAL APPROVAL(S):	1. Project in MU FLUC 2. Project in Entranceway	
OVERLAY DISTRICT(S):	None	
SPECIFIC APPROVAL(S):	1. Reduction in tree replacement sizes 2. To allow display area and sales areas 3. Reduction in parking spaces for proposed use. 4. Alternative for planting trees 25 feet on center.	
SURROUNDING USES & ZONING		
NORTH	Single-family residence zoned A-1	
SOUTH	Strip of land, further south and southeast, across Lena Road are single-family residences and a tree farm zoned A-1.	
EAST	Across Lena Road, vacant land, Lena Business Park (Curbco Inc., American Pride/EZ Go Golf Cart Service, & Lakewood Auto Collision) zoned PDI. Further east is Manatee County Landfill zoned PDPI(Planned Development Public Interest)	
WEST	I-75	
SITE DESIGN DETAILS		
SETBACKS (from perimeter boundary lines):	Front Side Waterfront Wetland buffer	30’ 15’ 30’ 15’
OPEN SPACE:	30% or (2.8± acres) provided; 30% required	

MAXIMUM HEIGHT:	45 feet
ACCESS:	Three entrances connecting Lena Road
FLOOD ZONE(S)	A and X - Panel 12081C0327E and 12081C0329E effective 3/17/14
AREA OF KNOWN FLOODING	Yes
UTILITY CONNECTIONS	Water: 8" water main along east side of Lena Road. Sewer: 8" sanitary gravity sewer with services to the proposed development site.
ENVIRONMENTAL INFORMATION	
Overall Wetland Acreage:	**0.14± acres**
Proposed Impact Acreage:	**None**

Wetlands:

According to the environmental narrative provided by ECO Consultants dated August, 2014, there is one wetland on-site that is coded on the FLUCCS Map as 610 – Wetland Hardwood Forested that is 0.14 acres in size. The project is proposing no impacts to this wetland and the required 30' wetland buffer is being proposed.

Uplands:

According to the environmental narrative, there is one area of native upland habitat on-site coded on the FLUCCS Map as 434- Hardwood-Coniferous Mixed that is 0.55 acres in size. The majority of this area will be preserved as the required 30' wetland buffer for the on-site wetland which along with the wetland, will meet the native habitat preservation requirement for the project.

Endangered Species:

According to the environmental narrative, there were no signs of listed species on-site.

Trees:

The "existing conditions" sheet of the General Development Plan includes a survey of the trees on-site. However, no tree removal/replacement table has been provided. The tabulation of this information will be required with the Final Site Plan and tree replacement will be required at that time in accordance with Section 714.8.7 of the LDC. Staff has recommended Specific Approval for an alternative to this section to allow for smaller

replacement trees.

The applicant requests Specific Approval to allow clustering of the vegetation in the buffer along I-75 to allow view corridors.

NEARBY DEVELOPMENT

PROJECT	SQUARE FEET	FLOOR AREA RATIO (F.A.R.)	FLUC	YEAR APPROVED
Lena Business Park	**944,642 square feet**	**0.35**	**MU**	**1999**
RaceTrac	**5,928 sq. ft. convenience store, 10,933 sq. ft. canopy & 20 gas pumps**	**0.14**	**MU**	**2013**

POSITIVE ASPECTS

- The surrounding area has a mix of residential, commercial, and industrial uses.
- The design shows a minimum of 30% open space will be provided.

NEGATIVE ASPECTS

- The single-family residences to the north may experience some potential impacts (noise) from this development.

MITIGATING MEASURES

- There appears to be adequate separation between the structures and the residence to the north. Staff recommends the installation of a six foot high fence along the north boundary.

STAFF RECOMMENDED STIPULATIONS

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

1. At time of the first Preliminary Site Plan or Final Site Plan approval, a unified architectural theme for the commercial project shall be approved by the Building

and Development Services Department and applied to all commercial buildings.

2. HVAC and mechanical equipment (including roof mounted) shall be screened from view from adjacent residential uses. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings. Compliance with the building elevations shall be determined prior to Final Site Plan approval.

3. Prior to Preliminary Site Plan or Final Site Plan approval, designated dumpster locations shall be placed away and screened from view of the adjacent residence to the north. Screening shall consist of building materials matching the principal buildings on site.

4. A six foot tall decorative opaque fence shall be installed along the northern boundary of the site.

5. Prior to Final Site Plan approval, any Alternative Use(s) approved with this request shall be subject to a separate transportation analysis (if the alternative use has higher total external pm peak hour trips) sufficient to determine any concurrency-related improvements that are required to mitigate the development's impacts.

6. Any Alternative Use(s) approved with this request shall be subject to applicable parking calculations in LDC Section 710.1.6 for the specific use and approved with future final site plans.

7. A sign plan indicating one freestanding sign per road frontage per premise shall be allowed and shall be reviewed with the future final site plan.

8. A separate sign permit shall be issued by the Building Official prior to construction or replacement of a sign.

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

1. All trees within the area proposed for construction activities that are to be preserved shall have protective barricades constructed at their drip lines prior to commencement of construction. No improvements, hedges, irrigation lines, fill; grade changes or compaction of soil due to heavy machinery will be permitted within the drip line of trees proposed to be preserved.

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

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

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

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20' roadway buffer along Lena Road	Shown	Y		
20' perimeter buffers	20' shown	Y		
Buffer landscaping		Y		To be in accordance with LDC Sections 714 and 715.
SIDEWALKS				
5' sidewalk, exterior	Shown	Y		
ROADS & RIGHTS-OF-WAY				
24' paved driveways	Shown	Y		

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

Physical Characteristics:

The 9.34± acre site fronts I-75 and Lena Road and is in an area designated as Entranceway. Currently there are several structures which occupy the site; an existing single-family residence, storage building, detached garage, barn and fence. The single-family residence is not considered affordable housing stock.

The project is in the A and X Flood Zone Categories per FIRM Panels 337 and 329, dated 3/17/14.

Public Utilities, Facilities and Services:

There is an eight-inch water main along the east side of Lena Road and an eight-inch gravity sewer with services to the proposed development site.

Compatibility:

The site is in the PDI [PDI-01-01(Z)] zoning district. The area is a mix of commercial,

residential, and industrial uses. Planned development is appropriate for orderly development of the community because it can be designed to be compatible with the surrounding developments and zoning districts.

Transitions:

Planned development zoning is appropriate because it can be designed to provide a transition between the existing uses, the interstate and dissimilar uses.

Design Quality:

The proposed General Development Plan requires review of the proposed use and its intensity. The General Development Plan shows the site will be developed in three phases as follows:

Phase one, in the northernmost part of the site, will consist of a display area, a new 3,600 square foot building for three service bays, an existing storage building, an existing 1,300 square foot building will be converted to an employee break room, and the existing 2,480 square foot residence to office.

A 9,600 square foot building for office and mechanic shop will be constructed in Phase two.

A display area and 2,000 square foot office building will be constructed in Phase three.

The project design will be reviewed with future Preliminary and Final Site Plans.

Streets, Drives, Parking and Service Areas within the development area are required to be shown with future Preliminary and Final Site plans. No new streets are proposed.

LDC Section 710.1.6 (Table B. Parking Ratios), requires one space per 500 square feet of gross sales area plus one space per 4,500 square feet of open sales area plus one space for each company vehicle. A total of 52 parking spaces are required: total of 10 spaces are required for motor vehicle repair; 42 parking spaces are required for motor vehicle sales. The General Development Plan indicates 20 spaces will be provided. The applicant requests Specific approval for the reduction in parking spaces and has submitted a parking study to substantiate the anticipation of fewer drive-in clients due to the nature of the highly specialized heavy equipment offered for sale.

Any Alternative Use approved with this request will be subject to a separate transportation analysis (if the Alternative Use has higher total external pm peak hour trips) sufficient to determine any concurrency-related improvements that are required to mitigate the development's impacts and parking calculations in LDC Section 710.1.6 for the specific use proposed.

Pedestrian Systems:

The General Development Plan shows five-foot wide sidewalks will be installed along the property frontage on the west side of Lena Road. Further review of the pedestrian system will be addressed with future Preliminary and Final Site Plans**.**

Natural and Historic Features, Conservation and Preservation Areas:

The site has 0.14± acres of wetlands. No impacts to the wetlands and wetland buffers are proposed. There are no known historic or archaeological resources.

Intensity:

The Floor Area Ratio (FAR) of 0.09 is below the threshold (1.0) allowed for the MU FLUC.

Height:

The General Development Plan indicates a maximum building height of 45 feet.

Fences and Screening:

These components will be addressed administratively with the Preliminary and Final Site plans. The site plan indicates a six-foot high wood fence exists along parts of the eastern boundary adjacent to Lena Road. Staff recommends the installation of a fence along the northern boundary adjacent to the existing single-family residence.

Yards and Setbacks:

Setbacks are as shown on the General Development Plan. The established setback for the project is shown in the chart below:

Type	Front	Side	Water
	30’	15’	30’

Trash and Utility Plant Screens:

Trash and Utility Plant Screens are subject to requirements in Land Development Code Section 728. Location of services will be reviewed with future Preliminary and Final Site Plans**.**

Signs:

According to LDC Section 737.5.3.4.2, a separate sign permit issued by the Building Official is required before construction or replacement of a sign. LDC Section 737.5.3.2 allows one freestanding sign per road frontage per premise. A sign plan is required and will be reviewed

with the future final site plan(s).

Landscaping:

According to the General Development Plan, a 20-foot wide landscaped roadway buffer is proposed along Lena Road and I-75. A 20-foot wide perimeter buffer is proposed along the northern boundary of the site. There will be perimeter and interior landscaping around buildings and vehicle use areas. Tree removal and replacement will be addressed with future Preliminary and Final Site Plans. Landscaping will be in accordance with LDC Sections 714 and 715.

Open Space:

A minimum total of 30% [25% (PDI) and 5% (entranceway)] open space is required. The General Development Plan indicates a minimum of 30% (2.8± acres) will be provided.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

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

Policy 2.2.1.21.1 Intent. The intent of the MU is to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established as major centers of suburban/urban activity 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. 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: The maximum floor area ratio for MU is 1.0. A floor area ratio of 0.09 is proposed.

Policy 2.6.1.1 Compatibility. The proposed design and use is compatible with surrounding uses.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Lena Road, which is designated as a four-lane collector in the Comprehensive Plan's Future Traffic Circulation Map and has a planned right-of-way of 120 feet.

Transportation Concurrency

The application is for General Development Plan (GDP) approval, a plan type for which concurrency findings are not made. During Preliminary Site Plan or Final Site Plan review, the County will require transportation analysis sufficient to determine any concurrency-related improvements that are required to mitigate the development's impacts.

Access

The site will have access to Lena Road. At the time of a traffic analysis, the access point will be evaluated to determine if any site-related improvements will be required.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: No
TRAFFIC STUDY REQ'D: Not at this time

NEAREST ROADWAY	LINK(S)	ADOPTED LOS	EXISTING LOS
Lena Road	SR 64 to 41st Avenue East (Link #6036)	D	C

Any needed improvements will be determined during review of future site plan submittals.

OTHER CONCURRENCY COMPONENTS

Solid waste, stormwater, potable water, and wastewater will be reviewed at the time of PSP/FSP submittal.

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 project in the MU Future Land Use Category (FLUC). According to the implementation mechanism in Policy 2.6.5.1.e. Planned development zoning is required to grant special approval for all projects within the MU FLUC, except single-family homes and related accessory uses on lots of record.

Also, the project is within the entranceway corridor of I-75 and Lena Road. 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 planned development process allows the BOCC to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

The site is adjacent to an established industrial park. There is a commercial retail establishment (RaceTrac) currently being constructed at the corner of Lena Road and S.R.64. The design is required to meet applicable entranceway standards in LDC Section 737. The project will utilize existing roads and will provide adequate buffers along roadways and site perimeters.

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.

SPECIFIC FINDING FOR SPECIAL APPROVAL IN THE MU FLUC AND ENTRANCEWAY

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

SPECIFIC APPROVAL - ANALYSIS, RECOMMENDATIONS, FINDINGS

1. **Request:**

   LDC Section 710.1.6 requires one space per 500 square feet of gross sales area plus one space per 4,500 square feet of open sales area plus one space for each company vehicle. A total of 52 spaces are required. The General Development Plan indicates 20 spaces will be provided.

   The request is to allow a total of 20 parking spaces on-site.

   Staff Analysis and Recommendation

   When the required parking ratio for a motor vehicle sales, rental leasing establishment is applied to this use, the required number of parking spaces (52) will exceed what is

needed. According to the applicant, there will be limited customer visits to the site. Much of the traffic to and from the site will be to deliver the cement mixer trucks. The applicant has submitted a parking study to substantiate the anticipation of fewer drive-in clients due to the nature of the highly specialized heavy equipment offered for sale. According to the parking analysis, it is anticipated that there will be three on-site employees, three weekly customer visits, and three weekly deliveries.

Finding for Specific Approval

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.6, the Board finds that the public purpose and intent of the LDC regulation is satisfied to an equivalent degree because of the small amount of weekly customers visiting the site, the need for excessive parking spaces is reduced.

2. Request:

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

Staff Analysis and Recommendation:

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

Finding for Specific Approval:

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

3. Request:

According to LDC Section 603.13.4.4, subparagraph 3, “no outside storage, sale, or display of merchandise shall be permitted.” The request is to allow display areas for cement mixer trucks.

Staff Analysis and Recommendation:

The site fronts I-75 and Lena Road, an area designated as an entranceway of the county. The 9.34± acre site is in the PDI zoning district. According to LDC Figure 6-1, Motor Vehicle Sales, Rental or Leasing Establishment and Motor Vehicle Repair are permitted uses in the PDI zoning district with BOCC approval.

The surrounding area is characterized mostly by industrial uses with some existing residential uses. The site is adjacent to an existing single-family residence to the north and across the street from an established industrial park to the east. To alleviate any potential noise impacts to the residence, the project will provide a twenty-foot wide landscaped buffer adjacent to the residence and a six-foot high opaque fence along the northern boundary of the site will be installed in accordance with LDC Section 704.50. Additionally, LDC Sections 704.50.3 and 704.51.2 prohibits outdoor speakers when this use is adjacent to property zoned A-1 or residential areas.

Outdoor display of vehicles is anticipated with this type of use. The General Development Plan indicates the display areas will be closer to the western part of the site near I-75. Staff recommends approval of the specific approval request.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 603.13.4.4, Subparagraph 3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the use is appropriate in the PDI zoning district.

4. Request:

LDC Section 737.5.1.1 requires a minimum twenty-foot wide landscaped buffer strip along all arterial and collector street frontages adjacent to the project, including all highways and interstates. The Landscaped buffer shall consist of at least one decorative or canopy tree, which are required to be planted 25 feet on center.

Staff Analysis and Recommendation

The site has approximately1,440 feet of frontage along I-75 and requires 58 trees within the buffer. Clustering of trees in the buffer along I-75 will provide view corridors from I-75. The required trees will be planted in clusters rather than planted in a straight line. Staff recommends approval.

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 737.5.1.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the same number of trees will be provided.

ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Specific Approval Request letter**
3. **Copy of Newspaper Advertising**

APPLICABLE COMP PLAN POLICIES		
Policy:	2.1.2.5	Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.
Policy:	2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy:	2.2.1.21	**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: 2.6.1.1 Require all adjacent development that differs in use, intensity, height, and/or density to utilize land use techniques to mitigate potential incompatibilities. Such techniques shall include but not be limited to:

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

Implementation Mechanism(s):

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

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

Policy: 2.6.1.2

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

Implementation Mechanism:

a) Land development regulations consistent with this policy.

Policy: 3.3.2.2

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

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

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

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

(b) reduced lot sizes and setbacks

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

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

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

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

December 11, 2014 Planning Commission Agenda
Agenda Item #6

Subject
PDMU-14-22(Z)(P)-DTS20140296-Trevesta (fka Pennington Park)-Quasi-Judicial-Margaret Tusing

Briefings
None

Contact and/or Presenter Information

Margaret Tusing

Principal Planner

941 748 4501 ext. 6828

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDMU-14-22(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 – A.10, B.1, C.1 - C.3, and D.1 - D.6 ; GRANTING Special Approval for a project: 1) in the UF-3 FLUC with a gross residential density exceeding one (1) dwelling unit per acre and a net residential density exceeding three (3) dwelling units per acre; 2) a non-residential project exceeding 30,000 square feet; and 3) any mixed use project (e.g., residential and commercial); ADOPTING Specific Approval of Alternatives to Land Development Code Sections 710.1.4 (Multi-Family Parking Space Requirements), 714.8.7 (Tree Replacement Size), and 715.3.4 (One Canopy Tree Every 50 Linear Feet), as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• Mr. Donald Neu with Neu Consulting, LLC requesting approval of a Rezone and Preliminary Site Plan for 1,103 residential units consisting of 803 single-family detached and 300 multi-family and 100,000 square feet

of neighborhood commercial/retail. The site is approximately 441 acres and is located south of 69th Street East (Erie Road), East of I-75 and north of the Florida Power & Light right-of-way.

• The site is located in the UF-3 (Urban Fringe - 3 dwelling units per gross acre) Future Land Use Category (FLUC).

• The following Special Approvals are required:

• Gross residential density exceeds 1 du/ac (2.50 du/ac)

• Net residential density exceeds 3 du/ac (3.31 du/ac)

• Nonresidential square footage exceeds 30,000 square feet

• Mixed-use project (residential and commercial) in the UF-3 FLUC

• The following Specific Approvals are requested:

• LDC Section 710.1.4 – Multi-Family – 1 Bedroom Units – Parking Space Reduction from 2 spaces/unit to 1.5 spaces/unit

• LDC Section 714.8.7 – Tree Replacement Sizes

• LDC Section 715.3.4 – One Canopy Tree every 50-linear feet

• The residential lot sizes vary from a minimum 40'x120' (4800 SF) to 60'x120' (7200 SF).

• The Applicant is meeting the minimum standards of the LDC with respect to roadway width (24') and cul-de-sacs not exceeding 800' in length without an emergency access. The streets will be both public and private. The private streets will be maintained by an HOA or other appropriate legal entity.

• Portions of the 60th Avenue East (Buffalo Road) extension will be constructed by the Applicant to provide access to the project phases.

• County potable water and waste water are available.

• Sidewalks will be constructed on both sides of the local streets and 60th Avenue East extension. The Applicant is constructing a 5-foot sidewalk on the south side of Erie Road and has agreed (in a Local Development Agreement) to construct approximately 550-feet of off-site sidewalk which will complete the connection between the project sidewalk and the existing sidewalk on the western boundary of the Fresh Meadows subdivision.

• Approximately 234 acres (53%) are proposed for open space which is located throughout the project and 4-acres of recreational area centrally located which may include a pool, clubhouse, playground, play fields, gathering spaces, etc.. The multi-family recreational opportunities will be part of the multi-family development.

• The site has 75.52 acres of wetlands and impacts are proposed to 7.93 acres. The wetland impacts are for necessary road alignment, lots, and stormwater facilities.

• The project will have access to Erie Road via 60th Avenue East, project Boulevard "P", and the commercial driveway.

• Staff requested and supports the Specific Approvals to reduce tree replacement sizes and one canopy tree per lot frontage. In addition, the Applicant is requesting Specific Approval to reduce the number of parking spaces for the multi-family 1 bedroom units from 2 spaces/unit to 1.5 spaces/unit. Staff supports this Specific Approval request.

• Staff recommends approval with Stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded on 11-14-2014 and 12-02-2014

Reviewing Attorney
Schenk

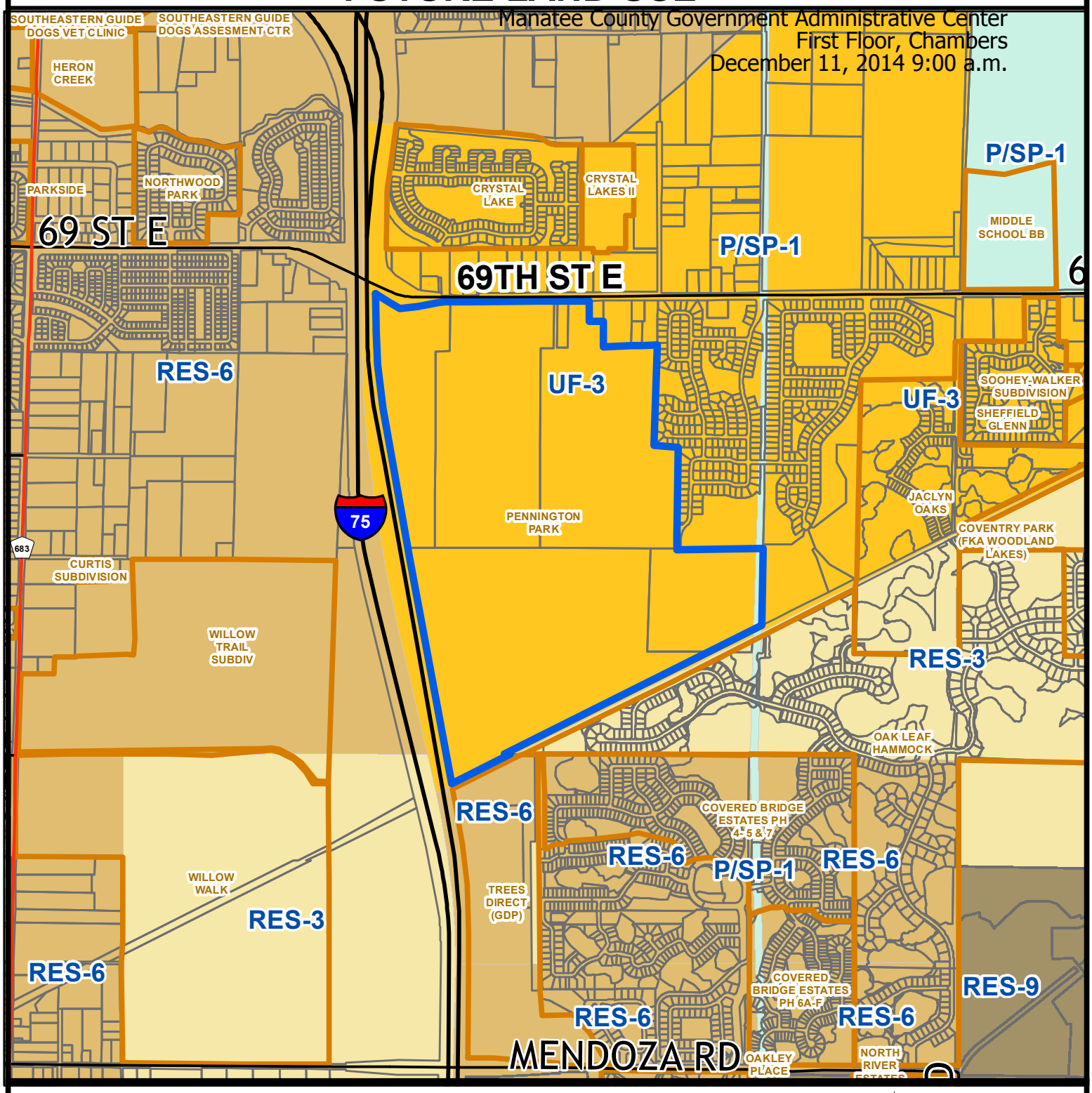
Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: Map FLU-PDMU-14-22(Z)(P)-Trevesta.pdf
Attachment: Map Zoning-PDMU-14-22(Z)(P)-Trevesta-12-11-14 PC.pdf
Attachment: Map Aerial-PDMU-14-22(Z)(P)-Trevesta-12-11-14 PC.pdf
Attachment: Staff Report-PDMU-14-22(Z)(P)-Trevesta (fka Pennington Park)-12-12-14 PC.pdf
Attachment: Zoning Disclosure Affidavit-PDMU-14-22(Z)(P)-Trevesta (fka Pennington Park)-12-11-14 PC.pdf
Attachment: Specific Approval Request-PDMU-14-22(Z)(P)-Trevesta (fka Pennington Park)-12-11-14 PC .pdf
Attachment: Copy of Newspaper Advertising - Trevesta fka Pennington Park - PDMU-14-22(Z)(P) - Bradenton Herald - 12-11-2014 PC.pdf
Attachment: Copy of Newspaper Advertising - Trevesta fka Pennington Park - PDMU-14-22(Z)(P) - Sarasota Herald Tribune - 12-11-2014 PC.pdf
Attachment: Traffic Impact Analysis-PDMU-14-22(Z)(P)-Trevesta-12-11-14 PC.pdf
Attachment: Preliminary Site Plan-PDMU-14-22(Z)(P)-Trevesta-12-11-14 PC.pdf
Attachment: Public Comments-PDMU-14-22(Z)(P)-Trevesta (fka Pennington Park) 12-11-14 PC.pdf

FUTURE LAND USE



Parcel ID #(s) 718001009, 718002069, 718000509, 717300159, 662301009, 717600109

Manatee County Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,712 feet

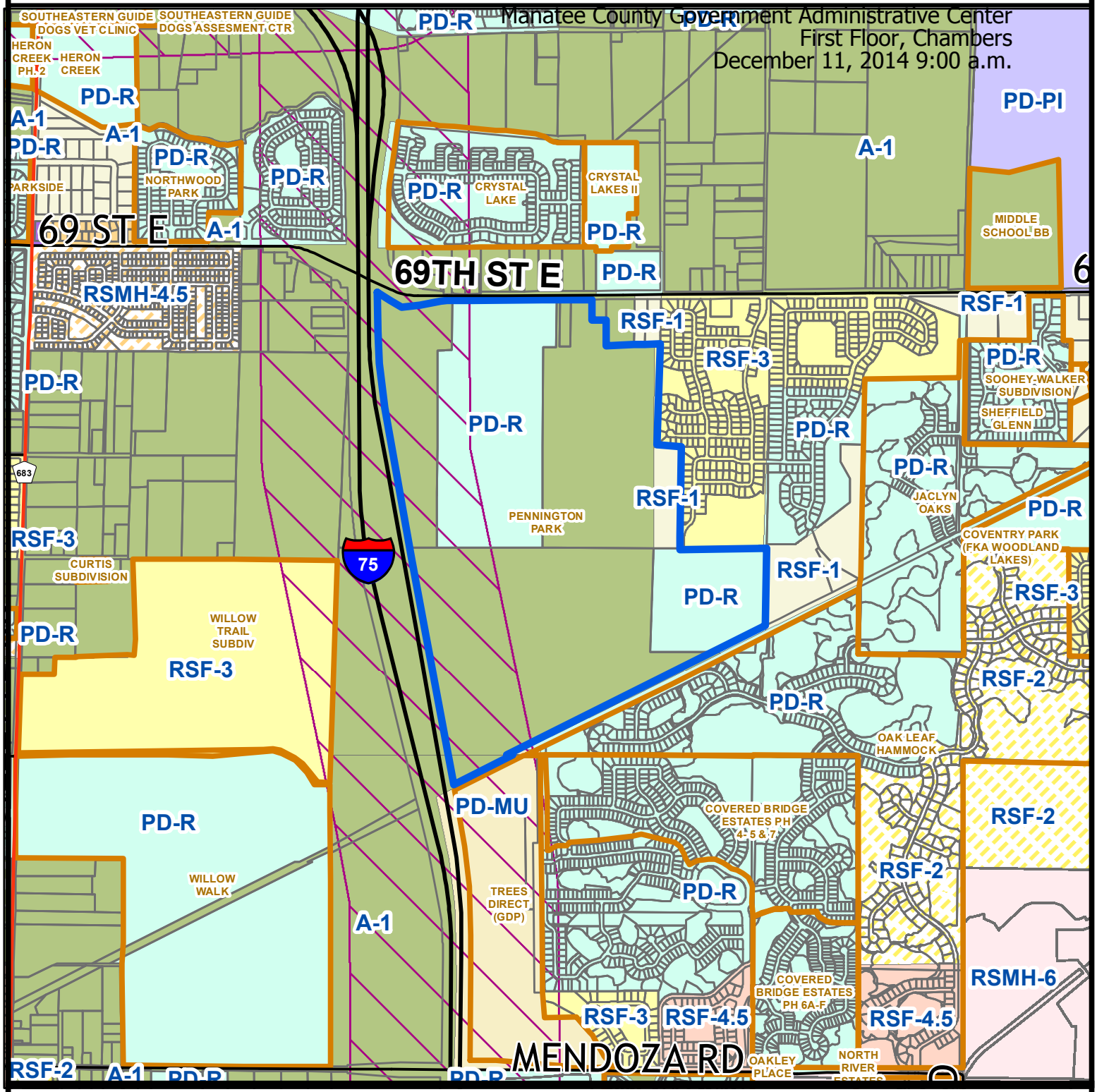
Project Name: Trevesta
Project #: PDMU-14-22 (Z)(P)
DTS#: 20140296
Proposed Use: Mixed Use

S/T/R: Sec 33 Twn 33 Rng 18
Acreage: 441.3
Existing Zoning: PD-R, A-1, RSF-1
Existing FLU: UF-3, PSP-1
Overlays: NONE
Special Areas: Greenway

CHH: N
Watershed: NONE
Drainage Basin: Manatee River Dam
Commissioner: Larry Bustle

ZONING

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



Parcel ID #(s) 718001009, 718002069, 718000509, 717300159, 662301009, 717600109

Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 1,712 feet

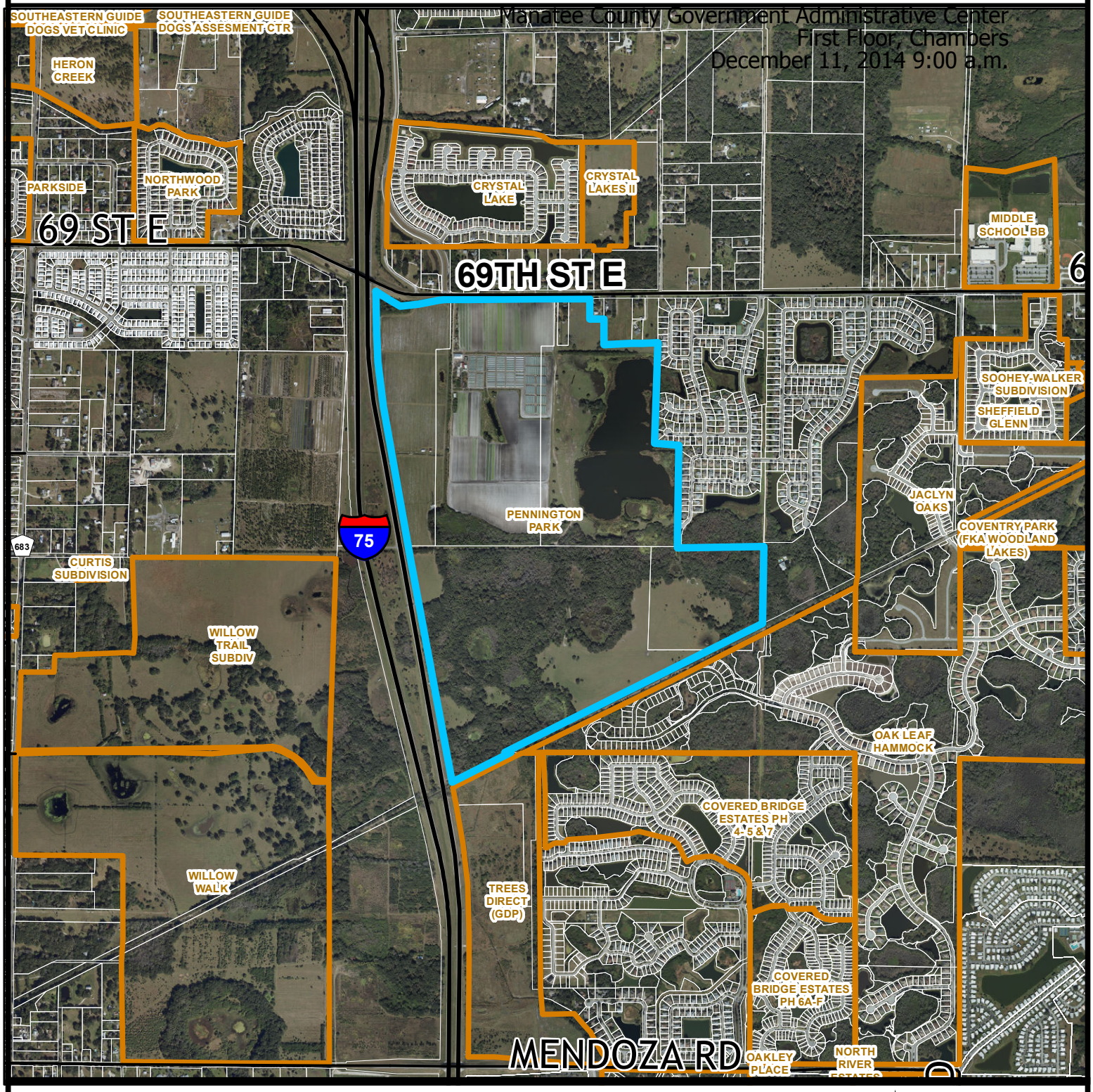
Project Name: Trevesta
Project #: PDMU-14-22 (Z)(P)
DTS#: 20140296
Proposed Use: Mixed Use

S/T/R: Sec 33 Twn 33 Rng 18
Acreage: 441.3
Existing Zoning: PD-R, A-1, RSF-1
Existing FLU: UF-3, PSP-1
Overlays: NONE
Special Areas: Greenway

Entranceways

CHH: N
Watershed: NONE
Drainage Basin: Manatee River Dam
Commissioner: Larry Bustle

AERIAL



Parcel ID #(s) 718001009, 718002069, 718000509, 717300159, 662301009, 717600109

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,712 feet

Project Name: Trevesta
Project #: PDMU-14-22 (Z)(P)
DTS#: 20140296
Proposed Use: Mixed Use

S/T/R: Sec 33 Twn 33 Rng 18
Acreage: 441.3
Existing Zoning: PD-R, A-1, RSF-1
Existing FLU: UF-3, PSP-1
Overlays: NONE
Special Areas: Greenway

CHH: N
Watershed: NONE
Drainage Basin: Manatee River Dam
Commissioner: Larry Bustle

PDMU-14-22(Z)(P) – KOLTER ACQUISITIONS, LLC (CONTRACT PURCHASER)/ MB REO-FL LAND, LLC and STEPHANY, INC. (OWNERS)/ TREVESTA (fka PENNINGTON PARK) (DTS #20140296)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 441.3 +/- acres located east of I-75 and south of 69th Street East, Palmetto from A-1 (Suburban Agriculture - 1 dwelling unit per acre [291.0 acres]), PDR (Planned Development Residential [140.4-acres]), and RSF-1 (Residential Single Family [9.9 acres]) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 1,103 residential units consisting of 803 single family detached units and 300 multi-family units and 100,000 square feet of neighborhood retail uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 12/11/2014 **B.O.C.C.: 01/08/2015**

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-14-22(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 – A.10, B.1, C.1 - C.3, and D.1 - D.6 ; GRANTING Special Approval for a project: 1) in the UF-3 FLUC with a gross residential density exceeding one (1) dwelling unit per acre and a net residential density exceeding three (3) dwelling units per acre; 2) a non-residential project exceeding 30,000 square feet; and 3) any mixed use project (e.g., residential and commercial); ADOPTING Specific Approval of Alternatives to Land Development Code Sections 710.1.4 (Multi-Family Parking Space Requirements), 714.8.7 (Tree Replacement Size), and 715.3.4 (One Canopy Tree Every 50 Linear Feet), as recommended by staff.

PROJECT SUMMARY	
CASE#	PDR-14-22(Z)(P) (DTS #20140296)
PROJECT NAME	Trevesta (fka Pennington Park)
APPLICANT(S):	Kolter Acquisitions, LLC (contract purchaser) MB REO-FL Land, LLC and Stephany, Inc. (owner)
PROPOSED ZONING:	PDMU (Planned Development Mixed Used)
EXISTING ZONING:	A-1 (Suburban Agriculture), RSF-1 (Residential Single Family District), PDR (Planned Development Residential)
PROPOSED USE(S):	1,103 Residential Units (803 Single Family Detached; 300 Multi-Family) 100,000 SF Commercial/Retail
CASE MANAGER:	Margaret Tusing
STAFF RECOMMENDATION:	APPROVAL with Stipulations

DETAILED DISCUSSION

The request is to rezone from A-1 (Suburban Agriculture), RSF-1 (Residential Single Family District, and PDR (Planned Development Residential) to PDMU to allow 803 single family detached and 300 multi-family residential units and 100,000 square feet of neighborhood commercial/retail, office, convenience retail uses with a Floor Area Ratio (FAR) not exceeding 0.23. The entire site is in the UF-3 (Urban Fringe-three dwelling units per acre) Future Land Use Category (FLUC). This FLUC allows consideration of suburban or urban planned residential development and residential support uses normally utilized during the daily activities of the area residents. Special Approval is required because the proposed gross density of 2.50 dwelling units per acre exceeds the Special Approval threshold (one dwelling unit per acre), the net density of 3.31 dwelling units per acre exceeds the Special Approval threshold (three dwelling units per acre), and the proposed non-residential project square footage of 100,000 exceeds the Special Approval threshold (30,000 square feet) of the UF-3 Future Land Use Category.

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

Because this development has more than 800 units, it is a Large Project. Complying with Section 736.3 of the Land Development Code, the Applicant submitted the required Large Project Application. The data was reviewed and analyzed by staff as part of the development review process.

The project has two access points from 69th Street East (Erie Road). One point of access is at the intersection of the 60th Avenue East extension; the other point of access is at 69th Street East and the internal project Boulevard “P”.

The project is proposed to develop in four (4) phases.

TREVESTA PROJECT PHASES

TYPE	PHASE 1			PHASE 2	PHASE 3	PHASE 4	**TOTAL**
	VIL A	VIL C	VIL D	VILLAGE B	VILLAGE E	VILLAGE F	
SFD LOTS 40'x120'	46			486[1]			**532**
SFD LOTS 50'x120'	126	74					**200**
SFD LOTS 60'x120'		31	40				**71**
MULTI-FAMILY						300	**300**
COMMERCIAL	Commercial Development May Occur Within Any Phase						**100,000 SF**
TOTAL UNITS	**172**	**105**	**40**	**486**		**300**	**1,103**

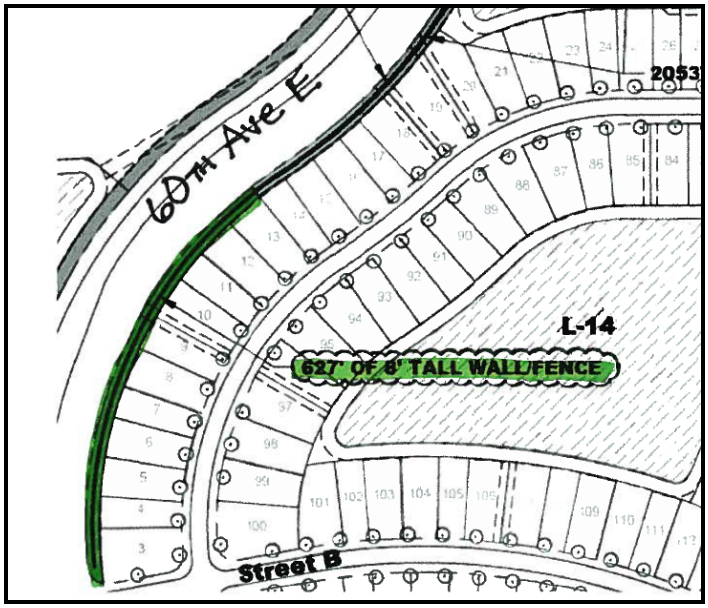
[1]Because the Applicant is not certain what lot sizes will be part of Villages B and E, for purposes of the rezoning it is assumed that all of the Lots within Villages B and E will be 40'x120' (4800 square feet); the smallest proposed lot size.

According to the Applicant's narrative, a 4-acre centrally located recreation amenity will be in the eastern portion of the site as shown on the site plan. These facilities may include a pool, clubhouse, playground, play fields, gathering spaces, etc. The facilities will be maintained by the HOA or CDD.

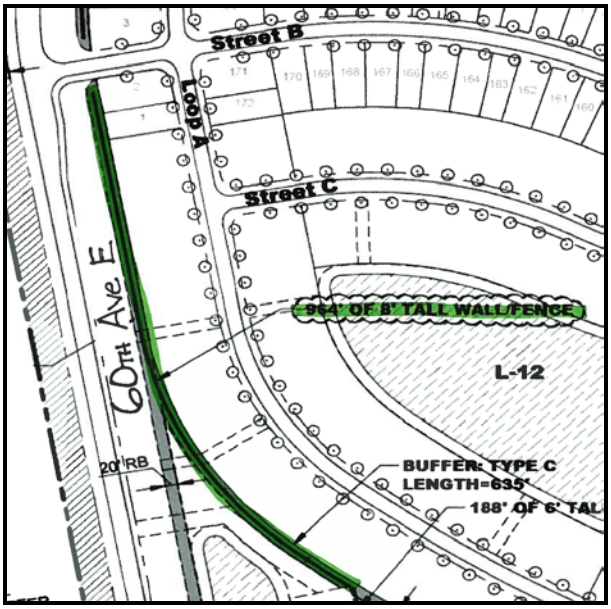
Single-Family Residential Component

This project proposes 803 single family detached residential dwelling units to be constructed in 3 phases. The lot sizes will vary from 4800 square feet (40'x120') to 7200 square feet (60'x120'). There will be a limited number of lots (40) that will have lot depths of 100' because they are adjacent to wetlands and the 100' in depth will limit creating isolated areas adjacent to the wetlands. The single family residential area will have both public streets as well as private, gated portions (located within Villages D and E). All streets will meet the minimum requirements of the Manatee County Land Development Code and the Manatee County Public Works Standards with respect to street width, pavement requirements, and no cul-de-sacs exceeding 800-feet in length. Additionally, the gate access is required to meet the minimum standards of Manatee County's Gate Ordinance 04-30. A recreational amenity area will be centrally located within the subdivision and may include a pool, clubhouse, playground, play fields, gathering spaces, etc. As part of the development application, the Applicant submitted a Noise Study Report dated July 15, 2014. The Noise Study recommends that an eight-foot high barrier wall be constructed adjacent to lots in Villages A, B, and E. The location of the wall is shown in Graphic Exhibits 1, 2, and 3.

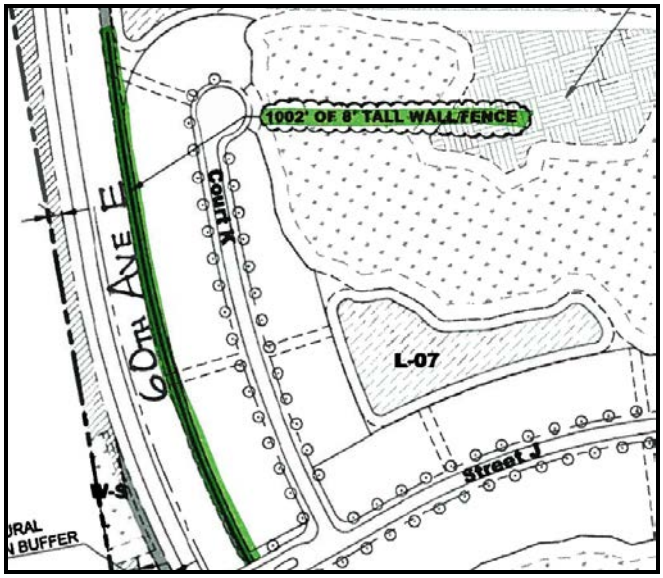
GRAPHIC EXHIBIT 1
VILLAGE "A"
NOISE ABATEMENT WALL



GRAPHIC EXHIBIT 2
VILLAGE "B"
NOISE ABATEMENT WALL



GRAPHIC EXHIBIT 3
VILLAGE "E"
NOISE ABATEMENT WALL



Commercial Component

This project includes commercial uses. The commercial uses are limited by the Comprehensive Plan to neighborhood retail uses which include food stores, convenience stores, drug stores, restaurants, and personal and professional office uses. The Applicant provided a list of proposed uses on the Master Site Plan. The following table gives an overview of those uses:

TREVESTA COMMERCIAL USES

PERSONAL SERVICES	HEALTH SERVICES	BANKING	MISCELLANEOUS SERVICES	RETAIL SALES
Barber Shop	Professional Office	Bank	Office	Food Stores
Beauty Salon	Clinic	Bank w/drive-through (LDC 704.20)	Car Wash (Self-Serve, Incidental, Full-Service)	Convenience Stores w/ Gas Pumps
Nail Salon	Veterinary Clinic		Dry Cleaners (Neighborhood, Pick-Up)	Drug Store w/drive through
Pet Grooming	Medical/Dental Laboratory			Liquor Store
				Eating Establishment
				Drive-thru Eating Establishment

The commercial portion of the project is proposed to be developed as one large parcel with three (3) possible outparcels. Currently, the exact uses are not known. A Neighborhood Retail Feasibility Analysis & Implementation Plan was prepared by the Applicant and is dated September 2, 2014. This

Analysis was included as part of the Large Project Application. The Analysis indicates that the north Manatee neighborhood study area (defined as North: Moccasin Wallow Road; South: U.S. 301; East: Parrish U.S. 301 & SR 62; West: U.S. 301 & 16th Avenue West) is underserved for grocery-store goods and services and neighborhood retail shops. The study also finds that the study area has an opportunity to support a 35,000 to 45,000 square foot supermarket or limited assortment grocery. The Neighborhood Retail Feasibility Analysis & Implementation Plan was provided for informational purposes and cannot be considered under the criterion for approval of the rezone and preliminary site plan.

The commercial portion of the project is 16.5 acres and has a maximum Floor Area Ratio (FAR) of 0.23 which would allow a maximum of 165,310 square feet. The Applicant is limiting the maximum commercial to 100,000 square feet (0.14 FAR).

Multi-Family Component

The project proposes a 300-unit multi-family component to be located at the northern end of the project immediately east of I-75. As with the single-family residential, the proximity to I-75, presents concerns regarding noise abatement. Because the multi-family development will be multi-story, a barrier wall will not provide the necessary noise abatement. The recommendations of the Noise Study include:

- All exterior windows, including sliding glass doors shall be double paned or laminated glass with a STC rating of approximately 38 dB or higher.
- All entrance doors should be solid core soundproof type doors with soft resilient perimeter gaskets and threshold seals.
- Air gaps around prefabricated door assemblies shall be sealed before installation of finish molding.
- Holes through exterior walls for gas, water pipes, electrical conduits, etc. must be sealed airtight with a resilient non-setting caulking compound. Exterior vent openings should be minimized and, to the extent possible, oriented away from the noise source.
- All exterior walls of living areas shall be constructed of poured concrete, cinder block, brick or other masonry materials. A combination stucco/frame wall may be utilized provided that a minimum of 78 inch stucco is sued and fiberglass building insulation is placed between the studs.

These requirements are included as a stipulation (Stipulation A.3) and will be required to be shown when plans for building permits are submitted for the multi-family development.

There are 75.52 wetland acres on the project site and the proposed wetland impacts are 7.93 acres.

Staff recommends Approval with Stipulations.

SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS	No Assigned Address
GENERAL LOCATION	East of I-75, south of 69th Street East (Erie Road), north of the Florida Power & Light right-of-way
ACREAGE	441.3 ± acres

EXISTING USE	Vacant	
FUTURE LAND USE CATEGORY	UF-3 (Urban Fringe – three dwelling units per acre)	
DENSITY	2.50 du/ac (gross) – 3.31 du/ac (net)	
INTENSITY / FLOOR AREA RATIO (FAR)	Allowed: 0.23 Proposed: 0.14 (commercial limited to 100,000 SF – refer to Stipulation A.4.)	
SPECIAL APPROVAL	• Gross Density exceeds one dwelling unit per acre in UF-3 FLUC • Net Density exceeds three dwelling units per acre in UF-3 FLUC • Non-residential project exceeding 30,000 SF in UF-3 FLUC • Mixed Use project (residential and commercial) in UF-3 FLUC	
OVERLAY DISTRICT	Entranceway	
SPECIFIC APPROVAL(S)	• LDC Section 710.1.4 – Multi-Family – 1 Bedroom Units - Parking Space Reduction from 2/unit to 1.5/unit • LDC Section 714.8.7 – Tree Replacement Sizes • LDC Section 715.3.4 – One Canopy Tree every 50-linear feet	
SURROUNDING USES & ZONING		
NORTH	69th Street East (Erie Road) and single family residential on large lots (A-1)	
SOUTH	FPL railroad right-of-way, vacant (RSF-1) and single family residential (Oakleaf Hammock; PDR)	
EAST	Single family residential (A-1), Fresh Meadows and Kew Gardens (PDR), and church (A-1)	
WEST	I-75	
SITE DESIGN DETAILS		
LOT SIZES	40'x120' (4800 SF) – 531 lots 50'x120' (6000 SF) – 200 lots 60'x120' (7200 SF) – 71 lots	
SETBACKS – SINGLE FAMILY	Front Side Rear Wetland Buffer Waterfront	25'- to face of front load garage 20'- side load garage 5' 15' 15' 30'
SETBACKS – MULTI-FAMILY	Minimum Setback to I-75: 20' Building Separation: 20' Minimum Setback from Private ROW/Property Line: 20' Waterfront: 30' Wetland Buffer: 15'	

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

SETBACKS – COMMERCIAL	Front Side Rear Wetland Buffer Waterfront	20' 20' 20' 15' 30'
OPEN SPACE	233.99 ± acres – 53% (30% required)	
RECREATIONAL AMENITIES	May include a pool, clubhouse, playground, play fields, gathering spaces, etc.	
RECREATIONAL ACREAGE	4-acres centrally located within the eastern portion of the property.	
ACCESS	• 69th Street East (Erie Road) at 60th Avenue East • 69th Street East (Erie Road) at project Boulevard "P"	
FLOOD ZONE(S)	Project lies in the 100-year Flood Zones "C", "X", "A", and "AE"	
AREA OF KNOWN FLOODING:	Yes, rainfall.	
UTILITY CONNECTIONS:	County Water and Sewer	
ENVIRONMENTAL INFORMATION		
Overall Wetland Acreage	75.52 acres	
Proposed Impact Acreage	7.93 acres	

Wetland I.D.	Acres Impacted	Type	UMAM Score	Reason for Impact	Staff Objection	Explanation
J	.0.15	Forested	0.67	Road	No	Necessary Road Alignment (Overriding Public Benefit)
K	.02	Forested	0.63	Road	No	Necessary Road Alignment (Overriding Public Benefit)
O	0.12	Herbaceous	0.6	Road	No	Necessary Road Alignment (Overriding Public Benefit)
R	1.06	Forested	0.70	Road	No	Necessary Road Alignment (Overriding Public Benefit)
R/T	0.59	Forested	0.53	Road	No	Necessary Road Alignment Overriding Public Benefit)
S	0.26	Forested	0.60	Road	No	Necessary Road Alignment (Overriding Public Benefit)
W	0.42	Shrub	0.30	Commercial	No	Non-Viable
U	1.02	Forested	0.40	Lots	No	Ecosystems Management Plan
V	2.87	Herbaceous	0.27	Lots, Pond & Road	No	Ecosystems Management Plan
X	0.88	Herbaceous	0.30	Lots, Pond & Road	No	Ecosystems Management Plan
G	0.02	Forested	0.53	Road	No	Ecosystems Management Plan

I	0.01	Forested	0.70	Road	No	Ecosystems Management Plan
F	0.51	Forested	0.60	Lots & Road	No	Ecosystems Management Plan

The proposal anticipates approximately 7.93 acres of wetland impacts. While all of the wetlands proposed for impacts exhibit some level of historic ditching, excavation, filling, and cattle grazing the analysis below breaks down the amount of impacts according to the criteria in LDC Section 719.5 (Criteria for Approval of Wetlands Impacts).

Wetlands

LDC Section 719.5.1 – Non-Viable Wetlands
The proposed 0.42 acres of impacts to Wetland W are consistent with the criteria for impacts to Non-Viable Wetlands. Non-Viable wetlands are defined as an isolated wetland less than 0.5 acres in size, with a UMAM score of 0.4 or less that does not support listed plant or animal species and is not connected by standing or flowing surface water at seasonal high water level to one (1) or more wetlands where the combined wetland acreage is greater than 0.5 acres.

LDC Section 719.5.3 – Overriding Public Benefit
The remainder of the wetland impacts fall into one of two criteria identified in LDC Section 719.5.3 which allows an applicant to receive approval for impact of a wetland or development in a wetland buffer thereto, on the basis that the applicant will provide an overriding public benefit. Wetland impacts that meet this criteria fall into two distinct categories discussed further below:

719.5.3(b) Ecosystems Management Plan.
Approximately 2.2 acres of wetland impacts are associated with residential lot, local road and stormwater management construction. In order to meet the criteria of this LDC Section, the project must provide for significant additional preservation, enhancement or restoration of native habitats that will result in a net environmental gain. The applicant has proposed an Ecosystem Management Plan that staff feels meets this criteria. The applicant has proposed to enhance approximately 67.6 acres of the wetlands remaining on site by removal of Nuisance Exotic Plant Species to allow the recruitment of native wetland vegetation. Additionally, the applicant proposes to preserve approximately 17.13 acres of native hardwood forested upland habitats. In order to ensure the enhanced wetlands remain below 5% coverage of nuisance exotic plant species and the amount of native wetland vegetation increases, the applicant proposes to monitor the areas on an annual basis and plant native vegetation if none has recruited after a 2 year period.

719.5.3(c) Any overriding public purpose of the project to provide significant local public infrastructure.
Approximately 5.31 acres of the proposed impacts are the direct result of the alignment for the 60th Avenue East (Buffalo Road thoroughfare) alignment. This roadway has existing connection points to the north and on the south boundary of the project which dictates the location of the proposed right of way within the project. The alignment in the southern portion of the project results in proposed impacts. Alternate designs where considered during the review of the project but where not considered feasible due to engineering constraints. It is staff's opinion that the right of way alignment has been designed in a way that avoids and minimizes wetland impacts to the greatest intent possible.

Upland Habitat

The applicant has proposed 17.13 acres of Upland Preservation areas located outside of required wetlands, wetland buffers and perimeter landscape buffers. These preserve areas are classified as Hardwood Forest. These preservation areas are located adjacent and contiguous to preserved wetlands and wetland buffers.

Threatened and Endangered Species

No protected species were observed nesting or denning within the project boundaries. The Florida Fish and Wildlife Conservation Commission's Eagle Nest Database does identify a bald eagles nest within the project boundary which has been inactive since 1997 and therefore is no longer regulated.

NEARBY RESIDENTIAL DEVELOPMENT

PROJECT	LOTS / UNITS	DENSITY	FLUC	YEAR APPROVED
Oakleaf Hammock Phase IV	166	1.4	RES-3	2006
Fresh Meadows Phases I & II	181	2.91	UF-3	1989/1992
Kew Gardens	49	1.59	UF-3	1999
Oakwick Estates	21	2.25	UF-3	2003
Crystal Lakes Phase I	199	2.39	UF-3	2005
Trees Direct	500 (Multi-family)	5.8	RES-6	2012
Heather Glens	129	2.21	UF-3	1990

POSITIVE ASPECTS

- The site plan shows a variety of residential housing types.
- PDMU zoning allows the Board to stipulate development to ensure compatibility.
- The design shows 53% open space (233.99-acres); 30% is required.
- Sanitary sewer and potable water facilities are available by connection.
- The construction of and/or future right-of-way dedication for 60th Avenue East, a north-south thoroughfare, is provided as part of the development.
- Proposed roadway and perimeter buffers meet or exceed the LDC requirements for width and landscape materials.

NEGATIVE ASPECTS

- Proximity to I-75 and the noise associated with such proximity.
- Commercial development adjacent to residential lots in Village A.

MITIGATING MEASURES

- Noise Study Report was conducted and the noise abatement measures have been included on the site plan as well as in Stipulations A.2, A.3, A.4 and A.5.
- The commercial development shall be buffered from the residential uses in Village A (refer to Stipulation A.10).
- Notice to Buyers to include language notifying residents of Village A that commercial uses can be developed on the property to the north of Village A (refer to Stipulation A.1.d.).

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

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

   a. Portions of the internal streets within this subdivision are privately owned and maintained by either a Homeowner's Association or other appropriate legal entity.

   b. This project includes commercial development (maximum 100,000 square feet with a 0.14 FAR) and multi-family residential development (300 units) and these uses may be developed without notice to adjoining property owners.

   c. 60th Avenue East may be completed to four (4) lanes in the future.

   d. The property located to the north of Village A residential lots 21 – 41 is approved for commercial development.

2. Prior to Final Plat approval for Village A, Lots 1 - 10, the required 8-foot high noise abatement barrier wall shall be constructed as shown on the Master Site Plan Sheet and the Landscaping Plan of the Preliminary Site Plan set. The landscaping shall be placed on the 60th Avenue East side of the barrier wall.

3. Prior to Final Plat approval for Village B lots which would be located in the area south of Lot 1 (Village A), west of Loop A for approximately 1,152 linear feet, the required 8-foot high noise abatement barrier wall shall be constructed as shown on the Master Site Plan Sheet and the Landscaping Plan of the Preliminary Site Plan set. The landscaping shall be placed on the 60th Avenue East side of the barrier wall.

4. Prior to Final Plat approval for Village E lots located north of Street J and adjacent to Court K, the required 8-foot high noise abatement barrier wall shall be constructed as shown on the Master Site Plan Sheet and the Landscaping Plan of the Preliminary Site Plan set. The landscaping shall be placed on the 60th Avenue East side of the barrier wall.

5. The multi-family development is required to provide the following noise abatement construction techniques. These techniques are required for all of the multi-family buildings.

a. All exterior windows, including sliding glass doors, shall be double paned or laminated glass with a STC rating of approximately 38 dB or higher.
b. All entrance doors shall be solid core soundproof type doors with soft resilient perimeter gaskets and threshold seals.

c. Air gaps around prefabricated door assemblies shall be sealed before installation of finish molding.

d. Holes through exterior walls for gas, water pipes, electrical conduits, etc. must be sealed airtight with a resilient non-setting caulking compound. Exterior vent openings shall be minimized and, to the extent possible, oriented away from the noise source.

e. All exterior walls of living areas shall be constructed of poured concrete, cinder block, brick or other masonry materials. A combination stucco/frame wall may be utilized provided that a minimum of 7/8 inch stucco is used and fiberglass building insulation is placed between the studs.

6. The maximum commercial square footage shall not exceed 100,000 square feet (a 0.14 FAR).

7. In accordance with LDC Section 704.59.3.3.2, no residential lots are approved within the 220' fall down radius of the existing cell tower. The fall down radius shall be shown on any future development applications.

8. All project buffers shall be provided as shown on the PSP Landscaping Plan. The location and details of the proposed berms within the buffer shall be reviewed and approved concurrent with Final Site Plan. Buffers shall also meet the minimum requirements of LDC Section 737.5.1 (Entranceway Landscaping).

9. At the time of Final Site Plan, the applicant shall demonstrate that vegetation within areas identified as Natural Vegetation Buffers on the Preliminary Site Plan is adequately protected during construction and that the vegetation that remains after nuisance, exotic species removal will meet or exceed the buffering requirements of the Land Development Code. Areas not meeting the minimum buffer requirements shall be planted with vegetation as necessary to meet Land Development Code standards.

10. A Buffer Type B shall be provided between the commercial development and the residential uses in Village A (generally lots 21- 41).

B. <u>TRANSPORTATION STIPULATIONS</u>

1. A trip generation table that includes an estimate of cumulative project trips shall be provided with every Final Site Plan submittal.

C. <u>STORMWATER STIPULATIONS</u>

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

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

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

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

   - Provide a stormwater routing model that utilizes reverse flow into the on-site lakes during a 100-year, 24-hour storm event. The volume of stormwater that backfeeds into the on-site lakes will be credited as floodplain compensation volume; **- or -**

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

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

D. <u>ENVIRONMENTAL STIPULATIONS</u>

1. 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. An Ecosystems Management Plan shall be submitted for review and approval at the time of Final Site Plan. The Ecosystems Management Plan shall, at minimum include the following information:

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

   b. Wetland Enhancement Plan shall include details for nuisance/exotic vegetation removal, any grading that may be necessary to restore hydrology and the species,

spacing and location for all new plantings. This plan shall also include a Monitoring/ Maintenance Plan that will detail the steps to be taken to ensure success. Mitigation Security shall be required pursuant to LDC Section 719.6.7.

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

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

3. 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.

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

5. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the 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.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

COMPLIANCE WITH LDC

Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
20’ roadway buffer adjacent to I-75	20’ and 50’	Y		20’ natural vegetative buffer adjacent to multi-family; 50’ natural vegetative buffer south of multi-family adjacent to 60th Avenue East (refer to

				Stipulation A.9)
20' roadway buffer, 60th Avenue East	20'	Y		Shown; with 6' opaque fence/ wall; landscaping shall meet Entranceway requirements (LDC Section 737); Stipulation A.8
20' roadway buffer, Boulevard P	20'	Y		Shown; with 6' opaque fence/ wall; landscaping shall meet Entranceway requirements (LDC Section 737); Stipulation A.8
20' roadway buffer – 69th Street East (Erie Road)	30'	Y		30' provided adjacent to Erie Road at Village C; with a 6' opaque fence/wall; landscaping shall meet the Entranceway requirements (LDC Section 737); Stipulation A.8
15' perimeter buffer	20' natural vegetative buffer	Y		20' shown at the lake and wetlands adjacent to Fresh Meadows & Kew Gardens; Stipulation A.9
15' perimeter buffer – Village C Eastern Property Line	20' landscape buffer	Y		20' shown with 6' opaque fence/wall; landscaping shall meet the Entranceway requirements (LDC Section 737); Stipulation A.8
Noise Attenuation – Single Family	8' barrier wall	Y		8' barrier wall provided adjacent to Villages A and B as recommended in the Noise Study dated July 15, 2014; Stipulation A.2
Noise Attenuation – Multi-Family	Noise abatement as part of building construction	Y		Refer to Stipulation A.3
Buffer landscaping		Y		Appears to comply with LDC Sections 715 (Landscape and Screening Standards) and 737 (Entranceway); plant materials and quantities are **not** part of the PSP review/approval process
SIDEWALKS				
5' internal sidewalks	5'	Y		Sidewalks located on both sides of local streets
5' sidewalk, exterior – 69th Street East (Erie Road) and 60th Avenue East	5'	Y		69th Street East – shown. 60th Avenue East – both sides

				of 60th Avenue East
ROADS & RIGHTS-OF-WAY				
50' internal rights-of-way	50'	Y		Streets to be both public and private. The private portions of the roads will be owned and maintained by Manatee County; the private portions will be maintained by HOA or other appropriate legal entity
24' paved roadways	24' (12' lanes)	Y		Shown
18' future right-of-way setback for 69th Street East	18'	Y		Shown
60th Avenue East – combination of row dedication and future row setback	120' dedication from project entrance to the southern boundary of the commercial; 60' dedication and 60' future right-of-way setback for the remainder of 60th Avenue East	Y		Shown

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

Physical Characteristics: The site is located south of 69th Street East (Erie Road), east of I-75, and north of the Florida Power & Light Company right-of-way. The property has a large lake and numerous wetlands within its boundaries. Residential developments exist to the north and east while residential projects have been approved for the property to the south of the Florida Power & Light Company right-of-way.

Public Utilities, Facilities and Services: The site will be served by County water and sewer. Water and wastewater facilities in the vicinity include: a 16" water main along 69th Street East and a 10" water main on 60th Place East and a 16" force main along 69th Street East and an 8" sanitary gravity sewer line along 60th Place East.

The site is located within the school zones for: Mills Elementary, Buffalo Creek Middle, and Palmetto High Schools.

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

Major Transportation Facilities: The property is served by 69th Street East (Erie Road) and the extension of 60th Avenue East south through the property. Both of these roadways are classified as collectors. While the site is adjacent to I-75, there are no on- or off-ramps to I-75. Right-of-way is being dedicated for a portion of 60th Avenue East (120-feet or 60-feet as appropriate) along with a

future right-of-way setback of 60-feet. Additionally, a future right-of-way setback of 18-feet is provided adjacent to 69th Street East (Erie Road).

Compatibility: The site is located in an area that is a mixture of residential large lot single family detached uses and single family subdivisions with densities ranging from 1.4 gross du/ac to 2.91 gross du/ac. The Trevesta density is 2.50 du/gross acre and is compatible with the surrounding densities. The comprehensive plan anticipates areas designated UF-3 will develop with uses including neighborhood commercial and a variety of housing types. The proposed project includes multi-family and 100,000 square feet of commercial uses.

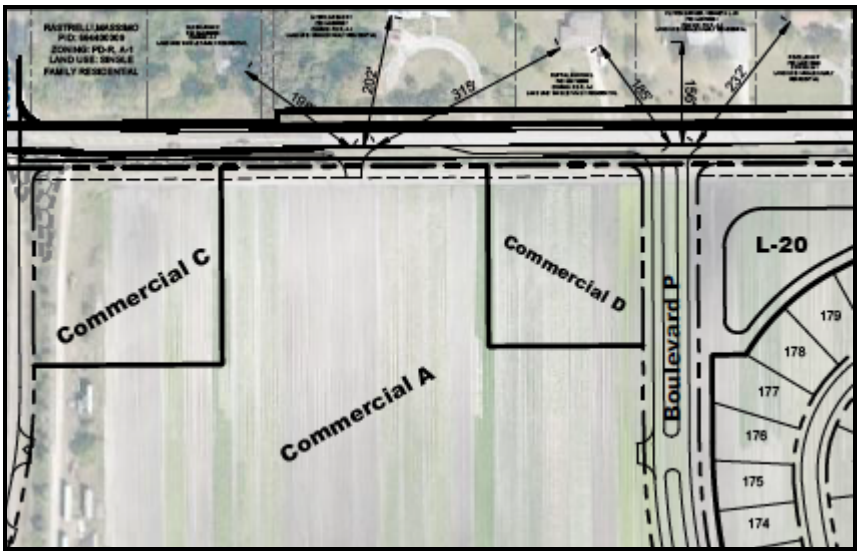
Transitions: The area has transitioned from larger single family lots to lot sizes more similar to that proposed in Trevesta. As shown on the PSP, the existing subdivisions to the east of this property are separated by either an existing lake and/or wetlands. The larger lot single family on the north side of 69th Street East (Erie Road) are buffered from the proposed commercial or residential by the existing roadway, landscape buffers, and fencing/walls.

Design Quality: The project proposes 803 single family detached lots fronting internal roadways that will meet minimum County standards. Portions of the roadway will be owned and maintained by Manatee County and other portions will be owned and maintained by a homeowner's association or other appropriate legal entity. Open space areas are provided throughout the development as well as a centrally located amenity center.

Relationship to Adjacent Property: The property is located on the south side of 69th Street East (Erie Road) and is bordered on the west by I-75, to the south by a 120-foot Florida Power & Light right-of-way, and to the east by single family developments. The eastern boundary of the property has a large lake and wetlands that will remain after the project is developed. The nearest existing single family residential lot in Kew Gardens is approximately 240-feet east of the proposed development. The single family home located south of 69th Street East will be buffered from the single family homes in Trevesta by a 20-foot landscape buffer and 6' opaque fence/wall.

With respect to the commercial development and how it might impact the residential uses to the north, the site plan provides a berm with landscaping adjacent to 69th Avenue East (Erie Road). Additionally, the Applicant's engineer reviewed the impact that low beam headlights (which have a distance of approximately 160-feet) might have on the residential uses on the north side of 69th Avenue East (Erie Road). As shown on the following Graphic Exhibit 4, the homes on the north side of Erie Road are located at least 160-feet or more from the access points that cars will be exiting the development.

GRAPHIC EXHIBIT 4
LOW BEAM HEADLIGHT DISTANCES
FROM COMMERCIAL DRIVEWAY
AND PROJECT BOULVARD "P"



The single family homes in Village A will be buffered from the commercial development to the north by a 20-foot Type B landscape buffer (refer to Stipulation A.10).

Access, Streets, Drives, Parking and Service Areas: Access is available from 69th Street East (Erie Road) and the extension of 60th Avenue East and Boulevard P. Portions of the internal roadways will be owned and maintained by Manatee County. Other portions will be owned and maintained by either the Homeowner's Association or other appropriate legal entity.

Single family residential parking will be provided on individual lots. Multi-family parking will be provided as required by the LDC Section 710.4.7 with the exception of the 1 bedroom units. The Applicant is requesting a Specific Approval to reduce the required number of parking spaces for 1 bedroom units to 1.5 space/unit. Staff supports this request.

Parking for the amenity center and any commercial uses will meet the minimum standards of the LDC 710 (Off-Street Parking and Loading).

Pedestrian Systems: Sidewalks are provided on both sides of all internal streets. Sidewalks are provided on the south side of 69th Street East adjacent to the project boundaries. Approximately 550-feet of off-site sidewalk construction is proposed in accordance with LDC Section 722.1.4.4 (Sidewalks) and is included in the project's Local Development Agreement (LDA). This off-site construction will connect the project sidewalk to the existing sidewalk at the western boundary of the Fresh Meadows subdivision.

Natural and Historic Features, Conservation and Preservation Areas: According to the Large Project Application narrative provided by the Applicant, a Cultural Resource Assessment was completed for the site and there are no known historic or archaeological resources within or adjacent to the project boundaries.

The site has 75.52 acres of wetlands with approximately 7.93 acres of wetland impacts.

Density/Intensity: The gross density is 2.50 du/ac and the net density is 3.31 du/ac. The floor area ratio is 0.14 FAR (0.23 FAR is allowed) which results in 100,000 maximum commercial square feet (150,000 square feet is allowed).

Height: The maximum height for all structures is 35-feet. This height is consistent with the heights permitted on adjacent properties.

Fences and Screening: The proposed PSP meets or exceeds the minimum standards for fencing and screening.

Yards and Setbacks: The following charts indicate the minimum proposed setbacks for the various project components.

Single Family Detached

Use/Type	Front	Side	Rear
Single-family detached	25'/20'[1]	5'/10[2]	15'
Wetland buffer	30'		
Wetland buffer setback	15'		
Waterfront	30'		

[1]A 25-foot separation between the garage and edge of sidewalk shall be provided. Corner lots shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street
[2]Ten feet required if side yard has a ten foot wide drainage easement.

Multi-Family Residential

Use/Type	Setback
Multi-family	From I-75: 20' Separation Between Buildings: 20' Private ROW/Property Lines: 20'
Wetland buffer	30'
Wetland buffer setback	15'
Waterfront	30'

Commercial Uses

Use/Type	Front	Side	Rear
Commercial Uses	20'	20'	20'
Wetland buffer	30'		
Wetland buffer setback	15'		
Waterfront	30'		

Trash and Utility Plant Screens: Single family homes will be served by individual can pick-up. The multi-family and commercial uses will have commercial pick-up as determined during Final Site Plan review. Above ground utilities will be screened as required by the LDC.

Signs: All signs will meet the requirements of LDC Sections 724 (Signs) and 737 (Entranceways).
Landscaping: Detailed landscaping plans will be provided with the Final Site Plans for each construction phase. All landscaping will meet or exceed the standards in LDC Sections 715 (Landscape and Screening Standards) and 737 (Entranceways). The design and maintenance of the roadway and greenbelt buffers will be based on a unified landscape plan.

Mixed Use or Entranceway Designation: The project is located within an Entranceway and meets or exceeds the Entranceway standards: minimum 30% open space, landscaping standards, and signage requirements. Additionally, the project is a Mixed Use project with commercial and residential uses proposed. A mixed use project is required to have a Planned Development zoning, which this project is applying for; therefore, the project complies with the mixed use criteria.

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

Rights-of-Way: The internal streets provide 50-feet of right-of-way with portions being owned and maintained by Manatee County Government while other portions are privately owned and maintained by a homeowner's association or other appropriate legal entity. Additional right-of-way for 69th Street East is shown as a future right-of-way setback. Right-of-way for 60th Avenue East is either dedicated or provided as a future right-of-way setback.

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

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

Open Space: The project provides 53% open space (233.99 acres). 30% is required.

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing. The surrounding area is characterized by residential, governmental, and limited agricultural uses. Utilities are available to serve this project.

Policy 2.2.1.11.1 Intent. The UF-3 FLUC established areas for a low-density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Suburban or urban density planned residential development with integrated residential supports uses, retail, wholesale, or office commercial uses which function in the marketplace as neighborhood serving. The proposed gross density of 2.50 exceeds the Special Approval threshold (one dwelling unit per acre) in the UF-3 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Single-family (low density urban), multi-family (low-moderate density urban) and neighborhood retail uses (not to exceed 150,000 square feet) are appropriate.

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

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 53% open space (233.99 acres). 30% open space is required.

TRANSPORTATION

Major Transportation Facilities
The site is adjacent to 69th Street East and is traversed by future 60th Avenue East. Sixtieth Avenue East is designated as a four lane collector roadway with planned right of way width of 120 feet, and 69th Street East is designated as a four lane collector with a planned right of way width of 120 feet.

Future Buffalo Road/60th Avenue East traverses the property in a north-south alignment from 69th Street East to the south property line. The Developer shall reserve a 120 foot wide right-of-way setback for future Buffalo Road/60th Avenue East within the development, with dedication of a minimum of 50 feet of right-of-way and construction of Buffalo Road/60th Avenue East as a 2 lane facility from 69th Street East to the southernmost property line, as needed for project access.

Transportation Concurrency
Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on Buffalo Road/60th Avenue East and 69th Street East and associated intersections near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated that level of service deficiencies exist at studied intersections and roadway segments. The project-related concurrency improvements and requirements are as follows:

1. A trip generation table that includes an estimate of cumulative project trips shall be provided with every Final Site Plan submittal.

2. 69th Street East & Ellenton Gillette Road:

   Prior to final plat or land development construction authorization, the following improvements shall be completed, or be the subject of a binding executed construction contract, or have funding commitments pursuant to an enforceable development agreement:

   a) Construct a 285 foot northbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and 100 feet of storage length.

   b) Construct a 385 foot southbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and 200 feet of storage length.

c) Construct a 285 foot eastbound left turn lane which includes a 50 foot taper, 135 feet of deceleration length and 100 feet of storage length.

d) Construct a 385 foot westbound left turn lane which includes a 50 foot taper, 135 feet of deceleration length and 200 feet of storage length.

3. 69th Street East & Buffalo Road/60th Avenue East:

Prior to final plat or land development construction authorization, the following improvements shall be completed, or be the subject of a binding executed construction contract, or have funding commitments pursuant to an enforceable development agreement:

a) Construct a 285 foot westbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and 100 feet of storage length.

b) Construct a 385 foot exclusive eastbound right turn-lane, which includes a 50 foot taper, 135 feet of deceleration length and 200 feet of storage length.

4. Ellenton Gillette Road at Palm View Road:

a) Signalize the Ellenton Gillette Road at Palm View Road intersection when warranted. A signal warrant analysis shall be conducted, received, and approved prior to Final Site Plan approvals for development with cumulative, net new, pm peak hour trip generation of 300 trips, 600 trips, and 900 trips. Each signal warrant analysis shall be prepared consistent with the Manual on Uniform Traffic Control Devices (MUTCD) and a methodology approved by Manatee County. If a signal is warranted based on the analysis conducted at one of the trip generation thresholds, the developer shall be required to install the signal within one hundred eighty (180) days of the approved signal warrant analysis.

Access

The Traffic Impact Analysis also included review of the site access points. The project has access to the thoroughfare roadway network via local roads and driveway connections on Buffalo Road/60th Avenue East and 69th Street East. The TIA identified the following site related improvements at the three project access locations:

1. 69th Street East & Project Middle Driveway:

Prior to final plat or construction authorization for development that accesses 69th Street East via the driveway located approximately 700 feet east of Buffalo Road, the following improvements shall be provided at the intersection of the driveway and 69th Street East:

a) Construct a 385 foot eastbound exclusive right turn lane which includes a 50 foot taper, 135 feet of deceleration length and 200 feet of storage length.

b) Construct a 285 foot westbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and 100 feet of storage length.

2. 69th Street East & Project East Driveway:

Prior to final plat or construction authorization for development that has access via the east driveway on 69th Street:

a) Construct a 285 foot westbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and 100 feet of storage length.

b) Construct a 285 foot eastbound right turn-lane which includes a 50 foot taper, 135 feet of deceleration length and 100 feet of storage length.

3. Buffalo Road/ 60th Avenue East & the first residential road (currently labeled Street B):

Prior to final plat or construction authorization for development that accesses 60th Avenue East via the local road located approximately 2,000 feet south of 69th Street East, the following improvements shall be provided at the intersection of the local road and 60th Avenue East:

a) Construct a 335 foot southbound left turn-lane, which includes a 50 foot taper, 135 feet deceleration length and 150 feet of storage length.

4. With every Final Site Plan submittal for any development that accesses Buffalo Road/60th Avenue East, the applicant shall submit a traffic operational and safety analysis for Manatee County review that, at a minimum, evaluates the following site-specific improvements:

a) Median design on Buffalo Road/ 60th Avenue East,

b) Design of the northbound left turn, through, and right turn lanes at the intersection of 69th Street East and Buffalo Road/ 60th Avenue East,

c) Auxiliary lane design (i.e., left turn and right turn lanes) for each of the accesses to any development that accesses Buffalo Road/60th Avenue East.

Any improvements identified in a traffic operational and safety analysis shall be implemented prior to or concurrent with site improvement construction for the development.

5. With every Final Site Plan submittal for any development that accesses Boulevard P, the applicant shall submit a traffic operational and safety analysis for Manatee County review that, at a minimum, evaluates the following site-specific improvements:

a) Median design on Boulevard P,

b) Design of the northbound left turn and right turn lanes at the intersection of 69th Street East and Boulevard P,

c) Auxiliary lane design (i.e., left turn and right turn lanes) for each of the accesses to any development that accesses Boulevard P

Any improvements identified in a traffic operational and safety analysis shall be implemented prior to or concurrent with site improvement construction for the development.

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)
Buffalo Road/60th Avenue East	Future Thoroughfare	N/A	N/A
69th Street East	2240	D	D

OTHER CONCURRENCY COMPONENTS

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

SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

Applicant Requested:

1. **Alternative to LDC Section 710.1.4 – Multi-Family (1 Bedroom Units) Parking Space Reduction from 2 spaces/unit to 1.5 spaces/unit.**

   Staff Analysis and Recommendation
   The Applicant's request is to reduce the required parking for a one (1) bedroom multi-family unit from 2.0 spaces/unit to 1.5 spaces/unit. Staff has reviewed the request and it is consistent with industry standards for 1 bedroom units. All other requirements of the multi-family parking standards (2.0 spaces/2+ bedroom units + 1 space/10 units for visitor parking) will be met. Staff recommends approval of this Specific Approval request.

   Finding for Specific Approval
   Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, as the 1.5 spaces/1 bedroom unit is consistent with industry standards for 1 bedroom multi-family units and the required visitor parking (1 space/10 units) will be provided as well as 2 spaces/2+ bedroom units.

Staff Requested:

1. **Alternative to LDC Section 714.8.7 - Replacement Trees**
   The LDC requires replacement trees be sized at 3"/5"/7" depending on the size of the tree to be removed. However, County staff requests the Applicant replace trees at smaller sizes of 3"/4"/4". The Applicant concurs with staff's recommendation and requests this Specific Approval to reduce replacement tree sizes due to the fact that planting smaller trees will allow better performance for the new trees and will increase their survival rate. Therefore, the Applicant seeks the reduced sizes for replacement trees as requested by County staff.

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

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

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

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

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

SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. **Comprehensive Plan Policy 2.2.1.11.4.(b) - requires all projects located in the UF-3 land use category proposing a gross residential density exceeding 1 dwelling unit per acre or proposing a net residential density exceeding 3 dwelling units per acre to obtain Special Approval.**

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

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

2. Comprehensive Plan Policy 2.2.1.11.4.a. – requires all mixed, multiple-use, and community serving non-residential projects to obtain special approval.

Staff Analysis and Recommendation
The proposed project is a mixture of neighborhood serving commercial, multi-family residential, and single-family residential development. The location, east of I-75 and at the intersection of 2 collectors, 69th Street East (Erie Road) and 60th Avenue East extension, is appropriate for this range of uses and UF-3 FLUC anticipates this range of uses. The area is developed with a mixture of single-family residential on various lot sizes, public schools, churches, and public recreation. Sanitary sewer and public water are available to serve the development.

Finding for Special Approval
The Board finds the intent of the Comprehensive Plan is met by the project meeting the locational criteria for commercial development and the timing of the project is appropriate.

3. Comprehensive Plan Policy 2.2.1.11.4.c. – requires any nonresidential project exceeding 30,000 square feet to obtain special approval.

Staff Analysis and Recommendation
The proposed commercial meets the locational criteria (at the intersection of 2 collectors) and the proposed location will serve the daily needs of the residents of the community.

Finding for Special Approval
The Board finds that the intent of the Comprehensive Plan is met by the project rezoning to Planned Development, the Market Study prepared by the Applicant stating a need for commercial uses in this area, and the Preliminary Site Plan details the minimum commercial setbacks proposed, limits the maximum commercial square feet, and limits the types of commercial uses appropriate for the location.

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

APPLICABLE COMP PLAN POLICIES	
Policy: 2.1.2.3	Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
Policy: 2.1.2.4	Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous

	expansions of the built environment.
Policy: 2.1.2.7	Review all proposed development for compatibility and appropriate timing. This analysis shall include: - consideration of existing development patterns, - types of land uses, - transition between land uses, - density and intensity of land uses, - natural features, - approved development in the area, - availability of adequate roadways, - adequate centralized water and sewer facilities, - other necessary infrastructure and services. - limiting urban sprawl - applicable specific area plans - (See also policies under Objs. 2.6.1 - 2.6.3)
Policy: 2.2.1.6	Require that a specific project's maximum potential be established only through the application of the implementing land development regulations, including zoning districts, which may restrict development potential to less than the maximum provided for in this Comprehensive Plan in response to appropriate land use, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, as shown on the Future Land Use Map. (See also Objectives 2.6.1, 2.6.2, 2.6.3)
Policy: 2.2.1.11	UF-3: Establish the Urban Fringe - 3 Dwelling Units/Gross Acre future land use category as follows:
Policy: 2.2.1.11.1	Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future growth (and growth beyond the long term planning period) is projected to occur at the appropriate time in a responsible manner. The development of these lands shall follow a logical expansion of the urban environment, typically growing from the west to the east, consistent with the availability of services. At a minimum, the nature, extent, location of development, and availability of services will be reviewed to ensure the transitioning of these lands is conducted consistent with the intent of this policy. These UF-3 areas are those which are established for a low density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban environments, and in limited circumstances non-residential uses of a community serving nature

to allow for a variety of uses within these areas which serve more than the day to day needs of the community. (See further policies under 2.2.1.11.5 for guidelines)

Policy: 2.2.1.11.2

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

Policy: 2.2.1.11.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:
3 dwelling units per acre

Maximum Net Residential Density:
9 dwelling units per acre
(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

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

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

Policy: 2.2.1.11.4

Other Information:

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

Policy: 2.2.1.11.5

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

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

Policy: 2.6.1.1

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

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

Policy: 2.6.1.2

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

Policy: 2.6.1.3

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

Objective: 2.6.5

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

Policy: 2.6.5.1

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

Policy: 2.6.5.5

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

Objective: 2.9.1

Strong Communities: Create and maintain communities which are characterized by their:

- connection, integration, and compatibility with surrounding land uses,
- community spaces and focal points,

- protection of the natural environment,
- connection and integration of pedestrian, bicycle, and vehicular systems,
- usable open spaces, and public access to water features,
- unifying design elements and features,
- variety of housing stock,
- pedestrian oriented structures, and pedestrian friendly design,
- connection to recreational facilities, schools, adjacent neighborhoods, employment opportunities and commercial uses.

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

Policy: 2.9.1.2 — Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3)

Policy: 2.9.1.3 — Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood.

Policy: 2.9.1.5 — Promote the development of pedestrian friendly designs.

Policy: 2.9.1.6 — Promote the use of unifying design elements and features.

Policy: 2.10.3.2 — Require that all proposed small and medium commercial uses can be directly accessed from at least one roadway shown on the Roadway Functional Classification Map as collector or higher, at time of issuance of a development order. An exception shall be made for neotraditional projects that have commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher. An exception shall be made for DRI's and Large Project developments that have mixed uses with a residential component and meet minimum development characteristics to have commercial uses located internally to neighborhoods if the main neighborhood access is located on a road designated as a collector or higher.

Objective: 2.10.4 — **Locational Criteria and Development Standards:** Consistency of all commercial uses approved with required locational criteria and development standards.

Policy: 2.10.4.1 — Limit the location of all new commercial development to well-defined nodes, or compact groupings, to:

- provide a reasonable compromise of predictable, yet flexible, commercial locations for all residents and business interests in Manatee County.

- increase safety and maintain the vehicular capacity of public roads by discouraging linear "strip" commercial development and the multiple access points which are likely to accompany such linear commercial development.

- facilitate compliance with the commercial project access criteria contained in Objective 2.10.3.

- maximize the accessibility and viability of commercial development by using location and grouping to maximize the number of trips to the commercial site.

- establish conveniently located commercial uses for residents of Manatee County.

Policy: 2.10.4.2

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

- existing commercial uses that are legally permitted, and that are in place at time of comprehensive plan adoption. However, where such uses are nonconforming to other development regulations, nothing in this policy shall render those uses conforming to the subject regulations.

- redevelopment of an existing commercial use which does not meet the commercial locational criteria, subject to the finding by the Board of County Commissioners that the proposed project is consistent with the general welfare of Manatee County residents.

- locations designated as Retail/Office/ Residential or Low Intensity Office (OL), Medium Intensity Office (OM) or Mixed Use (MU) or within the MU-C Mixed Use Community and its Sub Areas which are inconsistent with commercial locational criteria [see 2.2.1.16.4(b) and 2.2.1.17.4(e)].
- recreational vehicle parks. However, com-pliance with Policy 2.10.5.2 shall be required.

- establishments providing nursing services as described in Chapter 464, F.S.

- sale of agricultural produce at roadside stands.

- small commercial uses associated with a permanent roadside agricultural stand. Maximum commercial square

footage shall be 3,500 square feet of the project. Development must be located on functionally classified rural arterial or rural collector roadway. Planned development approval required.

- agricultural service establishments (e.g. farm equipment sales and service).

- low intensity commercial recreational facilities (e.g., driving range).

- rural recreational facilities located in the Ag/R future land use category meeting adverse impact standards as established within the Manatee County Land Development Code. All such uses must receive Special Approval.

- appropriate water-dependent, water -related, and water-enhanced commercial uses, as described under Objective 4.2.1.

- commercial uses located within Port Manatee.

- Professional office uses not exceeding 3,000 square feet in gross floor area within the Res-6, Res-9, RES-12, and Res-16 future land use categories may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions provided such office is located on a roadway classified as a minor or principal arterial on the roadway functional classification map, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.2.1.12.4, 2.2.1.13.4, 2.2.1.15.4).

- commercial uses located within the rural community of Myakka City which is designated as those lands on Sheet 29 f the Future Land Use Map shown as Res-3 or Res-1 on May 11, 1989, provided that they are located along State Road 70 within 1,500 feet from its intersection with Wauchula Road, and located within 1,000 feet along Wauchula Road from its intersection with State Road 70. Further, properties developed commercially, or having commercial zoning in place at the time of adoption of this Comprehensive Plan if they have frontage on State Road 70 and are within three-quarters mile of the State Road 70 and Wauchula Road intersection are also exceptions. Furthermore, all commercial uses allowable under this provision will be exempt from the one-half mile spacing requirement denoted in Policy 2.10.4.3(4).

- Small commercial (professional) office uses which operate as an accessory use to a residential religious development. Such accessory office uses which do not serve the general public but which serve the residential religious development may locate in residential future land use categories (RES-1, RES-3, UF-3, RES-6, RES-9, RES-12 and RES-16)

- and may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions (see also 2.2.1.9, 2.2.1.10, 2.2.1.11, 2.2.1.12.4, 2.2.1.13.4, 2.2.1.14.4 and 2.2.1.15.2).

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

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

- commercial uses located within the Parrish area for properties fronting US 301, from Moccasin Wallow Road to the realigned 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.

Policy:	2.10.4.4	Permit compatible commercial uses in areas of Myakka City and Parrish which meet commercial locational criteria requirements as set forth in the operative provisions, or meet a permitted exception thereto as set forth in Policy 2.10.4.2, provided such general commercial uses front on at least one roadway shown on the Roadway Functional Classification Map as collector or higher, and provided further that such compatible commercial uses shall be in compliance with Objective 2.6.1. Implementation Mechanism(s): a) Manatee County Planning Department review of proposed site design and layout for commercial uses for compliance with this policy. b) Review of level of service and generalized roadway functions for roadways from which access to a commercial project is proposed. c) Placement of conditions, as necessary, on development orders when issued so as to ensure compliance with this policy.
Policy:	3.2.3.2	Require all water used for irrigation in new development to be the lowest quality of available water which adequately and safely meets their water use needs by requiring stormwater reuse, alternative irrigation sources, reclaimed water use, and gray water irrigation systems. Priority **to receive reclaimed water** shall be given to users who transfer groundwater withdrawal or other permitted quantities to Manatee County. Potable water from County utilities shall not be utilized for landscape irrigation. [See Policies 9.6.1.3, and policies under Objective 9.1.5]
Objective:	3.3.1	**Wetlands Protection:** Preserve and protect existing, viable wetland systems to: - maintain control of flooding and erosion through storage of agricultural and urban runoff in wetland areas; - achieve biological filtration of pollutants associated with urban and agricultural runoff by wetlands; - maintain protection of coastal areas from tidal storm surges through maintaining wetlands as a natural buffer; - achieve water recharge of surficial aquifers through wetland areas; - maintain unique habitat functions of wetland areas as

homes and critical breeding areas for many animal and plant species;

- maintain essential chemical and energy cycles facilitated by wetlands;
- maintain educational and recreational opportunities provided by wetlands.

Policy: 3.3.1.2

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

Policy: 3.3.1.3

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

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

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

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

(b) **<u>Upland Preservation:</u>** In the event there is inability to create viable wetland enhancement/restoration on the site, five acres of native upland habitat shall be preserved for every one acre of wetland to be impacted.

Preserved uplands utilized for wetland mitigation shall be on site of the proposed development and shall be in excess of the requirement of Policy 3.3.2.2

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

(d) **<u>Wetland Creation:</u>** Two acres of herbaceous wetlands shall be or created for every acre of herbaceous wetlands altered. Four acres of forested or mangrove wetlands shall be created for every acre of such wetlands altered, unless other requirements are enforced pursuant to (3) below.

3) Wetland mitigation provided in accordance with Section (2) above shall also be subject to the following:
   (a) All approved mitigation shall be required to demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% coverage of desirable wetland species for a period of at least two years for herbaceous wetland communities, and an 85% planting survival rate for at least five years for forested and mangrove communities.
   (b) All areas which are created, in accordance with this policy shall be protected.

Policy: 5.2.1.5 Implement, through this Comprehensive Plan and land use regulations, standards which shall limit or prohibit development of structures, parking areas, or drainage facilities within the location of further transportation corridors and rights-of-way as generally configured and indicated on the Future Traffic Circulation: Right of Way Needs Map, (Map 5C) and specified on Table 5.1. Other thoroughfare uses may be allowed within designated Future Transportation Corridors, including temporary uses.

Future transportation corridors and rights-of-way to be protected shall be established during the review of each

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

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

- granting of impact fee credits in accordance with land development regulations;

- repositioning the roadway through the land to maximize development potential

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

		considered on a case-by-case basis.
Policy:	6.1.1.1	Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.
Policy:	6.1.3.4.	Encourage the development of a variety of dwelling units of varying cost or rent within a single development.

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: PENNINGTON PARK

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER Check if owner ( ) or contract purchaser ( )	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
MB REO - FL LAND LLC 2450 BROADWAY 6th Flr SANTA MONICA CA 90404	60% FDIC (FEDERAL DEPOSIT INSURANCE CO.) 40% Colfin DB Funding LLC (See Attached list of Colfin OFFICERS)

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

Signature: 6.23.14

(Applicant): ED DAILEY, AUTHORIZED SIGNATORY

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me this _____ day of _____ 20 , by _____ , who is personally known to me or who has produced _____ as identification.
(type of identification)

_____
Notary Signature

My Commission Expires: _____

_____
Print or type name of Notary

Commission No: _____

_____
Title or Rank

Revised 2/8/10
B-4

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 23 day of June, 2014, by Ed Dailey

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ELIZABETH ASHLEY PALUMBO
COMM. #1984659
Notary Public - California
Los Angeles County
My Comm. Expires July 9, 2016

(Seal)

Signature EA Palumbo

June 4, 2014

List: Colfin DB Funding LLC, a Delaware Limited Liability Company

Thomas J Barrack, Jr - CEO

Richard A. Saltzman - President

Mark M. Hedstrom - Vice President, Secretary, Treasurer

Richard M. Sanders - Vice President

Jonathon H. Grunzweig - Vice President

David A. Palame - Vice President

MANATEE COUNTY GOVERNMENT
BUILDING & DEVELOPMENT SERVICES DEPARTMENT
ZONING DISCLOSURE AFFIDAVIT

Project name: **PENNINGTON PARK**

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

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

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

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

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

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

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

NAME, ADDRESS AND OFFICER	PERCENTAGE STOCK, INTEREST OR OWNERSHIP
Check if owner (✓) or contract purchaser ( ) STEPHANY, INC. MASSIMO RASTRELLI, PRESIDENT 811 PARADISE WAY SARASOTA FLORIDA 34242	STEPHANY INC. IS OWNER 100% BY SUNCORE CAPITAL LLC WHICH IS OWN 100% BY MASSIMO

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

Signature: _____

(Applicant): **MASSIMO RASTRELLI, PRESIDENT**

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 30 day of MAY 2014 by MASSIMO RASTRELLI, who is personally known to me or who has produced _____ as identification.
(type of identification)

_____
Notary Signature

My Commission Expires: _____

LESLIE PEREZ
Commission # EE 877328
Expires June 22, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Print or type name of Notary

Commission No: _____

_____
Title or Rank

Revised 2/8/10
B-4

Neu Consulting, LLC
Donald A. Neu, AICP
8818 Havenridge Dr., Sarasota, Florida
donaldneu@gmail.com 941-928-0899

Received
SEP 09 2014
ZONING

September 8, 2014

Margaret Tusing, Case Planner
Manatee County Bulding and Developemnt Services
1112 Manatee Avenue West
Fourth Floor, Bradenton, FL 34205

Reference: **Specific Approval Request Trevesta**
Multi-Family Reduction of Required Parking -
LDC 710.1.4 - Project Number: PDMU-14-22, PSP 14-42

Dear Ms. Tusing,

We are requesting for Specific Approval to reduce the parking requirements from 2 spaces per unit, plus one for every ten units of guest parking, to 1 and 1/2 space for the one bedroom units. Our plans call for a mix of one, two and three bedroom units.

Manatee County Code is unique in the area by requiring 2 parking spaces for each multi-family unit, regardless of bedroom size of the unit. Sarasota and Hillsborough Counties both require 1 and ½ spaces for one bedroom units. It is our experience that providing 1 and ½ spaces for the one bedroom units adequately serves the projects. This request is exclusively for the on bedroom units for the project.

Therefore, we are requesting Specific Approval to reduce the parking requirements to 1 and ½ spaces for each one bedroom unit. The remainder of the units will comply with the standard code requirement for number of parking spaces.

Sincerely,

Donald A Neu, AICP

Neu Consulting LLC

Bradenton Herald
Nov. 29, 2014
Miscellaneous Notices

NOTICE OF ZONING & DRI CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-45 -
ROBINSON GATEWAY DRI #29
Request: Approval of an Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering a Development Order pursuant to Chapter 380.06, Florida Statutes, on an application for development approval of a new one-phased development of Regional Impact to allow the following maximum development: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s) with a proposed build-out date of 2025.

The Robinson Gateway DRI is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, on a 288ñ acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is A-1 (Suburban Agriculture - one dwelling unit per acre); filed by MW Gateway Development, LLC; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

PDMU-13-01(Z)(G) -
ROBINSON LAND HOLDINGS JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP/ ROBINSON GATEWAY
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 288 acres on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, from the A-1 (Suburban Agriculture, one dwelling unit per acre) to PDMU (Planned Development Mixed Use) zoning district; 2) approval of a General Development Plan for a regional-serving project to include: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-21(G) - PEACE
PRESBYTERIAN CHURCH / DTS20140297
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres in the PDR (Planned Development Residential) zoning district to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct an 18,800 square foot building for a new 400-seat sanctuary (permanent) and future recreation facility on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; approval of this General Development Plan supercedes the previously approved General Development Plan [PDR-13-29(G)] subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDI-14-23(G) - PROJECT RED SOX/WE SELL MIXERS, LLC (DTS#20140331, MEPS00000336)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for a Motor Vehicle Sales, Rental, or Leasing Establishment, and Motor Vehicle Repair (collectively "Primary Uses"); and option for a Motor Pool Facility including Taxi Cab/Limousine Service, Farm Equipment Supply, Professional Office, Hotel, Industrial Service Establishment, Business Service Establishment, Medical Dental Laboratory, Construction Service Establishment, Wholesale Trade Establishment, Personal Service Establishment, Warehouse and Mini-warehouses, and a Personal Wireless Service Facility (collectively "Alternative Uses"); the Primary Uses shall comprise a maximum of 19,137 square feet and the Alternative Uses shall comprise a maximum of 20,863 square feet (for a combined total of 40,000 square feet); on approximately 9.34 acres zoned PDI (Planned Development Industrial) zoning district. The site is south of S.R.64, on the east side of I-75, and west side of Lena Road, approximately 800 feet north of 41st Avenue East, at 3705 and 3730 Lena Road (South County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-14-22(Z)(P) - KOLTER ACQUISITIONS, LLC
(CONTRACT PURCHASER)/ MB REO-FL LAND, LLC and STEPHANY, INC.
(OWNERS)/TREVESTA (fka PENNINGTON PARK)
(DTS #20140296)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 441.3 ñ acres located east of I-75 and south of 69th Street East, Palmetto from A-1 (Suburban Agriculture - 1 dwelling unit per acre [291.0ñ acres]), PDR (Planned Development Residential [140.4ñ acres]), and RSF-1 (Residential Single Family [9.9ñ acres]) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 1,103 residential units consisting of 803 single family detached units and 300 multi-family units and 100,000 square feet of neighborhood retail uses; 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, Local Development Agreements, 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
11/29/2014

Sarasota Herald-Tribune
Nov. 29, 2014
Miscellaneous Notices

NOTICE OF ZONING & DRI CHANGES IN UNINCORPORATED MANATEE COUNTY

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

ORDINANCE 14-45 - ROBINSON GATEWAY DRI #29
Request: Approval of an Ordinance of the Board of County Commissioners of Manatee County, Florida, rendering a Development Order pursuant to Chapter 380.06, Florida Statutes, on an application for development approval of a new one-phased development of Regional Impact to allow the following maximum development: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s) with a proposed build-out date of 2025.

The Robinson Gateway DRI is on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, on a 288Â± acre site in the MU (Mixed Use), UF-3 (Urban Fringe-three dwelling units per acre) and P/SP-1 (Public/Semi-Public-1) Future Land Use Categories; current zoning is A-1 (Suburban Agriculture - one dwelling unit per acre); filed by MW Gateway Development, LLC; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

PDMU-13-01(Z)(G) - ROBINSON LAND HOLDINGS JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP/ROBINSON GATEWAY
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 288 acres on the north side of Moccasin Wallow Road, east side of I-75 and west side of Carter Road at 6750 and 7350 Moccasin Wallow Road, North Palmetto, from the A-1 (Suburban Agriculture, one dwelling unit per acre) to PDMU (Planned Development Mixed Use) zoning district; 2) approval of a General Development Plan for a regional-serving project to include: 542 residential units; 900,000 square feet of retail space; 600,000 square feet of office space; 1,750 seats or 130,680 square feet movie theatre; and 350 rooms or 219,800 square feet for hotel(s); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-21(G) - PEACE PRESBYTERIAN CHURCH / DTS20140297
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan on approximately 22.11 acres in the PDR (Planned Development Residential) zoning district to utilize an existing 15,054 square foot office building as a Place of Worship/Church (temporary), church offices, and other church related purposes; and to construct an 18,800 square foot building for a new 400-seat sanctuary (permanent) and future recreation facility on the north side of SR 64 East, approximately 950 feet west of Greyhawk Boulevard, at 12705 SR 64 East, Bradenton; approval of this General Development Plan supercedes the previously approved General Development Plan [PDR-13-29(G)] subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDI-14-23(G) - PROJECT RED SOX/WE SELL MIXERS, LLC (DTS#20140331, MEPS00000336)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a General Development Plan for a Motor Vehicle Sales, Rental, or Leasing Establishment, and Motor Vehicle Repair (collectively "Primary Uses"); and option for a Motor Pool

Facility including Taxi Cab/Limousine Service, Farm Equipment Supply, Professional Office, Hotel, Industrial Service Establishment, Business Service Establishment, Medical Dental Laboratory, Construction Service Establishment, Wholesale Trade Establishment, Personal Service Establishment, Warehouse and Mini-warehouses, and a Personal Wireless Service Facility (collectively "Alternative Uses"); the Primary Uses shall comprise a maximum of 19,137 square feet and the Alternative Uses shall comprise a maximum of 20,863 square feet (for a combined total of 40,000 square feet); on approximately 9.34 acres zoned PDI (Planned Development Industrial) zoning district. The site is south of S.R.64, on the east side of I-75, and west side of Lena Road, approximately 800 feet north of 41st Avenue East, at 3705 and 3730 Lena Road (South County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDMU-14-22(Z)(P) - KOLTER ACQUISITIONS, LLC (CONTRACT PURCHASER)/ MB REO-FL LAND, LLC and STEPHANY, INC. (OWNERS)/TREVESTA (fka PENNINGTON PARK) (DTS #20140296)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 441.3 Â± acres located east of I-75 and south of 69th Street East, Palmetto from A-1 (Suburban Agriculture - 1 dwelling unit per acre [291.0Â± acres]), PDR (Planned Development Residential [140.4Â± acres]), and RSF-1 (Residential Single Family [9.9Â± acres]) to the PDMU (Planned Development Mixed Use) zoning district; approving a Preliminary Site Plan for 1,103 residential units consisting of 803 single family detached units and 300 multi-family units and 100,000 square feet of neighborhood retail uses; 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, Local Development Agreements, 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: November 29,2014

Traffic Impact Analysis
For Submittal to Manatee County

Trevesta
(Formerly Known As Pennington Park)

Manatee County, Florida

APPROVAL

Prepared for:

Kolter Acquisitions, LLC
Tampa, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
Tampa, Florida

©Kimley-Horn and Associates, Inc.
June 2014
Updated August 2014
148401001

Kimley»Horn

Traffic Impact Analysis
For Submittal to Manatee County

Trevesta
(Formerly Known As Pennington Park)

APPROVAL

Prepared for:

Kolter Acquisitions, LLC
Tampa, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
Tampa, Florida

Page 138 of 245

©Kimley-Horn and Associates, Inc.
June 2014
Updated August 2014
148401001
Approval Date: September 25, 2014

PE 10/2/14

Christopher Hatton, P.E. Date
655 N. Franklin St., Suite 150
Tampa, Florida 33602
PE Number: 48905

The entirety of this document, including text and images, is property of Kimley-Horn and Associates, Inc., protected under U.S. copyrigh
Copyright © 2014 Kimley-Horn and Associates, Inc.

Public Works
Administration
1022 26th Ave E
Bradenton, FL 34208
Phone: (941) 708-7480
www.mymanatee.org

RE: Pennington Park - Traffic Impact Analysis.

Petition # PDMU-14-22(P)

Consultant: Kimley Horn Associates, Inc.

Dear Ms. Jorgenson,

Transportation Planning Division staff has reviewed the Traffic Impact Analysis (TIA) prepared by Kimley-Horn and Associates, Inc., and dated August 2, 2014, for the Pennington Park development. The analysis was based on a development consisting of 807 single-family dwelling units, 300 multi-family dwelling units, and 100,000 square feet of commercial uses with a buildout date of 2025.

Staff found that the TIA was prepared consistent with the approved methodology and applicable policies and regulations, and staff concurs with the conclusions. Based on staff review and findings, Transportation Planning approves the Pennington Park TIA.

The TIA identified offsite concurrency-related improvements which are directly attributed to project impacts, as concurred by the Transportation Planning Division. These off-site concurrency-related transportation improvements include the following:

1) A trip generation table that includes an estimate of cumulative project trips shall be provided with every Final Site Plan submittal.

2) **69th Street East & Ellenton – Gillette Road:**

Prior to the first final plat approval for single family or the first Certificate of Occupancy CO for multi-family or the first CO for commercial:

a) Construct a 285 foot northbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and a 100 foot storage length.

b) Construct a 385 foot southbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and a 200 foot storage length.

c) Construct a 285 foot eastbound left turn lane which includes a 50 foot taper, 135 feet of deceleration length and a 100 foot storage length.

d) Construct a 385 foot westbound left turn lane which includes a 50 foot taper, 135 feet of deceleration length and a 200 foot storage length.

3) **69th Street East & Buffalo Road:**

Prior to the first final plat approval for single family or the first CO for multi-family or the first CO for commercial:

a) Construct a 285 foot westbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and a 100 foot storage length.

b) Construct a 385 foot exclusive eastbound right turn-lane, which includes a 50 foot taper, 135 feet of deceleration length and a 200 foot storage length.

LARRY BUSTLE * MICHAEL GALLEN * JOHN R. CHAPPIE * ROBIN DiSABATINO * VANESSA BAUGH * CAROL WHITMORE * BETSY BENAC
District 1 District 2 District 3 District 4 District 5 District 6 District 7

4) **Ellenton-Gillette Road & Palm View Road:**

a) Signalize the Ellenton-Gillette Road & Palm View Road intersection when warranted. A signal warrant analysis shall be conducted received and approved prior to Final Site Plan approvals for development with cumulative, net new, pm peak hour trip generation of 300 trips, 600 trips, and 900 trips. Each signal warrant analysis shall be prepared consistent with the Manual on Uniform Traffic Control Devices and a methodology approved by Manatee County. If a signal is warranted based on the analysis conducted at one of the trip generation thresholds, the developer shall be required to install the signal within one hundred eighty (180) days of the approved signal warrant analysis.

The TIA for this development identified site-related transportation improvements. The transportation improvements include:

5) **69th Street East & Project Middle Driveway:**

Prior to first CO for commercial development that accesses 69th Street East via the driveway located approximately 700 feet east of Buffalo Road, the following improvements shall be provided at the intersection of the driveway and 69th Street East:

a) Construct a 385 foot eastbound exclusive right turn lane which includes a 50 foot taper, 135 feet of deceleration length and 200 foot storage length.

b) Construct a 285 foot westbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and 100 foot storage length.

6) **69th Street East & Project East Driveway:**

Prior to the first final plat approval for single family or the first CO for multi-family or the first CO for commercial or concurrently with the east driveway on 69th Street:

a) Construct a 285 foot westbound left turn-lane which includes a 50 foot taper, 135 feet of deceleration length and 100 foot storage length.

b) Construct a 285 foot eastbound right turn-lane which includes a 50 foot taper, 135 feet of deceleration length and 100 foot storage length.

7) **Buffalo Road/ 60th Avenue East & the First Residential Road (currently labeled Street B):**

Prior to or concurrent with the first final plat approval for development that accesses 60th Avenue East via the local road located approximately 2,000 feet south of 69th Street East, the following improvements shall be provided at the intersection of the local road and 60th Avenue East:

a) Construct a 335 foot southbound left turn-lane, which includes a 50 foot taper, 135 feet deceleration length and 150 foot storage.

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

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

Any required off-site improvements must be provided by either installation or mitigation alternatives acceptable to Manatee County. If Manatee County or a third party constructs all of part of the required improvements, Manatee County shall require payment within 90 days of the County's request for payment.

A purpose of the study is to facilitate transportation concurrency findings and quantify capacity to be reserved. These are approved through a Certificate of Level of Service Compliance (CLOS). A CLOS is issued for three years from the date of development approval, which means the associated CLOS will not cover the development through the buildout date of 2025. Note there is a process to request one CLOS extension of up to two years, and a later expiration date can be approved under the terms of a local development agreement. If you need additional information about either of these options, please contact us.

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 the TIA approval date (mm/dd/yyyy) and marked approved. The package will be routed to the Building and Development Services Department, at 1112 Manatee Avenue West, Bradenton, FL 34205, 4th floor Reviewer on Call for Concurrency and Permanent Records.

If you have any questions or require further assistance please contact Clarke Davis at 941.708.7450 ext.7272 or me at the number below.

Sincerely,

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

TABLE OF CONTENTS

Page

INTRODUCTION 1

PROJECT TRAFFIC 5

EXISTING AND PROPOSED LAND USES 5
TRIP GENERATION 5
TRIP DISTRIBUTION AND ASSIGNMENT 8

SCHEDULED IMPROVEMENTS 10

STUDY AREA DETERMINATION 11

EXISTING TRAFFIC CONDITIONS 14

FUTURE TRAFFIC VOLUMES 18

FUTURE BACKGROUND TRAFFIC CONDITIONS 19

FUTURE TOTAL TRAFFIC CONDITIONS 24

TURN LANE WARRANT EVALUATION 29

CONCLUSION 30

APPROVAL

LIST OF FIGURES

Page

FIGURE 1: Project Location Map 2

FIGURE 2: Project Trip Distribution 9

LIST OF TABLES

Page

TABLE 1: P.M. Peak Hour Project Trip Generation 7

TABLE 2: 2014 Existing P.M. Peak Hour Intersection Conditions 15

TABLE 3: 2014 Existing P.M. Peak Hour Roadway Conditions 17

TABLE 4: 2025 Future Background P.M. Peak Hour Intersection Conditions 21

TABLE 5: 2025 Future Background P.M. Peak Hour Roadway Conditions 23

TABLE 6: 2025 Future Total P.M. Peak Hour Intersection Conditions 26

TABLE 7: 2025 Future Total P.M. Peak Hour Roadway Conditions 28

LIST OF APPENDICES

APPENDIX A: Transportation Methodology Correspondence
APPENDIX B: Project Trip Generation and Distribution Worksheets
APPENDIX C: Study Network Identification Table
APPENDIX D: Existing Traffic Count Data
APPENDIX E: Vested Trip Information
APPENDIX F: Existing and Future Traffic Volume Worksheets
APPENDIX G: 2014 Existing Intersection Analyses Worksheets
APPENDIX H: 2025 Background Intersection Analyses Worksheets
APPENDIX I: 2025 Background w/ HB 7207 Improvements Intersection Analyses Worksheets
APPENDIX J: 2025 Total Intersection Analyses Worksheets
APPENDIX K: 2025 Total w/ Needed Project Improvements Intersection Analyses Worksheets
APPENDIX L: Turn Lane Warrant Documentation

APPROVAL

INTRODUCTION

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

The proposed development site is located on the south side of 69th Street East and east of Interstate 75 in Manatee County, Florida. The proposed development is expected to consist of one phase, with the following land uses:

- 807 Single Family Dwelling Units
- 300 Multi-Family Dwelling Units
- 100,000 Square Feet of Commercial

The development will have a buildout date of 2025. Access to the Pennington Park development will be provided via three access points along 69th Street (Erie Road). The western access point (west of the commercial parcel) will align with Buffalo Road to the north and a future Manatee County collector road to the south. The middle access point will provide direct access to the commercial parcel, and the east access point (east of the commercial parcel) will be the main access point to the residential development. Cross access from the east and west access points will be provided to the commercial parcel. Figure 1 illustrates the location of the project site, including the adjacent public roadway network.

APPROVAL

N

NOT TO SCALE

Kimley»Horn

© 2014

Figure 1
Project Location Map
Pennington Park
Manatee County, Florida

Prior to undertaking this analysis, the transportation methodology was submitted and ultimately approved by Manatee County staff on April 29, 2014. The methodology is outlined in a letter contained in Appendix A of this report. In general, the following procedural steps were undertaken:

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

APPROVAL

- Intersection and roadway segment LOS analyses within the study area for existing and future scenarios were completed using the *Synchro* version 8 software package and the FDOT *2012 Quality/Level of Service Handbook*.

APPROVAL

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development. These trips were distributed and assigned throughout the study roadway network.

Existing and Proposed Land Uses

The proposed Pennington Park development site is currently vacant and is located on the south side of 69th Street East and east of Interstate 75 in Manatee County, Florida. The proposed development is expected to consist of 807 single family residential dwelling units, 300 multi-family residential dwelling units, and 100,000 square feet of commercial development.

The proposed development will have a buildout date of 2025. Access to Pennington Park will be provided via three access points along 69th Street (Erie Road). The western access point (west of the commercial parcel) will align with Buffalo Road to the north and a future Manatee County collector road to the south. The middle access point will provide direct access to the commercial parcel, and the east access point (east of the commercial parcel) will be the main access point to the residential development. Cross access from the east and west access points will be provided to the commercial parcel.

Approval

Trip Generation

The trip generation potential of the proposed Pennington Park development for the p.m. peak hour was estimated using information contained in the ITE *Trip Generation Manual*, 9th Edition, for land use codes (LUC) 210 - Single Family Detached Housing, LUC 220 - Apartment, and LUC 820 - (Shopping Center).

Based upon the nature of the mixed development land use, as documented in the ITE *Trip Generation Handbook* (June 2004), internal capture trips were considered for this site. Per the approved methodology, the internal capture percentage was calculated as total trips divided by total internal trips which resulted in 8.7% of trips as internally captured. In addition, as part of this trip generation analysis, pass-by capture trips were considered for the proposed development and determined based upon information contained in the ITE *Trip Generation Handbook* (June 2004) for the p.m. peak hour. Per the approved methodology, the average shopping center rate of 34% was used. These pass-by trips were subtracted from the total external trips to determine net, new project trips.

The results of these calculations, which are identified in Table 1 and documented in Appendix B, indicate that the proposed development is expected to generate 1,160 net, new, two-way trip-ends (685 entering/475 exiting) in the p.m. peak hour. The net, new project trips were used as a basis for project distribution onto the public roadway system.

APPROVAL

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

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
					Percent														
Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
Single-Family Detached Housing	9	210	807	du	63%	37%	433	255	688	7.2%	50	408	230	638	0.0%	0	408	230	638
Apartment	9	220	300	du	65%	35%	119	64	183	7.2%	14	112	57	169	0.0%	0	112	57	169
Shopping Center	9	820	100	ksf	48%	52%	288	311	599	10.5%	64	256	279	535	34.0%	182	165	188	353
						Total:	840	630	1,470	8.7%	128	776	566	1,342	13.6%	182	685	475	1,160

Source: ITE *Trip Generation Manual*, 9th Edition, 2012
ITE *Trip Generation Handbook*, June 2004

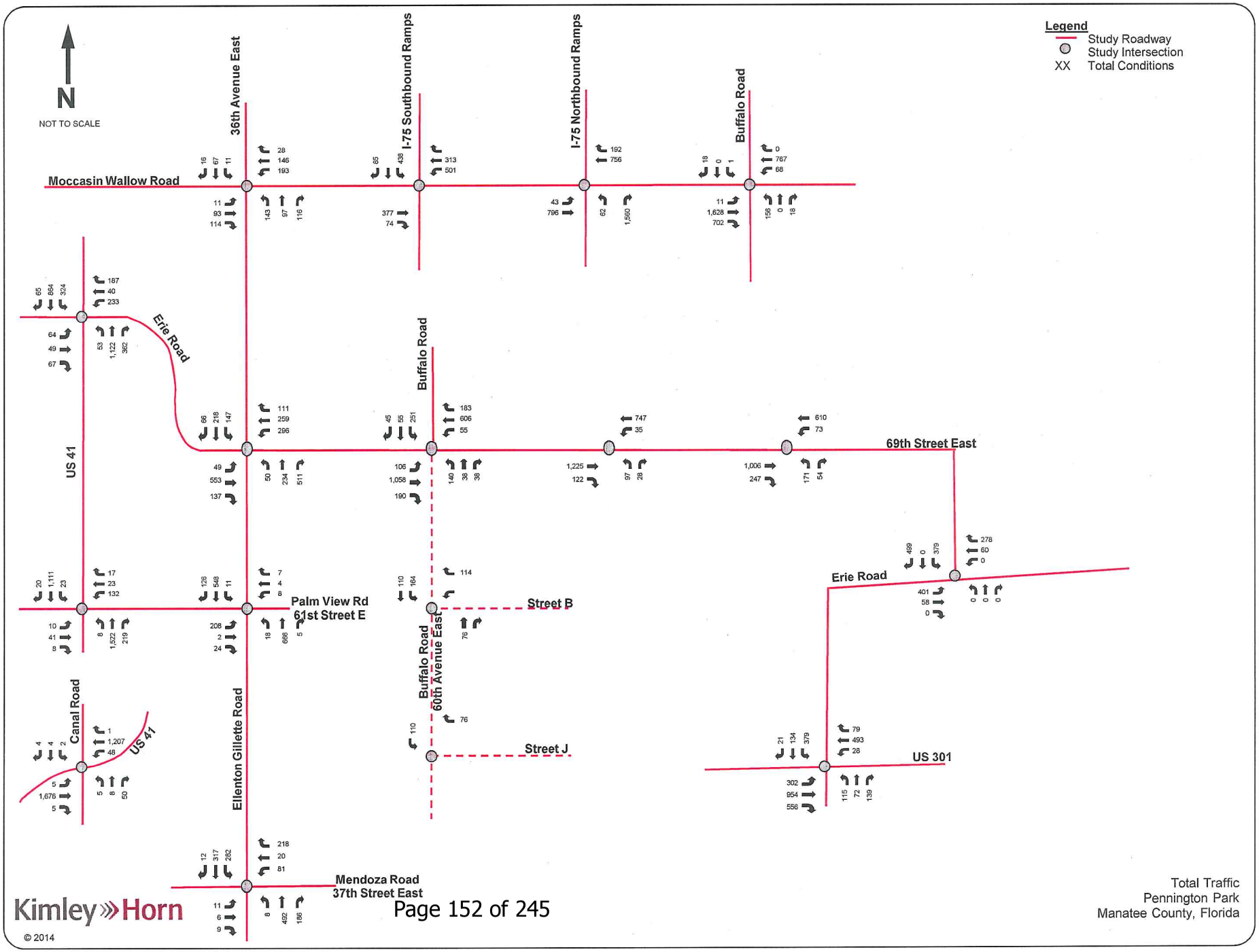
APPROVAL

Trip Distribution and Assignment

New traffic expected to be generated by the proposed Pennington Park development was distributed and assigned to the adjacent roadway network based upon the results of a select zone analysis using the SMC travel demand modeling program, existing travel patterns in the area, and existing and proposed attractive-type land uses near the project site. The travel patterns were determined through current traffic counts at adjacent intersections obtained by Kimley-Horn and described in later sections of this report. The trip distribution in terms of percentage of trips is shown in Figure 2 and documented in Appendix B.

As indicated in Figure 2, approximately 18 percent of project trips are expected to travel to/from areas north of the project site on Buffalo Road towards the Interstate 75 & Moccasin Wallow Road interchange, approximately 60 percent of project trips are expected to travel to/from areas west of the project side on Erie Road, and approximately 20 percent of project trips are expected to travel to/from areas southeast of the project site on 69th Street.

APPROVAL



Kimley»Horn

© 2014

Total Traffic
Pennington Park
Manatee County, Florida

SCHEDULED IMPROVEMENTS

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

Existing lane geometry and traffic controls were used in the analysis of existing conditions for all impacted intersections and roadways. For future conditions, existing lane geometry and traffic controls were used in the analysis. However, certain intersections required improvements in compliance with House Bill 7207. These improvements are discussed in later sections of the report.

APPROVAL

STUDY AREA DETERMINATION

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

- 69th Street from US 41 to Ellenton-Gillette Road;
- 69th Street from Ellenton-Gillette Road to I-75;
- 69th Street from I-75 to 60th Avenue East;
- 69th Street from 60th
- Avenue East to Erie Road (CR 75);
- Erie Road from Erie Road (CR 10) to US 301 (Ellenton);
- Buffalo Road from 69th Street East to Moccasin Wallow Road;
- Moccasin Wallow Road from I-75 to Buffalo Road;
- Ellenton-Gillette Road from Moccasin Wallow Road to 69th Street East;
- Ellenton-Gillette Road from 69th Street East to Mendoza Road;
- Palm View Road from US 41 to Ellenton-Gillette Road;
- US 41 from Canal Road to US 19;
- 60th Avenue East/Buffalo Road from 69th Street East to Street B (Future Roadway); and
- 60th Avenue East/Buffalo Road from Street B to Street J (Future Roadway).

In addition to the above study roadway segments, the following existing, off-site intersections are included in the study area. These study intersections are as follows:

APPROVAL

- Moccasin Wallow Road & Buffalo Road;
- Moccasin Wallow Road & I-75 Northbound Ramps;
- Moccasin Wallow Road & I-75 Southbound Ramps;
- Moccasin Wallow Road & Ellenton-Gillette Road;
- 69th Street & US 41;
- 69th Street & Ellenton-Gillette Road;
- 69th Street & Buffalo Road;
- Ellenton-Gillette Road & Palm View Road;
- US 41 & Palm View Road;
- US 41 & Canal Road;
- Ellenton-Gillette Road & Mendoza Road;
- 69th Street & Erie Road;
- US 301 & Erie Road (Ellenton);
- 69th Street & Middle Project Access (Future Intersection);
- 69th Street & East Project Access (Future Intersection);
- 60th Avenue East/Buffalo Road & Street B (Future Intersection); and
- 60th Avenue East/Buffalo Road & Street J (Future Intersection).

It should be noted that the adopted LOS performance standard for the above study roadway segments is LOS D. Manatee County does not have an adopted LOS performance standard for intersections. However, Manatee County has received Board of County Commissioner (BOCC)

APPROVAL

direction to define acceptable intersection operations as having a (volume-to-capacity) v/c ratio less than 1.0 for each lane group. These performance standards were compared to the existing and future operating conditions shown in later sections of this report to determine transportation concurrency impacts for this development.

APPROVAL

EXISTING TRAFFIC CONDITIONS

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

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

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

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

The results of this analysis are summarized in Table 2 and indicate that all of the study intersections, with the exception of two intersections, are currently operating with lane groups having v/c ratios less than 1.0.

Summary worksheets of the intersection analysis are provided in Appendix G.

APPROVAL

Table 2: 2014 Existing P.M. Peak Hour Intersection Condtions

Intersection	Stop Control	Existing Traffic Conditions											
		Lane Group v/c											
		Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Moccasin Wallow Road & Buffalo Road	TWSC	0.003			0.02			0.12	0.08		0.02		
Moccasin Wallow Road & I-75 Northbound Ramps	TWSC	0.04						0.15		0.50			
Moccasin Wallow Road & I-75 Southbound Ramps	TWSC				0.14						0.36		0.10
Moccasin Wallow Road & Ellenton-Gillette Road	TWSC	0.01			0.04			0.18			0.08		
69th Street & US 41	Signalized	0.32	0.20		0.71	0.21		0.41	0.71	0.20	0.80	0.42	0.05
69th Street & Ellenton-Gillette Road	Signalized	0.64			0.27		0.27	0.49			0.28		
69th Street & Buffalo Road	TWSC	0.09									0.42		
Ellenton-Gillette Road & Palm View Road	TWSC	0.27			0.05			0.02			0.01		
US 41 & Palm View Road	TWSC	0.60		0.01	**1.92**		0.03	0.01			0.04		
US 41 & Canal Road	TWSC	0.01			0.09			0.59			0.18		
Ellenton-Gillette Road & Mendoza Road	TWSC	0.06			0.69			0.01			0.15		
69th Street & Erie Road	TWSC	0.12									0.33		0.22
US 301 & Erie Road (Ellenton)	Signalized	0.88	0.57	0.77	0.13	0.45	0.15	0.52	0.82		**1.39**	0.38	0.06
69th Street & Middle Project Access	TWSC	--	--	--	--	--	--	--	--	--	--	--	--
69th Street & East Project Access	TWSC	--	--	--	--	--	--	--	--	--	--	--	--
Buffalo Road & Street B	TWSC	--	--	--	--	--	--	--	--	--	--	--	--
Buffalo Road & Street J	TWSC	--	--	--	--	--	--	--	--	--	--	--	--

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

Note:

TWSC = Two Way Stop Control

In addition to the intersection analysis, a roadway analysis was conducted for the study roadway segments of 69th Street East, Erie Road, Buffalo Road, Moccasin Wallow Road, Ellenton-Gillette Road, Palm View Road, and US 41. For the analysis of these roadway segments, intersection traffic volumes and service volumes found in the FDOT 2012 *Quality/Level of Service Handbook* were used. The use of the service volumes found in the FDOT 2012 *Quality/Level of Service Handbook* provides a conservative (worst-case) estimate of operating conditions along the study roadway segments. As part of this analysis, existing lane geometry was considered along the study roadway segments.

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

APPROVAL

TABLE 3: 2014 Existing PM Peak Hour Roadway Conditions

			EXISTING + COMMITTED ROADWAY CHARACTERISTICS																					
ROADWAY	FROM	TO	LINK NO.	LANEAGE	LOS STANDARD	PEAK DIRECTION?		BASE P.M. PEAK-HOUR TWO-WAY	BASE P.M. PEAK-HOUR LOS STANDARD SERVICE VOLUME		LEFT-TURN LANE EXISTS[1]		RIGHT-TURN LANE EXISTS[2]		NON-STATE FACTOR[3]		LOS STANDARD SERVICE VOLUME		EXISTING VOLUME		ROADWAY LOS	
						NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB			NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
69th Street East	US 41	Ellenton-Gillette Road	2450	2LU	D	Yes	No	1,600	880	720	N (0.8)	Y (1.0)	N (1.0)	N (1.0)	N (0.9)		634	648	536	281	B	B
	Ellenton-Gillette Road	I-75	2460	2LU	D	Yes	No	1,600	880	720	Y (1.0)	Y (1.0)	Y (1.05)	N (1.0)	N (0.9)		832	648	614	275	B	B
	I-75	Erie Road/CR 75	2470	2LU	D	Yes	No	1,600	880	720	Y (1.0)	Y (1.0)	Y (1.05)	Y (1.05)	N (0.9)		832	680	516	233	B	B
Erie Road	Erie Road/CR 10	US 301 (Ellenton)	2490	2LU	D	No	Yes	1,600	720	880	Y (1.0)	Y (1.0)	Y (1.05)	Y (1.05)	N (0.9)		680	832	333	392	B	B
Buffalo Road	69th Street East	Moccason Wallow Road	2230	2LU	D	No	Yes	1,600	850	750	Y (1.0)	Y (1.0)	N (1.0)	N (1.0)	N (0.9)		765	675	126	152	B	B
Moccasin Wallow Road	I-75	Buffalo Road	2750	4LD	D	Yes	No	3,580	2,000	1,580	Y (1.0)	Y (1.0)	Y (1.05)	Y (1.05)	N (0.9)		1,890	1,493	414	299	B	B
Ellenton-Gillette Road	Moccasin Wallow Road	69th Street East	2410	2LU	D	No	Yes	1,600	720	880	N (0.8)	N (0.8)	N (1.0)	N (1.0)	N (0.9)		518	634	120	125	B	B
	69th Street East	Mendoza Road	2420	2LU	D	Yes	No	1,600	880	720	N (0.8)	N (0.8)	N (1.0)	N (1.0)	N (0.9)		634	518	317	273	B	B
Palm View Road	US 41	Ellenton-Gillette Road	2870	2LU	D	Yes	No	1,600	880	720	N (0.8)	N (1.0)	N (1.0)	Y (1.05)	N (0.9)		634	680	125	68	B	B
US 41	Canal Road	US 19	3350	4LD	D	Yes	No	3,580	2,000	1,580	Y (1.0)	Y (1.0)	Y (1.1)	Y (1.05)	Y (1.0)		2,100	1,659	1,262	906	B	B

Source: FDOT's 2013 Quality/LOS Handbook

FUTURE TRAFFIC VOLUMES

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

Future background traffic is defined as non-project vested traffic on the roadway network in the future year at buildout of the proposed project. For the purposes of this analysis, 2025 was considered the buildout year of Pennington Park and, thus, 2025 conditions were evaluated as the "future" year scenario. The following procedures were undertaken to develop future 2025 p.m. peak hour background volume estimates.

Traffic volumes associated with total vested developments in the area were considered in the development of background traffic estimates. Based upon information provided by Manatee County staff, traffic associated with several approved developments in the area were incorporated into the analysis. Documentation of these approved developments is attached in Appendix E as part of the vested trip determination. The total background traffic volumes are documented in Appendix F.

APPROVAL

FUTURE BACKGROUND TRAFFIC CONDITIONS

Future background traffic conditions were evaluated for the 2025 buildout year of the development during the p.m. peak hour. For this analysis, future background traffic estimates and existing lane geometry and traffic controls were considered. A determination of the impact of the non-project background traffic on the roadway network was made, including v/c ratio conditions for the intersections and LOS conditions for the roadway segments within the study area.

Using the future background traffic volumes shown in Appendix H, an intersection analysis was conducted at the study intersections. The analysis procedures used in this evaluation were similar to those used to evaluate existing traffic conditions.

The results of this analysis are summarized in Table 4 and indicate that three (3) of the thirteen (13) study intersections are expected to operate with all lane groups having a v/c ratio less than 1.0 during the future 2025 p.m. peak hour (without project traffic).

Per House Bill 7207 (HB 7207), signalization and geometric improvements were assumed in the future background scenario which allow the transportation network to operate with an acceptable v/c ratio prior to the subject project being developed. These HB 7207 improvements and the future lane group v/c ratios for the study area intersections are summarized in Table 4.

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

APPROVAL

Table 4: 2025 Future Background P.M. Peak Hour Intersection Condtions

Intersection	Stop Control	2025 Background Traffic Conditions												2025 Background Traffic Conditions with HB 7207 Improvements												HB 7207 Improvement
		Lane Group v/c												Lane Group v/c												
		Eastbound			Westbound			Northbound			Southbound			Eastbound			Westbound			Northbound			Southbound			
		L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	
Moccasin Wallow Road & Buffalo Road	TWSC	0.01			0.18			0.69	0.39			0.04		0.04	0.90	0.39	0.39	0.44		0.21	0.01			0.01		Signalize
Moccasin Wallow Road & I-75 Northbound Ramps	TWSC	0.06						0.43		**2.60**				0.06	0.23			0.22		0.48		0.87				Add two northbound right turn lanes for a total of 3
Moccasin Wallow Road & I-75 Southbound Ramps	TWSC				0.43						**6.28**		0.11		0.20		0.90	0.17					0.82		0.07	Signalize
Moccasin Wallow Road & Ellenton-Gillette Road	TWSC	0.01			0.15			**1.02**			0.31			0.01			0.15			0.55	0.46		0.31			Add exclusive northbound left turn lane
69th Street & US 41	Signalized	0.27	0.19		0.83	0.18		0.47	0.84	0.28	0.83	0.52	0.04	0.27	0.19		0.83	0.18		0.47	0.84	0.28	0.83	0.52	0.04	--
69th Street & Ellenton-Gillette Road	Signalized	0.72			0.56	0.31		**1.07**			0.97			0.87			0.63	0.32		0.86			0.85			Optimize signal cycle length and splits
69th Street & Buffalo Road	TWSC	0.11									**1.61**			0.28	0.76			0.52					0.49			Signalize
Ellenton-Gillette Road & Palm View Road	TWSC	0.62			0.10			0.02			0.02			0.61			0.10			0.02			0.02			--
US 41 & Palm View Road	TWSC	**1.48**		0.01	**34.56**		0.04	0.02			0.06			0.19		0.01	0.49		0.01	0.03	0.61	0.07	0.13	0.44	0.01	Signalize
US 41 & Canal Road	TWSC	0.01			0.15			**1.38**			0.59			0.03	0.81		0.44	0.57		0.08			0.02			Signalize
Ellenton-Gillette Road & Mendoza Road	TWSC	0.31			**2.09**			0.01			0.32			0.04			0.83			0.53			0.86			Signalize
69th Street & Erie Road	TWSC	0.24									**1.39**		0.48	0.74	0.09			0.09	0.14				0.46		0.31	Signalize
US 301 & Erie Road (Ellenton)	Signalized	0.88	0.56	0.77	0.13	0.44	0.15	0.53	0.82		**1.41**	0.40	0.06	0.87	0.62	0.37	0.15	0.52	0.05	0.52	0.79		0.91	0.28	0.01	Optimize signal cycle length and splits
69th Street & Middle Project Access	TWSC	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
69th Street & East Project Access	TWSC	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Buffalo Road & Street B	TWSC	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Buffalo Road & Street J	TWSC	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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

Note:

TWSC = Two Way Stop Control

In addition to the intersection analysis, a roadway analysis was undertaken on the previously identified study roadway segments. The analysis procedures for this evaluation were similar to those used to evaluate existing traffic conditions. House Bill 7207 improvements based on the intersection analysis were assumed for the roadway conditions analysis.

The results of the future background roadway analysis are summarized in Table 5 and indicate that the majority of study roadway segments (seven of the ten) are expected to operate at an acceptable LOS for future background traffic conditions (without project traffic) during the future 2025 p.m. peak hour.

APPROVAL

TABLE 5: 2025 Future Background PM Peak Hour Roadway Conditions

			2025 BACKGROUND ROADWAY CHARACTERISTICS											
ROADWAY	FROM	TO	LANEAGE	LOS STANDARD	LOS STANDARD SERVICE VOLUME		EXISTING VOLUME		VESTED TRIPS [1]		2025 BACKGROUND VOLUME		ROADWAY LOS	
					NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
69th Street East	US 41	Ellenton-Gillette Road	2LU	D	634	648	536	281	224	118	760	399	F/B [2]	B
	Ellenton-Gillette Road	I-75	2LU	D	832	648	614	275	193	86	807	361	D	B
	I-75	Erie Road/CR 75	2LU	D	832	680	516	233	491	222	1,007	455	F/A [2]	B
Erie Road	Erie Road/CR 10	US 301 (Ellenton)	2LU	D	680	832	333	392	392	462	725	854	F/B [2]	F/C [2]
Buffalo Road	69th Street East	Moccasin Wallow Road	2LU	D	765	675	126	152	36	44	162	196	B	B
Moccasin Wallow Road	I-75	Buffalo Road	4LD	D	1,890	1,493	414	299	1,311	946	1,725	1,245	B	B
Ellenton-Gillette Road	Moccasin Wallow Road	69th Street East	2LU	D	518	634	120	125	222	231	342	356	B	B
	69th Street East	Mendoza Road	2LU	D	634	518	317	273	308	265	625	538	D	F/A [2]
Palm View Road	US 41	Ellenton-Gillette Road	2LU	D	634	680	125	68	1	0	126	68	B	B
US 41	Canal Road	US 19	4LD	D	2,100	1,659	1,262	906	331	238	1,593	1,144	B	B

Source: FDOT's 2013 Quality/LOS Handbook
1. Vested trips were calculated using 100% of reserved trips from the Manatee County Planning Department Concurrency Reservations Project Transportation Links Sheet multiplied the existing distributional split
2. Improved LOS based on detailed arterial analysis using *Synchro* software

FUTURE TOTAL TRAFFIC CONDITIONS

Future traffic conditions were evaluated for the 2025 buildout year of the development during the p.m. peak hour. For this analysis, total traffic estimates (background plus project), existing lane geometry and traffic controls were considered, along with the HB 7207 improvements determined from the 2025 Background Traffic Conditions analysis. A determination of the impact of the project traffic on the roadway network was made, including lane group v/c conditions for the intersections and LOS for the roadway segments within the study area.

Using the total traffic volumes shown in Appendix J, an intersection analysis was conducted at the study intersections. The analysis procedures used in this evaluation were similar to those used to evaluate existing and future background traffic conditions.

The results of this analysis are summarized in Table 6 and indicate that twelve (12) of the seventeen (17) study intersections, assuming the HB 7207 geometric improvements discussed in the previous section, are expected to operate with lane groups having v/c ratios less than 1.0 with project traffic during the future 2025 p.m. peak hour.

To address the intersections which are anticipated to have lane groups with v/c ratios greater than 1.0, the following improvements are needed:

- At the intersection of 69th Street & Ellenton-Gillette Road, construct an exclusive eastbound left turn lane, westbound left turn lane, northbound right turn lane, and southbound left turn lane;
- At the intersection of 69th Street & Buffalo Road, construct an exclusive eastbound right turn lane and westbound left turn lane; and
- At the intersection of Ellenton-Gillette & Palm View Road, signalize when warranted.

APPROVAL

Worksheets documenting the intersection analysis for the future total and future total with needed project improvements are provided in Appendix J and Appendix K, respectively.

APPROVAL

Table 6: 2025 Future Total P.M. Peak Hour Intersection Condtions

Intersection	Stop Control	2025 Total Traffic Conditions												2025 Total Traffic Conditions with Mitigation												Project Traffic Mitigation
		Lane Group v/c												Lane Group v/c												
		Eastbound			Westbound			Northbound			Southbound			Eastbound			Westbound			Northbound			Southbound			
		L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R	
Moccasin Wallow Road & Buffalo Road	Signalized	0.03	0.94	0.95	0.42	0.46		0.91	0.04		0.08			0.03	0.94	0.95	0.42	0.46		0.91	0.04		0.08			--
Moccasin Wallow Road & I-75 Northbound Ramps	TWSC	0.06	0.25			0.23		0.58		0.95				0.06	0.25			0.23		0.58		0.95				--
Moccasin Wallow Road & I-75 Southbound Ramps	Signalized		0.20		0.97	0.17					0.94		0.07		0.20		0.97	0.17					0.94		0.07	--
Moccasin Wallow Road & Ellenton-Gillette Road	TWSC	0.01			0.15			0.50	0.76		0.39			0.01			0.15			0.50	0.76		0.39			--
69th Street & US 41	Signalized	0.35	0.19		0.84	0.23		0.48	0.87	0.28	1.07	0.52	0.04	0.40	0.21		0.93	0.26		0.57	0.87	0.27	0.94	0.48	0.04	Optimize signal cycle length and splits
69th Street & Ellenton-Gillette Road	Signalized	1.08			3.03	0.54		1.09			1.35			0.12	0.93		0.96	0.38		0.96		0.69	0.86	0.66		Optimize Cycle Length and Splits, Add exclusive EBL, WBL, NBR, SBL lanes (1 each)
69th Street & Buffalo Road	Signalized	0.91	1.18		1.84			0.33	0.19		0.85			0.57	0.99	0.17	0.76	0.76		0.42	0.13		0.95			Add exclusive EBR and WBL lanes (1 each)
Ellenton-Gillette Road & Palm View Road	TWSC	2.18			0.14			0.02			0.02			0.49			0.04			0.65			0.67			Signalize when warranted
US 41 & Palm View Road	Signalized	0.17		0.01	0.62		0.01	0.03	0.69	0.15	0.18	0.50	0.01	0.49		0.01	0.62		0.01	0.03	0.69	0.15	0.18	0.50	0.01	--
US 41 & Canal Road	Signalized	0.03	0.85		0.46	0.60		0.10			0.02			0.03	0.85	0.00	0.46	0.60	0.00	0.10			0.02			--
Ellenton-Gillette Road & Mendoza Road	Signalized	0.11			0.92			0.56			0.91			0.11			0.92			0.56			0.91			--
69th Street & Erie Road	Signalized	0.71	0.08			0.08	0.43				0.60		0.88	0.72	0.07			0.07	0.41				0.58		0.85	--
US 301 & Erie Road (Ellenton)	Signalized	0.91	0.64	0.88	0.15	0.54	0.20	0.60	0.87		0.93	0.27	0.05	0.91	0.64	0.88	0.15	0.54	0.20	0.60	0.87		0.93	0.27	0.05	--
69th Street & Middle Project Access	TWSC				0.07			2.08		0.15							0.07			2.08		0.15				--
69th Street & East Project Access	TWSC				0.15			3.79		0.26							0.15			3.79		0.26				--
Buffalo Road & Street B	TWSC						0.13				0.12								0.13				0.12			--
Buffalo Road & Street J	TWSC																									

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

Note:

TWSC = Two Way Stop Control

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

The results of the roadway analysis are summarized in Table 7 and indicate that the all of study roadway segments are expected to operate at an acceptable LOS with project traffic during the future 2025 p.m. peak hour.

APPROVAL

TABLE 7: 2025 Future Total P.M. Peak Hour Roadway Conditions

			2025 BACKGROUND ROADWAY CHARACTERISTICS											
ROADWAY	FROM	TO	LANEAGE	LOS STANDARD	LOS STANDARD SERVICE VOLUME		2025 BACKGROUND VOLUME		PROJECT TRAFFIC		2025 TOTAL VOLUME		ROADWAY LOS	
					NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
69th Street East	US 41	Ellenton-Gillette Road	2LU	D	634	648	760	399	117	80	877	479	F/C [2]	B
	Ellenton-Gillette Road	I-75	2LU	D	832	648	807	361	437	275	1,244	636	F/A [2]	D
	I-75	Buffalo Road/West Project Access	2LU	D	832	680	1,007	455	477	351	1,484	806	F/A [2]	F/A [2]
	Buffalo Road/West Project Access	Middle Project Access	2LU	D	832	680	1,007	455	367	283	1,374	738	F/A [2]	F/A [2]
	Middle Project Access	Erie Road/CR 75	2LU	D	832	680	1,008	455	299	247	1,307	702	F/A [2]	F/A [2]
Erie Road	Erie Road/CR 10	US 301 (Ellenton)	2LU	D	680	832	725	854	38	27	763	881	F/B [2]	F/D [2]
Buffalo Road	69th Street East	Moccasin Wallow Road	2LU	D	765	675	162	196	95	137	257	333	B	B
Moccasin Wallow Road	I-75	Buffalo Road	4LD	D	1,890	1,493	1,725	1,245	124	86	1,849	1,331	D	B
Ellenton-Gillette Road	Moccasin Wallow Road	69th Street East	2LU	D	518	634	342	356	34	48	376	404	B	B
	69th Street East	Mendoza Road	2LU	D	634	518	625	538	134	93	759	631	F/B [2]	F/B [2]
Palm View Road	US 41	Ellenton-Gillette Road	2LU	D	634	680	126	68	134	93	260	161	B	B
US 41	Canal Road	US 19	4LD	D	2,100	1,659	1,593	1,144	110	76	1,703	1,220	B	B

Source: FDOT's 2013 Quality/LOS Handbook
1. Vested trips were calculated using 100% of reserved trips from the Manatee County Planning Department Concurrency Reservations Project Transportation Links Sheet multiplied the existing distributional split
2. Improved LOS based on detailed arterial analysis

TURN LANE WARRANT EVALUATION

As required by Manatee County staff, evaluations of the three proposed project access points were performed to determine if turn lanes are anticipated to be needed according to the National Cooperative Highway Research Program (NCHRP) publications 279 and 745.

According to NCHRP publication 279, all three of the two project access points along 69th Street East are anticipated to require exclusive right turn lanes for ingress to the project site.

According to Table 3 of NCHRP publication 745 for urban and suburban arterials such as 69th Street East, for the three project access points, left turn lanes are anticipated to be warranted. Additionally, for the project access point located at Buffalo Road/60th Avenue East & Street B, a southbound left turn lane is anticipated to be warranted.

The turn lane length calculations, which were performed according to the Florida Department of Transportation (FDOT) guidelines, are contained in Appendix L.

APPROVAL

CONCLUSION

The proposed Pennington Park development site is located on the south side of 69th Street East and east of Interstate 75 in Manatee County, Florida. The proposed development is expected to consist of one phase, with the following land uses:

- 807 Single Family Dwelling Units
- 300 Multi-Family Dwelling Units
- 100,000 Square Feet of Commercial

The development will have a buildout date of 2025. Access to the Pennington Park development will be provided via three access points along 69th Street (Erie Road). The western access point (west of the commercial parcel) will align with Buffalo Road to the north and a future Manatee County collector road to the south. The middle access point will provide direct access to the commercial parcel, and the east access point (east of the commercial parcel) will be the main access point to the residential development. Cross access from the east and west access points will be provided to the commercial parcel.

Based upon the results of the analyses conducted for the 2025 p.m. peak-hour conditions, the existing roadway network, with the assumed HB 7207 geometric improvements, is expected to be adequate to accommodate traffic generated by the proposed Pennington Park development and background traffic, with the following needed improvements:

- At the intersection of 69th Street & Ellenton-Gillette Road, construct an exclusive eastbound left turn lane, westbound left turn lane, northbound right turn lane, and southbound left turn lane;
- At the intersection of 69th Street & Buffalo Road, construct an exclusive eastbound right turn lane and westbound left turn lane; and
- At the intersection of Ellenton-Gillette & Palm View Road, signalize when warranted.

APPROVAL

A proportionate share analysis will be completed to determine the proportionate share cost for the development for the needed improvements once the improvements have been agreed upon by Manatee County.

APPROVAL

PRELIMINARY SITE PLAN for

TREVESTA

A RESIDENTIAL SUBDIVISION

MANATEE COUNTY, FLORIDA
PID: 718000209, 718000509, 717600109, 717300159,
662301009, & 718001009

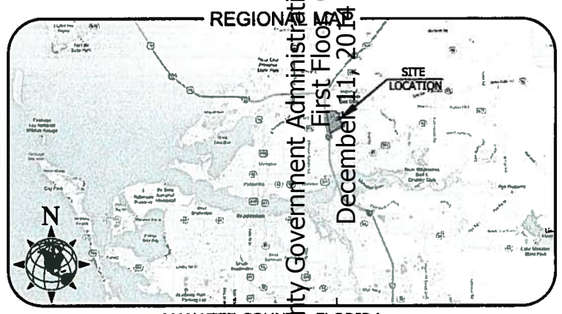
A DEVELOPMENT BY

Kolter Land Partners
8875 Hidden River Parkway, Suite 150
Tampa, FL 33637
813-615-1244

Received
NOV 26 2014
ZONING

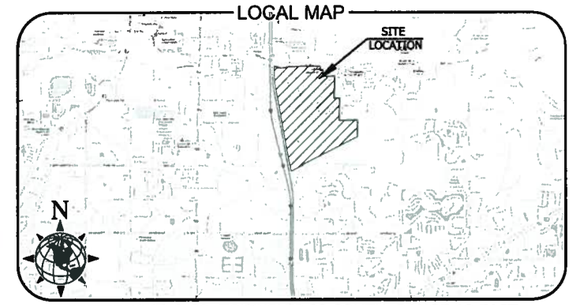
Manatee County Government Administrative Center
First Floor Chambers
December 11, 2014 9:00 a.m.

REGIONAL MAP



MANATEE COUNTY, FLORIDA

LOCAL MAP



SECTIONS 28 & 33, TOWNSHIP 33 SOUTH, RANGE 18 EAST
& SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

INDEX OF SHEETS

SHEET	TITLE
01	COVER
02	EXISTING CONDITIONS
03	AERIAL SITE MAP
04	MASTER SITE PLAN
05	MASTER DRAINAGE PLAN
05B	EXISTING DRAINAGE MAP
06	MASTER UTILITY PLAN
07-16	PRELIMINARY SITE PLAN
17	SITE DETAILS
18	CLEARING PLAN
19	LANDSCAPING PLAN

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
2004 53RD AVENUE EAST
BRADENTON, FL 34203
941-228-4729
morrisengineering.net

SURVEYOR:
DAVID A. WILLIAMS, P.S.M., R.P.L.S.
GEOPOINT SURVEYING INC.
1403 E. 9TH. AVENUE
TAMPA, FL 33605-5021
813-248-8888
geopointsurvey.com

SURVEYOR:
LEO MILLS & ASSOCIATES
620 8TH AVENUE WEST
PALMETTO, FL 34221
leomillsandassociates.com

OWNER:
KOLTER LAND PARTNERS
8875 HIDDEN RIVER PARKWAY, SUITE 150
TAMPA, FL 33637
813-615-1244
kolterland.com

PREPARED BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

APPROVAL TYPE: PRELIMINARY SITE PLAN PROJECT NAME: **TREVESTA**

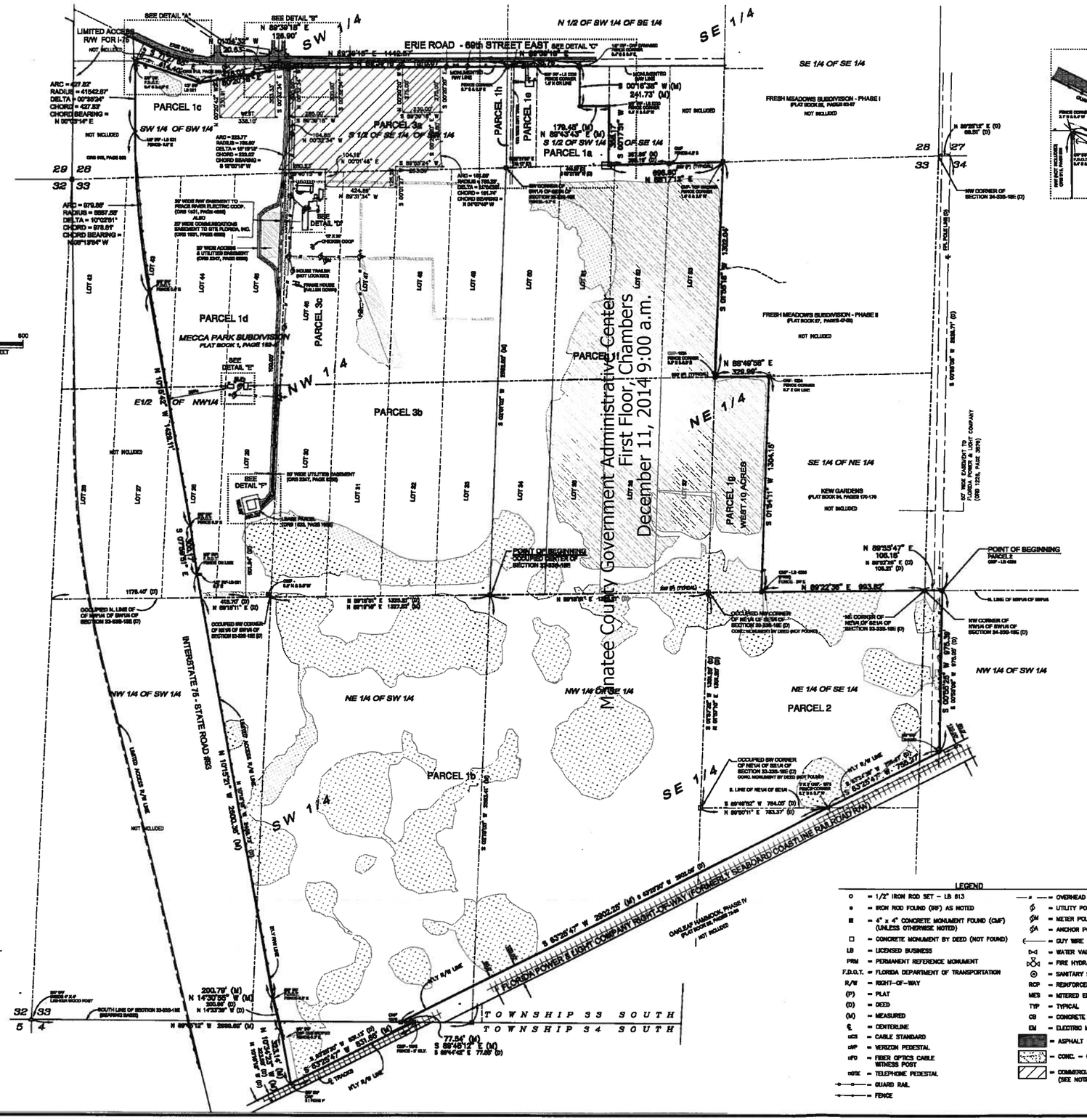
APPROVED: _____ DATE _____ FILE NUMBER

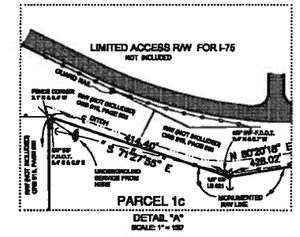
Project Planner (BADS) _____
Project Engineer _____
Concurrency _____
Environmental Planning _____
Environmental Health _____
Fire District _____
Owner/Agent _____

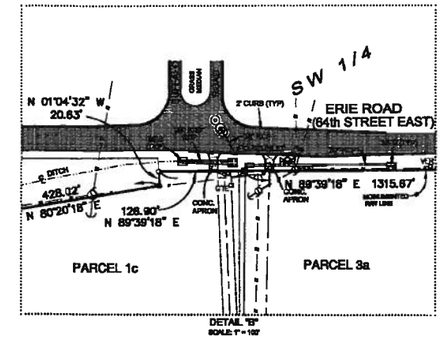
REVISIONS

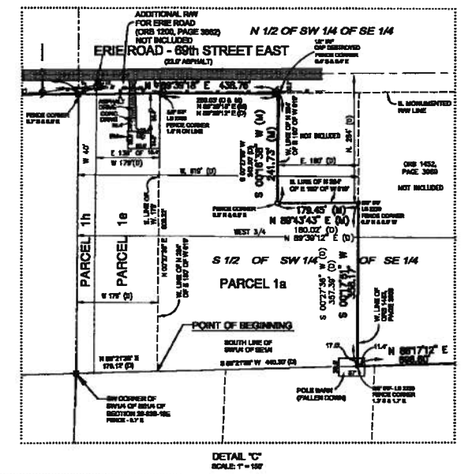
NO.	DATE	DESCRIPTION	BY
01	08/21/14	PSP REVISIONS PER COUNTY REVIEW	IS
02	10/07/14	PSP REVISIONS PER COUNTY REVIEW	IS
03	10/21/14	PSP REVISIONS PER COUNTY REVIEW	IS

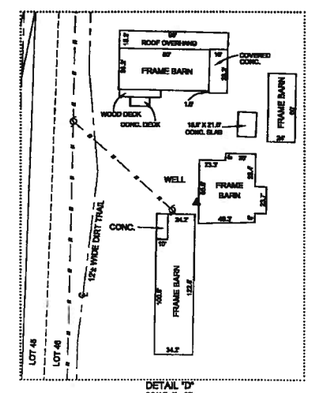
MATTHEW J. MORRIS
FL LICENSE NO. 68434

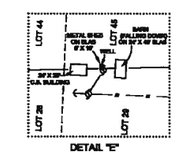


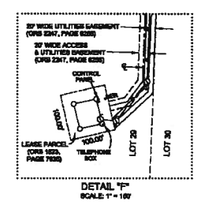












LEGEND

- o = 1/2" IRON ROD SET – LB 813
- ● = IRON ROD FOUND (IRF) AS NOTED
- ■ = 4" x 4" CONCRETE MONUMENT FOUND (CMF) (UNLESS OTHERWISE NOTED)
- □ = CONCRETE MONUMENT BY DEED (NOT FOUND)
- LB = LICENSED BUSINESS
- PRM = PERMANENT REFERENCE MONUMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W = RIGHT-OF-WAY
- (P) = PLAT
- (D) = DEED
- (M) = MEASURED
- ℄ = CENTERLINE
- ▭CS = CABLE STANDARD
- ▭VP = VERIZON PEDESTAL
- ▭FO = FIBER OPTICS CABLE WITNESS POST
- ▭TK = TELEPHONE PEDESTAL
- = GUARD RAIL
- = FENCE
- = OVERHEAD UTILITY LINES
- = UTILITY POLE
- = METER POLE
- = ANCHOR POLE
- = GUY WIRE
- = WATER VALVE
- = FIRE HYDRANT
- = SANITARY SEWER
- RCP = REINFORCED CONCRETE PIPE
- MES = MITERED END SECTION
- TYP = TYPICAL
- CB = CONCRETE BLOCK
- EM = ELECTRIC METER
- = ASPHALT
- = CONC. – CONCRETE
- = COMMERCIAL PROPERTY (SEE NOTE #12)

SHEET 2 OF 2 SHEETS
(SEE SHEET 1 FOR DESCRIPTION, NOTES & VICINITY MAP FOR THIS BOUNDARY SURVEY)

BOUNDARY SURVEY

LYING IN SECTIONS 28 & 33, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

FOR: KOLTER ACQUISITIONS, LLC

Leo Mills & Associates, Inc.
LICENSED BUSINESS NO. 813 • SURVEYING • LAND PLANNING
620 8th AVENUE WEST, PALMETTO, FL 34221 PHONE: (941)722-9480 FAX: (941)723-9840
52 NORTH POLK AVENUE, ARCADIA, FL 34266 PHONE: (863)993-4141 FAX: (863)993-2946

JOB NO.	C 5752	REVISION	DATE	INT.
DRAWN BY: GHO	CHECKED BY: LMJr			
FILE:	C5752.DWG GHO			
CODE FILE:	C5752.CDG GHO			
SCALE:	1" = 300' (SEE GRAPHIC SCALE)			

Dr. 29 # 1898

SCALE 1"=300'
SEC - TSP - RNG. (MAT-33-18E & 4-34-18)
SHEET 2 OF 19

BOUNDARY SURVEY
TREVESTA
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED
06/23/14	PP	BNDY	IS	MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
-	-	-	-

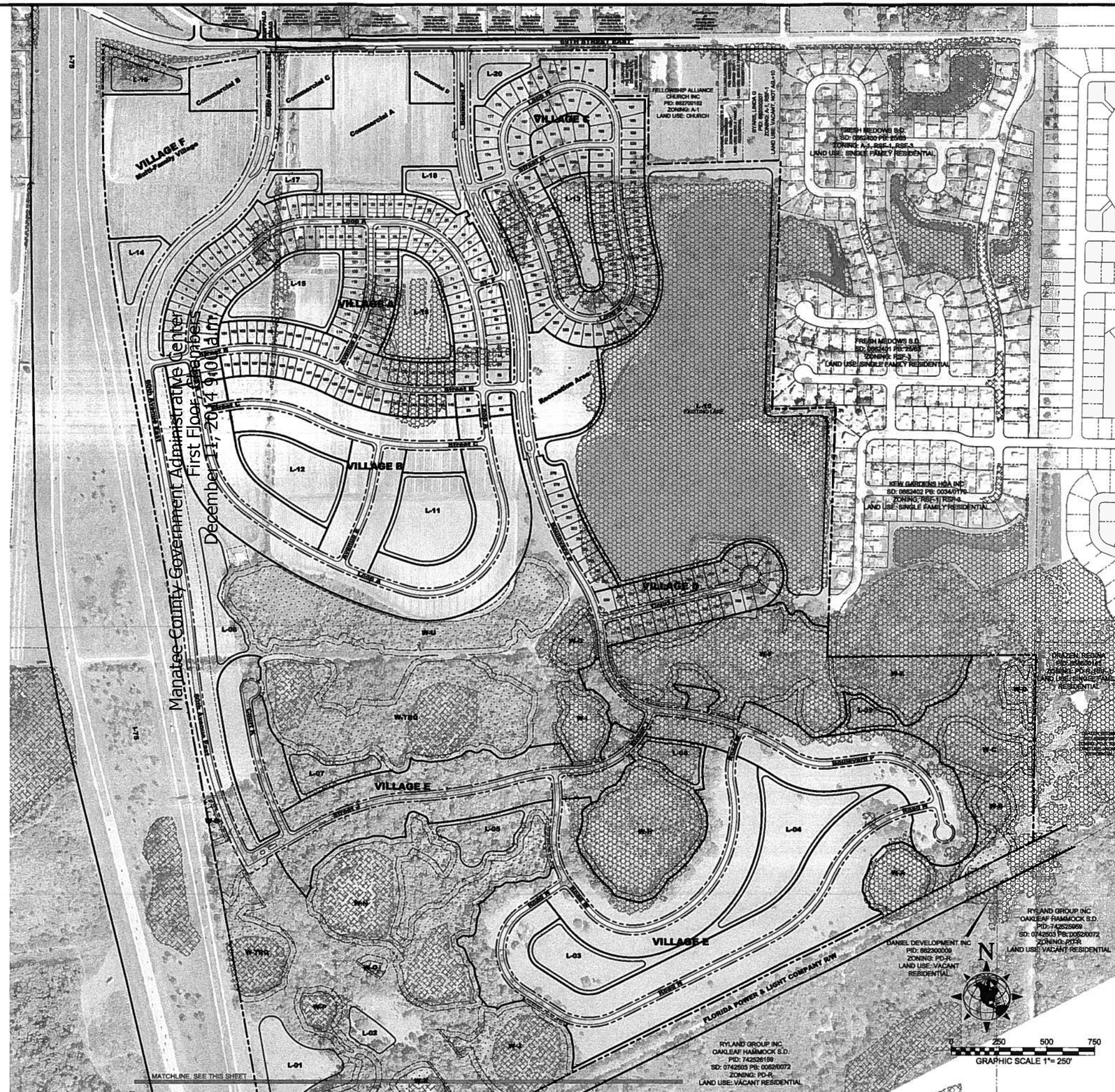
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 CA-27789 941.444.4444 www.morrisengineering.net

SITE DATA

1. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 718000209, 718000509, 717600109, 717300159, 662301009, & 718001009
2. PROPERTY ADDRESS: SECTIONS 28,& 33 TOWNSHIP 33 SOUTH, RANGE 18 EAST & SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA
3. EXISTING ZONING: A-1 = 291.0ac, PD-R = 140.4ac, & RSF-1 = 9.9AC
4. EXISTING LAND USE: UF-3
5. FUTURE LAND USE:
6. FLOOD ZONE: THE SUBJECT LAND LIES IN THE 100YR FLOOD ZONES "C", "X", "A", &"AE" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBERS: FM12081C0159E, FM12081C0167E, FM12081C0178E, FM12081C0190E (DFIRM INDEX DATED 03/17/14), SUBJECT TO VERIFICATION.
7. PROJECT AREA: 441.3acs
8. PROPOSED ZONING: PDMU

LEGEND

- EXISTING PROPERTY BOUNDARY
- 100YR FEMA FLOOD ZONE A
- 100YR FEMA FLOOD ZONE AE
- W-FE, EXISTING WETLAND



Manatee County Government Administrative Center
First Floor - Commissioners
December 11, 2014 9:00 a.m.

AERIAL SITE MAP
TREVESTA
MANATEE COUNTY, FLORIDA

SCALE 1"=250'
SEC.-TSP.-RNG. 28&33-33S-18E & 4-34S-18E
SHEET 3 OF 19

DATE 06/23/14
PROJECT PP
DRAWING AER
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
-	-	-	-

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.:27785 P: 941.922.4924 www.morrisengineering.net

SITE DATA

1. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 718000209, 718000509, 717600109, 717300159, 862301009, & 718001009
2. PROPERTY ADDRESS: SECTION 28,33,& 34, TOWNSHIP 33 SOUTH, RANGE 18 EAST & SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA
3. EXISTING ZONING: A-1 = 291.0ac, PD-R = 140.4ac, & RSF-1 = 9.9AC
4. EXISTING LAND USE: VACANT/AGRICULTURE
5. FUTURE LAND USE: UF-3
6. FLOOD ZONE: THE SUBJECT LAND LIES IN THE 100YR FLOOD ZONES "C", "X", "A", &"AE" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBERS: FM12081C0159E, FM12081C0167E, FM12081C0178E, FM12081C0190E (DFIRM INDEX DATED 03/17/14). SUBJECT TO VERIFICATION.
7. PROJECT AREA: 441.3acc
8. PROPOSED ZONING: PDMU
9. PROPOSED LAND USE: MIXED USE DEVELOPMENT
10. MAXIMUM BUILDING HEIGHT: 35'
11. INTERNAL ROADWAYS BEHIND PROPOSED GATES ARE TO BE PRIVATELY OWNED & MAINTAINED. ALL OTHER INTERNAL ROADWAYS ARE TO BE PUBLICLY OWNED & MAINTAINED BY MANATEE COUNTY.
12. CONSTRUCTION SCHEDULE: MARCH 2015 TO MARCH 2020
13. CONSTRUCTION OF ANY SWIMMING POOL PROPOSED FOR THE AMENITY CENTER SHALL COMPLY WITH LDC SECTION 703.2.24.2.
14. COMMERCIAL & RECREATIONAL USES WILL MEET MINIMUM REQUIRED PARKING STANDARDS OF LDC SECTION 710 AT THE TIME OF FINAL SITE PLAN PERMITTING.
15. PROJECT SIGNAGE SHALL COMPLY WITH BOTH THE LDC SECTION 724 - SIGNS AND LDC SECTION 737 - ENTRANCEWAY FOR ANY PROPOSED SIGNAGE.
16. ALLOWABLE COMMERCIAL USES: RETAIL SALES - NEIGHBORHOOD CONVENIENCE, RETAIL SALES - NEIGHBORHOOD GENERAL, GROCERY STORE - SUPER MARKET, OFFICE - GENERAL, MEDICAL OFFICE, EATING ESTABLISHMENT - DRIVE-THRU, EATING ESTABLISHMENT - SIT DOWN, CONVENIENCE STORES, CONVENIENCE STORE - GAS PUMPS, CAR WASH, BANK/DRIVE-THROUGH, BUSINESS SERVICES, HEALTH SERVICES, PROFESSIONAL OFFICE, MEDICAL CLINIC - DENTAL & GENERAL MEDICAL, VETERINARY CLINIC, LABORATORIES, MISCELLANEOUS SERVICES: BEAUTY SOLON - BARBER SHOP, DRUG STORE WITH DRIVE THROUGH, DRY CLEANERS, LIQUOR SALES
17. RB = ROADWAY BUFFER, LSB = LANDSCAPE BUFFER
18. NOISE ABATEMENT FOR THE MULTI-FAMILY PARCEL WILL BE PROVIDED VIA STRUCTURAL IMPROVEMENTS TO EACH BUILDING, PURSUANT TO RECOMMENDATIONS IN THE JULY 15, 2014 NOISE STUDY REPORT BY SOUTHERN ENVIRONMENTAL SCIENCES, INC.

TRAFFIC DESIGN

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.
TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

RESIDENTIAL DWELLING UNITS

TYPE	PHASE 1			PHASE 2	PHASE 3	PHASE 4	TOTAL
	VILLAGE A	VILLAGE C	VILLAGE D	VILLAGE B*	VILLAGE E*	VILLAGE F	
SFD LOTS - 40'x120'	47						47
SFD LOTS - 50'x120'	124	74					198
SFD LOTS - 60'x120'	1	31	40				72
SINGLE FAMILY DETACHED				486			486
MULTI-FAMILY UNITS						300	300
TOTAL UNITS	**172**	**105**	**40**	**486**		**300**	**1103**
AREA (AC)	24.87	18.28	7.68	24.87	53.68	11.30	**140.68**

*VILLAGE B AND VILLAGE E ARE TO BE A MIX OF SINGLE FAMILY DETACHED LOTS OF VARYING SIZES, WITH THE SMALLEST LOT BEING 40'X120', WITH A MAXIMUM OF 486 UNITS BETWEEN BOTH VILLAGES. THE MAXIMUM TOTAL DWELLING UNITS CONTAINED WITHIN THE PROJECT WILL NOT EXCEED 1103 UNITS.

-UP TO 40 LOTS THAT HAVE A MINIMUM DEPTH OF 100'

OTHER USE

PARCEL	SF (MAX)	PARCEL AREA (AC)
COMMERCIAL A	80,000	10.98
COMMERCIAL B	20,000	2.09
COMMERCIAL C	19,636	1.96
COMMERCIAL D	14,727	1.47
RECREATION CENTER		3.99

-THE TOTAL SQUARE FOOTAGE OF COMMERCIAL USES WITHIN THE DEVELOPMENT WILL NOT EXCEED 100,000 SQUARE FEET.
-MAXIMUM SQUARE FOOTAGE PER PARCEL BASED ON FAR OF 0.23.

LAND USE AREAS

LAND USE	AREA (AC)	% OF TOTAL
TOTAL SFD LOTS	129.39	29%
MULTI-FAMILY VILLAGE	11.30	3%
RECREATION AREA	3.99	1%
COMMERCIAL	16.50	4%
ROW	36.28	8%
ROW COUNTY*	9.15	2%
EASEMENTS	0.68	0.2%
LAKES	77.64	18%
WETLANDS - EXISTING	75.52	17%
WETLANDS - IMPACTS	7.92	2%
WETLANDS - REMAINING	67.60	15%
WETLAND BUFFERS	23.52	5%
NATIVE UPLAND PRESERVE	17.13	4%
OTHER OPEN SPACE	48.10	11%
TOTAL	**441.28**	**100%**

*FUTURE BUFFALO RD. ROW & ALL ROW SETBACKS ARE NOT INCLUDED AS CO. ROW IN THE AREA CALCULATION

DENSITIES

RESIDENTIAL UNITS	1103
GROSS AREA (AC)	441.3
NET AREA (AC)	333.0
GROSS DEN. (UNIT/AC)	2.50
NET DENSITY (UNIT/AC)	3.31

NET AREA IS TOTAL AREA LESS WETLANDS, WETLAND BUFFERS, & NATIVE UPLAND PRESERVE AREAS

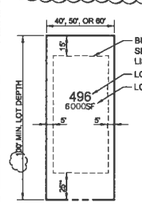
OPEN SPACE

LAND USE	AREA (AC)	%OF TOTAL	% OF OPEN SPACE
LAKES	77.64	18%	33%
WETLANDS - REMAINING	67.60	15%	29%
WETLAND BUFFERS	23.52	5%	10%
NATIVE UPLAND PRESERVE	17.13	4%	7%
OTHER OPEN SPACE	48.10	11%	21%
TOTAL	**233.99**	**53%**	**100%**

OTHER SURFACE WATERS

LAND USE	AREA (AC)
EXISTING	56.05
IMPACTS	55.44
REMAINING	0.62

OTHER SURFACE WATERS ARE INCLUDED IN THE LAND USE & OPEN SPACE CHARTS AS LAKES, NATIVE UPLAND PRESREVES, WETLAND BUFFERS, & OTHER OPEN SPACE



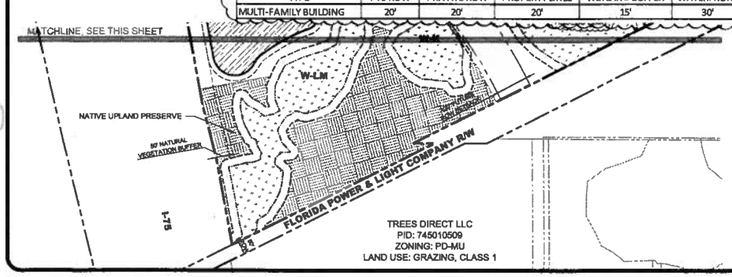
LOT SETBACKS

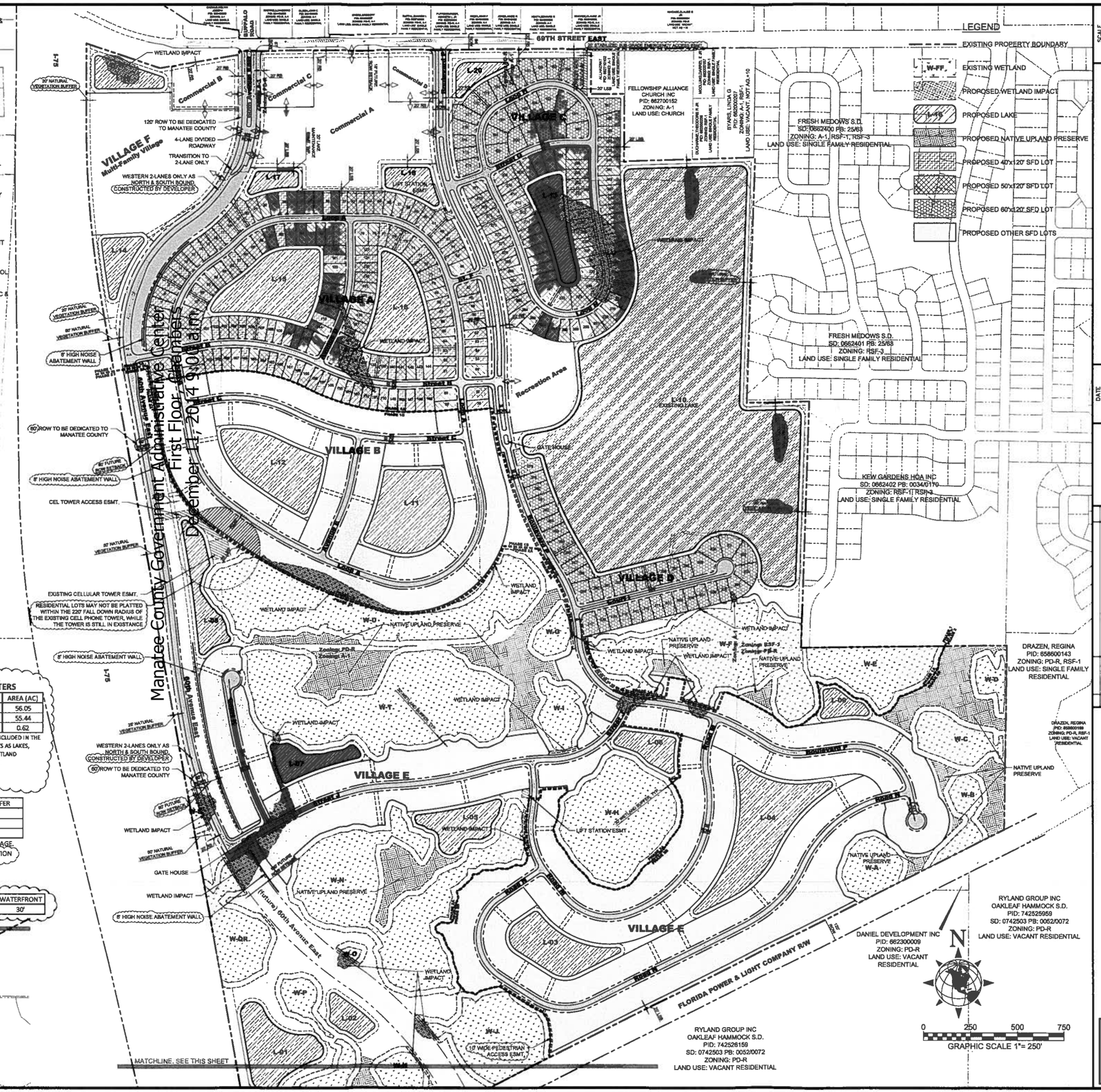
TYPE	FRONT	SIDE	REAR	WETLAND BUFFER
MIN. HOME SETBACK	*25'	5'	15'	15'
MIN. ACCESSORY SETBACK**	*25'	5'	5'	5'
COMMERCIAL BLDG. SETBACK	20'	20'	20'	20'

*FRONT SETBACK SHALL BE 25-FEET WITH FRONT LOADED GARAGE OR 20-FEET WITH SIDE LOADED GARAGE.
**A 15 FOOT SETBACK FROM WETLAND BUFFERS IS REQUIRED PER LDC SECTION 702.6.10, THE LDC SECTION ALLOWS FOR ENCROACHMENTS THAT ARE ALLOWED WITHIN OTHER REQUIRED YARDS

MULTI-FAMILY BUILDING SETBACKS

TYPE	I-75 ROW	PRIVATE ROW	PROPERTY LINES	WETLAND BUFFER	WATERFRONT
MULTI-FAMILY BUILDING	20'	20'	20'	15'	30'





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

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WETLAND
- PROPOSED WETLAND IMPACT
- PROPOSED LAKE
- PROPOSED NATIVE UPLAND PRESERVE
- PROPOSED 40'x120' SFD LOT
- PROPOSED 50'x120' SFD LOT
- PROPOSED 60'x120' SFD LOT
- PROPOSED OTHER SFD LOTS

SCALE 1"=250'
SEC-TSP-RNG. S-33S-18E
SHEET 4 OF 19

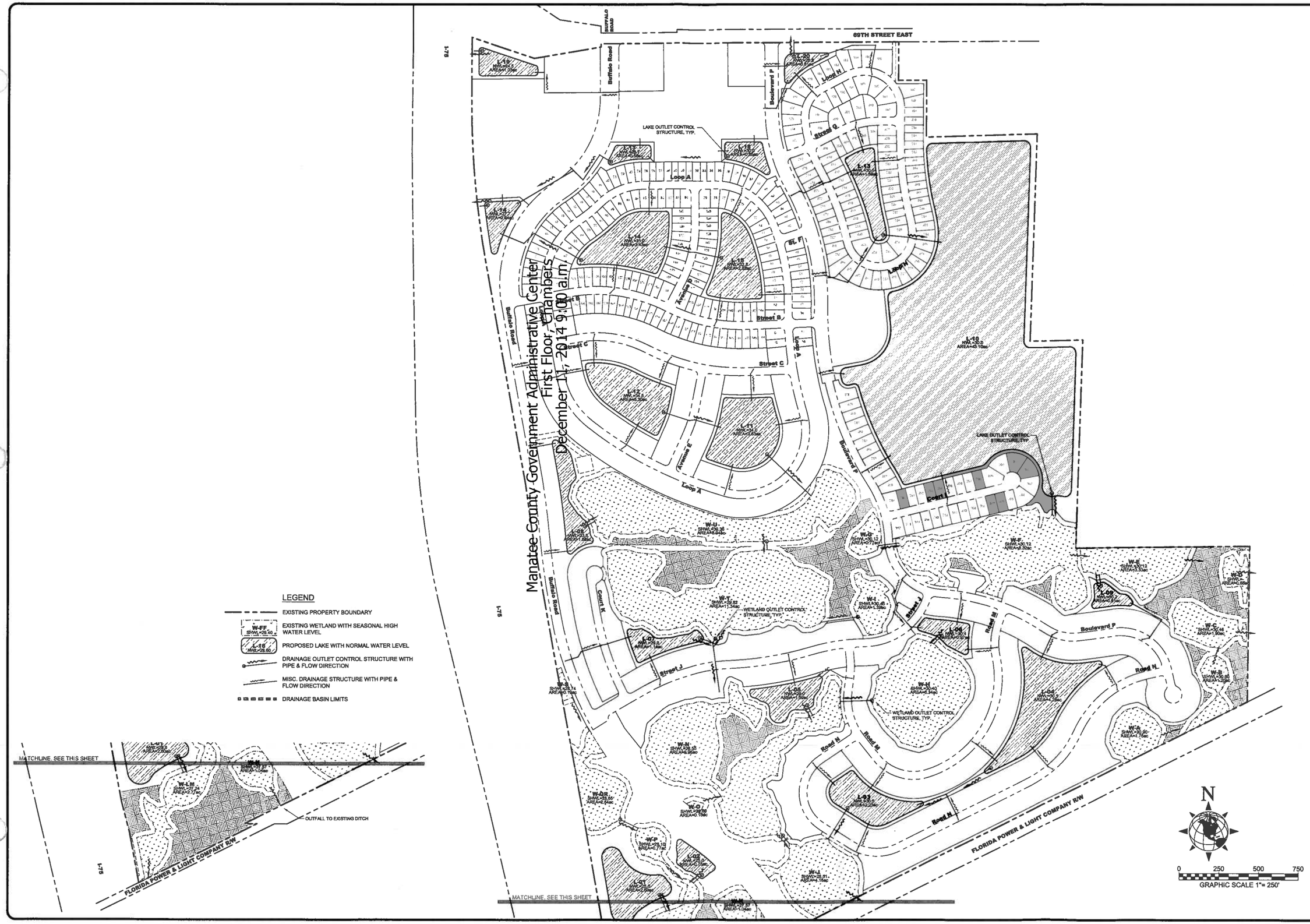
MASTER SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

DATE 06/23/14 | PROJECT PP | DRAWING MSP | DRAWN IS | CHECKED MJM

MATTHEW J. MORRIS FL LICENSE NO. 65434

NO.	DATE	REVISION DESCRIPTION	BY
01	06/27/14	PSP REVISION PER COUNTY REVIEW	IS
02	08/27/14	PSP REVISION PER COUNTY REVIEW	IS
03	09/29/14	PSP REVISION PER COUNTY REVIEW	IS
04	10/27/14	PSP REVISION PER COUNTY REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 CA-28788 941.444.4944 www.morrisengineering.net



SCALE 1"=250'

SEC.--TSP.--RNG. 2013--33--26 & 4--35--18

SHEET 5 OF 19

MASTER DRAINAGE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

DATE 06/23/14
PROJECT PP
DRAWING MDR
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	08/21/14	PSP REVISION PER COUNTY REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.#27181 941.444.4444 www.morrisengineering.net

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING LAKE
- W-FF, EXISTING WETLAND

EXISTING DRAINAGE NOTE

1. THE EXISTING WETLAND DEPRESSION AREAS SHALL BE INCORPORATED INTO THE PRE-DEVELOPMENT STORM WATER CALCULATIONS AS STORM WATER STORAGE.

EXISTING DRAINAGE MAP
TREVESTA
MANATEE COUNTY, FLORIDA

SCALE 1"=250'
SEC.-TSP.-RNG. 35-33S-18E & 36-33S-18E
SHEET 5B OF 19

DATE 06/23/14
PROJECT PP
DRAWING EXDR
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
-	-	-	-

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
4551 Tradeport Parkway, Ellenton Beach, Florida 34240 C.A.27789 941.846.4844 www.morrisengineering.net

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

UTILITY NOTE

1. THE PROPOSED POTABLE WATER, RECLAIMED WATER &/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY & ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

POTABLE WATER DEMAND
803 SF = 192,720 GPD
300 MF = 48,000 GPD
100,000 S.F. COMMERCIAL = 12,000 GPD
TOTAL = 252,720 GPD

SANITARY SEWER DEMAND
803 SF = 228,855 GPD
300 MF = 57,000 GPD
100,000 S.F. COMMERCIAL = 10,000 GPD
TOTAL = 295,855 GPD

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN

MASTER UTILITY PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

SCALE 1"=250'
SEC – TSP – RNG.
SHEET 6 OF 19

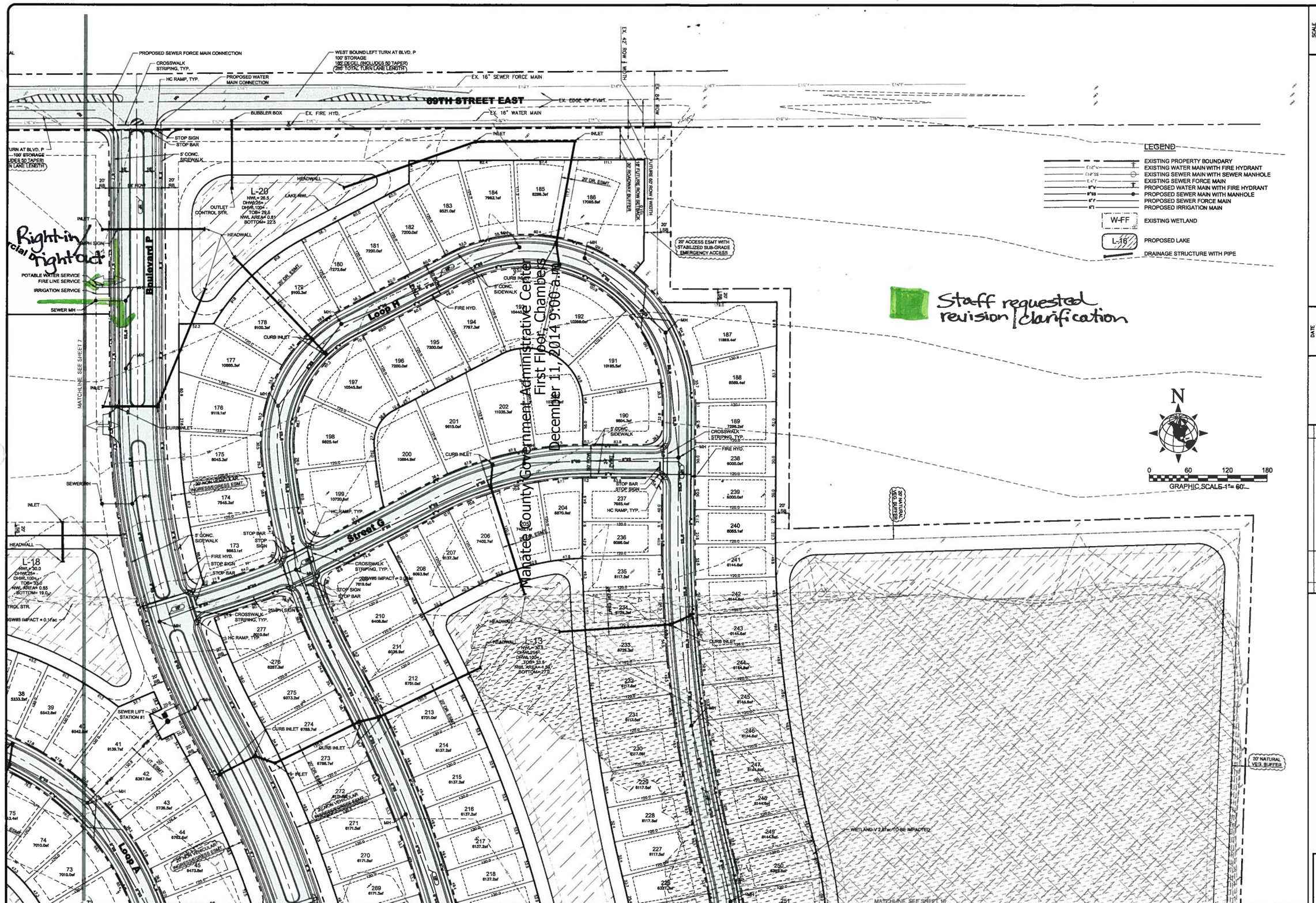
DATE	PROJECT	DRAWING	DRAWN	CHECKED
06/23/14	PP	MUT	IS	MJM

MATTHEW J. MORRIS
FL LICENSE NO. 65434

NO.	DATE	REVISION DESCRIPTION	BY
01	08/21/14	PSP REVISION PER COUNTY REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6811 Professional Parkway West, Lakewood Ranch, Florida 34240 C.A.26799 941.544.8281 www.morrisengineering.net

LEGEND
EXISTING PROPERTY BOUNDARY
EXISTING WATER MAIN WITH FIRE HYDRANT
EXISTING SEWER MAIN WITH SEWER MANHOLE
EXISTING SEWER FORCE MAIN
PROPOSED WATER MAIN WITH FIRE HYDRANT
PROPOSED SEWER MAIN WITH MANHOLE
PROPOSED SEWER FORCE MAIN
PROPOSED IRRIGATION MAIN
EXISTING WETLAND
PROPOSED LAKE
DRAINAGE STRUCTURE WITH PIPE
Close median opening
BUFFALO ROAD
69TH STREET EAST
60th Avenue East
Commercial A
Commercial B
Commercial C
Commercial D
Multi-Family Village
Loop A
Avenue D
right-in/right-out
right in/right-out
delete access
Staff Requested Revisions
Manatee County Government Administrative Center
First Floor, Chambers
December 11, 2014 9:00 a.m.
GRAPHIC SCALE 1"=60'
PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
SHEET 7 OF 19
Page 181 of 245



SCALE 1"=60'
SEC.-TSP.-RNG. 28/33-35-18E & 4-35-18E
SHEET 8 OF 19

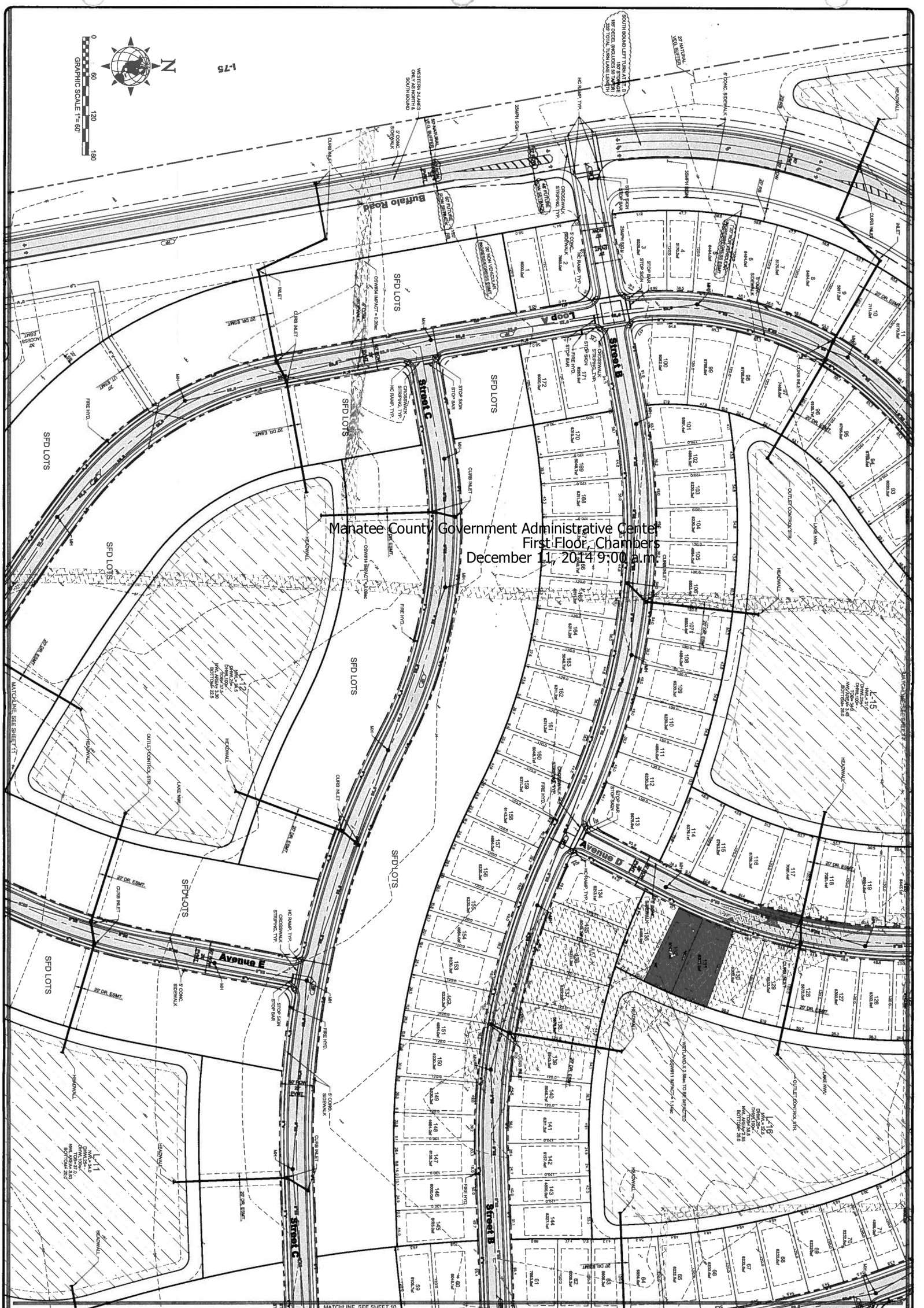
PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED
06/23/14	PP	PSP	IS	MJM

MATTHEW J. MORRIS
FL LICENSE NO. 65434

NO.	DATE		BY
01	08/21/14	PSP REVISION PER COUNTY REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Sarasota Florida 34240 C.A.#8785 941.444.4544 www.morrisengineering.net



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

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6991 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

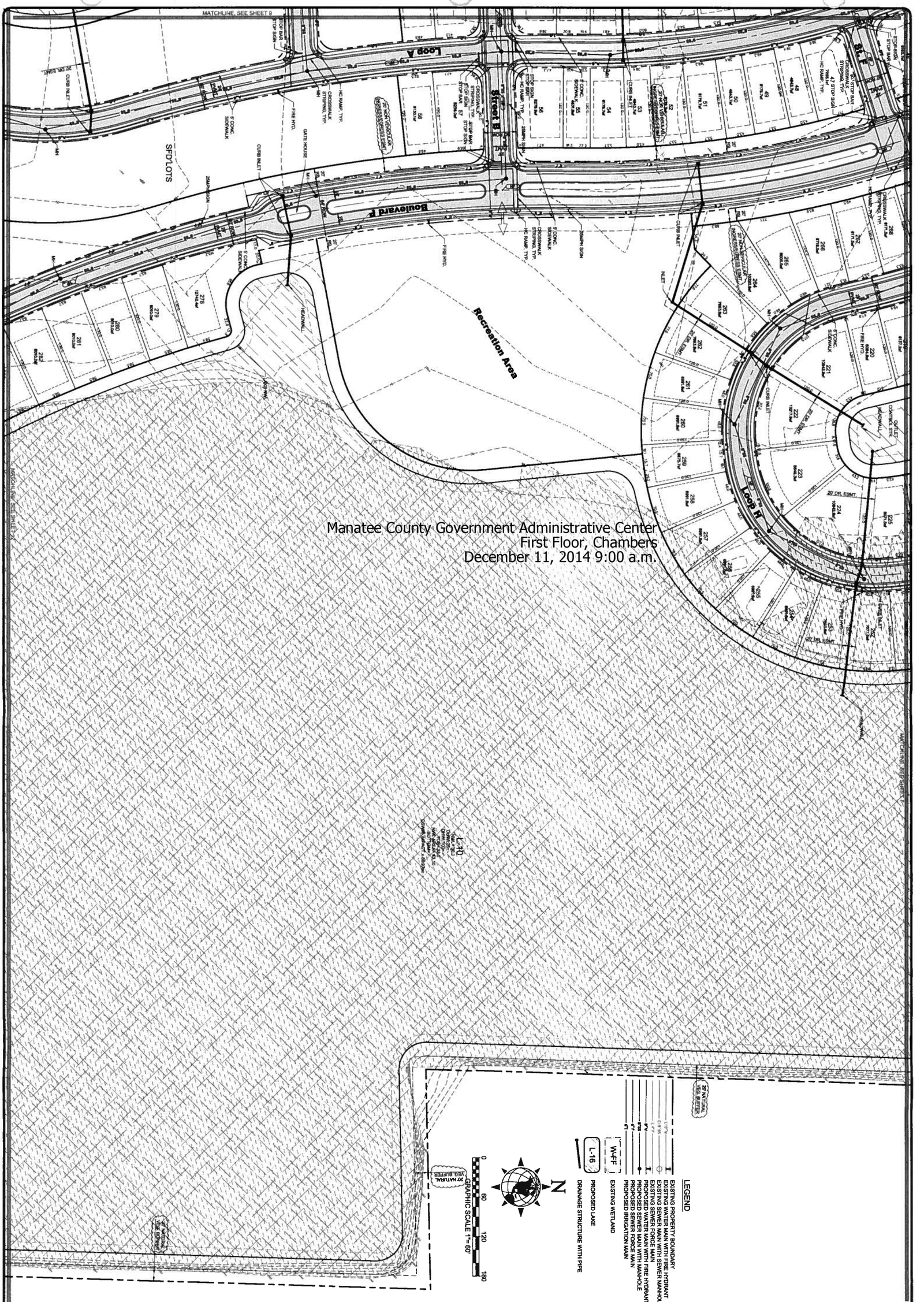
NO.	DATE	REVISION DESCRIPTION	BY
01	08/21/14	PSP REVISION PER COUNTY REVIEW	IS

MATTHEW J. MORRIS
FL LICENSE NO. 68434

DATE 06/23/14
PROJECT PP
DRAWING PSP
DRAWN IS
CHECKED MJM

PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

SCALE 1"=60'
SEC.--TSP.--RNG. 28&33-33S-18E 4-34S-18E
SHEET 9 OF 19



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

NO.	DATE	REVISION DESCRIPTION	BY
01	08/21/14	PSP REVISION PER COUNTY REVIEW	IS

MATTHEW J. MORRIS
FL LICENSE NO. 68434

DATE 08/23/14
PROJECT PP
DRAWING PSP
DRAWN IS
CHECKED MJM

PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

SCALE 1"=60'
SEC.-TSP.-RNG. 28&33-35S-18E 4-34S-18E
SHEET 10 OF 19

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

SCALE 1"=60'

SEC.-TSP.-RNG. 29-35-18E 4-25-96

SHEET 11 OF 19

PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

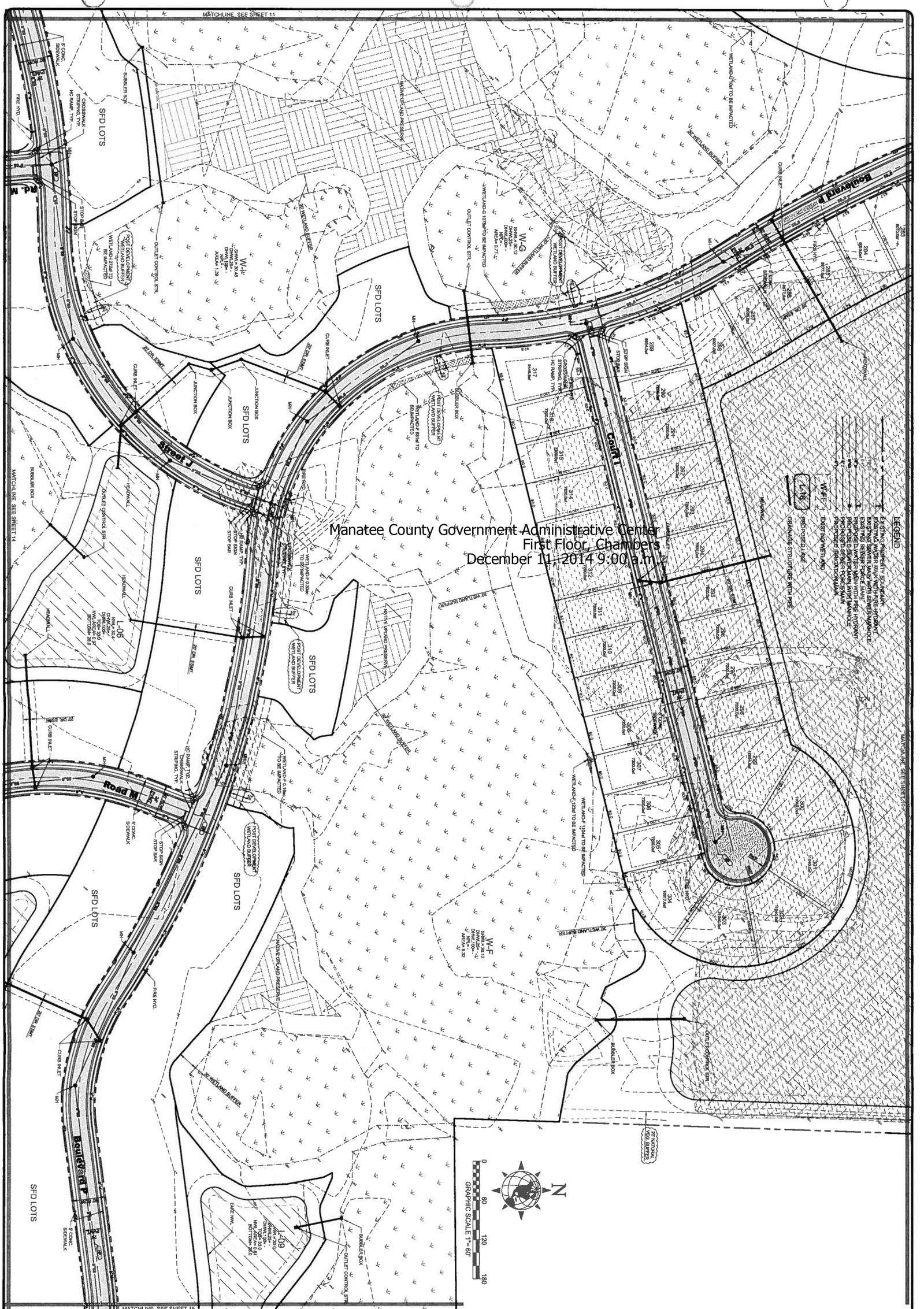
DATE	PROJECT	DRAWING	CHECKED
06/23/14	PP	PSP	M.M

DRAWN IS

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	08/25/14	PSP REVISION PER COUNTY REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway West, Lakewood Ranch, Florida 34240 C.A.#3799 tel:941.922.4944 www.morrisengineering.net



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

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.38780 941-444-6644 www.morrisengineering.net

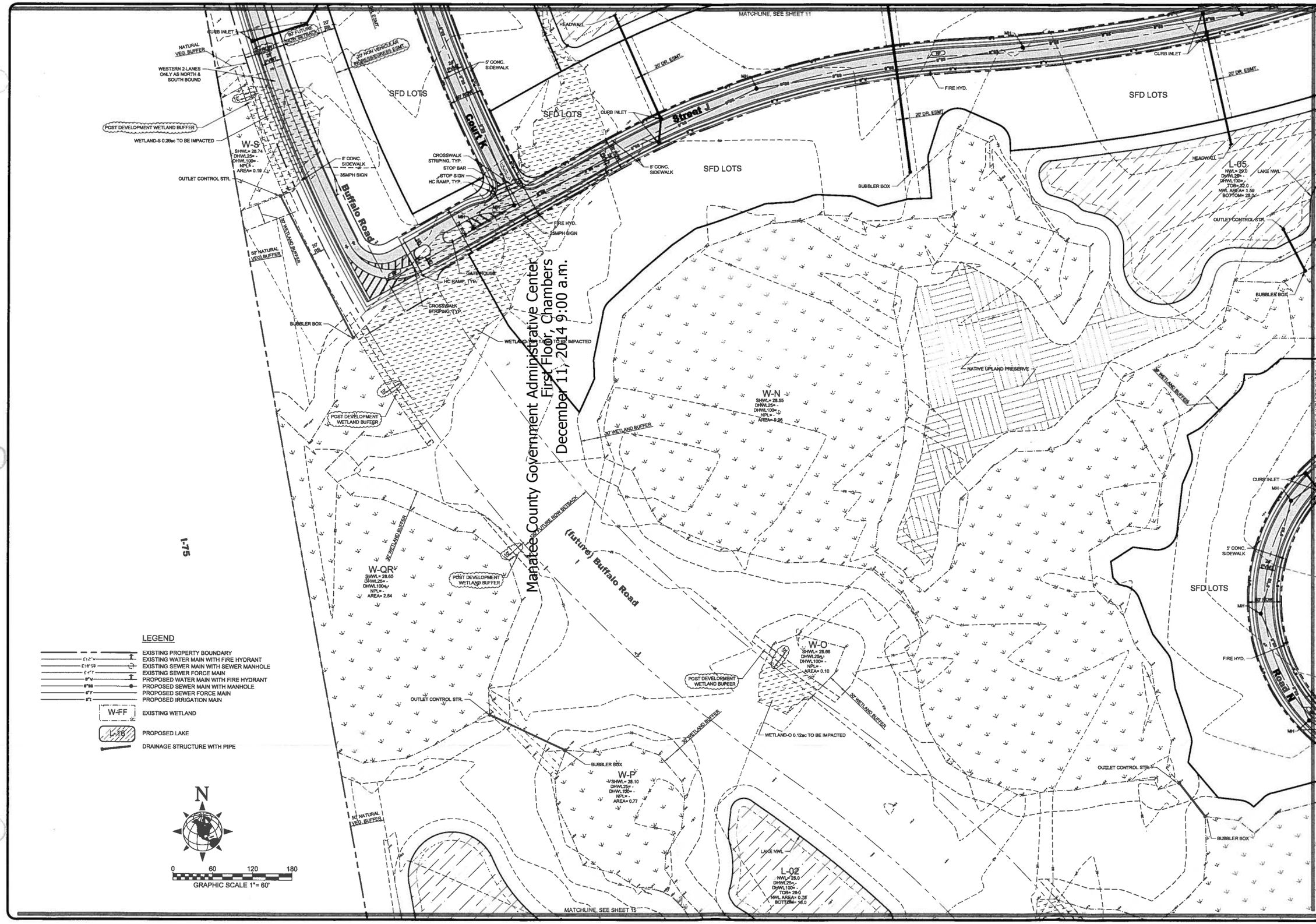
NO.	DATE	REVISION DESCRIPTION	BY
02	08/27/14	PSP REVISION PER COUNTY REVIEW	IS
01	06/21/14	PSP REVISION PER COUNTY REVIEW	IS

MATTHEW J. MORRIS
FL LICENSE NO. 68434

DATE 06/23/14
PROJECT PP
DRAWING PSP
DRAWN IS
CHECKED MJM

PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

SCALE 1"=60'
SEC.--TSP.--RNG. 28&33-33S-18E 4-34S-18E
SHEET 12 OF 19



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN
- W-FF EXISTING WETLAND
- L-16 PROPOSED LAKE
- DRAINAGE STRUCTURE WITH PIPE

N

0 60 120 180

GRAPHIC SCALE 1"= 60'

NO.	DATE	REVISION DESCRIPTION	BY
02	08/27/14	PSP REVISION PER COUNTY REVIEW	IS
01	06/27/14	PSP REVISION PER COUNTY REVIEW	IS

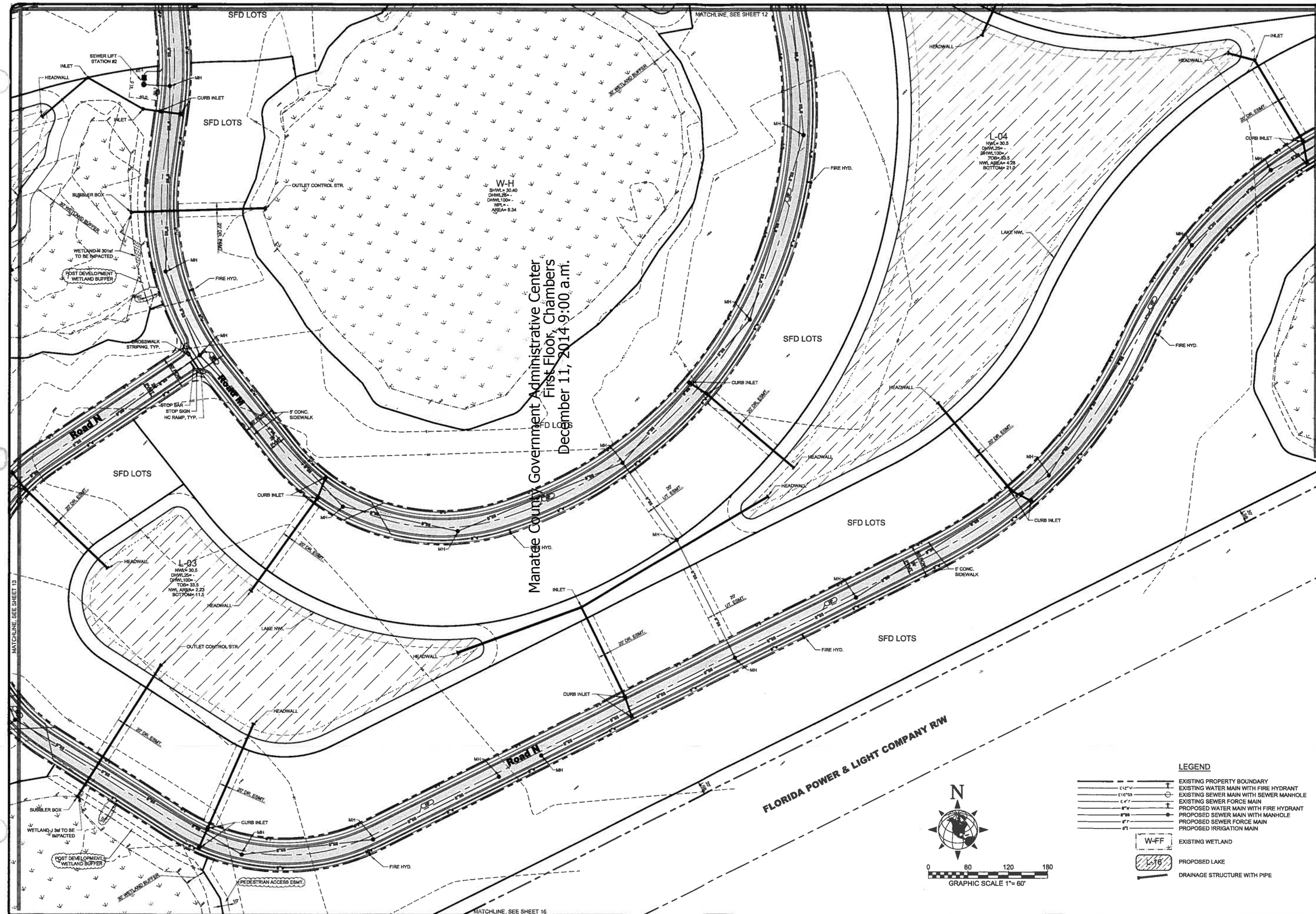
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
891 Tallahassee Railway Road, Lakewood Ranch, Florida 34240 C.A.#8788 941-444-4244 www.morrisengineering.net

PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

SCALE 1"=60'
SEC.-TSP.-RNG. 2443.-35.-SE 4-05-SE
SHEET 13 OF 19

DATE 06/23/14
PROJECT PP
DRAWING PSP
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434



SCALE 1"=60'
SEC.-TSP.-RNG. 33-35-18 & 4-36-18
SHEET 14 OF 19

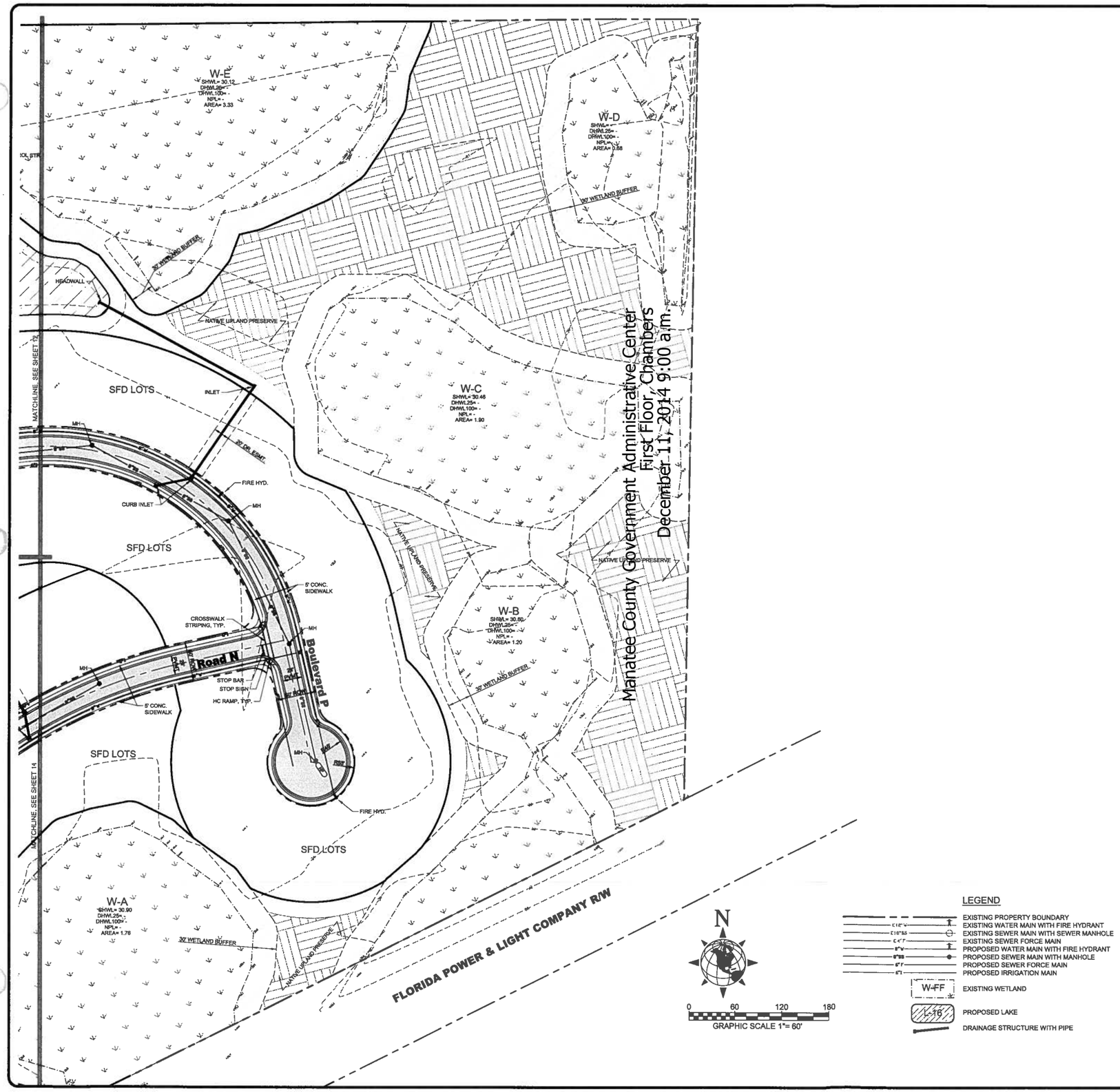
PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED
08/23/14	PP	PSP	IS	MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
02	10/27/14	PER COUNTY REVIEW	IS
01	09/25/14	PSP REVISION PER COUNTY REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
8818 Professional Parkway Blvd, Lakewood Ranch, Florida 34240 C.A.#27799 941.444.4644 www.morrisengineering.net



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

PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

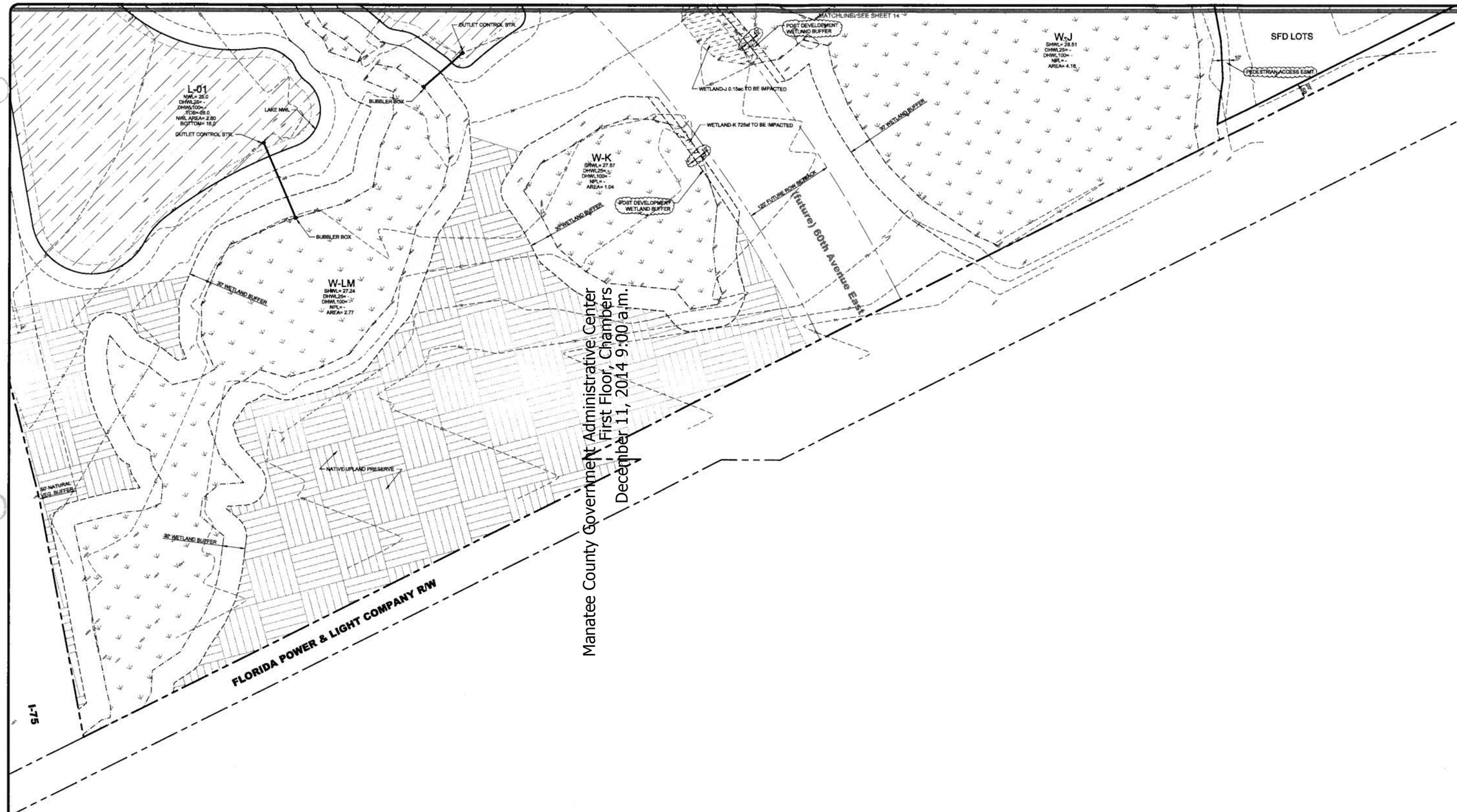
SCALE 1"=60'
SEC.-TSP.-RNG. 25-33-18E & 4-35-18E
SHEET 15 OF 19

DATE	PROJECT	DRAWING	DRAWN	CHECKED
06/23/14	PP	PSP	IS	MJM

MATHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	06/21/14	PSP REVISION PER COUNTY REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
8801 Professional Pointe Blvd, Lakewood Ranch, Florida 34240 C.A.27818 tel/fax 941.404.4404 www.morrisengineering.net



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

N

0 60 120 180
GRAPHIC SCALE 1"= 60'

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN
- W-FF — EXISTING WETLAND
- L-16 — PROPOSED LAKE
- DRAINAGE STRUCTURE WITH PIPE

SCALE 1"=60'
SEC.--TSP.--RNG. 2843--30--SE & 3-35--32
SHEET 16 OF 19

PRELIMINARY SITE PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

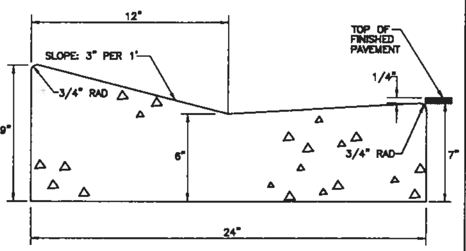
DATE 06/23/14
PROJECT PP
DRAWING PSP
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
01	06/27/14	PSP REVISION PER COUNTY REVIEW	IS
02	08/21/14	PSP REVISION PER COUNTY REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
8961 Professional Parkway Blvd., Lakewood Ranch, Florida 34240 C.A.C.#1180 941.444.6644 www.morrisengineering.net

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

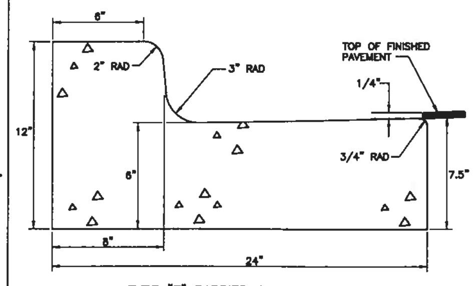


TYPE "A"
MIAMI CURB & GUTTER

A) CLASS 1 CONCRETE 3,000 P.S.I. AT 28 DAYS.

B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS ESTABLISHED BY FLORIDA D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 300, LATEST REVISION.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	TYPE A MIAMI CURB & GUTTER	201.1

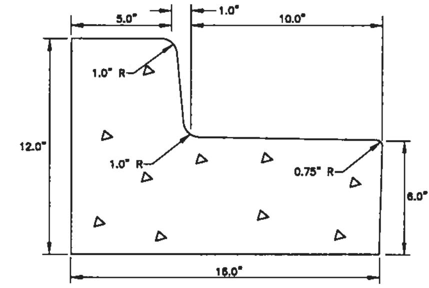


TYPE "F" BARRIER CURB & GUTTER

A) CLASS 1 CONCRETE 3,000 P.S.I. AT 28 DAYS.

B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS ESTABLISHED BY FLORIDA D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX NO. 300, LATEST REVISION.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	TYPE F CURB & GUTTER	201.2

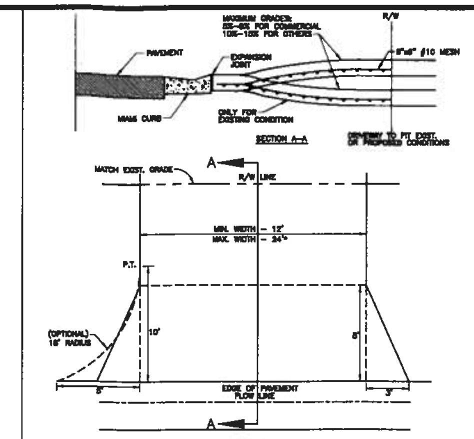


TYPE "AB"
MODIFIED CURB & GUTTER

A) CLASS 1 CONCRETE 3,000 PSI AT 28 DAYS.

B) CURB AND GUTTER SHALL MEET THE SPECIFICATIONS ESTABLISHED BY FLORIDA D.O.T. STANDARD SPECIFICATIONS PER F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS STANDARDS INDEX NO. 300, LATEST REVISION.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	TYPE "AB" MODIFIED CURB & GUTTER	201.3



* For driveways that can demonstrate the need for additional width, the width may not be greater than the LESSER of:
a.) 30' total at the R/W line
b.) 30% of the front footage as defined on the survey (or field measurement, 36' max.)

(A) CONSTRUCT WITH 6" REINFORCED CONCRETE 3000 PSI @ 28 DAYS, 6"x6" #10 WIRE MESH FROM BACK OF CURB– TO R/W LINE.

(B) DRIVEWAYS ADJACENT TO A PAVED ROADWAY MUST HAVE THE APRON CONSTRUCTED IN COMPLIANCE WITH THE NOTE (A) ON PREVIOUS PAGE (STD. 101.0)

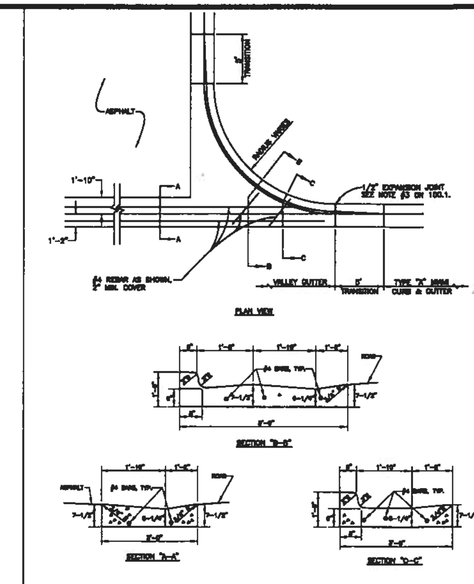
(C) MAINTAIN EXISTING DRAINAGE FLOWLINE. FOR PIPING SPECIFICATIONS REFER TO F.D.O.T. STANDARD SPECIFICATIONS SECTION 430. SEE NOTE 4, PAGE 100.1. SEE SECTION 200– DRAINAGE (STD. 200.0, 202.5).

(D) 3'x8' FLARE OR 15' RADIUS WITH CURB TRANSITION (TRANSITION FROM TYPE "F" CURB TO MIAMI CURB) SEE STD. 102.3. NO CHANGE WITH 3' VALLEY CROSSINGS – SEE STDS. 201.0, 201.1, 201.2, 201.4, 201.5, 201.6.

(E) EXPANSION JOINT 0.50" PREFORMED JOINT FILLER OR APPROVED ALTERNATE. DRIVES WIDER THAN 12' (BEYOND FLARE) PLACE JOINT ON 10' CENTER.

(F) LATERAL ALIGNMENT 45 DEGREES FOR DOUBLE DRIVE PER LOT, 90 DEGREES FOR SINGLE DRIVE, OFF CENTER LINE.

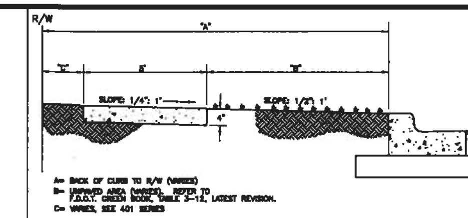
MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	URBAN DRIVES	101.1



3' VALLEY CROSSING

* CLASS 1 CONCRETE, 3,000 P.S.I. AT 28 DAYS.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	VALLEY CROSSING	201.6



A= BACK OF CURB TO R/W (VARIES)
B= UNPAVED AREA (VARIES). REFER TO F.D.O.T. GREEN BOOK, TABLE 3–12, LATEST REVISION.
C= VARIES, SEE 401 SERIES

TYPICAL SIDEWALK LOCATION

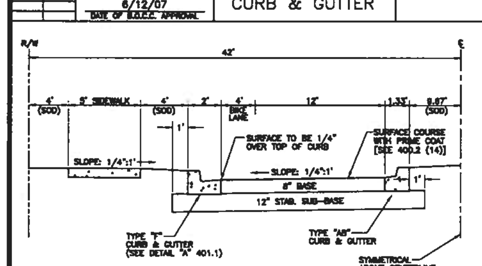
D= SIDEWALK WIDTH SHALL BE 6' STANDARD, WHERE WALK ABUTS TYPE "AB, D OR F" CURB. WHERE SPEED LIMIT IS 25 MPH OR LESS, WIDTH CAN BE 5'–0".

* SEE SHEET 300.1 "GENERAL NOTES" FOR FURTHER INFORMATION

ALTERNATE SIDEWALK LOCATION

SIDEWALK LOCATION CLOSE TO TREES

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	SIDEWALK REQUIREMENTS	301.1



NOTES:

A) Asphaltic concrete surface course shall be 1–3/4" minimum thickness Type S III. Two lifts of asphalt shall be required, A performance bond shall be required if the second lift is delayed beyond road acceptance. The first lift shall be 1" of S–I. The second lift shall be 3/4" of S–III. The final lift of asphalt may not be placed until Certificate of Occupancy has been issued for 50th percentile home or building for that street.

B) 8" base course 850 lbs. per sq. yd. limerock compacted to 98% modified proctor density or 8" soil cement.*

C) 12" stabilized sub–base shall marl blended with sandy sub–grade minimum LBR 60, 98% T180 AASHTO.

D) No portion of the drainage pipe shall be allowed in the sub–base.

E) See section 201.0 for curb and gutter types.

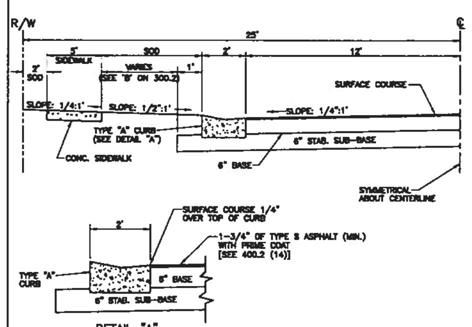
F) Sidewalk shall be constructed per section 300.

G) Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.

H) Sodding shall be installed per section 400.1 (8)

* Or approved equal, meeting same structural number.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	2–LANE DIVIDED URBAN	401.3



NOTES:

A) Asphaltic concrete surface course shall be layed in two lifts. The first lift shall be 1" Type S–I or S–III. The second lift shall be 3/4" Type S–III. A performance bond shall be required if the second lift is delayed beyond acceptance of the road.

B) Base course shall consist of 4–1/2" compacted sand asphalt base (1200 lbs. stab.) or 6" Coloosahatchee shell compacted to 98% AASHTO T–180 density LBR 100 or 6" soil cement.*

C) 6" stabilized sub–base shall marl blended with sandy sub–grade minimum LBR 40, 98% T180 AASHTO.

D) On new construction, sanitary sewer may be placed on centerline of R/W if desired. All laterals to be installed at the same time as sanitary sewer main line.

E) See section 201.0 for curb and gutter types.

F) No portion of drainage pipe shall be allowed in sub–base. 12"minimum cover is required on storm drain.

G) Sidewalk shall be 1'or 2' inside R/W line, with 2' preferable. To be constructed per section 300.1

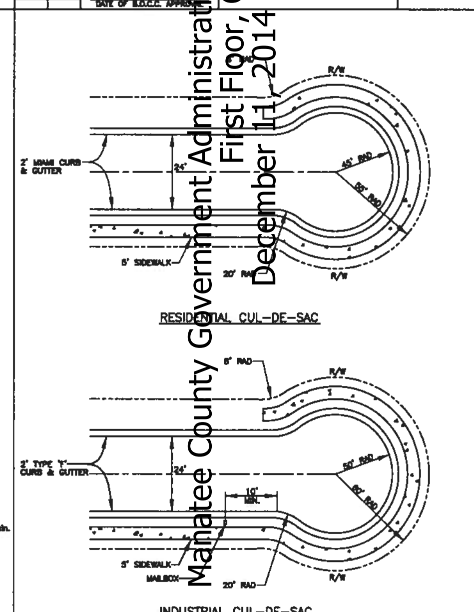
H) Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.

I) If sidewalks are not required, only 2' of sod is required back of curb. Hydromulch balance of right–of–way.

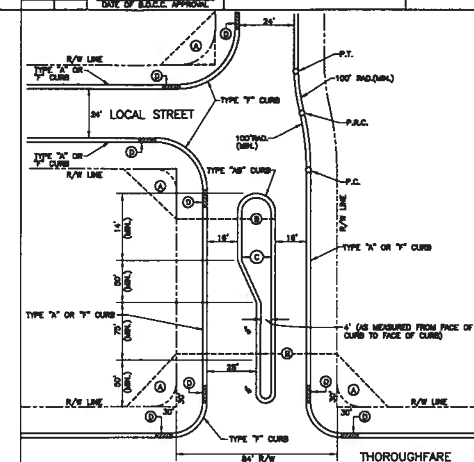
J) Sodding shall be installed per section 400.1 (8)

* Or approved equal, meeting same structural number.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	LOCAL URBAN RESIDENTIAL	401.8



MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	RESIDENTIAL AND INDUSTRIAL CUL–DE–SAC	401.10



* (A) VISIBILITY TRIANGLE, 30' X 30' AREA PERMITTING NO OBSTRUCTION (1.0 FT. DIA. OR LESS) HIGHER THAN 2' NOR LOWER THAN 8.5', TO ASSURE PROPER VISIBILITY. (SEE L.D.C. 713).

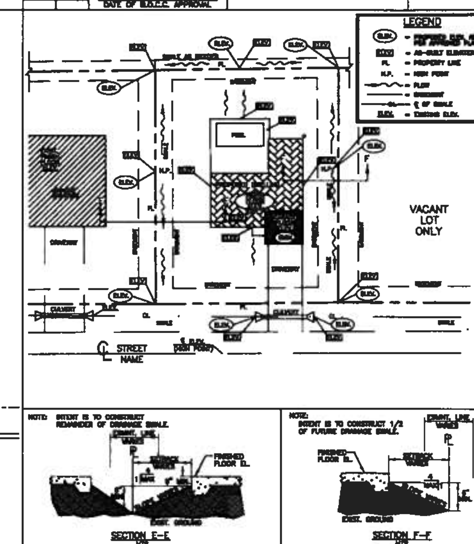
(B) EXTENSION OF VISIBILITY TRIANGLE ACROSS MEDIAN STRIP TO COMPLY WITH STANDARD ABOVE.

(C) MEDIAN STRIP MINIMUM WIDTH 19.33' FROM BACK OF CURB TO BACK OF CURB, LENGTH – 300' MAX NOT EXTENDING BEYOND P.C. OF PAVEMENT INTERSECTION RADIUS OR R/W LINE OF INTERSECTING STREET.

(D) MINIMUM 5' CURB TRANSITION.
SEE SECTION 200 "CURB & GUTTER" SHEET 201.0 FOR CURB TYPE.
SEE SHEET 400.1 "GENERAL NOTES"
RADIUS AS REQUIRED BY ROAD DESIGNATION, LOCAL TO LOCAL 25' R., LOCAL TO THOROUGHFARE 35' R., THOROUGHFARE TO THOROUGHFARE 50' R.

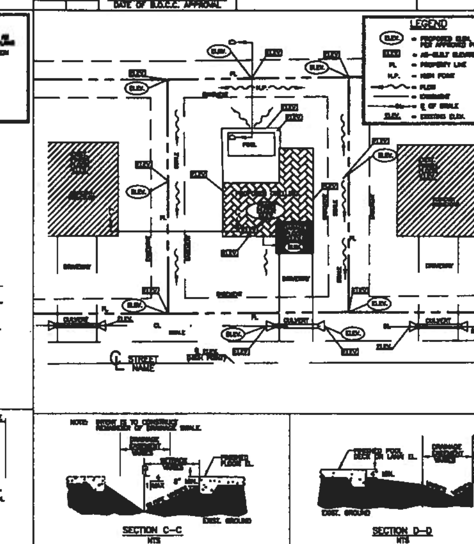
* 30' IS A MINIMUM, MAY BE GREATER, VISIBILITY TRIANGLE TO BE DESIGNED PER F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONST. & MAIN. FOR STREETS & HIGHWAYS (GREEN BOOK), LATEST REVISION.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	MEDIAN REQUIREMENTS	402.2



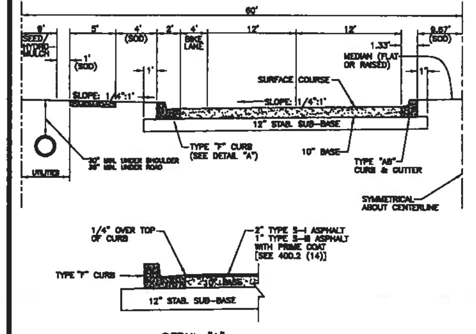
NOTES:
1.) USE SECTION F–F IF NO SIDE OR REAR LOT LINE DRAINAGE SWALES ARE PRESENT. THE PROPOSED TOE OF SLOPE ELEVATION MUST MATCH THE EXISTING GRADE AT THE PROPERTY LINE.
2.) FOR MID LOT TO BACK/FRONT, FINISH FLOOR ELEVATION = 21" MINIMUM ABOVE ℄ OF ROADWAY.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	MID LOT TO BACK/ MID LOT TO FRONT DRAINAGE PLAN	700.3



NOTES:
1.) USE SECTION D–D IF NO SIDE OR REAR LOT LINE DRAINAGE SWALES ARE PRESENT. THE PROPOSED TOE OF SLOPE ELEVATION MUST MATCH THE EXISTING GRADE AT THE PROPERTY LINE.
2.) FOR REAR TO FRONT LOT DRAINAGE, FINISH FLOOR ELEVATION = 24" MINIMUM ABOVE ℄ OF ROADWAY.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	REAR TO FRONT LOT DRAINAGE PLAN	700.4



NOTES:

A) Asphaltic concrete surface course shall be 2" Type S–I and 1" Type S–III. Two lifts of asphalt shall be required. A performance bond shall be required if the second lift is delayed beyond initial road acceptance.

B) 10" base course 850 lbs. per sq. yd. limerock* compacted to 98% T180 AASHTO, or 8" soil cement.*

C) 12" stabilized sub–base shall marl blended with sandy sub–grade minimum LBR 60, 98% T180 AASHTO.

D) Median is to be sodded.

E) See section 201.0 for curb and gutter types.

F) Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.

G) No portion of pipe to be into sub–base.

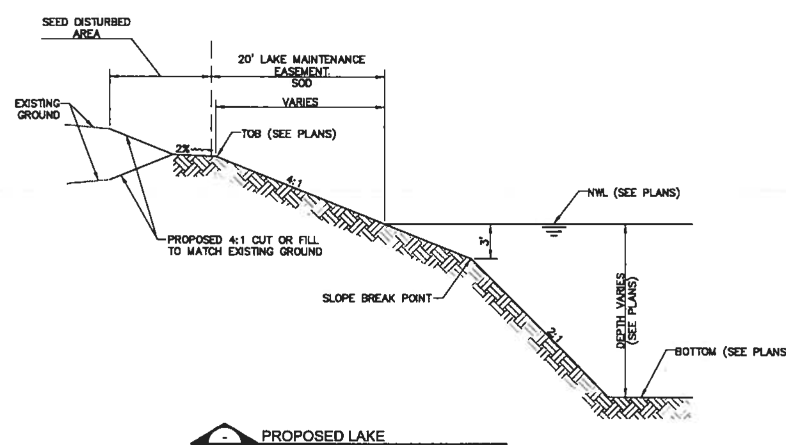
H) Sidewalk to be constructed per section 300.

I) Sodding to be installed per section 400.1 (8).

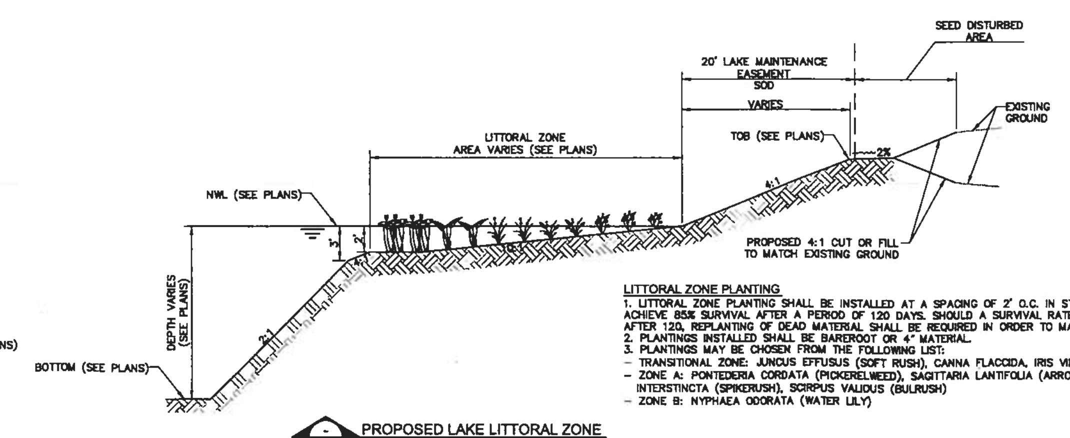
J) When the first 2 lanes of an ultimate 4–lane road is approved, the outside 2 lanes shall be constructed first. In addition, left turn lanes must be constructed at all intersections at the time of initial construction unless exempted by the Transportation Director.

* Or approved equal, meeting same structural number.

MANATEE COUNTY TRANSPORTATION DEPARTMENT	REV.BY / DATE	6/12/07 DATE OF B.O.C.C. APPROVAL	TYPICAL 4–LANE DIVIDED ROADWAY	401.2



PROPOSED LAKE
NTS



PROPOSED LAKE LITTORAL ZONE
NTS

LITTORAL ZONE PLANTING
1. LITTORAL ZONE PLANTING SHALL BE INSTALLED AT A SPACING OF 2' O.C. IN STAGGERED ROWS & SHALL ACHIEVE 85% SURVIVAL AFTER A PERIOD OF 120 DAYS. SHOULD A SURVIVAL RATE OF 85% NOT BE ACHIEVED AFTER 120, REPLANTING OF DEAD MATERIAL SHALL BE REQUIRED IN ORDER TO MAINTAIN 85% SURVIVAL.
2. PLANTINGS INSTALLED SHALL BE BAREROOT OR 4" MATERIAL.
3. PLANTINGS MAY BE CHOSEN FROM THE FOLLOWING LIST:
– TRANSITIONAL ZONE: JUNCUS EFFUSUS (SOFT RUSH), CANNA FLACCIDA, IRIS VIRGINICA
– ZONE A: PONTEDERIA CORDATA (PICKERELWEED), SAGITTARIA LANTIFOLIA (ARROWHEAD), ELEOCHARIS INTERSTINCTA (SPIKERUSH), SCIRPUS VALIDUS (BULRUSH)
– ZONE B: NYPHAEA ODORATA (WATER LILY)

SCALE –
SEC.–TSP.–RNG. –
SHEET 17 OF 19

SITE DETAILS
TREVESTA
MANATEE COUNTY, FLORIDA

DATE 06/23/14
PROJECT PP
DRAWING PSPDT
DRAWN IS
CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

NO.	DATE	REVISION DESCRIPTION	BY
–	–	–	–

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.23780 941-444-6664 www.morrisengineering.net

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

LEGEND

- EXISTING PROPERTY BOUNDARY
- W-FF — EXISTING WETLAND
- L-15 — PROPOSED WETLAND IMPACT
- TREE CLEARING AREA
- NATIVE UPLAND PRESERVE

Tree Count

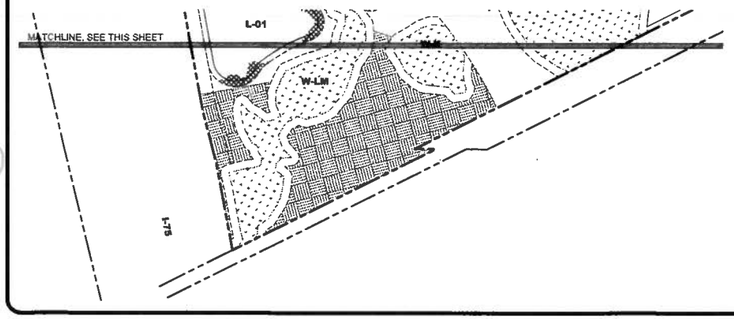
Tree Size	Scientific Name	Common Name	Total Number of Trees	Total Number of Trees Impacted	Total Number of Trees Preserved	Total Number of Trees Impacted From Roads and Lakes	Total Number of Trees Impacted by Residential Lots
4" -14"	*Quercus virginiana, Q. laurifolia, Q. nigra*	Live Oak, Laurel Oak, Water Oak	1300	816	484	316	500
16" - 30"	*Quercus virginiana, Q. laurifolia, Q. nigra, Persea palustris, Morus rebra, Ulmus Americana*	Live Oak, Laurel Oak, Water Oak, Swamp Bay, Mulberry, American Elm	750	471	279	183	288
>30"	*Quercus virginiana, Q. laurifolia, Q. nigra*	Live Oak, Laurel Oak, Water Oak	200	126	74	49	77
Total			2250	1413	837	548	865

Tree Replacement Calculations

Tree Size	Replacement Caliper	Replacement Ratio	Total Number of Replacement Trees
4" -14"	3"	1 to 1	316
16" - 30"	4"	2 to 1	366
>30"	4"	3 to 1	146
Total			827

Tree Preservation Credits – Pursuant to LDR Section 714.8.9

Tree Size	Number of Tree Credits	Total Number of Trees Preserved	Total Number of Tree Credits
26" - 35"	3	74	222
>36"	5	56	280
Total			502



SCALE 1"=250'
SEC.-TSP.-RNG. 2443-32-18E 4-36-18E
SHEET 18 OF 19

CLEARING PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

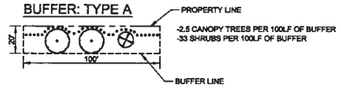
DATE 06/23/14 | PROJECT PP | DRAWING CLRG | DRAWN IS | CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 68434

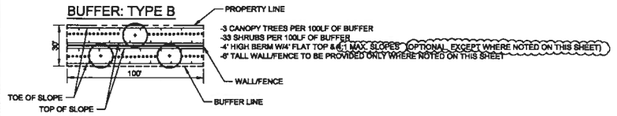
NO.	DATE	REVISION DESCRIPTION	BY
01	08/21/14	PSP REVISION PER COUNTY REVIEW	IS

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.#27789 ☎1-444-6644 www.morrisengineering.net

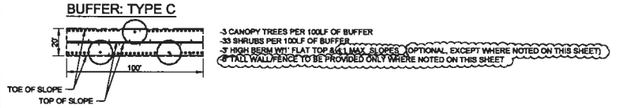
BUFFER: TYPE A



BUFFER: TYPE B



BUFFER: TYPE C



LANDSCAPE NOTES

1. ALL PROPOSED LANDSCAPING SHALL MEET THE STANDARDS SET FORTH IN CHAPTER 714 & 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
2. LOT STREET TREES ARE PROVIDED AT ONE TREE PER LOT FRONTAGE OR 50' SPACING ALONG BOTH SIDES OF INTERNAL ROADS.
3. A MAXIMUM OF 25% OF STREET TREES MAY BE PALM TREES.
4. 100% PERCENT AUTOMATIC IRRIGATION WILL BE PROVIDED FOR REQUIRED LANDSCAPING, DETAILS TO BE PROVIDED WITH THE FINAL SITE PLAN LANDSCAPE AND IRRIGATION SHEETS.
5. NATURAL VEGETATION WILL BE USED WHERE DEPICTED ON THIS PLAN FOR GREENBELT BUFFERS. THESE BUFFER AREAS WILL BE SUPPLEMENTED WITH NEW PLANTINGS AS NEEDED TO PROVIDE THE MINIMUM TYPE C BUFFER.

PROPOSED TREE COUNT

STREET TREES	943
BUFFER CANOPY TREES	501
BUFFER SHRUBS	5,654

SCALE 1"=250'

SEC - TSP - RNG: 05/33-35E 4-35-18E

SHEET 19 OF 19

LANDSCAPING PLAN
TREVESTA
MANATEE COUNTY, FLORIDA

DATE 06/23/14

PROJECT PP

DRAWING LSP

DRAWN IS

CHECKED MJM

MATTHEW J. MORRIS
FL LICENSE NO. 65434

NO.	DATE	BY	REVISION DESCRIPTION
02	10/07/14	IS	REVISION PER COUNTY REVIEW
01	08/21/14	IS	REVISION PER COUNTY REVIEW

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.#27181 941.444.4644 www.morrisengineering.net

Re: PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

Larry Bustle to: Importer10 12/08/2014 10:34 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: Importer10 <Importer10@aol.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Ms. Hobbs:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

Importer10 to: larry.bustle@mymanatee.org, michael.gallen@mymanatee.org, john.chappie@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org, carol.whitmore@mymanatee.org, betsy.benac@mymanatee.org 12/07/2014 06:30 PM

I oppose the following development because:

SCHOOL OVERCROWDING: Virgil Mills and Buffalo Creek schools are already overcrowded, which is detrimental to the safety and education of students. We feel it is the BOCC's responsibility to plan responsibly and new developments should not be permitted until adequate classroom space is available.
INCREASED TRAFFIC/CONGESTION/SAFETY: The current two-lane roadways in the area will not be able to accommodate all the additional traffic that will be generated by the proposed 1,000 residential units plus retail units.. Also, noise and traffic from trucks and semi-trucks to supply the retail stores will overwhelm and cause safety issues on these small roadways and to the children who walk and bike to school.
OUTDOOR LIGHTING: We feel that the proposed change to retail will allow uses that require outdoor lighting that may reflect off-site with potentially adverse effects on the surrounding residential areas. Currently, there are minimal street lights along 69th St and the proposed retail stores will have nonstop artificial atmospheric glow that will prevent the nearby residents from enjoying the night sky around their homes.
ENVIRONMENTAL IMPACTS: We feel the proposed rezone will have an adverse environmental impact on the area due to the proposed removal of old growth oak trees/wetland areas that have never been touched. This is one of the last undeveloped parcels in the area, and this development will displace native birds, plants, and wildlife that currently live, nest, and feed in the area. The land parcel contains a borrow pit, which over time has evolved into a natural lake and nature preserve. We have lived in Fresh Meadows subdivision directly next to the lake for 10 years and observed otters, wood storks, sandhill cranes, egrets, ospreys, herons, alligators, snakes, and gopher tortoises living and feeding in the lake and surrounding area.

Thank you.

Robyn Hobbs
6120 61 ST DR E
Palmetto, FL 34221

(Fresh Meadows Resident for 12 years.)

Re: PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

Larry Bustle to: Llslots 12/08/2014 10:35 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: Llslots@aol.com
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Mr. and Mrs. Ruge:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

Llslots to: larry.bustle 12/07/2014 04:26 PM

Dear Mr Bustle,

Please don't rezone this area. We live just down the block in Heather Glen and we really don't need any more traffic coming down 69th St. It is hard enough when school is in session and when people are coming home from work to get out of our subdivision. The road is too small and to put in a four lane road, you would have to widen the bridge over 75, which would cost a fortune and really cause traffic problems. There is a lot of nice land over on Moccasin Road, tell them to build over there. Please consider all the people that live off of 69th.

Sincerely,

Linda and George Ruge

Re: PDMU-14-22-(Z)(P)Trevesta)Pennington Park)

Larry Bustle to: KEN KREJCI 12/08/2014 10:40 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: KEN KREJCI <kenkrejci@yahoo.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Mr. Krejck:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22-(Z)(P)Trevesta)Pennington Park)

KEN KREJCI to: larry.bustle@mymanatee.org 12/07/2014 01:52 PM

Cc: "michael.gallen@mymanatee.org", "john.chappie@mymanatee.org", "robin.disabatino@mymanatee.org", "vanessa.baugh@mymanatee.org", "carol.whitmore@mymanatee.org", "betsy.benac@mymanatee.org"

Please respond to KEN KREJCI

Dear County Commissioners:

My name is Ken Krejci and my wife and I have just moved here to Palmetto in the Heather Glenn development. We lived for 17 years in a rural community outside of Cleveland Ohio. We picked this spot because it mirrored everything we liked about our previous home: quiet, country living, farm land, livestock and a closeness to a bigger city. We love it here and participate in church and volunteer activities.

We have discovered after being here that rush hour traffic and school traffic on 69th. St. is EXTREMELY heavy. Add those retail stores they want there,with additional delivery trucks and shoppers (proposed rezoning of Pennington Park), along with adding 1132 units, would be a traffic nightmare right at Buffalo Rd. and 69th St. I also think a traffic survey would be necessary to evaluate the present traffic situation. Adding another 1100+ cars to the rush hour/school hours would necessitate the road to be widened to 4 lanes between US 41 and Erie rd. Also, even though I don't have children in the two schools located on 69th. St., is it possible that it would cause overcrowding, leading to either building another school or taking on additional costs of busing?

I also find it hard to believe that a development of that size would only have one means of ingress/egress. I believe this is a popular area, and with all the present development, I would think a new,fire house close by would be a necessity.I also can't picture apartment buildings out here in the country.

Thank you for listening to my concerns. I might believe that a development of a lesser size (say 200-300 single family units) MIGHT be sustainable without a major impact, but even that is borderline.

Sincerely,

Ken Krejci

Re: PDMU-14-22 Trevesta Pennington Park

Larry Bustle to: Shane Gaik 12/08/2014 10:40 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: Shane Gaik <shanegaik@hotmail.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Ms. Gaik:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22 Trevesta Pennington Park

Shane Gaik to: larry.bustle@mymanatee.org 12/07/2014 12:53 PM

Mr. Bustle
My name is Shane Gaik, I just recently purchased a home at 7322 61st East Palmetto FL, I

received a notice on my doorstep that their is a planned development at /near I-75 and 69th Street east. The notice on my door was not in support for this planned development . I believe the organisation that left this flier is in error . I would like you to know and the fellow members of the board to know, that I FULLY SUPPORT this development. I think this development will encourage growth in Manatee county and increase property values . If you have any questions that I might answer you may contact me via this email address

Again, I fully support this development and I hope you take into consideration my viewpoint when casting your vote for this measure. I look forward to seeing this development get underway.

Re: PDMU-14-22-(Z) Treavesta (Pennington Park)

Larry Bustle to: Michelle Rogers 12/08/2014 10:41 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: Michelle Rogers <marogers924@gmail.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Ms. Rogers:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22-(Z) Treavesta (Pennington Park)

Michelle Rogers
to: larry.bustle@mymanatee.org, michael.gallen@mymanatee.org, john.chappie@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org, carol.whitmore@mymanatee.org, betsy.benac@mymanatee.org
12/07/2014 08:21 AM

As a resident of Heather Glen subdivision, I am opposed to the re zoning requested of the application stated above. My concerns are increased traffic on 69th with the proposed changes and the impact on the environment (wildlife, plants, etc). Also, overcrowding in the existing schools.

Please include my comments when the public hearing takes place.

Thank you,
A concerned citizen.

Michelle Rogers
6207 68th Drive E
Palmetto, FL 34221
Heather Glen Subdivision

Sent from my iPad

Re: PDMU-14-22-(Z)(P)Trevesta (Pennington Park)

Larry Bustle to: Brian MacWilliams 12/08/2014 10:42 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: Brian MacWilliams <brianmacwilliams@yahoo.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Mr. and Mrs. MacWilliams:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22-(Z)(P)Trevesta (Pennington Park)

Brian MacWilliams to: larry.bustle@mymanatee.org 12/06/2014 06:09 PM

Please respond to Brian MacWilliams

Dear Mr. Bustle, My husband Brian and I are deeply disturbed about this proposed development. Please, if there is anything in your power you can do to STOP THIS DEVELOPEMENT than do it. We live in the Fresh Meadows subdivision. We held our annual HOA meeting this morning and were informed about this. This news brought great sadness, frustration and anger to every attendee. Most of us moved away from major cities or surrounding areas there of. My husband came down here in 2006 to find a quiet place for us to live out our remaining years. he brought home photos of a beautiful, natural subdivision(Fresh Meadows). We are from suburban Boston and lived there until moving here in 2006. We moved here to get away from areas crowded with people and buildings. There is so much beauty and wildlife in this area. We have made a list of all the bird species we've seen since moving here. We are distressed enough that we lost about half the value on our home. More development would be horrible because, we love our neighborhood and the quiet of surrounding areas, and we cannot afford to sell our home and move further away from this spreading urban blight. Why can't these greedy, heartless developers build close to Bradenton and Sarasota where it' already congested and people get what they pay for. We would NEVER have bought our home here if we had any idea that the area would be developed so rapidly. we thought this was a beautiful rural area with a few nice subdivisions.

Mr. Bustle, I am just incredibly broken up about this. I really am feeling sick inside. We were driving by that area of the proposed development the other day and I commented to him how nice this area is with all the birds and natural beauty. And the quiet is so refreshing and it renews the soul. I don't know what more to say. PLEASE HELP ALL YOU CAN!!!!

Sincerely,

Brian & Brenda MacWilliams
6302 61st. Drive East
Palmetto Fl. 34221
Phone; 941-722-0856

Re: Trevesta (Pennington Park) PDMU-14-22 (Z) (P)

Larry Bustle to: Calvin McVay 12/08/2014 10:42 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: Calvin McVay <cal_ldh_cdf@sbcglobal.net>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Mr. McVay:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

Trevesta (Pennington Park) PDMU-14-22 (Z) (P)

Calvin McVay to: larry.bustle@mymanatee.org 12/06/2014 11:34 AM

Please respond to Calvin McVay

The Honorable Larry Bustle, (I actually thought that was the salutation for Senators)?

County Commissioner Dis 1

Dear Mr. Bustle,

Let me start by introducing myself and my family: Calvin McVay, Jessica McVay and Grace (5 years old) @Vigil Mills Elementary. We live in Heather Glen very near Vigil Mills Elementary School.

I'm the first name in the family.... I am a retired Fire Captain/Fire Marshal. The last two years of my 31 year career I dealt with developments exactly like this one (to speak in absolutes). I enforced code REQUIRED mitigation's for such developments. I calculated fees and Fire/EMS assessments. Reviewed and approved evacuation routes and traffic plans, calculated required fire flows (water), hydrants and fire protection systems. I have a Degree in Fire Technology cum laude.... so basically I think I know what I'm talking about :-)

The laws and codes that I applied were quite possibly the strictest in the U.S. (Southern California).

I am opposed to this project based on the inadequate roadways in the surrounding areas, the inadequate Fire and EMS protection and the current overcrowding at Vigil Mills Elementary. 69th St. E. is inadequate for the EXISTING residents. The North River FPD is already overwhelmed by decades of development with NO CORRESPONDING improvements to the Fire District infrastructure. (New fire stations, equipment and personnel). Vigil Mills Elementary enrollment is UP over 33% from 2013.

A development of this scope REQUIRES the following improvements:

69th St. East would be widened to 4 lanes with turn lanes from Ellenton-Gilette to Erie Rd. including the I-75 overpass. A secondary access roadway to and from the development capable of accommodating the traffic flow in the event 69th St. E. was closed during an emergency.

A new fire station with a Ladder Truck and Paramedic Ambulance.

Vigil Mills would require substantial permanent expansion beyond that of adding modular, portable classrooms.

In closing, imposing these BASIC infrastructure improvements would essentially STOP this project in it's tracks. No developer would accept the costs. Unfortunately decades of short-sighted planning has brought us to this point. The semi-rural and residential areas can no longer support further development without improvements. Of course; if the County wants to foot the bill from existing tax revenues that would be great. Don't choke our roads, reduce our fire/ems protection and degrade our (MY) child's education just so some Developer and his company can get rich.

Calvin McVay, Fire Captain (retired)

Cal FIRE San Diego Unit

Fw: 130 total Opposition Signatures for Rezone (PDMU-14-22 (Z) (P) - Trevesta)

Margaret Tusing to: Bobbi Roy, Sonia Zambrano, donaldneu 12/08/2014 10:08 AM
Cc: Robin Meyer

From: Margaret Tusing/MCG
To: Bobbi Roy/MCG@MCG, Sonia Zambrano/MCG@MCG, donaldneu@gmail.com
Cc: Robin Meyer/MCG@MCG

Margaret Tusing, Principal Planner
Department of Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501, ext 6828
941-518-8039 (mobile)
941-708-6156 (fax)
margaret.tusing@mymanatee.org

----- Forwarded by Margaret Tusing/MCG on 12/08/2014 10:07 AM -----

From: chiapponec <chiapponec@gmail.com>
To: Margaret.Tusing@mymanatee.org
Date: 12/08/2014 08:57 AM
Subject: 130 total Opposition Signatures for Rezone (PDMU-14-22 (Z) (P) - Trevesta)

Dear Margaret Tusing (Principal Planner):

This week I have talked to people living in surrounding neighborhoods, Heather Glen, Foster's Creek, Crystal Lakes, Kew Gardens and the majority are against the rezone to allow apartments and retail in this rural single family residential area.

I have collected a total of 130 opposition signatures. These are additional signatures to what I have sent before to show how much disapproval of this project exists in the area. Please take this in consideration when you are preparing the recommendation on this rezone. We dispute the findings of the planning staff report which state this project is compatible with adjacent and surrounding land uses because we feel a three story apartment complex and retail are not compatible with our existing neighborhoods.

Thanks,

Charles Chiappone
Fresh Meadows Subdivision
6002 62nd Ct East
Palmetto FL 34221

130 Opposition Signature for Rezone_PDMU-14-22 (Z) (P) - Trevesta.pdf

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

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

The undersigned are opposed to this proposed rezone.

Sandra J. Futhey	6006-62nd. Court East	Palmetto 941-729-3573
Ron Taylor	6116 61 Dr. East	Palmetto 34221
Pamela A Carrell	6015 60th Pl E	Palmetto 34221
Ronald Edgar	5923 60th Pl. E	Palmetto 34221
Gino Montesano	6001 61ST CT E	Palmetto 34221
[illegible]	6005 61ST Ct E	Palmetto 34221
Candace Roof	6021 62 Ct E.	Palmetto 34221
Daniel J. Roh	6021 62ND CT E	Palmetto 34221
D. Herlly	6005 62nd CT E	Palmetto FL 34221
Chas W. Apra	6002 62nd Ct E Palmetto FL	34221 7274921460
Sharon Willis	6210 61ST Dr. E. Palmetto	34221
[illegible]	6008 66th Street Cir E	Palmetto 34221
Monica L Gillespie	6008 66th Street Cir E.	Palmetto 34221
[illegible]	6010 66th Street Cir E	Palmetto 34221
Frieda Wagner	6012 66th St Cir E	Palmetto FL 34221
Kate Walk	6003 66ST Cir E	Palmetto Fl 34221
Yvonne Bmauch	6014 66TH STREET CIR E	PALMETTO, FL 34221
JD Ramos	6016 66th ST CIR E	PALMETTO, FL 34221
Darlene Wisnick	7009 56th Ter. E.	Palmetto, Fl. 34221
Christopher Clevenger	6006 66th St Cir E Palmetto	FL 34221
[illegible]	6024 66th St Cir E Palmetto	FL 34221
William Cooley	6022 66th St Cir	Palmetto FL 34221
Paul Sands	6030 66th St E 34221	941-915-9786
[illegible]	6509 67th St E	Palmetto Fl. 34221
Marlene Sullivan	650 67th St E	Palmetto Fl. 34221
Daniel Tyge	6827 67 ST. E	Palmetto, Fl. 34221
[illegible]	6603 75TH AVE E	PALMETTO, FL 34221
Holly [illegible]	6603 75TH AVE EAST	PALMETTO, FL 34221
Kathryn Thomas	7213 53rd PL. E.	PALMETTO, F 34221
[illegible]	7213 53rd PL. E.	PALMETTO, FL 34221

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

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

The undersigned are opposed to this proposed rezone.

Laura Rojas	Laura Rojas	7165 50th Ave Circle E.
Lisa Degaetano	Lisa Degaetano	7176 50th Ave Cir E
Ricci Degaetano	[illegible]	7176 50th Ave Cir E
Eric Kent	[illegible]	7173 50th Ave Cir E
Heather Escher	Heather Escher	6013 62nd Ct E.
Dawn Carey	Dawn Carey	6017 62nd Ct E
Donna Svec	Donna Svec	6029 62nd Ct. E
Andrew Lorenz	[illegible]	6202 61st Dr E
Donna Adorno	Donna Adorno	6005 61st St E
Dawn Anderson	Dawn Anderson	6202 60th St E
Jim [illegible]	Jim Anderson	6202 60th St E
Sally Connelly	Sally Connelly	6203 60th St E
Kathy Hicks	Kathy Hicks	5914 60th Pl E
April Hemby	[illegible]	5911 60th Pl E 34211
Donald L. Burkhardt	[illegible]	6206 61st St E 34221
Stephen Warenchak	[illegible]	6106 61st St E
April Warenchak	April Warenchak	6106 61st St E
Nalkan Almeand	[illegible]	7107 48th Ave E
Victoria Iannucci	Victoria Iannucci	7119 48th ave e
Jeremy Forrester	[illegible]	15816 29th St E
Kyle O'Halloran	Kyle [illegible]	7119 48th ave e
Karissa O'Halloran	Karissa O'Halloran	7119 48th ave e
Coty Johnson	Coty Johnson	7119 48th ave e
[illegible]	[illegible]	4922 73rd Ave E
Kathy Logan	Kathy Logan	7206-49th Pl. E
Kayla Logan	Kayla Logan	7206 49th Pl. E
Bridgitte Duryea	Bridgitte Duryea	6715 Sim Barco Rd.
Richard L. Reimann	[illegible]	7135 50th Ave Cir E.
Melody Fisher	Melody Fisher	7219 54th Ter East
John A Eppich	[illegible]	5408 72nd St E.

Trevesta (fka Pennington Park) - PDMU-14-2(MZ)(P)

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

The undersigned are opposed to this proposed rezone.

Laura Bush	Laura Bush	7123 56th Ter. E. Palmetto 34221
Jon Beaudry	Jon Beaudry	5307 72nd ST E Palmetto 34221
Ron Targaszewski Jr.		5101 72nd St. E. Palmetto, FL 34221
Mary A. Strawbridge		6911 47th Ave E.
Stephen C Ridley		4715 69th Ct E Palmetto
Barbara Nawe		4709 69th Ct E
Nick Miller		4918 69th Ct E
Rick Carlton	Rick Carlton	7003 50 ave E
Kim Bader	Kim Bader	7007 50th Ave E
Thomas Bursik		7019 50th Ave E
Montrese Vessel		7118 48th Ave E
Pamela Chiappone	Pam Chiappone	6002 62nd Ct E Palmetto
Shirley Brown		6108 60th St E Palmetto
Fox, David		7305 61st E Palmetto
Mik. McGovern		7419 62ND CT E 34221
Ken Howe II		7408 " "
Fernando Chuva		7415 62ND CT E
	David Benson	6305 75th Ave East
	Jose Rodriguez	6119 73rd Ave East Palmetto
Jeanne C Paulsen		6806 69th St E Palmetto
Jim Paulsen		6806 69th E Palmetto
Carl Holmes		6104 64th Dr East
Jason Weissman		6215 61 ST E Palmetto
Jerry Moore		6209 61st E "
Dennis Jentgens		6205 61st ST E
Juan C. Garza		6019 60th. Place E. Palmetto.
Audelia G Garza		6019 60th pl. E. Palmetto
Jenaci Lozano		6019 60th pl. E. Palmetto
Craig S. Huckestein	Craig S. Huckestein	6111 61ST STREET EAST
Victoria E. Huckestein		6111 61st Street East

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

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

The undersigned are opposed to this proposed rezone.

Carol Giambrone	CAROL GIAMBRONE	7130 50th Ave. Cir. E.
Glory Petyo	Glory Petyo	7102 56th Terr E Palmetto
Jennifer	Jennifer Larson	5023 - 72nd ST E. Palmetto
Faye Larson	Faye A Larson	5023 72nd St E Palmetto
Oliver Roth		5907 60th E, Palmetto
Rose Sturgeon	Rose Sturgeon	6102 61st Street E Palmet
FREDERICK Sturgeon	Frederick Sturgeon	6102 61ST ST E Palmetto
MILTON D. HUDSON		6021 61ST CT E PALMETTO 34221
Thomas Tripping		6056 63RD AVE E Palmetto
	ALAN JURGSEN	6209 61st DRIVE E Palmetto
BERNARD Bourdon		6404 61st Drive E Palmetto
Jim Omilak	Jim Omilak	6106 63rd Terrace E Palmetto
Melanie Goldsmith	Melanie Goldsmith	6103 65th Ct E Palmetto
John Ward		6305 61st Dr. E Palmetto 34221
Jennifer Allen	Jennifer Allen	6303 61st Dr E Palmetto 34221
Deborah Healey		6210 61ST Dr. E Palmetto 34221
Brenda MacWilliams		6302 61ST DR. East Palmetto 34221
Michael Holland		6014 62nd Ct. E. Palmetto 34221
Brian MacWilliams		6302 61st Dr E Palmetto 34221
RICHARD BAPST		6601 63RD AVE EAST PALMETTO 34221
Jill R. Varna		7000 69th St. E Palmetto FL 34221
Victor Sabino		6916 69th St Palmetto 34221
Pilar Montague		6810 69th St E Palmetto 34221
Russell Weir		7140 50th Ave East Palmetto 34221
THOMAS CONRAD		7142 50TH AVE EAST 34221
Patrick Muise		7139 50th Ave E 34221
Kevin Baylor		7125 50th Ave E
Heather Baylor		7125 50th Ave Circle E
Kiana Porter-Isum		5511 71st Street East
Damion Porter-Isum		5511 71st Street East

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

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

The undersigned are opposed to this proposed rezone.

[illegible]	6110 61st Street East	Richard M Pensivy
PIRK LEQUIN	6060 69 St E	[illegible]
Curtis Walker	11328 69th Street	[illegible]
Catherine Myers	7206 50th PL E.	Catherine Myers
Richard Zinno	7158-50th Ave C. E	Richard Zinno
Darlene Borne	7158 50th Ave C. E	Darlene Borne
[illegible]	7112 56th Terrace E	David Prosman
Nancy A. Dean	7112 56 Ter E	NANCY A DEAN
[illegible]	7112 56th Terr. E.	Erin A. Prosman
Ann Reynolds	5903 59th Street	Ann Reynolds

Re: Oppose Rezoning

Larry Bustle to: Becky Butler Gholson 12/05/2014 11:57 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: Becky Butler Gholson <bjgholson@gmail.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Ms. Gholson:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

Oppose Rezoning

Becky Butler Gholson to: larry.bustle 12/05/2014 11:33 AM

I am writing to you to oppose the rezoning for

Application PDMU -14-22(Z) (P)-DTS# 20140296/TREVESTA (FKA PENNINGTON PARK).

I live across 69th ST and I oppose to the increased traffic,congestion, and safety.

The schools will be overcrowded.

There are environmental impacts.

The outdoor lighting and noise level will impact the surrounding residential area.

Thanks for your assistance in this matter.

Re: Kolter Acquisitions, LLC and Stephany, LLC - Rezoning and land use of East of I-75 of 69th St East, Palmetto

Larry Bustle to: Kevin Baylor 12/03/2014 10:53 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: Kevin Baylor <kbaylor@4sbt.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Mr. Baylor:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

Kolter Acquisitions, LLC and Stephany, LLC - Rezoning and land use of East of I-75 of 69th St East, Palmetto

Kevin Baylor to: larry.bustle@mymanatee.org, john.chappie@mymanatee.org 12/03/2014 10:05 AM

Gentleman,

Good morning. I hope you and your families had a great Thanksgiving Holiday. I'm sure I'll see you at a Chamber event or board meeting soon, but I wanted to take a minute and express my concern. I don't often speak out against development, but this one I am concerned about. I currently live in Crystal Lakes (Buffalo Rd and 69th Street East) and we moved there almost 3 years ago, to have our kids in Virgil Mills Elementary. Our oldest who is 8, has an IEP due to slight Autism diagnosis. The younger one, is apparently going to be a track star. ☺ We were somewhat apprehensive about "Crystal Lakes II" but with only 50 homes, we don't feel there will be much, if any, negative impact.

The thought of Neal's potential "Amazon South" and the development of Moccasin Wallow & 301 in Parrish isn't pleasant honestly either. However, what really troubles us currently is this rezoning that Kolter Acquisitions is asking for on 69th Street East (East of I-75) and Buffalo Rd. The roads cannot handle another 1000 homes and retail space there. There is a HUGE potential negative impact on Virgil Mills and Buffalo Creek schools there. They are already stressed on capacity, and to add more stress will potentially really hurt Virgil Mills as an "A" school.

I understand the need to grow areas, but that area is built up enough as is, for now. The communities in that area enjoy the mild peace and tranquility that we have.

Can you imagine the accidents with all the additional traffic, as you come over that overpass with more people trying to turn into a new development and retail space??

PLEASE, PLEASE – do not encourage the rezoning as requested which would lead to the destruction of a way of life for several communities in that area.

Thank you,

Kevin R. Baylor

Managing Partner

SUNCOAST BUSINESS TECHNOLOGIES
A FULL SPECTRUM OF TECHNOLOGY SERVICES

Phone : 941-556-4460 ext.221
Toll-Free : 877-681-2865
Fax : 941-870-8942

We provide professional, knowledgeable and trusted IT consulting.

ExchangeDefender Message Security: Check Authenticity

Re: PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

Larry Bustle to: S DB 12/01/2014 04:51 PM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: "S DB" <a2psm@aol.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG
History: This message has been forwarded.

Dear Ms. duBuis :

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

S DB to: larry.bustle, michael.gallen, john.chappie, robin.disabatino, vanessa.baugh, carol.whitmore, betsy.benac, margaret.tusing 12/01/2014 04:12 PM

Please OPPOSE this rezone.

My concerns that will affect our neighborhood are:

- Increased school overcrowding
- Safety of children who walk and bike to school
- Increased residential traffic congestion
- Loss of wildlife and plant habitat
- increased pollution of water and air
- Outdoor lighting issues

SCHOOL OVERCROWDING: Virgil Mills and Buffalo Creek schools are already overcrowded. New developments in this area should not be permitted until adequate classroom space is available.

INCREASED TRAFFIC CONGESTION SAFETY: The current two-lane roadways will not accommodate all the additional traffic generated by the proposed 1000 residential units plus retail units. Noise from trucks and semi-trucks to supply the retail stores will overwhelm and cause traffic problems on the small roadways and to the children who walk and bike to school.

OUTDOOR LIGHTING: The change to retail will allow uses that allow outdoor lighting with adverse effects on the surrounding residential areas.

ENVIRONMENTAL IMPACTS: The removal of untouched old growth oak trees/wetland areas will negatively impact the area by displacing native birds, plants and wildlife that currently live, nest and feed in the area.

Sandra duBuis
6251 69th St E
Palmetto FL 34221

Re: PDMC-14-22(Z) (P)Trevesat (Pennington Park)

Larry Bustle to: RON PECOUL 12/01/2014 11:57 AM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: RON PECOUL <rpecoul1@gmail.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Mr. Pecoul :

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMC-14-22(Z) (P)Trevesat (Pennington Park)

RON PECOUL to: larry.bustle 12/01/2014 10:27 AM

Ronald J. Pecoul
6830 67th Street Cir. E.

Palmetto, FL 34221

December 1, 2014

RE: PDMU-14-22-(Z) (P)

Good Morning,

I'm writing to express my concerns with the proposed rezoning of the above mentioned site.

My primary concern is the increase in traffic on 69th Street. The proposed site would have over 1000 units with an average of 2 cars per household, which would be over 2,000 additional autos on 69th Street. As I read the plans, there are only two roads for egress and ingress to that new development. Traffic on 69th Street is heavy now, particularly when school is in session. The traffic on Buffalo Rd. will increase because of the access to the Interstate and trying to get onto 69th Street can be difficult now without the increased traffic flow. I am very concerned about the safety of our children who walk and bike to school. Both Buffalo and 69th Street are two lane roads with only one traffic signal at Gillette Rd. The traffic at 69th and Erie Road will also be impacted. As you know there is already concern over the Erie Road traffic with the existing subdivisions and the proposed additional housing development close to Margaret Road.

My second concern is the overloading of the existing schools; both are very active and overcrowded. Please stop by there when a parent teacher meeting is going on, you will find a full parking lot and cars parked on the sidewalk on the street. Virgil Mill School already has a number of free standing 'trailer' classrooms in the back field. Where are you going to place the incoming children? Again, the increased traffic on 69th Street will place our children in harm's way.

Third concern is the environmental impact, as I look at the proposed map site; there is presently a great deal of wetlands. This drains the run off from much of the adjacent subdivisions now, as well as the run off from the Interstate. You know as well as I that the more you pave the more run off you generate and the possibility of increased flooding in the area. This could affect the adjacent subdivisions by increasing the flooding damage to home and then increasing the homeowners insurance. A change in the flood plan to include new areas would decrease the property value of that area. This would be a disservice to our present tax payers. There are also a great deal of wildlife already in the area that will be affected.

I am not opposed to growth; it is natural and needed to make our community vibrant. The increase in the tax base is also needed and welcomed. I am not opposed to the retail units as long as the lighting, signage and appearance are properly controlled for the residential area. This can be an asset to the community. Again, traffic is a concern for the retail area.

We both know that any improvements to 69th Street and Buffalo Road are many years away and there is no money to pay for those improvements. Please don't do anything that will decrease the property value of the homeowners already in the area as this will decrease the tax base.

A few things that would satisfy my concerns would be:

- a decrease in the density of the project
- additional egress and ingress to the project area
- additional traffic controls
- maintaining the single family home integrity of the area
- correct control over the retail areas for a residential neighborhood
- increase classrooms not class size

Respectfully,

Ronald J. Pecoul
540-239-5820

Peerage Land Development Issue
Yvonne Tryon
to:
mevers12
12/01/2014 03:38 PM
Cc:
betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett
Show Details

Dear Mr. Eversman:

On behalf of the Board of County Commissioners, thank you for your letter. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

RECEIVED
DEC 01 2014
Board of County Commissioners
Manatee County

Thomas Eversman
631 Alhambra Road #1003
Venice , FL 34285
Ph 812 630 6425
mevers12@aol.com

November 25, 2014

Mr. Larry Bustle
Manatee County Board of Commissioners
P O Box 1000
Bradenton, FL 34206

Dear Mr. Bustle: Re: Peerage Land Development (DEV)

My name is Thomas Eversman and I own Property at 3124 27th St E, Bradenton, FL. I am deeply concerned about ingress and egress to and from my property especially during rush hour traffic as a result of the DEV:

1. 27th St E (STREET)) is a narrow street with one lane of traffic going in either direction

2. My House is directly across from the DEV and was built close to the STREET. As a result there is no space to turn cars around, so cars have to back out on to the STREET or drive across front lawn to access the STREET.

3. Currently the Transportation Department has Level of Service rating of "D" on the SREET. If traffic from the 500 unit of the DEV are permitted access to the STREET, It could cause extreme congestion and possibly lower the Level of Service rating to an "F".

4. I fear a traffic stop sign or a light might be required at the entrance to the DEV. This may cause traffic to back up in front of my property and severely limit access to the STREET, especially during rush hour traffic.

For the reasons listed above I fear the DEV will create a difficult and dangerous situation for people living on my property. I respectfully request the Commission address all of the above issues before moving forward with this project.

Thank you for your consideration.

Thomas Eversman 11/25/2014

Thomas Eversman

Thomas Eversman
631 Alhambra Rd #1003
Venice, FL 34285

Fw: PDMU-14-22 PUBLIC HEARING - Public Comments

Margaret Tusing to: Bobbi Roy 12/01/2014 08:30 AM
Cc: Sonia Zambrano

From: Margaret Tusing/MCG
To: Bobbi Roy/MCG@MCG
Cc: Sonia Zambrano/MCG@MCG

For the agenda....

Margaret Tusing, Principal Planner
Department of Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501, ext 6828
941-518-8039 (mobile)
941-708-6156 (fax)
margaret.tusing@mymanatee.org

----- Forwarded by Margaret Tusing/MCG on 12/01/2014 08:30 AM -----

From: louie g <louigi1954@yahoo.com>
To: "margaret.tusing@mymanatee.org" <margaret.tusing@mymanatee.org>, "larry.bustle@mymanatee.org" <larry.bustle@mymanatee.org>
Date: 11/30/2014 03:30 PM
Subject: PDMU-14-22 PUBLIC HEARING

Hello Margaret, Larry
My Wife Evi Argyrakis and I: Louie Manousiades reside in the Crystal Lakes Community at 7169 50th Ave Circle East Palmetto FL34221. We received your hand of the Public Hearing of the formentioned. We are unable to attend the 9am Dec 11th and 9am Jan 8th hearings due to work.

I'm writing this email to express our stand NOT to approve the zoning as planned. Our major objection is toward the apartment complex(s) and not the single family residences. We feel apartment will lower our property value and the Buffalo School rating and the fact that the proposed layout does not allow traffic exit south to Mendosa.

Feel free to contact me 727-542-8774 for further feedback,
Thanks
Louie Manousiades

Re: Pennington Park on 69th St. East

Larry Bustle to: darleneh0814 12/01/2014 12:17 PM

Sent by: Yvonne Tryon

Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG

To: darleneh0814@aol.com

Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,

Sent by: Yvonne Tryon/MCG

Dear Ms. Hlasnick:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

Pennington Park on 69th St. East

darleneh0814 to: larry.bustle@mymanatee.org 11/29/2014 08:49 PM

I moved to Crystal Lakes to be near my 84 year old Mom who lives in Fresh Meadows. I care for her every day since she had two heart attacks and 27 stents. I also care for my husband who had six strokes. So going from house to house is hard now with traffic from locals and with the over crowded schools.

I drive out on 69th St. E. From Buffalo Rd. and before you know it someone is right on my back bumper. I want you to know that I have had a broken neck in a car crash already and remember my name because with all the added traffic at this intersection, I will probably be killed. My therapist said I would not live through another crash. Please rethink what this development will create at this already dangerous intersection. Maybe an entrance from Ellenton would help. But, remember all our children already are in over crowded schools. Please don't do this to such a wonderful country area. I don't want to think of selling my house because of this development. A very worried citizen.
Darlene Hlasnick

Sent from my iPad

Re: Proposed Zoning change to the South Side of 69th Street and Buffalo Road

Larry Bustle to: Janice Scherwitz 12/01/2014 12:17 PM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

From: Larry Bustle/MCG
To: Janice Scherwitz <janice.scherwitz44@gmail.com>
Cc: betsy.benac@mymanatee.org, carol.whitmore@mymanatee.org, john.chappie@mymanatee.org, larry.bustle@mymanatee.org, charles.smith@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org,
Sent by: Yvonne Tryon/MCG

Dear Ms. Scherwitz:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

Proposed Zoning change to the South Side of 69th Street and Buffalo Road

Janice Scherwitz to: larry.bustle, michael.gallen, john.chappie, robin.disabatino, vanessa.baugh, carol.whitmore, betsy.benac 11/29/2014 08:30 PM

I wish to express my concern of a proposed change to the zoning in my area to a mixed use zoning that could potentially allow apartments and retail. Besides the fact that Manatee county has not addressed how the addition of so many families will be accommodated by the local schools, I am concerned about the level of traffic that such a development would bring to our quiet area.

I am also concerned from an aesthetic perspective as the apartments will no doubt look out of place in an area dominated by single family homes. One only has to look at the recent addition of apartment complexes to Lakewood Ranch to see that they clearly take away from what were once open spaces.

I urge the commissioners to reconsider allowing this change to the zoning. Growth for growth sake is not they way to enrich our county. Thank you for your kind attention.

--
Janice Scherwitz

Re: PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

Larry Bustle to: kathy pluta 12/01/2014 12:18 PM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

Dear Ms. Pluta:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22-(Z)(P) Trevesta (Pennington Park)

kathy pluta
to: larry.bustle@mymanatee.org, michael.gallen@mymanatee.org, john.chappie@mymanatee.org, robin.disabatino@mymanatee.org, vanessa.baugh@mymanatee.org, carol.whitmore@mymanatee.org, betsy.benac@mymanatee.org
11/29/2014 09:50 AM

Hello,

Please appose this rezone (PDMU-14-22-(Z) (P) Trevesta (Pennington Park). I am concerned about the effect this development will have on school overcrowding , safety issues to children, increased residential traffic congestion, loss of wildlife and plant habitat, increased pollution of

water and air, and outdoor lighting issues. This area does not have the infrastructure (roads, schools, etc.) to support this project.

thank you,

Kathy Pluta
Sheffield Glenn

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

FW:
Dianne Heath
to:
bobbi.roy
11/25/2014 02:32 PM
Show Details

For planning boards eyes.
Thank you & have a great Thanksgiving.

Dianne Heat

From: Dianne Heath [mailto:dheath10@tampabay.rr.com]
Sent: Tuesday, November 25, 2014 1:54 PM
To: 'larry.bustle@mymanatee.org'
Cc: 'charles.smith@mymanatee.org'; 'john.chappie@mymanatee.org'; 'robin.disabatino@mymanatee.org'; 'vanessa.baugh@mymanatee.org'; 'carol.whitmore@mymanatee.org'; 'betsy.benac@mymanatee.org'
Subject:

Have a great day.

Dianne heath

Residents of Manatee County
69th Street East
Palmetto, Florida 34221

June 2014

Manatee County Planning Board
Bradenton, Florida

RE: PROPOSED DEVELOPMENT BY NEU CONSULTING, LLC

Ladies and Gentlemen:

We, the undersigned residents of Manatee County, submit our concerns detailed below regarding the proposed "mixed-use subdivision" rezoning and development at the southeast quadrant of I-75 and 69th Street East.

All of the signatures below are by landowners and homeowners who live on the north side of 69th Street East from 60th to Buffalo Road. We will be the most-affected neighbors of this development if the project and rezoning are approved.

We would appreciate the Planning Board and Commissioners taking into consideration the following:

- There will be a huge increase in traffic and decrease in quality of life for residents by adding approximately 2,000 vehicles to our 2-lane street.
- No other residential development in the immediate vicinity has subsidized housing, multifamily dwellings, or buildings taller than 2 stories.
- There is no real commercial building on 69th Street, and we residents prefer it that way.
- If, as proposed, rezoning for and construction of a retail grocery and several retail out-parcels are approved, we suggest that those establishments be situated along I-75 with access from Buffalo Road—not 69th Street East as currently proposed.
- Development access roads should circle through the development and back to Buffalo Road instead of 69th Street East.

Please understand that we are the Manatee County citizens who will be most impacted by Neu Consulting's proposed development of approximately 441.3 acres across from our front yards, and we will appreciate your consideration.

Sincerely.

Dianne Heath (5620 69th St. E.) Ed Heath (5620) Paul Jones (5560 69th St. E.)

Angie R. Jones (5560)	5510 Rizzo	
DENNIS Hazelbaker	5430 69th ST E	
SHARON Ruppal	5420 69th ST E	
VACANT	5330	Owner wants to Sell to comm.
VACANT	5228	

cc: Manatee County Commissioners
Neu Consulting, LLC

Re: PDMU-14-22 (Z) (P) - Trevesta (fka Pennington Park)

Larry Bustle to: Pamela Chiappone 11/25/2014 01:24 PM
Sent by: Yvonne Tryon
Cc: betsy.benac, carol.whitmore, john.chappie, larry.bustle, charles.smith, robin.disabatino, vanessa.baugh, bobbi.roy, debbie.bassett

Dear Ms. Chiappone:

On behalf of the Board of County Commissioners, thank you for your email. This reply serves as an acknowledgment that your correspondence has been received. Because you have indicated your position on a land use matter, your email will be forwarded to all Commissioners, the County Attorney, and the Building and Development Department staff for their information and files. A copy will also be entered into the public record of the meeting by the Clerk of the Circuit Court. Please know that your input is very important to the commissioners and your active participation in the political process is always encouraged and welcome.

Yvonne C. Tryon, Executive Assistant
Manatee County Government
Board of County Commissioners
1112 Manatee Avenue West, Suite 903
Post Office Box 1000
Bradenton, FL 34206-1000
Telephone: 941-745-3708
yvonne.tryon@mymanatee.org

PDMU-14-22 (Z) (P) - Trevesta (fka Pennington Park)

Pamela Chiappone to: charles.smith, larry.bustle, john.chappie, vanessa.baugh, carol.whitmore, betsy.benac, robin.disabatino 11/25/2014 12:13 PM

From: Pamela Chiappone <pam.fourie@gmail.com>

To: charles.smith@mymanatee.org, larry.bustle@mymanatee.org, john.chappie@mymanatee.org, vanessa.baugh@mymanatee.org, carol.whitmore@mymanatee.org, betsy.benac@mymanatee.org, robin.disabatino@mymanatee.org

Dear Commissioners:

I am objecting to the requested rezone change for the PDMU-14-22 (Z) (P) - Trevesta (fka Pennington Park) project because we feel the project is not compatible with the existing development patterns in the surrounding parcels, there are only single family residential areas nearby and we feel the apartments and retail units will adversely affect the area in these following ways:

1. SCHOOL OVERCROWDING/STUDENT SAFETY: Virgil Mills and Buffalo Creek schools are already overcrowded, which is detrimental to the safety and education of students. This new development as well as others in the area already in the building stages are worsening the problem. We feel it is the BOCC's responsibility to plan responsibly and new developments should not be permitted until adequate classroom space is available. Is there a plan detailing how the County will accommodate increased enrollments due to the new subdivision and apartments? Is a School Needs Assessment required due to the large project size of this rezone?

The rezone will add over 1,000 residential units and retail units and will add congestion and cause safety issues to student who walk and ride bikes to school. The current two-lane roadways in the area of the school are currently heavily congested at drop off and pick up time for the schools. If retail buildings are allowed, we will begin seeing an increase in semi-trucks and large trucks on the roadways near the school. This type of large truck traffic and congestion near the schools will cause serious safety issues to students who walk and rides bikes to school.

2. INCREASED TRAFFIC/CONGESTION/SAFETY: We feel this rezone to add over 1,000 residential units and retail units will adversely affect traffic patterns and add congestion and cause safety issues. This section of proposed development is UF-3 (Urban Fringe, 3 units per gross acre) There is not any adjacent commercial or multi-family development in the area. 69th St. is already at or near capacity. This additional development will only increase traffic.

According to the 2030 Future Traffic Functional Classification, 69th street is classified as a collector road and according to policy 2.2.1.11.5, "In order to serve more than day to day needs with the low-moderate density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non- residential uses: Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan." The nearest arterial roads (Ellenton-Gillette and Moccasin Wallow) are approximately 2 miles away. The proposed commercial use is not near an arterial and collector roadway intersection as required by Policy 2.2.11.5.

There will also be a safety issue at the intersection of the proposed 60th St. extension and 69th St. There is absolutely no sight distance heading onto eastbound 69th St. from Buffalo Road due to the steep vertical curve from the overpass crossing at I-75, it is already dangerous and will be worse with traffic due to the proposed retail stores in that area.In addition, the current two-lane roadways in the area will not be able to accommodate all the additional traffic. Also, noise and traffic from trucks and semi-trucks to supply the retail stores will overwhelm these small roadways.

3. ENVIRONMENTAL IMPACTS. We feel the proposed rezone will have an adverse environmental impact on the area due to the proposed removal of old growth oak trees/wetland areas that have never been touched. Please be mindful of the LDC when you are deciding on this rezone, as this is one of the last undeveloped parcels in the area. Once this greenspace is built over with asphalt and concrete, it cannot be brought back. These parcels have never been developed and there is a strong possibility of the presence of archaeological resources. LDC Section 714 Tree Protection limits the removal of existing trees and LDC Section 721 protects the habitat of endangered, threatened or special concern plant and animal species. These parcels contain gopher tortoises and other protected plant and animal species. We have seen gopher tortoises that are a state species listed as threatened. LDC Section 719 prohibits

wetland impacts unless necessary and this development will displace native birds, plants, and wildlife that currently live, nest, and feed in the area. The land parcel contains a borrow pit, which over time has evolved into a natural lake and nature preserve. We have lived in Fresh Meadows subdivision directly next to the lake for 10 years and observed otters, wood storks, sandhill cranes, egrets, ospreys, herons, alligators, snakes, and turtles living and feeding in the lake. The water and wildlife will also be adversely affected by the pollution caused by stormwater runoff into the water supply.

4. OUTDOOR LIGHTING: We feel that the proposed change to retail will allow uses that require outdoor lighting that may reflect off-site with potentially adverse effects on the surrounding residential areas. Currently, there are minimal street lights along 69th St and the proposed retail stores will have nonstop artificial atmospheric glow that will prevent the nearby residents from enjoying the night sky around their homes. We strongly object to retail units being placed in a single-family residential area.

5. APARTMENTS/RETAIL: We have major concerns with the apartments and retail. The new housing should fit the scale of its surroundings. There are only single family residential currently in the area, there are no apartments and retail, and there is no exit from I-75 to the roadway (69th Street). All other apartments and retail are off roads (301 and Moccasin Wallow) that have an interstate exit. We feel this type of building style makes the project too dense for the area. The apartments and retail will lower our property values and increase problems with overcrowded schools and traffic.

I urge you to oppose this rezone change and only allow the developer to build single-family residential homes in this area.

Thank you for your consideration,

Pamela Chiappone

Fresh Meadows Subdivision

6002 62nd Court East

Palmetto, FL 34221

Fw: PDMU-14-22 (Z) (P) - Trevesta (fka Pennington Park) - Public Comment
Margaret Tusing to: Bobbi Roy 11/25/2014 11:05 AM
Cc: Sonia Zambrano

For the 12/11/14 hearing.

Margaret Tusing, Principal Planner
Department of Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501, ext 6828
941-518-8039 (mobile)
941-708-6156 (fax)
margaret.tusing@mymanatee.org

----- Forwarded by Margaret Tusing/MCG on 11/25/2014 11:04 AM -----

From: chiapponec <chiapponec@gmail.com>
To: Margaret.Tusing@mymanatee.org
Date: 11/25/2014 10:59 AM
Subject: PDMU-14-22 (Z) (P) - Trevesta (fka Pennington Park)

Dear Margaret Tusing (Principal Planner):
We object to the requested rezone change for the PDMU-14-22 (Z) (P) - Trevesta (fka Pennington Park) project because we feel the project is not compatible with the existing development patterns in the surrounding parcels, there are only single family residential areas nearby and we feel the apartments and retail units will adversely affect the area in these following ways:

1. SCHOOL OVERCROWDING/STUDENT SAFETY: Virgil Mills and Buffalo Creek schools are already overcrowded, which is detrimental to the safety and education of students. This new development as well as others in the area already in the building stages are worsening the problem. We feel it is the BOCC's responsibility to plan responsibly and new developments should not be permitted until adequate classroom space is available. Is there a plan detailing how the County will accommodate increased enrollments due to the new subdivision and apartments? Is a School Needs Assessment required due to the large project size of this rezone?

The rezone will add over 1,000 residential units and retail units and will add congestion and cause safety issues to student who walk and ride bikes to school. The current two-lane roadways in the area of the school are currently heavily congested at drop off and pick up time for the schools. If retail buildings are allowed, we will begin seeing an increase in semi-trucks and large trucks on the roadways near the school. This type of large truck traffic and congestion near the schools will cause serious safety issues to students who walk and rides bikes to school.

2. INCREASED TRAFFIC/CONGESTION/SAFETY: We feel this rezone to add over 1,000 residential units and retail units will adversely affect traffic patterns and add congestion and cause safety issues. This section of proposed development is UF-3 (Urban Fringe, 3 units per gross acre) There is not any adjacent commercial or multi-family development in the area. 69th St. is already at or near capacity. This additional development will only increase traffic.

According to the 2030 Future Traffic Functional Classification, 69th street is classified as a collector road and according to policy 2.2.1.11.5, "In order to serve more than day to day needs with the low-moderate

density urban environment, properties meeting the following criteria may be developed with land uses which are defined as community serving non- residential uses: Located at the intersection of an arterial and a collector roadway as defined in the Chapter 5 of this plan." The nearest arterial roads (Ellenton-Gillette and Moccasin Wallow) are approximately 2 miles away. The proposed commercial use is not near an arterial and collector roadway intersection as required by Policy 2.2.11.5.

There will also be a safety issue at the intersection of the proposed 60th St. extension and 69th St. There is absolutely no sight distance heading onto eastbound 69th St. from Buffalo Road due to the steep vertical curve from the overpass crossing at I-75, it is already dangerous and will be worse with traffic due to the proposed retail stores in that area.In addition, the current two-lane roadways in the area will not be able to accommodate all the additional traffic. Also, noise and traffic from trucks and semi-trucks to supply the retail stores will overwhelm these small roadways.

3. ENVIRONMENTAL IMPACTS. We feel the proposed rezone will have an adverse environmental impact on the area due to the proposed removal of old growth oak trees/wetland areas that have never been touched. Please be mindful of the LDC when you are deciding on this rezone, as this is one of the last undeveloped parcels in the area. Once this greenspace is built over with asphalt and concrete, it cannot be brought back. These parcels have never been developed and there is a strong possibility of the presence of archaeological resources. LDC Section 714 Tree Protection limits the removal of existing trees and LDC Section 721 protects the habitat of endangered, threatened or special concern plant and animal species. These parcels contain gopher tortoises and other protected plant and animal species. We have seen gopher tortoises that are a state species listed as threatened. LDC Section 719 prohibits wetland impacts unless necessary and this development will displace native birds, plants, and wildlife that currently live, nest, and feed in the area. The land parcel contains a borrow pit, which over time has evolved into a natural lake and nature preserve. We have lived in Fresh Meadows subdivision directly next to the lake for 10 years and observed otters, wood storks, sandhill cranes, egrets, ospreys, herons, alligators, snakes, and turtles living and feeding in the lake. The water and wildlife will also be adversely affected by the pollution caused by stormwater runoff into the water supply.

4. OUTDOOR LIGHTING: We feel that the proposed change to retail will allow uses that require outdoor lighting that may reflect off-site with potentially adverse effects on the surrounding residential areas. Currently, there are minimal street lights along 69th St and the proposed retail stores will have nonstop artificial atmospheric glow that will prevent the nearby residents from enjoying the night sky around their homes. We strongly object to retail units being placed in a single-family residential area.

5. APARTMENTS/RETAIL: We have major concerns with the apartments and retail. The new housing should fit the scale of its surroundings. There are only single family residential currently in the area, there are no apartments and retail, and there is no exit from I-75 to the roadway (69th Street). All other apartments and retail are off roads (301 and Moccasin Wallow) that have an interstate exit. We feel this type of building style makes the project too dense for the area. The apartments and retail will lower our property values and increase problems with overcrowded schools and traffic.

We urge you to oppose this rezone change and only allow the developer to build single-family residential homes in this area.

Thank you for your consideration,

Charlie Chiappone

Fresh Meadows Subdivision

6002 62nd Court East

Palmetto, FL 34221

Fw: Opposition Signatures for PDMU -14-22 (Z) (P) - Trevesta

Margaret Tusing to: donaldneu, mmorris 12/01/2014 11:40 AM

Cc: Bobbi Roy, Sonia Zambrano, Robin Meyer

FYI

Margaret Tusing, Principal Planner
Department of Building and Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, Florida 34205
941-748-4501, ext 6828
941-518-8039 (mobile)
941-708-6156 (fax)
margaret.tusing@mymanatee.org

----- Forwarded by Margaret Tusing/MCG on 12/01/2014 11:40 AM -----

From: chiapponec <chiapponec@gmail.com>
To: Margaret.Tusing@mymanatee.org
Date: 12/01/2014 10:41 AM
Subject: Opposition Signatures for PDMU-14-22 (Z) (P) - Trevesta

Dear Margaret Tusing (Principal Planner):

I have been talking to neighbors and people in adjacent subdivisions in the area of the proposed rezone to PDMU -14-22 (Z)(P) Trevesta. Most people strongly object and are in disbelief that apartments and retail are being allowed in a single family residential area with small roads.

I have collected signatures (this list is only from one day) so expect more signatures and calls because the majority of the people are against this rezoning.

Thanks,

Charlie Chiappone

Fresh Meadows Subdivision

6002 62nd Court East

Palmetto, FL 34221 Opposition Signatures_PDMU-14-22 (Z) (P).pdf

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

The undersigned are opposed to this proposed rezone.

Sandra J. Futhey	6006-62nd. Court East	Palmetto 941-729-3573
[illegible]	6116 61 Dr. East	Palmetto 34221
[illegible]	6015 60th Pl E	Palmetto 34221
Ronald Edgar	5923 60th Pl. E	Palmetto 34221
Gino Montegari	6001 61ST CT E	Palmetto 34221
[illegible]	6005 61ST Ct E	Palmetto 34221
Candace Rohl	6021 62 Ct E.	Palmetto 34221
Daniel J. Rohl	6021 62ND CT E	Palmetto 34221
N. Heelly	6005 62nd CT E	Palmetto FL 34221
Chas W. [illegible]	6002 62nd Ct E Palmetto FL	34221 7274921460
Sharon Willis	6210 61st Dr. E. Palmetto	34221
[illegible]	6008 66th Street Cir E	Palmetto 34221
Marsha L. Gillespie	6008 66th Street Cir E.	Palmetto 34221
[illegible]	6010 66th Street Cir E	Palmetto 34221
Frieda Wagner	6012 66th St Cir E	Palmetto FL 34221
Pete Walk	6003 66ST Cir E	Palmetto Fl 34221
Yvonne Brown	6014 66TH STREET CIR E	PALMETTO, FL 34221
[illegible]	6016 66th ST CIR E	PALMETTO, FL 34221
Darlene Phenick	7009 56th Ter. E.	Palmetto, Fl. 34221
Christopher Clevenger	6006 66th St Cir E Palmetto	FL 34221
[illegible]	6024 66th St Cir E Palmetto	FL 34221
Wilfred Cooley	6022 66th St Cir	Palmetto FL 34221
Paul Sands	6030 66th St E 34221	941-915-9986
[illegible]	6509 67th St E	Palmetto Fl. 34221
Charles Sullivan	6510 67th St E	Palmetto Fl. 34221
Daniel Lyle	6822 67 ST. E	Palmetto, Fl. 34221
[illegible]	6603 75TH AVE E	PALMETTO, FL 34221
Holly [illegible]	6603 75TH AVE EAST	PALMETTO, FL 34221
Kathryn Thomas	7213 53rd PL. E.	PALMETTO, F 34221
[illegible]	7213 53rd PL. E.	PALMETTO, FL. 34221

Trevesta (fka Pennington Park) - PDMU-14-22(Z)(P)

The undersigned are opposed to this proposed rezone.

Laura Rojas	Laura Rojas	7165 50th Ave Circle E
Lisa Degaetano	Lisa Degaetano	7176 50th Ave Cir E
Ricci Degaetano	[illegible]	7176 50th Ave Cir E
Eric Kent	[illegible]	7173 50th Ave Cir E
Heather Escher	Heather Escher	6013 62nd Ct E.
Dawn Carey	Dawn Carey	6017 62nd Ct E
Donna Svec	[illegible]	6029 62nd Ct. E
Andrew Lorenz	[illegible]	6202 61st Dr E

December 11, 2014 Planning Commission Agenda
Agenda Item #7

Subject
Election of Officers

Briefings
None

Contact and/or Presenter Information

Sonia Zambrano

Senior Planning Technician

941 748 4501 ext. 6207

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