www.mymanatee.org

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

January 15, 2015 Planning Commission Agenda

MEETING CALLED TO ORDER (Bill Conerly, Chairman)

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. December 11, 2014 Minutes for Approval

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. Ordinance 14-45-Robinson Gateway DRI#29-Quasi-Judicial-Stephanie Moreland (TO BE CONTINUED TO FEBRUARY 12, 2015)

3. PDMU-13-01(Z)(G)-DTS20130029-Robinson Land Holdings, Joint Venture/Robinson Gateway-Quasi-Judicial-Stephanie Moreland (TO BE CONTINUED TO FEBRUARY 12, 2015)

4. PDR-14-25(Z)(P)-Empire State Holding, LLC & Neal Communities of Southwest Florida, LLC/Indigo Subdivision-DTS20140399-Quasi-Judicial-Stephanie Moreland * Schenk

Attachment: Map FLU-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf
Attachment: Map Zoning-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf
Attachment: Map Aerial 2-PDR-14-25(Z)(P)Indigo-01-15-15PC.pdf
Attachment: PDR1425_Indigo_aerial.pdf
Attachment: Staff Report-PDR-14-25(Z)(P)-Indigo Subdivision-01-15-15PC.pdf
Attachment: Special Approval Request letter-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf

Attachment: Zoning Disclosure Affidavit-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf
Attachment: Copy of Newspaper Advertising - Indigo - PDR-14-25(Z)(P) - Bradenton Herald.pdf
Attachment: Copy of Newspaper Advertising - Indigo - PDR-14-25(Z)(P)-Sarasota Herald.pdf
Attachment: Traffic Impact Analysis-Indigo-01-15-15PC.pdf
Attachment: Preliminary Site Plan-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf

REGULAR

Building and Development Services Department

5. PDMU/PDC-98-04(P)(R8)-DTS20140361-Moccasin Wallow Holdings, LLC/Woods of Moccasin Wallow, PSP Revision-Quasi-Judicial-Margaret Tusing * Schenk

Attachment: Map FLU-PDMU-PDC-98-04(P)(R8)-Woods-of Moccasin Wallow-01-15-15 PC.pdf
Attachment: Map Zoning-PDMU-PDC-98-04(P)(R8)-Woods of Moccasin Wallow.pdf
Attachment: Map Aerial 1-PDMU-PDC-98-04(P)(R8)-Woods of Moccasin Wallow-01-15-15PC.pdf
Attachment: Map Aerial 2-PDMU-PDC-98-04(P)(R8)-Woods of Moccasin Wallow-01-15-15PC.pdf
Attachment: Staff Report-PDMU-PDC-98-04(P)(R8)-Woods of Moccasin Wallow Phase 2 Revisions-01-15-15PC.pdf
Attachment: Development Order PDMU-PDC-98-04(P)(R4)-01-15-15PC.pdf
Attachment: Development Order PDMU-PDC-98-04(P)(R7)-01-15-15PC.pdf
Attachment: Copy of Newspaper Advertising - Woods of Moccasin Wallow - PDMU-PDC-98-04(P)(R6) - Sarasota Herald.pdf
Attachment: Copy of Newspaper Advertising - Woods of Moccasin Wallow - PDMU-PDC-98-04(P)(R8) - Bradenton Herald.pdf
Attachment: Traffic Impact Analysis-Woods of Moccasin Wallow-01-15-15PC.pdf
Attachment: Public Comments - Woods of Moccasin Wallow - PDMU-PDC-98-04(P)(R8) - 1-15-2015PC.pdf
Attachment: Preliminary Site Plan-PDC-98-04(P)(R8)-Woods of Moccasin Wallow.pdf

6. PDR-03-59(P)(R)-Prospect Bradenton Investments, LLC/Palma Sola Bay Club-DTS20140362-Quasi-Judicial-Margaret Tusing * Schenk

Attachment: Map FLU-PDR-03-59(P)(R)-Palma Sola Bay Club-1-15-15PC.pdf
Attachment: Map Zoning-PDR-03-59(P)(R)-Palma Sola Bay Club-1-15-15PC.pdf
Attachment: Map Aerial 1-PDR-03-59(P)(R)-Palma Sola Bay Club-01-15-15PC.pdf
Attachment: Map Aerial 2-PDR-03-59(P)(R)-Palma Sola Bay Club-01-15-15PC.pdf

Attachment: Staff Report-PDR-03-59(P)(R)-Palma Sola Bay Club-01-15-15PC.pdf
Attachment: Ordinance PDR-03-59(Z)(P)-Palma Sola Bay Club-01-15-15PC.pdf
Attachment: Building Elevations 1-Palma Sola Bay Club-1-15-15PC.pdf
Attachment: Building Elevations 2-Palma Sola Bay Club-1-15-15PC.pdf
Attachment: Copy of Newspaper Advertising - Palma Sola Bay Club - PDR-03-59(P)(R) - Bradenton Herald.pdf
Attachment: Copy of Newspaper Advertising - Palma Sola Bay Club - PDR-03-59(P)(R) - Sarasota Herald.pdf
Attachment: Traffic Impact Statement-Palma Sola Bay Club-01-15-15PC.pdf
Attachment: Site Plan - Palma Sola Bay Club - PDR-03-59(P)(R)01-15-15PC.pdf

7. PDC-14-26(Z)(P)-Michael Todd Reed, LLC/Parrish Storage 2-DTS20140365-Quasi-Judicial-Rossina Leider * Schenk

Attachment: Map FLU-PDC-14-26(Z)(P)-ParrishStorage2-01-15-15PC.pdf
Attachment: Map Zoning-PDC-14-26(Z)(P)-Parrish Storage 2-01-15-15 PC.pdf
Attachment: Map Aerial 1 -PDC-14-26(Z)(P)-ParrishStorage2-01-15-15PC.pdf
Attachment: Map Aerial 2-PDC-14-26(Z)(P)-ParrishStorage2-01-15-15PC.pdf
Attachment: Staff Report-PDC-14-26(Z)(P)-Parrish Storage 2-01-15-15PC.pdf
Attachment: Specific Approval Request letter- Parrish Storage 2-01-15-15 PC.pdf
Attachment: Affidavit of Zoning Disclosure-Parrish Storage 2-01-15-15 PC.pdf
Attachment: Copy of Newspaper Advertising - Parrish Storage 2 - PDC-14-26(Z)(P) - Bradenton Herald.pdf
Attachment: Copy of Newspaper Advertising - Parrish Storage 2 - PDC-14-26(Z)(P) - Sarasota Herald.pdf
Attachment: Traffic Impact Statement-Parrish Storage-01-15-15PC.pdf
Attachment: Preliminary Site Plan-Parrish Storage 2-01-15-15 PC.pdf
Attachment: Elevations.pdf

January 15, 2015 Planning Commission Agenda
Agenda Item #1

Subject
December 11, 2014 Minutes for Approval

Briefings
None

Contact and/or Presenter Information

Sonia Zambrano

Sr. 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

January 15, 2015 Planning Commission Agenda
Agenda Item #2

Subject
Ordinance 14-45-Robinson Gateway DRI#29-Quasi-Judicial-Stephanie Moreland (TO BE CONTINUED TO FEBRUARY 12, 2015)

Briefings
None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941 748 4501 ext. 3880

Action Requested
I move to continue the Public Hearing for Ordinance 14-45 to February 12, 2015 Planning Commission Agenda 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

January 15, 2015 Planning Commission Agenda
Agenda Item #3

Subject
PDMU-13-01(Z)(G)-DTS20130029-Robinson Land Holdings, Joint Venture/Robinson Gateway-Quasi-Judicial-Stephanie Moreland (TO BE CONTINUED TO FEBRUARY 12, 2015)

Briefings
None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941 748 4501 ext. 3880

Action Requested
I move to continue the Public Hearing for PDMU-13-01(Z)(G) to February 12, 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

January 15, 2015 Planning Commission Agenda
Agenda Item #4

Subject
PDR-14-25(Z)(P)-Empire State Holding, LLC & Neal Communities of Southwest Florida, LLC/Indigo Subdivision-DTS20140399-Quasi-Judicial-Stephanie Moreland

Briefings
None

Contact and/or Presenter Information

Stephanie Moreland

Principal Planner

941 748 4501 ext. 3880

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-14-25(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.6, B.1 - B.3, C.1, D.1 – D.8, and E.1; GRANTING Special Approval for a project; 1) exceeding a gross density of one dwelling unit per acre in the UF-3 Future Land Use Category (FLUC); 2) exceeding a net density of three dwelling units per acre in the UF-3 FLUC; and 3) adjacent to a perennial stream; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Sections 714.8.7 (reduced tree replacement sizes), and 715.3.4 (one canopy tree per lot per frontage), as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

On April 3, 2014, 40.21± acres (Riker Project) of the subject property was rezoned to PDR and a Preliminary Site Plan [PDR-13-39(Z)(P)] approved for 120 lots for single-family detached residences. The applicant has

incorporated into one site plan the property surrounding the previously approved Riker Project.

Mrs. Katie LaBarr, Agent for Empire Holding Group, LLC and Neal Communities of Southwest Florida, LLC has filed an application for rezoning of approximately 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture – One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district and a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences. The new Preliminary Site Plan with the proposed stipulations will replace the prior approved Preliminary Site Plan [PDR-13-39(Z)(P)].

The site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East (South County) and adjacent to Mill Creek, a perennial stream. Special approval is required for a project adjacent to a perennial stream.

The 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 residential uses in the range of potential uses. The proposed 453-lot single-family development will be developed at a gross density of 2.99 dwelling units per acre which is consistent with the UF-3 FLUC. Special Approval is required for a project exceeding a gross density of one dwelling unit per acre and net density of three dwelling units per acre in the UF-3 Future Land Use Category (FLUC).

Planned Development is the procedure required to acquire Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate any potential adverse impacts on the surrounding neighborhood.

The site is currently zoned A and PDR. The A zoning district allows one dwelling unit per five acres.

1.44± acres are proposed for recreational acreage. Recreational amenities include an amenity center and pool.

The site has no on-site wetlands.

The site has access to the proposed 44th Avenue East which is on the 2030 Future Traffic Circulation Map Series as a four-lane arterial roadway. LDC Section 712.2.8 requires a second means of access for residential developments or parts of phases containing more than one hundred residential dwelling units. The initial project (Riker) was designed to have a gated boulevard entrance (two lanes on either side of a 22-foot wide median) connecting a two-lane arterial section of 44th Avenue East which served as the second means of access. According to Transportation staff, this access point provided full turning movement access.

In addition to the already approved access point, the proposed Preliminary Site Plan shows a new access point connecting 44th Avenue East in the eastern part of the site. Prior to Final Plat of the 121st unit, the applicant will provide an alternative access either via construction of 44th Avenue East from Azurite Way to the Mill Creek wetland system or a temporary emergency only access to the future White Eagle Boulevard.

The construction of White Eagle Boulevard is included in a Local Development Agreement (LDA 13-03 - Northwest Sector/Lakewood Centre) which indicates construction is to occur by an entity other than the applicant sometime in the future.

The applicant is proposing 24-foot wide private internal roadways. The site design shows the new roads will connect to existing proposed inter-neighborhood ties approved in the Riker parcel. Connection to the inter-neighborhood ties was anticipated with the previous approval if the adjacent properties were to be developed as future phases.

The site is within two miles of BD Gullett Elementary School. Sidewalks are required on both sides of the street when a project is within two miles of a school. The site plan shows five-foot wide sidewalks on both sides of the internal roadways and along the north side of 44th Avenue East, adjacent to the property's frontage.

The design furthers the intent of Manatee County Comprehensive Plan Policy 2.9.1.5 and promotes development of pedestrian friendly designs. No sidewalks are proposed along White Eagle Boulevard (not constructed).

Staff has a concern that future residents residing on lots adjacent to 44th Avenue East may be subject to potential noise from vehicles traveling along this roadway.

To address any potential noise impacts from 44th Avenue East, staff recommends the installation of a six-foot high solid decorative wall or fence with landscaping on the exterior side of the fence or enhanced landscaping in the buffer along 44th Avenue East.
The applicant requests Specific Approvals to reduce tree replacement sizes and allow one canopy tree per lot per frontage.
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 December 16, 2014

Reviewing Attorney
Schenk

Instructions to Board Records
N/A

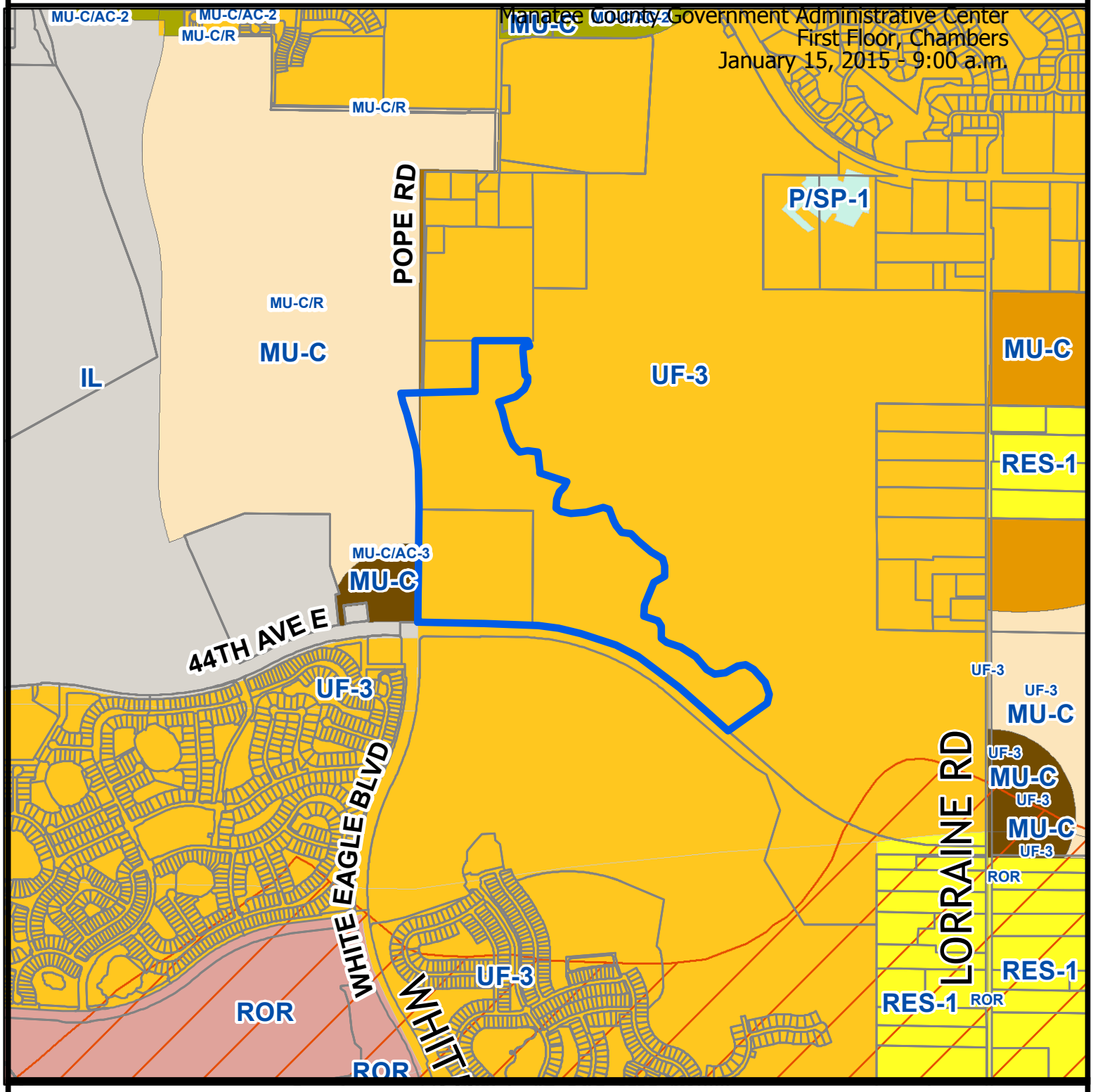
Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: Map FLU-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf
Attachment: Map Zoning-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf
Attachment: Map Aerial 2-PDR-14-25(Z)(P)Indigo-01-15-15PC.pdf
Attachment: PDR1425_Indigo_aerial.pdf
Attachment: Staff Report-PDR-14-25(Z)(P)-Indigo Subdivision-01-15-15PC.pdf
Attachment: Special Approval Request letter-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf
Attachment: Zoning Disclosure Affidavit-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf
Attachment: Copy of Newspaper Advertising - Indigo - PDR-14-25(Z)(P) - Bradenton Herald.pdf
Attachment: Copy of Newspaper Advertising - Indigo - PDR-14-25(Z)(P)- Sarasota Herald.pdf
Attachment: Traffic Impact Analysis-Indigo-01-15-15PC.pdf
Attachment: Preliminary Site Plan-PDR-14-25(Z)(P)-Indigo-1-15-15PC.pdf

# FUTURE LAND USE

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.




Parcel ID #(s) 578700059, 579901809 (part of)

Project Name: Indigo
Project #: PDR-14-25 (Z)(P)
DTS#: 20140399
Proposed Use: Residential

S/T/R: S4,9 T35 R19
Acreage: 151.32
Existing Zoning: A, PD-R
Existing FLU: UF-3, MU-C
Overlays: NONE
Special Areas: NONE

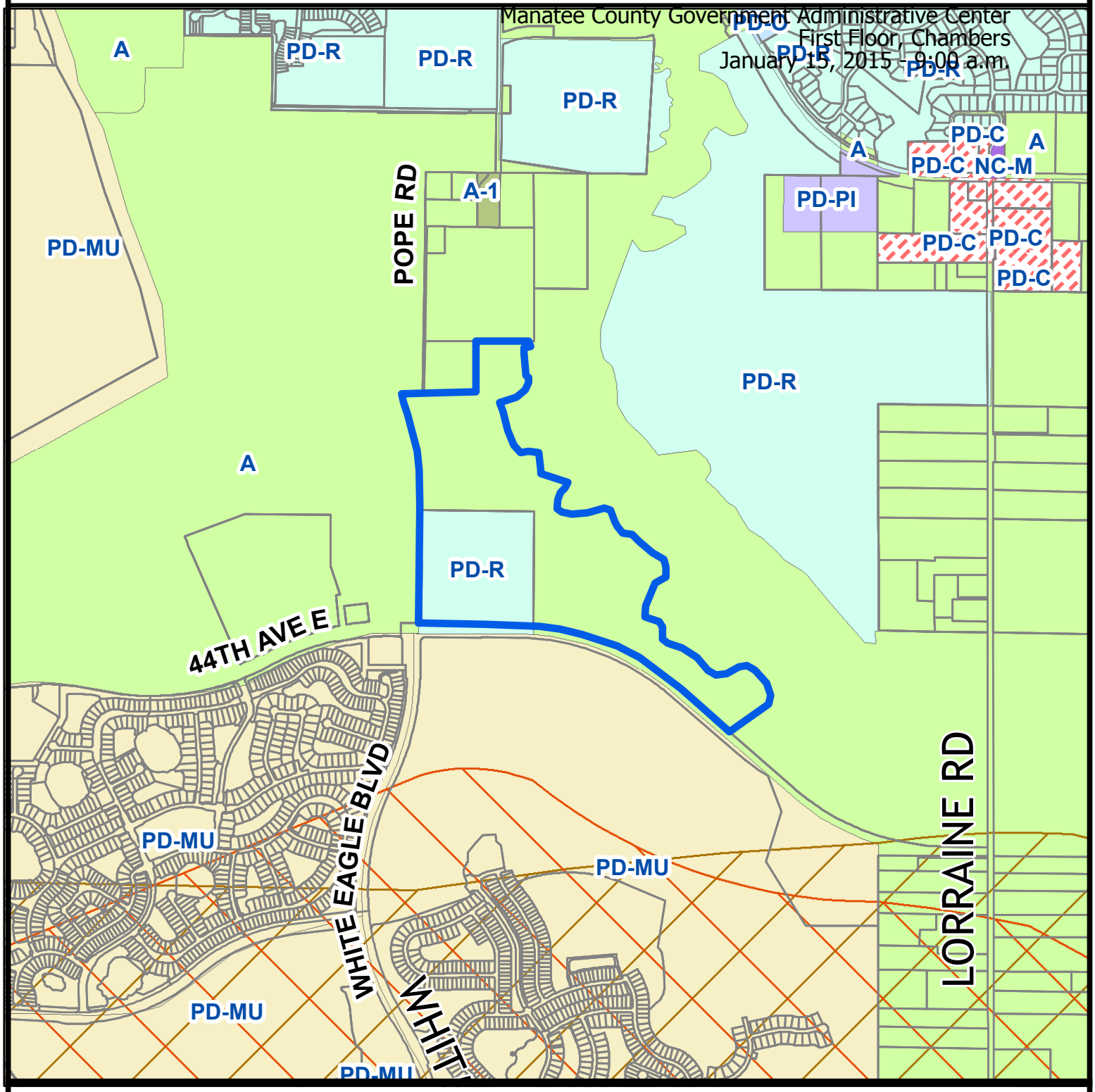


CHH: N
Watershed: NONE
Drainage Basin: MILL CREEK
Commissioner: Vanessa Baugh

Manatee County
Staff Report Map
Map Prepared 12 / 2014
1 inch = 1,582 feet

# ZONING

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.




Parcel ID #(s) 578700059, 579901809 (part of)

Project Name: Indigo
Project #: PDR-14-25 (Z)(P)
DTS#: 20140399
Proposed Use: Residential

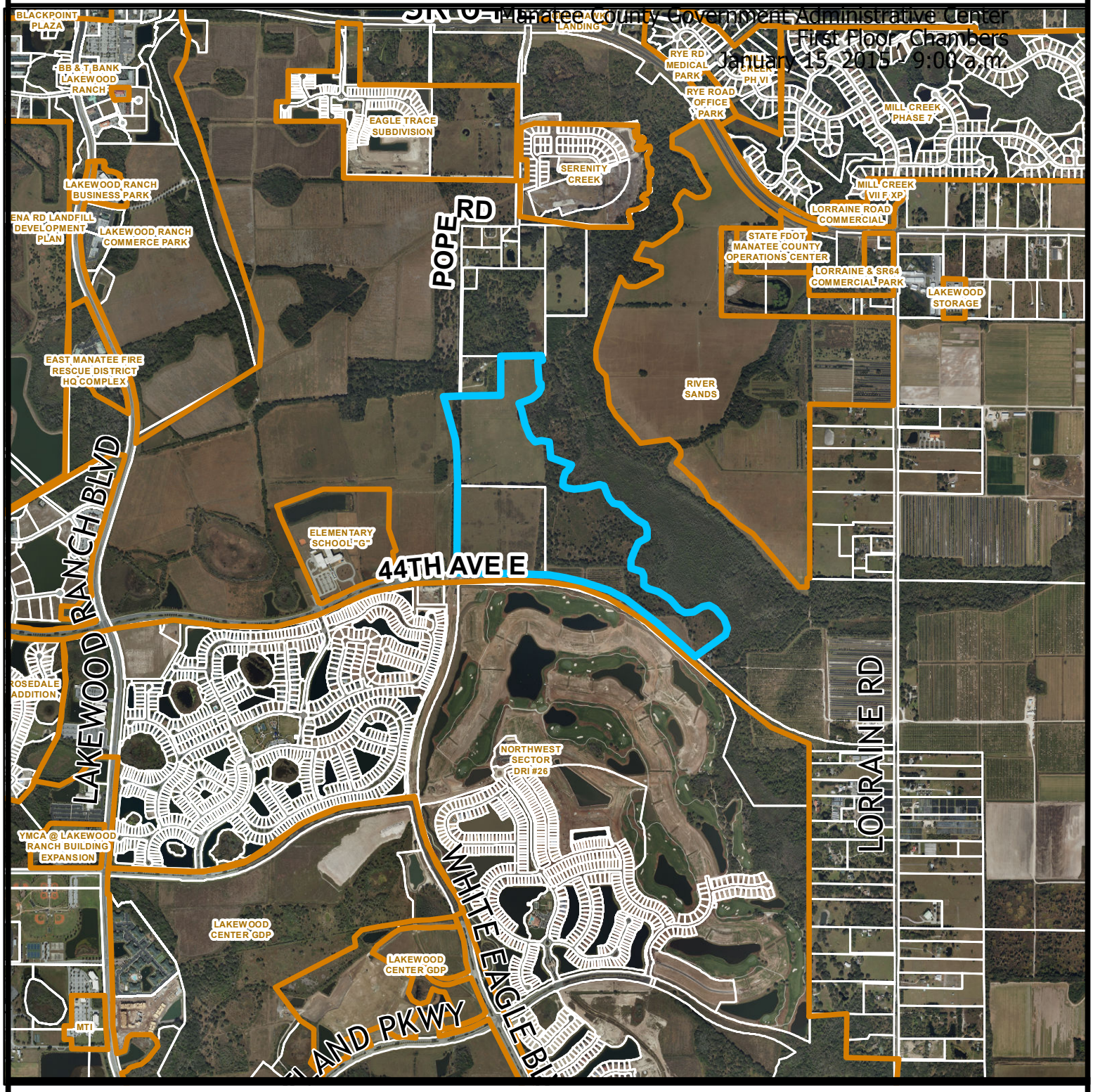
S/T/R: S4,9 T35 R19
Acreage: 151.32
Existing Zoning: A, PD-R
Existing FLU: UF-3, MU-C
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MILL CREEK
Commissioner: Vanessa Baugh



Manatee County
Staff Report Map
Map Prepared 12 / 2014
1 inch = 1,582 feet

# AERIAL




Parcel ID #(s) 578700059, 579901809 (part of)

Project Name: Indigo
Project #: PDR-14-25 (Z)(P)
DTS#: 20140399
Proposed Use: Residential

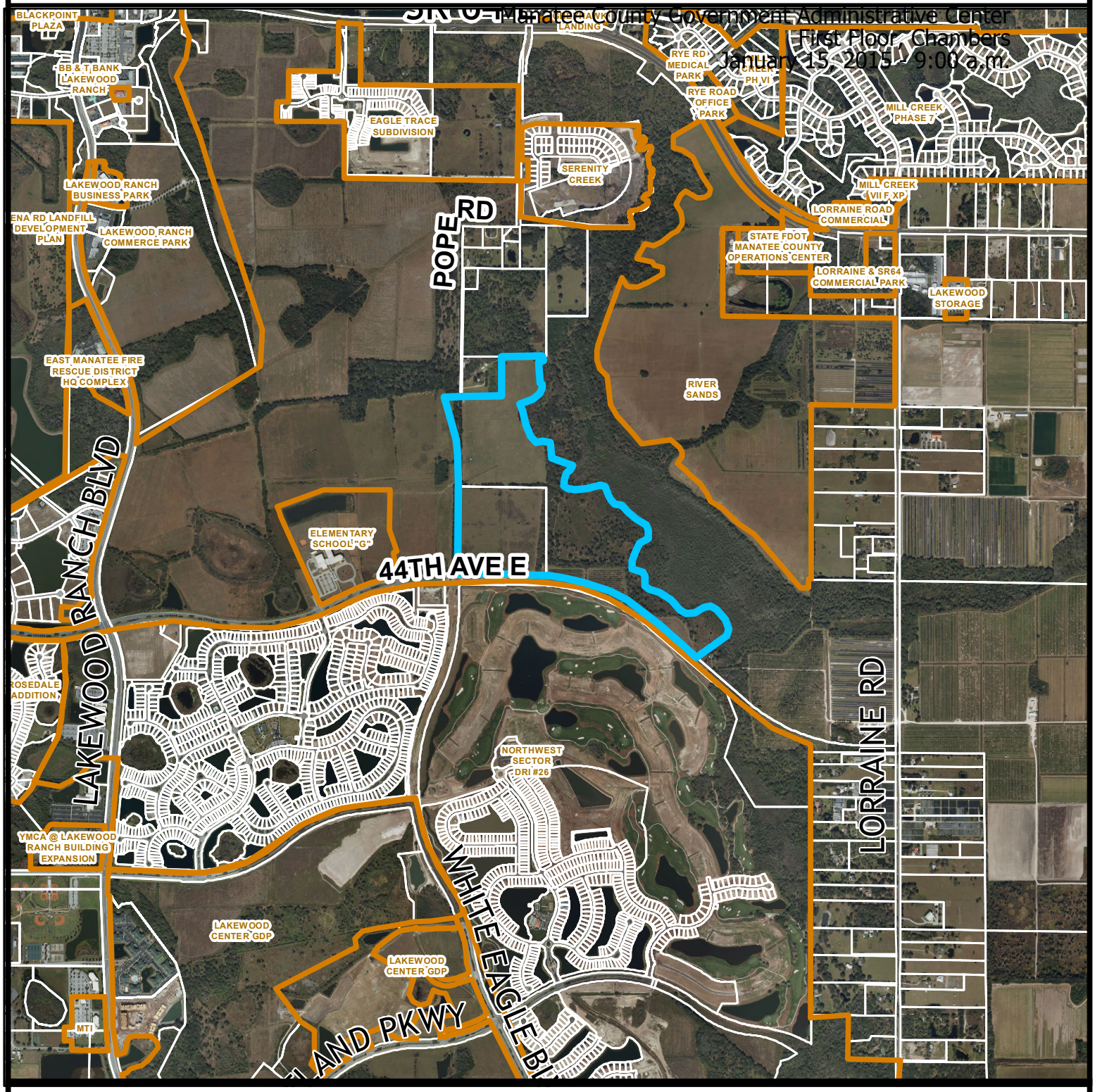
S/T/R: S4,9 T35 R19
Acreage: 151.32
Existing Zoning: A, PD-R
Existing FLU: UF-3, MU-C
Overlays: NONE
Special Areas: NONE



CHH: N
Watershed: NONE
Drainage Basin: MILL CREEK
Commissioner: Vanessa Baugh

Manatee County
Staff Report Map
Map Prepared 12 / 2014
1 inch = 2,057 feet

# AERIAL




Parcel ID #(s) 578700059, 579901809 (part of)

Project Name: Indigo
Project #: PDR-14-25 (Z)(P)
DTS#: 20140399
Proposed Use: Residential

S/T/R: S4,9 T35 R19
Acreage: 151.32
Existing Zoning: A, PD-R
Existing FLU: UF-3, MU-C
Overlays: NONE
Special Areas: NONE



CHH: N
Watershed: NONE
Drainage Basin: MILL CREEK
Commissioner: Vanessa Baugh

Manatee County
Staff Report Map
Map Prepared 12 / 2014
1 inch = 2,057 feet

**PDR-14-25(Z)(P) – EMPIRE STATE HOLDING GROUP, LLC & NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC/INDIGO SUBDIVISION - MEPS00000250 - DTS 20140399)**

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 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture – One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district; the site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East,(South County); approving a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences; repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**P.C.: 01/15/15** **B.O.C.C.: 02/12/15**

**RECOMMENDED MOTION:**

**Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-14-25(Z)(P); APPROVAL of the Preliminary Site Plan with Stipulations A.1 - A.6, B.1 - B.3, C.1, D.1 – D.8, and E.1; GRANTING Special Approval for a project; 1) exceeding a gross density of one dwelling unit per acre in the UF-3 Future Land Use Category (FLUC); 2) exceeding a net density of three dwelling units per acre in the UF-3 FLUC; and 3) adjacent to a perennial stream; ADOPTION of the Findings for Specific Approval; and GRANTING Specific Approval for an alternative to LDC Sections 714.8.7 (reduced tree replacement sizes), and 715.3.4 (one canopy tree per lot per frontage), as recommended by staff.**

| PROJECT SUMMARY | |
|---|---|
| **CASE Number:** | **PDR-14-25(Z)(P), DTS #20140399** |
| **PROJECT NAME** | **Indigo Subdivision (a part of property f.k.a. Riker Subdivision)** |
| **APPLICANT(S):** | **Empire State Holdings, LLC & Neal Communities of Southwest Florida, LLC** |
| **GENERAL LOCATION:** | **East side of White Eagle Boulevard and north side of 44th Avenue East.** |
| **ACREAGE:** | **151.32± acres** |
| **FUTURE LAND USE CATEGORY:** | **UF-3 (Urban Fringe – three dwelling units per acre)** |
| **PROPOSED ZONING:** | **PDR (Planned Development Residential)** |
| **PROPOSED USE(S):** | **Add 333 lots for total of 453-lots for single-family detached residences** |
| **EXISTING USE:** | **Out buildings** |
| **SPECIAL APPROVAL:** | **1. Gross Density exceeding one dwelling unit per acre in UF-3 FLUC and net density exceeding three dwelling units per acre<br>2. Adjacent to a perennial stream** |
| **SPECIFIC APPROVAL:** | **1. Reduced tree replacement sizes<br>2. To allow one canopy tree per lot per frontage** |
| **OVERLAY DISTRICTS:** | **N/A** |
| | |
| **CASE MANAGER:** | **Stephanie Moreland** |
| **STAFF RECOMMENDATION:** | **APPROVAL** |

## DETAILED DISCUSSION

On April 3, 2014, 40.21± acres (Riker Project) of the subject property was rezoned to PDR and a Preliminary Site Plan [PDR-13-39(Z)(P)] approved for 120 lots for single-family detached residences. The applicant has incorporated into one site plan the property surrounding the previously approved Riker Project.

The current request is to rezone 111.11± acres to PDR (Planned Development Residential) and add to the previously approved 40.21± acres for a total of 151.32± acres. The applicant also requests approval of a new Preliminary Site Plan for 333 additional lots for single-family detached residences for a combined total of 453 lots (120 lots already approved). The new Preliminary Site Plan with the proposed stipulations will replace the prior approved Preliminary Site Plan [PDR-13-39(Z)(P)].

The site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of a future segment of 44th Avenue East.

The site is adjacent to Mill Creek, a perennial stream. Special approval is required for a project adjacent to a perennial stream.

The 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 residential uses in the range of potential uses. The proposed 453-lot single-family development will be developed at a gross density of 2.99 dwelling units per acre which is consistent with the UF-3 FLUC. Special Approval is required for a project with a gross density (2.99) exceeding one dwelling unit per acre and a net density (4.03) exceeding three dwelling units per acre in the UF-3 FLUC.

Planned Development is the procedure required to acquire Special Approval. PDR zoning provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate any potential adverse impacts on the surrounding neighborhood.

The site is currently zoned A and PDR. The A zoning district allows one dwelling unit per five acres.

1.44± acres are proposed for recreational acreage. Recreational amenities include an amenity center and pool.

The site has no on-site wetlands. Along the east perimeter, the site is adjacent to a 30 and 50-foot wide wetland buffer.

The site has access to the proposed 44th Avenue East which is on the 2030 Future Traffic Circulation Map Series as a four-lane arterial roadway. LDC Section 712.2.8 requires a second means of access for residential developments or parts of phases containing more than one hundred residential dwelling units. The initial project was designed to have a gated boulevard entrance (two lanes on either side of a 22-foot wide median) connecting a two-lane arterial section of 44th Avenue East which served as the second means of access. According to Transportation staff, this access point provided full turning movement access.

In addition to the already approved access point, the proposed Preliminary Site Plan shows a new access point connecting 44th Avenue East in the eastern part of the site. Prior to the Final Plat of the 121st unit, the applicant will provide an alternative access either via

construction of 44th Avenue East from Azurite Way to the Mill Creek wetland system or a temporary emergency only access to the future White Eagle Boulevard.

The construction of White Eagle Boulevard is included in a Local Development Agreement (LDA 13-03 - Northwest Sector/Lakewood Centre) which indicates construction is to occur by an entity other than the applicant sometime in the future.

The applicant is proposing 24-foot wide private internal roadways. The site design shows the new roads will connect to existing proposed inter-neighborhood ties. Connection to the inter-neighborhood ties was anticipated with the previous approval if the adjacent properties were to be developed as future phases.

The site is within two miles of BD Gullett Elementary School. In accordance with LDC Section 722.1.4.3, which requires sidewalks to be on both sides of the street when a project is within two miles of a school, the site plan shows five-foot wide sidewalks on both sides of the internal roadways and along the north side of 44th Avenue East, adjacent to the property's frontage. The design furthers the intent of Manatee County Comprehensive Plan Policy 2.9.1.5 and promotes development of pedestrian friendly designs. No sidewalks are proposed along White Eagle Boulevard (not constructed).

- Staff has a concern that future residents residing on lots adjacent to 44th Avenue East may be subject to potential noise from vehicles traveling along this roadway.

  To address any potential noise impacts from 44th Avenue East, staff recommends the installation of a six-foot high solid decorative wall or fence with landscaping on the exterior side of the fence or enhanced landscaping in the buffer along 44th Avenue East.

The applicant requests Specific Approvals to reduce tree replacement sizes and allow one canopy tree per lot per frontage.

Staff recommends approval with stipulations.

| SITE CHARACTERISTICS AND SURROUNDING AREA | |
|---|---|
| **DENSITY:** | **Gross – 2.99 dwelling units per acre**<br>**Net – 4.03 dwelling units per acre** |
| **FLOOD ZONE(S):** | **X and AE with Base Flood Elevations between 28.5' and 32.0' NAVD 1988 per FIRM Panels 12081C0331E, 12081C0333E, and 12081C0334E, effective 3/17/2014** |
| **HURRICANE EVACUATION ZONE:** | **E** |
| **AREA OF KNOWN FLOODING:** | **Yes** |

| | |
|---|---|
| **UTILITY CONNECTIONS:** | **County Water and Sewer** |
| **SURROUNDING USES & ZONING** | |
| **NORTH and East** | **Residential and vacant agricultural land zoned A (General Agriculture).** |
| **SOUTH** | **Across 44th Ave. E. is the Northwest Sector DRI which includes a golf course to the southeast in Esplanade @ Lakewood Ranch Subdivision and across 44th Ave E. to the southwest is a residential subdivision (Central Park) zoned PDMU (Planned Development Mixed Use)** |
| **EAST** | **Wetland buffer and existing tower zoned A** |
| **WEST** | **Across White Eagle Boulevard (f.k.a. Pope Road) vacant agricultural land zoned A** |
| **ENVIRONMENTAL INFORMATION** | |
| **Wetland Acreage:** | **None** |
| **Wetland Buffer** | **None** |
| **Proposed Impact Acreage:** | **None** |

Wetlands:

According to the environmental narrative provided by ECO Consultants dated September 9, 2014 there are no wetlands within the boundary of the project area. There are off-site wetlands near the project limits with 30' and 50' wetland buffers that may be located close enough for the 15' wetland buffer setback to apply to on-site improvements. This setback requirement is included in the table of setbacks for the project.

Uplands:

According to the environmental narrative the only native habitat areas on-site are two areas of 438 – Mixed Hardwoods totaling 7.67 acres. Of this area, 1.47 acres are being preserved in their existing state. In addition, an area of 2.08 acres that is in the Mixed Hardwood area will be preserved once it is restored after fill-slope is placed in this area. Also, an area of 2.2 acres that is currently Woodland Pasture will also be restored and will serve as "native habitat preservation". The environmental narrative includes a "Restoration Plan" for the two latter areas. A stipulation is provided to require these areas be restored in accordance with the plan.

A total of 5.75 acres of preservation area will be provided, which includes areas of fill slopes to be restored with native vegetation. Other areas containing native vegetation may be included as upland preservation and will be further evaluated at the time of Final Site Plan. Stipulations have been included to require a restoration plan and evaluation of additional areas outside the limits of clearing for inclusion with the conservation easement.

Endangered Species:

According to the environmental narrative the only listed species found to be utilizing the site for nesting or breeding purposes was the gopher tortoise. The narrative indicates that prior to development activities additional detailed surveys will be completed to formally locate all burrows and obtain necessary permits through the FFWCC. A stipulation to address this item is provided.

Trees

No information on tree removal was provided with this Preliminary Site Plan. The applicant has indicated and noted on the PSP that tree removal and replacement will be addressed with the Final Site Plan and will be in accordance with Section 714.8.7 of the LDC. A stipulation is provided to address this at FSP. Also, staff has received the request for Specific Approval for this section to allow smaller replacement tree sizes and recommends approval for this request.

Landscaping/Buffers:

The Preliminary Landscape Plan shows 50' roadway buffers along both the future 44th Ave. and White Eagle Blvd., with landscape materials that meet or exceed LDC requirements. The greenbelt buffers are provided at 35', as the required 35' agricultural setback is being combined with the greenbelt buffer. Landscape materials that meet or exceed LDC requirements are proposed in these buffers as well.

Staff has also received a request for Specific Approval for an alternative to Section 715.3.4 of the LDC to reduce the quantities of street trees to one per lot per frontage. The landscape plan indicates this as well. Locations and species of street trees will be approved with the Final Site Plan.

| **SITE DESIGN DETAILS** | |
|---|---|
| **MINIMUM LOT SIZE(S):** | **43'x135' = 5,805 square feet** |
| **SETBACKS:** | **Front**: **23'/20'*** <br> **Side**: **5'** <br> **Rear**: **15'** <br> **Waterfront**: **30'** <br> *25'- foot separation between garage and edge of sidewalk. Corner lots |

| | |
|---|---|
| | shall provide a 20-foot setback from the structure (non-garage) to the property line adjacent to the other street. |
| **OPEN SPACE:** | **Required: 25% or 10.05± acres**<br>**Provided: 38% or 57± acres** |
| **RECREATIONAL ACREAGE:** | **1.44± acres** |
| **ACCESS:** | **Two access points: Boulevard entrance and a new access to the east; both connecting future 44th Avenue East** |

## NEARBY DEVELOPMENT

| RESIDENTIAL | | | | |
|---|---|---|---|---|
| **Project** | **Lot /units** | **Density** | **Minimum Lot size** | **Approved** |
| **Eagle Trace** | **278** | **2.66** | **4,625 sq. ft.** | **2013** |
| **Serenity Creek** | **111** | **1.71** | **9,500 sq. ft.** | **2013** |
| **Central Park** | **826** | **2.33** | **4,950 sq. ft.** | **2011** |
| **River Sands** | **475** | **1.56** | **7,425 sq. ft.** | **2014** |

## POSITIVE ASPECTS

- The nearby area is transitioning from suburban agricultural uses to single- family residential developments.
- Timing appears to be consistent with development trends in the area.

## NEGATIVE ASPECTS

- The project is adjacent to the A zoning district which permits agricultural uses that may be incompatible with single-family development.
- Proposed lots are significantly smaller than allowed in the adjacent agricultural properties.

## MITIGATING FACTORS

- Staff recommends the Notice to Buyers include language informing prospective buyers of the presence of adjacent agricultural operations.
- 35-foot wide perimeter buffers are proposed along the north perimeter of the project.

## STAFF RECOMMENDED STIPULATIONS

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

1. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract and in the Final Site Plan shall include language to inform prospective homeowners of:

   a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

2. Prior to Final Plat approval, enhanced landscaping or a six-foot high decorative opaque wall or fence shall be installed along the interior edge of the roadway buffer along 44th Avenue East. Landscaping shall be installed on the exterior side of the wall or fence.

3. Walls or fences within roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.

4. All other applicable state permits shall be obtained before commencement of the development.

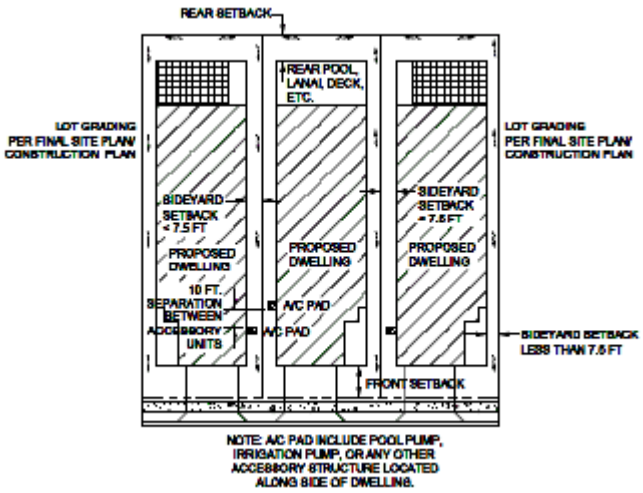
5. Any gates or emergency access points within the project shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and resolutions.

6. If an adjoining agricultural operation to the north is no longer in effect at the time of Final Plat submittal, then the requirements of LDC Section 702.6.7 shall no longer apply and the 35-foot wide agricultural buffer may be reduced to a 15-foot wide perimeter buffer.

**B. STORMWATER CONDITIONS:**

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

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




3. 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.

**C. <u>TRANSPORTATION CONDITIONS:</u>**

1. Prior to the Final Plat of the 121st unit, an alternative access shall be provided to the project subject to administrative approval for compliance with all applicable codes. The applicant shall have the option of providing alternative access to the project in the means identified below:

   - Utilize an extension of 44th Avenue East from Azurite Way to the Mill Creek wetland system. Construction of the proposed extension of 44th Avenue East shall include, at a minimum, outside travel lanes, curbing, sidewalk, bicycle lanes, and associated drainage infrastructure in compliance with Index 401.2 of Manatee County Highway, Traffic, and Stormwater Standards (2007).

- An equivalent alternative temporary emergency only access from Road "E" to White Eagle Boulevard.

**D. <u>ENVIRONMENTAL CONDITIONS</u>:**

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

2. The areas to be restored that will serve as "native habitat preservation" for the project shall be completed in accordance with the "Restoration Plan" that is part of the ECO Consultants report dated September 9, 2014, and shall be completed or bonded prior to Final Plat approval. This area shall also be included in the required conservation easement for wetlands, wetland buffers and native habitat preservation areas.

3. Additional areas of native vegetation that abut the wetland buffer areas around the perimeter of the project that will not be impacted by fill slope shall be evaluated at Final Site Plan and included in the conservation easement area.

4. Prior to Final Site Plan approval the applicant shall provide an updated listed species survey to include a detailed survey for location of gopher tortoise burrows. The applicant will be required to obtain all necessary permits through State and Federal agencies to address relocation or protection of this species and to provide copies of such permits to EPD prior to commencement of construction activities.

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

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

7. Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

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

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

**E. UTILITIES**

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the construction plans review process for the project.

**REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED**

**None.**

**COMPLIANCE WITH LDC**

| Standard(s) Required | Design Proposal | Compliance | | Comments |
|---|---|---|---|---|
| | | Y | N | |
| **BUFFERS** | | | | |
| **20' roadway buffer along 44th Avenue East & White Eagle Boulevard** | **50' & 62.5'** | **Y** | | **Exceeds minimum standards** |
| **35' perimeter buffer** | **35'** | **Y** | | **Shown** |
| **SIDEWALKS** | | | | |
| **5' internal sidewalks** | **5'** | **Y** | | **Shown** |
| **5' sidewalk, exterior** | **5'** | **Y** | | **Shown** |
| **ROADS & RIGHTS-OF-WAY** | | | | |
| **50' internal rights-of-way** | **50'** | **Y** | | **Streets to be private** |
| **24' paved roadways** | **24'** | **Y** | | **Shown** |

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

**Physical Characteristics:**

Except for a barn, and shed, the site is mostly cleared pasture land. The east boundary of the site abuts an off-site wetland buffer and wetland. A tower site is also adjacent to the easternmost boundary of the site. The site will have frontage along a proposed segment of 44th Avenue East and the proposed future White Eagle Boulevard (f.k.a. Pope Road).

The site is adjacent to Mill Creek, a perennial stream. Special Approval is required for a project adjacent to a perennial stream.

The site is in Flood Zones AE & X Categories per FIRM Panels 120181C0331E, 120181CO333E and 120181C0334E.

**Public Utilities, Facilities and Services:**

The site will be served by County water and sewer. There is a 16-inch water main at the intersection of White Eagle Boulevard and 44th Avenue East. There is a 27-inch sanitary gravity sewer running westerly from White Eagle Boulevard along 44th Avenue East. There is a 24-inch reclaimed water main along 44th Avenue East.

Schools:

The site is in School Service Area 2. Schools servicing the site are BD Gullett Elementary School, Carlos E. Haile Middle School and Lakewood Ranch High School.

**Compatibility:**

The site is adjacent to vacant agricultural property to the north, and west. The design shows 35-foot wide perimeter buffers. Staff recommends the inclusion of language in the Notice to Buyers informing future residents of the potential presence of neighboring agricultural uses. To the south, across 44th Avenue East, are Central Park and Esplanade Subdivisions in the Northwest Sector DRI and Lakewood Center DRI which is south of Northwest Sector DRI. The proposed use is compatible and consistent with existing development patterns nearby.

**Transitions:**

The site is in an area which is transitioning from suburban agricultural uses to residential and mixed use developments. Timing of the request appears appropriate with the growing trends in the area. River Sands, Serenity Creek and Eagle Trace are most recently approved developments in the area.

**Design Quality:**

The multi-phased project consists of 453 lots for single-family detached residences at a density of 2.99 dwelling units per acre. The minimum lot size proposed is 5,805 square feet with a minimum lot width of 43 feet. All lots are arranged to have frontage from the internal roadways. The following chart indicates minimum proposed setbacks for the project:

| Use/Type | Front | Side | Rear |
|---|---|---|---|
| Single-family detached | 23'/20'* | 5' | 15' |
| Waterfront | 30' | | |

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

**Streets, Drives, Parking and Service Areas:**

The proposed internal streets are private and will be constructed to County standards.

**Pedestrian Systems:**

The site is within two miles of BD Gullett Elementary School. The design shows five-foot wide sidewalks along both sides of the internal roadways in the subdivision and the north side of 44th Avenue East, adjacent to the property's frontage. Additionally, the School District request sidewalks along future White Eagle Boulevard. According to information in a Local Development Agreement (LDA 13-03 - Northwest Sector/Lakewood Centre), the construction of White Eagle Boulevard is planned to occur by an entity other than the applicant sometime in the future.

**Natural and Historic Features, Conservation and Preservation Areas:**

There are no on-site wetlands or wetland buffers. There are no known historical or archaeological resources on-site.

**Density:**

A proposed density of 2.99 is consistent and slightly below the allowable potential density (three) for the UF-3 FLUC. The gross densities for recent approvals in the area range from 1.56 (River Sands Subdivision) to 2.66 (Eagle Trace Subdivision) dwelling units per acre. Central Park (to the south) has a gross density of 2.33 dwelling units per acre. Special approval is required for a gross density exceeding one dwelling unit per acre and net density exceeding three dwelling units per acre in the UF-3 FLUC.

**Height:**

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

**Fences and Screening:**

No fences are proposed along the perimeters of the subdivision. The design shows 35-foot wide perimeter buffers along the north boundary of the site. To the east, the site abuts a 30 and 50-foot wide wetland buffer. A 50-foot and 62.5-foot wide roadway buffer is proposed adjacent to future White Eagle Boulevard and a 50-foot wide roadway buffer is adjacent to 44th Avenue East. To mitigate potential noise impacts along 44th Avenue East, staff recommends enhanced landscaping or a six-foot high decorative wall or fence, with

landscaping on the exterior side of the fence to be installed along the interior edge of the 50-foot wide buffer.

**Trash and Utility Plant Screens:**

Single-family residences will be served by individual can pick-up to be reviewed with the future Final Site Plan.

**Signs:**

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

## 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 and agricultural uses.

**Policy 2.2.1.11.1 Intent.** The site is intended for a low-density urban, or clustered low-moderate density urban, residential environment, generally developed through the planned unit development concept. The proposed gross density of 2.99 exceeds the Special Approval threshold (one dwelling unit per acre) in the UF-3 FLUC.

**Policy 2.2.1.11.2 Range of Potential Uses.** Single-family detached homes are in the range of potential uses.

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

**Policy 2.6.2.7 Require Clustering to Limit Impacts**. N/A.

## TRANSPORTATION

**Major Transportation Facilities**

The site is adjacent to 44th Avenue East which is designated as a four lane arterial roadway and White Eagle Boulevard which is designated as a four lane collector roadway in the Future Traffic Circulation Plan. Both roadways have a planned right of way width of 120 feet. The right-of-way for 44th Avenue is to be provided offsite by an entity other than the developer of the subject parcel. The right-of-way for and construction of White Eagle Boulevard are

subjects of a Local Development Agreement (LDA 13-03 - Northwest Sector/Lakewood Centre) which indicates the roadway is to be provided by an entity other than the developer of the subject parcel.

**Transportation Concurrency**

Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on 44th Avenue 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 there are no level of service deficiencies at studied intersections and roadway segments that are attributed to the project impacts. The TIA indicated no off-site concurrency-related improvements are required for the project (see Certificate of Level of Service Compliance table below).

**Access**

The Traffic Impact Analysis also included review of the site access points. The site will have access via 44th Avenue East. The TIA included evaluation of two access points to determine the need for any site-related improvements. Based on the analysis, staff found the following site-related improvement is required:

1. Prior to the issuance of the first final plat, construct an eastbound left-turn lane at the first project access on 44th Avenue East (Azurite Way). The eastbound left-turn lane shall be 350 feet total length including a 50 foot taper and constructed in accordance with FDOT Plans Preparation Manual and FDOT Design Standard (Index 301).

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE**

**TRANSPORTATION CONCURRENCY**

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

| NEAREST THOROUGHFARE | LINK | ADOPTED LOS | FUTURE LOS (W/PROJECT) |
|---|---|---|---|
| 44th Ave. E. | 4280 | D | A |

**OTHER CONCURRENCY COMPONENTS**

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

## SPECIAL APPROVAL – ANALYSES, RECOMMENDATIONS, FINDINGS

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

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

   The site meets the intent of the UF-3 FLUC. The site is in an area where development is occurring from west to east. Central Park is east of Lakewood Ranch Boulevard and south of 44th Avenue East. Eagle Trace is to the north, on the west side of White Eagle Boulevard (f.k.a. Pope Road). Development is also occurring on the east side of White Eagle Boulevard. Serenity Creek is on the east side of White Eagle Boulevard.

   The site is in an area where there is availability of services. Reclaimed water, water and sewer are along 44th Avenue East. An elementary school is to the west.
   The gross densities of the approved developments range from1.71 dwelling units per acre to 2.66 dwelling units per acre. Although, a gross density of 2.99 dwelling units per acre and net density of 3.67 are above the special approval thresholds (one and three dwelling units per acre, respectively) in UF-3 FLUC, the proposed density is consistent with the UF-3 FLUC.

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

   **FINDING FOR SPECIAL APPROVAL FOR GROSS DENSITY EXCEEDING ONE DWELLING UNIT PER ACRE AND NET DENSITY EXCEEDING THREE DWELLING UNITS PER ACRE IN UF-3 FLUC**

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

2. Special Approval is also required because the site is adjacent to Mill Creek, a perennial stream. A stormwater management system is being designed to meet state water

quality standards and to obtain water quality certification from the state.

The planned development process allows the Board of County Commissioners to approve stipulations to address any specific issues related to the development's proximity to Mill Creek.

**FINDING FOR SPECIAL APPROVAL FOR A PROJECT ADJACENT TO A PERENNIAL STREAM**

The Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed design will meet state water quality standards and a water quality certification will be obtained from the state. 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 APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

**1. Request:**

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

**Staff Analysis and Recommendation:**

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

**Finding for Specific Approval:**

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

**2. Request:**

LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments. The request is to allow 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 one tree per lot per frontage instead of one per 50 linear feet, as more than one tree on narrow lots creates conflicts between the trees and infrastructure. This alternative avoids these conflicts from occurring.

**Finding for Specific Approval:**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.4, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required number of trees and canopy will be provided.

**ATTACHMENTS**

**1. Applicable Comprehensive Plan Policies**
**2. Request for Special Approval**
**3. Zoning Disclosure Affidavit**
**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: 2.1.2.7 | Review all proposed development for compatibility and appropriate timing. This analysis shall include:<br>- consideration of existing development patterns,<br>- types of land uses,<br>- transition between land uses,<br>- density and intensity of land uses,<br>- natural features,<br>- approved development in the area,<br>- availability of adequate roadways, |

| | |
|---|---|
| | - adequate centralized water and sewer facilities,<br><br>- other necessary infrastructure and services.<br><br>- limiting urban sprawl<br><br>- applicable specific area plans<br><br>- (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:<br><br>Maximum Gross Residential Density:<br>3 dwelling units per acre<br><br>Maximum Net Residential Density:<br>9 dwelling units per acre<br>(except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)<br><br>Maximum Floor Area Ratio:<br>0.23 (0.35 for mini-warehouse uses only)<br><br>Maximum Square Footage for Neighborhood<br>Retail Uses: Medium (150,000sf)<br>Large (300,000)*<br>*With Limitations (See Policy 2.2.1.11.5) |
| Policy: 2.2.1.11.4 | Other Information:<br><br>a) All mixed, multiple-use, and community serving non-residential projects require special approval, as defined herein, and as further<br><br>defined in any land development regulations developed pursuant to § 163.3202, F.S.<br><br>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.<br><br>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:<br><br>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:<br><br>- use of undisturbed or undeveloped and landscaped buffers<br>- use of increased size and opacity of screening<br>- increased setbacks<br>- innovative site design (which may include planned development review)<br>- appropriate building design<br>- limits on duration/operation of uses<br>- noise attenuation techniques<br>- limits on density and/or intensity [see policy 2.6.1.3] |
| Policy: 2.6.1.2 | Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses. |
| Policy: 2.6.1.3 | Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1). |
| Policy: 2.6.2.1 | Limit location of new residential development and residential support uses adjacent to intensive and incompatible agricultural operations. |
| Objective: 2.9.1 | **Strong Communities:** Create and maintain communities which are characterized by their:<br><br>- connection, integration, and compatibility with surrounding land uses,<br><br>- community spaces and focal points,<br><br>- protection of the natural environment, |

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

| | |
|---|---|
| Policies: 2.9.1.1 | Minimize the development of residential projects which create isolated neighborhoods. |
| Policy: 2.9.1.2 | Promote the connection and integration of community pedestrian, bicycle, and vehicular systems to the larger county systems. (See also Obj. 3.3.3) |
| Policy: 2.9.1.3 | Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood. |
| Policy: 2.9.1.4 | Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1) |
| Policy: 2.9.1.5 | Promote the development of pedestrian friendly designs. |
| Policy: 2.9.1.6 | Promote the use of unifying design elements and features. |
| Policy: 2.9.1.7 | Encourage the development of community spaces, including usable open space and public access to water features. |
| Policy: 2.9.1.9 | Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3) |

| | |
|---|---|
| Policy: 3.2.2.1 | Require all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that project impacts on these waterbodies are identified and minimized. [See policy 2.3.1.2] |

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

September 16, 2014

File: 215612214

**Attention: Mr. Robin Meyer, AICP**
Manatee County Building and Development Services Department
1112 Manatee Avenue West
Bradenton, FL 34205

**Reference: Indigo (f.k.a. Riker) Special Approval Request**

Dear Mr. Meyer,

On behalf of our Client, Neal Communities of Southwest Florida, LLC and Empire State Holding Group, LLC, we respectfully request special approval for the following Land Development Code waivers:

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

   The project is adjacent to property intended for a mix of densities and intensities to the west with a Future Land Use Category of MU-C. Residential development with a density at or below the maximum threshold of the UF-3 FLUC provides for a transition from the more intensive residential, commercial, institutional and industrial uses to the west to lower density residential and agricultural property to the east. A gross density of 2.99 dwelling units per acre and net density of 3.98 dwelling units per acre is below the allowable density for the UF-3 future land use category.

2. **Policy 3.2.2.1 which requires all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that the project impacts on these waterbodies are identified and minimized.**

   This project is located adjacent to Mill Creek, a perennial stream. A stormwater management system is being designed to meet state water quality standards and to obtain water quality certification from the state.

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

Regards,

**STANTEC CONSULTING SERVICES INC.**

Katie LaBarr

Katie LaBarr
Project Planner
Tel: (941) 907-6900
Katie.LaBarr@stantec.com

c. Pat Neal, Neal Communities of Southwest Florida
   Dale Weidemiller, Neal Communities of Southwest Florida

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

September 16, 2014

File: 215612214 210

**Attention: Mr. Robin Meyer, AICP**
Manatee County Building and Development Services Department
1112 Manatee Avenue West
Bradenton, FL 34205

**Reference: Indigo (f.k.a. Riker) Specific Approval Request**

Dear Mr. Meyer,

On behalf of our Client, Neal Communities of Southwest Florida, LLC and Empire State Holding Group, LLC, we respectfully request specific approval for the following Land Development Code waivers:

1. **LDC Section 715.3.4 – Canopy Trees**

   LDC Section 715.3.4 requires one (1) canopy tree every fifty (50) linear feet along rights-of-way in residential developments, to allow for one canopy tree per lot per frontage. As lot sizes have changed over time, this requirement has resulted in conflicts between trees and infrastructure. County staff recommends this request for Specific Approval, in order to avoid potential conflicts between trees and infrastructure on individual lots.

2. **LDC Section 907.9.4.2. - Replacement Trees**

   The LDC requires replacement trees be sized at 3"/ 5"/ 7". However, County staff requests the Applicant replace trees at smaller sizes of 3"/ 4"/ 4". The Applicant concurs with staff's recommendation due to the fact that planting smaller trees will allow better performance for the new trees and will increase their survival rate. Therefore, the Applicant does seek the reduced sizes for replacement trees as requested by County staff.



Thank you for your consideration of this matter. Please contact our office with any questions you may have regarding these requests.

Regards,

**STANTEC CONSULTING SERVICES INC.**

Katie LaBarr

Katie LaBarr, AICP
Project Planner
Tel: 941-907-6900 Ext. 231
Katie.LaBarr@stantec.com

c. Dale Weidemiller, Neal Communities of Southwest Florida, LLC
   Pat Neal, Neal Communities of Southwest Florida, LLC

## ZONING DISCLOSURE AFFIDAVIT

**B4**

File Number PDR-13-39(Z)(P)(R)

File Name Indigo (FKA Riker)

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

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

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

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

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

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

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

| NAME, ADDRESS AND OFFICER | PERCENTAGE STOCK, INTEREST OR OWNERSHIP |
|---|---|
| Check if owner ( x ) or contract purchaser ( ) | |
| EMPIRE STATE HOLDING GROUP, LLC | 100% |
| 5800 Lakewood Ranch Boulevard North | |
| Sarasota, FL 34240 | |

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

Signature: [signature]

(Applicant): JAMES R. SCHIER, MANAGER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 2nd day of Sept, 2014 by James R. Schier, who is personally known to me or who has produced _____ as identification.
(type of identification)

Signature: [signature]

SHERRY S. DODDEMA
Notary

My Commission Expires: 5-21-16

Print or type name of Notary

Commission No: _____

Title or Rank

Rev. 12/1/07
B-4

215612214\admin\correspondence\documents\final_document\forms-applications\frm_indigo_ph_4-5_mc_zoning_dsclsr_aff_b4_20140902

**Bradenton Herald**
Dec. 31, 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, January 15, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU / PDC-98-04(P)(R8)/ MOCCASIN WALLOW
HOLDINGS, LLC WOODS OF MOCCASIN WALLOW PHASE 2 REVISIONS AND ZONING
ORDINANCE MODIFICATIONS/ (DTS #20140361;
Buzzsaw # B0000332)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, pertaining to approximately 197.02ñ acres on the south side of Moccasin Wallow Road and West of I-75, extending south to I-275 in the PDMU/PDC (Planned Development Mixed Use and Planned Development Commercial) zoning districts; approving a revised Preliminary Site Plan by increasing the number of Phase 2 residential lots from 52 to 65 single family lots and increasing the total number of lots from 104 to 117 single family lots, by decreasing the lot size of 65 lots from 70' of frontage and a minimum lot size of 8,400 square feet to 50' of frontage and a minimum lot size of 6,000 square feet, by reducing the side yard setback from 7.5' to 5' and amending and restating the approved zoning ordinance; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-59(P)(R) - PROSPECT BRADENTON INVESTMENTS, LLC / PALMA SOLA BAY CLUB (DTS #20140362;
Buzzsaw # B0000341)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend a Preliminary Site Plan and stipulations as previously approved by Ordinance No. PDR-03-59(Z)(P); the amendments include: amending the maximum number of multi-family residential units from 201 to 207; amending stipulations pertaining to operation of the emergency access point onto Palma Sola Boulevard; amending the heights of two buildings generally located on either side of the emergency access entrance from two to three stories over parking and labeled Buildings Nos. 1 and 9 on the Preliminary Site Plan; amending stipulations to allow the option of an observation deck as depicted on the Preliminary Site Plan; amending stipulations for compliance with current codes; said Preliminary Site Plan pertains to property located at 3410 77th Street West in Bradenton on 31.24ñ acres in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date.

PDC-14-26(Z)(P) - MICHAEL TODD REED LLC / PARRISH STORAGE 2 (DTS 20140365)
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 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and

providing an effective date.

PDR-14-25(Z)(P) - EMPIRE STATE HOLDING GROUP, LLC
& NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC/INDIGO SUBDIVISION - MEPS00000250 - DTS 20140399)

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 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district; the site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East,(South County); approving a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences; repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, 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
12/31/2014

**Sarasota Herald-Tribune**
Dec. 31, 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, January 15, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU / PDC-98-04(P)(R8) /MOCCASIN WALLOW HOLDINGS, LLC WOODS OF MOCCASIN WALLOW PHASE 2 REVISIONS AND ZONING ORDINANCE MODIFICATIONS/ (DTS #20140361; Buzzsaw # B0000332)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, pertaining to approximately 197.02Â± acres on the south side of Moccasin Wallow Road and West of I-75, extending south to I-275 in the PDMU/PDC (Planned Development Mixed Use and Planned Development Commercial) zoning districts; approving a revised Preliminary Site Plan by increasing the number of Phase 2 residential lots from 52 to 65 single family lots and increasing the total number of lots from 104 to 117 single family lots, by decreasing the lot size of 65 lots from 70' of frontage and a minimum lot size of 8,400 square feet to 50' of frontage and a minimum lot size of 6,000 square feet, by reducing the side yard setback from 7.5' to 5' and amending and restating the approved zoning ordinance; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-59(P)(R) - PROSPECT BRADENTON INVESTMENTS, LLC / PALMA SOLA BAY CLUB (DTS #20140362; Buzzsaw # B0000341)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend a Preliminary Site Plan and stipulations as previously approved by Ordinance No. PDR-03-59(Z)(P); the amendments include: amending the maximum number of multi-family residential units from 201 to 207; amending stipulations pertaining to operation of the emergency access point onto Palma Sola Boulevard; amending the heights of two buildings generally located on either side of the emergency access entrance from two to three stories over parking and labeled Buildings Nos. 1 and 9 on the Preliminary Site Plan; amending stipulations to allow the option of an observation deck as depicted on the Preliminary Site Plan; amending stipulations for compliance with current codes; said Preliminary Site Plan pertains to property located at 3410 77th Street West in Bradenton on 31.24Â± acres in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date.

PDC-14-26(Z)(P) - MICHAEL TODD REED LLC / PARRISH STORAGE 2 (DTS 20140365)
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 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-25(Z)(P) - EMPIRE STATE HOLDING GROUP, LLC & NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC/INDIGO SUBDIVISION - MEPS00000250 - DTS 20140399)
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 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district; the site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East,(South County); approving a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences; repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, 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: December 31, 2014

# Indigo
# (fka Riker)

**Transportation Impact Analysis**

Prepared for:
Empire State Holding Group, LLC/Neal Communities of Southwest Florida, LLC
5800 Lakewood Ranch Boulevard
Sarasota, Florida 34240

Prepared by:
Stantec Consulting Services Inc.
6900 Professional Parkway East
Sarasota, Florida 34240

**October 29, 2014**

**From:** steve.kollar@mymanatee.org
**Sent:** Monday, November 17, 2014 11:04 AM
**To:** Crim, Matt
**Cc:** susan.barfield@mymanatee.org; jason.utley@mymanatee.org; clarke.davis@mymanatee.org; Nelson.Galeano@mymanatee.org; tim.collins@mymanatee.org; mark.mayer@mymanatee.org; stephanie.moreland@mymanatee.org; paul.villaluz@mymanatee.org; Mukunda.Gopalakrishna@mymanatee.org
**Subject:** R1- Empire State Holding Group, LLC/Neal Communities of Southwest Florida, LLC/Indigo PDR-14-25(Z)(P) DTS 20140399 Buzzsaw 250

RE: Empire State Holding Group, LLC/Neal Communities of Southwest Florida, LLC/Indigo - Traffic Impact Analysis
Petition # PDR-14-25(Z)(P) DTS 20140399 Buzzsaw 250
Consultant: Stantec.

Dear Mr. Crim,

The Manatee Public Works Department, Transportation Planning Division, has reviewed and approved the Traffic Impact Analysis (TIA) study by Stantec, dated October 29, 2014, for the Indigo development. This project will consist of 454 single-family dwelling units, and has a buildout date of 2017. The TIA has adhered to the conditions set forth in the methodology addressing the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings. In conjunction with this outcome, the Transportation Planning Division recommends transportation concurrency approval.

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

The TIA for this development identified one site-related transportation improvement. The site-related improvement is listed below:

1. Construct a 350 foot eastbound left turn lane including a 50 foot taper at project driveway number one (Azurite Way) in accordance with the FDOT Plans Preparation Manual and Standard Index 301.

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

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

Please submit two (2) hard copies of the finalized signed and sealed TIA study, along with a CD of all electronic files and a PDF copy of the final study that includes a copy of this approval letter. Also please indicate on the cover of the TIA the full approval date (mm/dd/yy). 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.

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

# Indigo
# Transportation Impact Analysis

## Table of Contents

**PROFESSIONAL ENGINEER'S CERTIFICATION** ..... i

**INTRODUCTION** ..... 1

**TRIP GENERATION** ..... 2

**PROJECT TRAFFIC DISTRIBUTION/ASSIGNMENT** ..... 2

**STUDY AREA** ..... 5

**2014 EXISTING TRAFFIC CONDITIONS** ..... 6

ROADWAY ANALYSIS ..... 8

INTERSECTION ANALYSIS ..... 8

**2017 BACKGROUND TRAFFIC CONDITIONS** ..... 9

ROADWAY ANALYSIS ..... 11

INTERSECTION ANALYSIS ..... 11

IMPROVED INTERSECTION ANALYSIS ..... 13

**2017 TOTAL TRAFFIC CONDITIONS** ..... 14

ROADWAY ANALYSIS ..... 16

INTERSECTION ANALYSIS ..... 16

**SITE ACCESS ANALYSIS** ..... 17

DRIVEWAY 1 (AZURITE WAY)/44TH AVENUE E CONNECTION ..... 18

DRIVEWAY 2/44TH AVENUE E CONNECTION ..... 18

**CONCLUSION** ..... 20

## LIST OF TABLES

Table 1: PM Peak-Hour Trip Generation ..... 2
Table 2: Study Area Determination ..... 5
Table 3: 2014 Existing Traffic Roadway Analysis ..... 8
Table 4: 2014 Existing Traffic Intersection Analysis ..... 9
Table 5: 2017 Background Traffic Roadway Analysis ..... 10
Table 6: 2017 Background Traffic Intersection Analysis ..... 12
Table 7: 2017 Background Traffic Intersection Analysis (with Improvements) ..... 13
Table 8: 2017 Total Traffic Roadway Analysis ..... 16
Table 9: 2017 Total Traffic Intersection Analysis ..... 17

## LIST OF FIGURES

Figure 1: Project Location ..... 1
Figure 2: Project Traffic Distribution ..... 3
Figure 3: Project Traffic Assignment ..... 4
Figure 4: Existing PM Peak-Hour Peak-Season Traffic ..... 7
Figure 5: 2017 PM Peak-Hour Background Traffic ..... 10
Figure 6: 2017 PM Peak-Hour Total Traffic ..... 15
Figure 7: Project Driveway Volumes ..... 17

**LIST OF APPENDICES**

APPENDIX A ..... SITE PLAN
METHODOLOGY STATEMENT

APPENDIX B ..... FDOT PEAK-SEASON CONVERSION FACTORS
TURNING MOVEMENT COUNTS
EXISTING LANE GEOMETRY
EXISTING SIGNAL TIMING

APPENDIX C ..... EXISTING AND FUTURE TRAFFIC VOLUMES

APPENDIX D ..... 2014 EXISTING TRAFFIC SYNCHRO WORKSHEETS

APPENDIX E ..... MANATEE COUNTY LINK DATA SHEETS
RESERVED TRAFFIC INTERSECTION MULTIPLIER CALCULATIONS

APPENDIX F ..... 2017 BACKGROUND TRAFFIC SYNCHRO WORKSHEETS

APPENDIX G ..... 2017 IMPROVED BACKGROUND TRAFFIC SYNCHRO WORKSHEETS

APPENDIX H ..... 2017 TOTAL TRAFFIC SYNCHRO WORKSHEETS

# Professional Engineer's Certification

I hereby certify that I am a Licensed Professional Engineer in the State of Florida practicing with Stantec Consulting Services Inc. and that I have supervised the preparation of and approve the evaluations, findings, opinions, conclusions, and technical advice hereby reported for:

**PROJECT:** Indigo
Transportation Impact Analysis
215612214

**LOCATION:** Northeast corner of the future White Eagle Boulevard/ 44th Avenue East intersection in Manatee County, Florida

This document entitled Indigo TIA was prepared by Stantec Consulting Services Inc. for the account of Neal Communities. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Prepared by:

MATTHEW R. CRIM
LICENSE
No 68297
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Matthew R. Crim, P.E., PTOE
Transportation Engineer
Florida Licensed Engineer No. 68297

Date

Reviewed by:

Francisco B. Domingo, P.E.
Senior Project Manager

## Introduction

The purpose of this report is to document the transportation impacts for the proposed Indigo residential development located at the northeast corner of the future White Eagle Boulevard/44th Avenue East intersection in Manatee County, Florida. The project location is shown in Figure 1.

The property is currently vacant. The first three phases of development have concurrency approval for 120 single-family dwelling units. With the completion of the next two phases, a total of 454 single-family dwelling units are proposed. This analysis evaluates the cumulative impacts of the entire development (454 total units). The development will create two new connections to 44th Avenue East. As part of the project, 44th Avenue East will be extended from its current terminus (located at future White Eagle Boulevard) to the eastern project access point. A copy of the site plan is attached in Appendix A. The analysis will evaluate a build-out year of 2017, which represents the maximum time frame a Certificate of Level of Service (CLOS) can grant concurrency approval. Prior to undertaking the study, a methodology statement was submitted to Manatee County and approved on September 9, 2014. A copy of the proposed methodology is attached in Appendix A.

*Source: Google 2014*

**Figure 1: Project Location**

## Trip Generation

Traffic volumes generated by the project were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 9th Edition (2012)*. Land Use 210 (Single-Family Detached Housing) was used to estimate the PM peak-hour trip generation potential. The estimated external trips generated by the development are 410 PM peak-hour two-way trip ends (258 entering; 152 exiting). The trip generation results are summarized in Table 1.

**Table 1: PM Peak-Hour Trip Generation**

| ITE Land Use Category | Variable | Size | PM Peak Trip Rate/ Equation | PM Enter Split | PM Exit Split | PM Peak Total Trips | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | Total | Enter | Exit |
| Single Family Housing - 210 | Per Unit | 454 | ln(T) = 0.90ln(x) + .51 | 63% | 37% | 410 | 258 | 152 |

## Project Traffic Distribution/Assignment

Project traffic was distributed using the Sarasota/Manatee/Charlotte County 2014 Existing Plus Committed Travel Demand Model. Transportation Analysis Zone (TAZ) 1565 was added and replicates ITE trip generation rates from the site.

Manual adjustments of project traffic were made at the Lakewood Ranch Boulevard/44th Avenue East intersection and Lakewood Ranch Boulevard/Rangeland Parkway intersection to reflect existing travel patterns. Manual adjustments to the project traffic distribution were discussed with County staff during the methodology process. The project traffic distribution is shown in Figure 2 and the project traffic assignment on functionally classified roadways is shown in Figure 3.

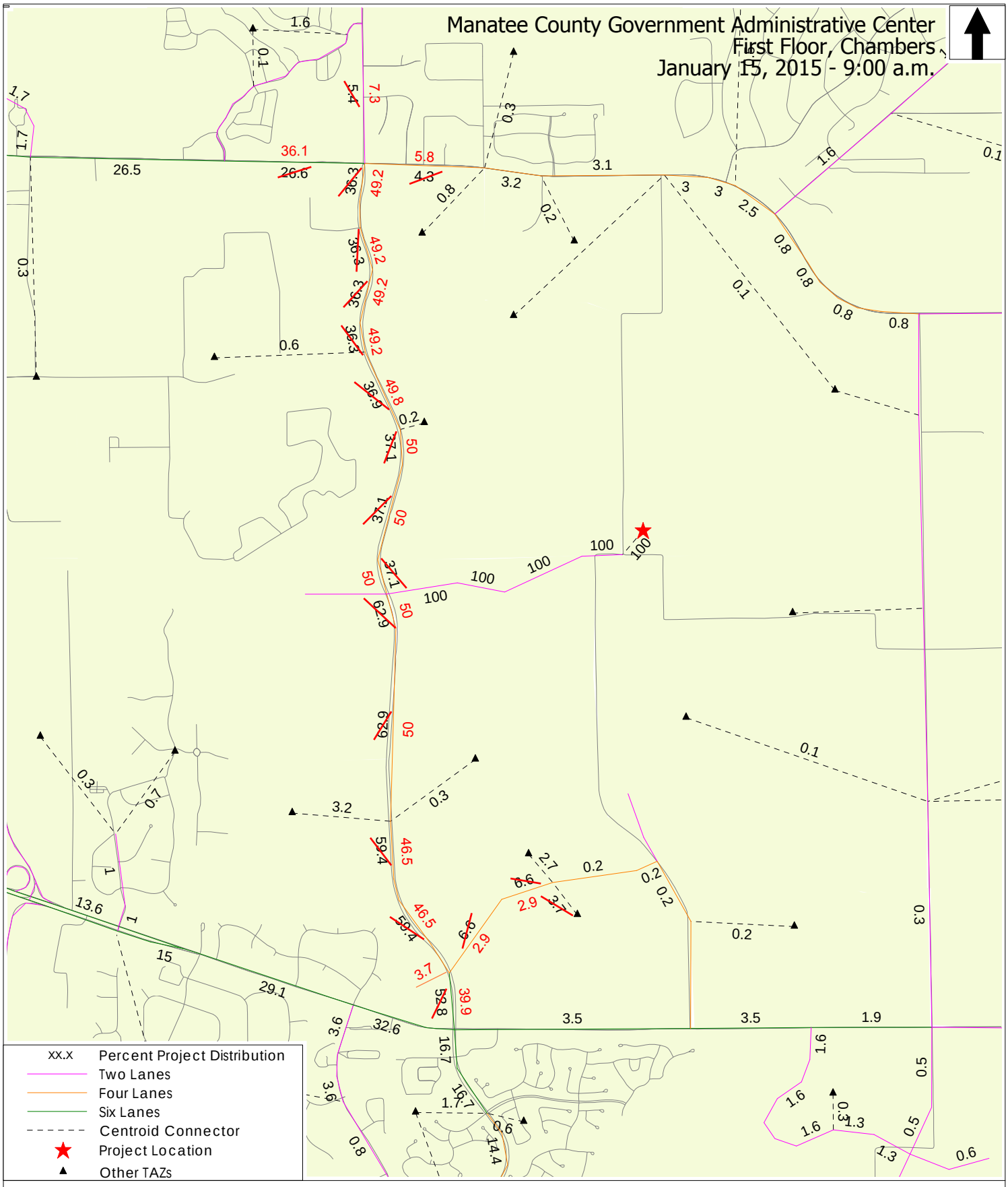



Figure 2: Project Traffic Distribution
2014 Existing Plus Committed Network



Indigo
cube
Licensed to Stantec Inc.

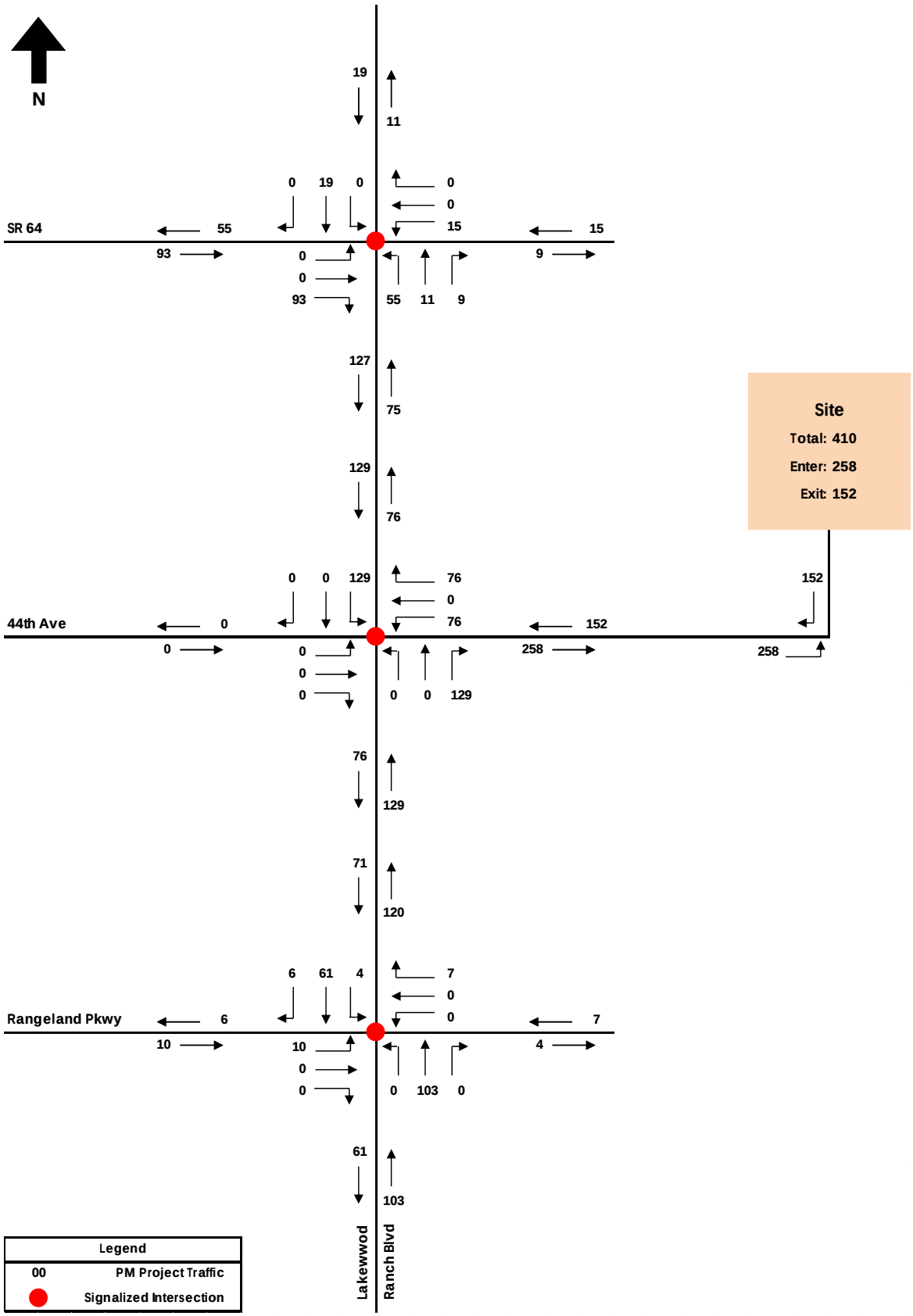



**Figure 3: Project Traffic Assignment**

## Study Area

The extent of the roadway network to be studied was based upon the Manatee County Transportation Planning Division's *Traffic Impact Analysis Requirements and Procedures*. Significantly impacted segments are defined as roadway segments in which project traffic is expected to consume at least five percent of the peak-hour two-way level-of-service standard volume or any roadway segment to which the project has direct access or which the project accesses via local and private roads. The results of the study area determination are provided in Table 2.

Per Manatee County's criteria, 44th Avenue East from Lakewood Ranch Boulevard to the Site and Lakewood Ranch Boulevard from Rangeland Parkway to SR 64 meet Manatee County's criteria. In addition to the roadway segments evaluated in the study area, intersections of regulated roadways within the study area as well as the two site access connections were evaluated. The three intersections of regulated roadways that were studied are listed below.

- Lakewood Ranch Boulevard/SR 64
- Lakewood Ranch Boulevard/44th Avenue East
- Lakewood Ranch Boulevard/Rangeland Parkway

### Table 2: Study Area Determination

| Road Name and Segment | Link Number | Adopted LOS | | | Percent Project Traffic | New Project Traffic | | Significant Impact? ( >5%) | Direct Access? |
|---|---|---|---|---|---|---|---|---|---|
| | | LOS Standard | Number of Lanes | Service Volume[1] | | Trips | % Impact | | |
| **44th Avenue East** | | | | | | | | | |
| Lakewood Ranch Blvd to Terminus (Site) | 4280 | D | 4 | 2,630 | 100.0% | 410 | 15.6% | Yes | Yes |
| **Rangeland Parkway** | | | | | | | | | |
| Lakewood Ranch Blvd to Pope Rd | 2910 | D | 4 | 2,630 | 6.6% | 27 | 1.0% | No | No |
| **Lakewood Ranch Boulevard** | | | | | | | | | |
| SR 70 to Rangeland Pkwy | 3239 | D | 6 | 4,850 | 39.9% | 164 | 3.4% | No | No |
| Rangeland Pkwy to 44th Ave E | 3238 | D | 4 | 3,220 | 48.3% | 198 | 6.1% | Yes | No |
| 44th Ave E to SR 64 | 3237 | D | 4 | 3,220 | 49.6% | 203 | 6.3% | Yes | No |
| **SR 64** | | | | | | | | | |
| Lena Rd to Lakewood Ranch Blvd | 3061 | D | 6 | 5,390 | 36.1% | 148 | 2.7% | No | No |
| Lakewood Ranch Blvd to Rye Rd | 3062 | D | 4 | 3,580 | 5.8% | 24 | 0.7% | No | No |
| **Upper Manatee River Road** | | | | | | | | | |
| SR 64 to Fort Hamer Bridge | 3240 | D | 2 | 2,170 | 7.3% | 30 | 1.4% | No | No |

*1. Service volume obtained from Table 4 of the 2012 FDOT Generalized Level-of-Service tables with non-state roadway adjustments.*

## 2014 Existing Traffic Conditions

Vehicle turning movement counts were conducted at the study area intersections on Thursday August 21, 2014. The turning movement counts were taken during the PM peak period (4:00 PM – 6:00 PM) to quantify existing PM peak-hour conditions. The turning movement counts at the intersections were then adjusted to peak-season volumes using the Florida Department of Transportation's (FDOT) peak-season conversion factors for Manatee County. The existing peak-hour peak-season traffic volumes are shown in Figure 4. The peak-season factors, turning movement counts, existing lane geometry, and existing signal timing are attached in Appendix B.

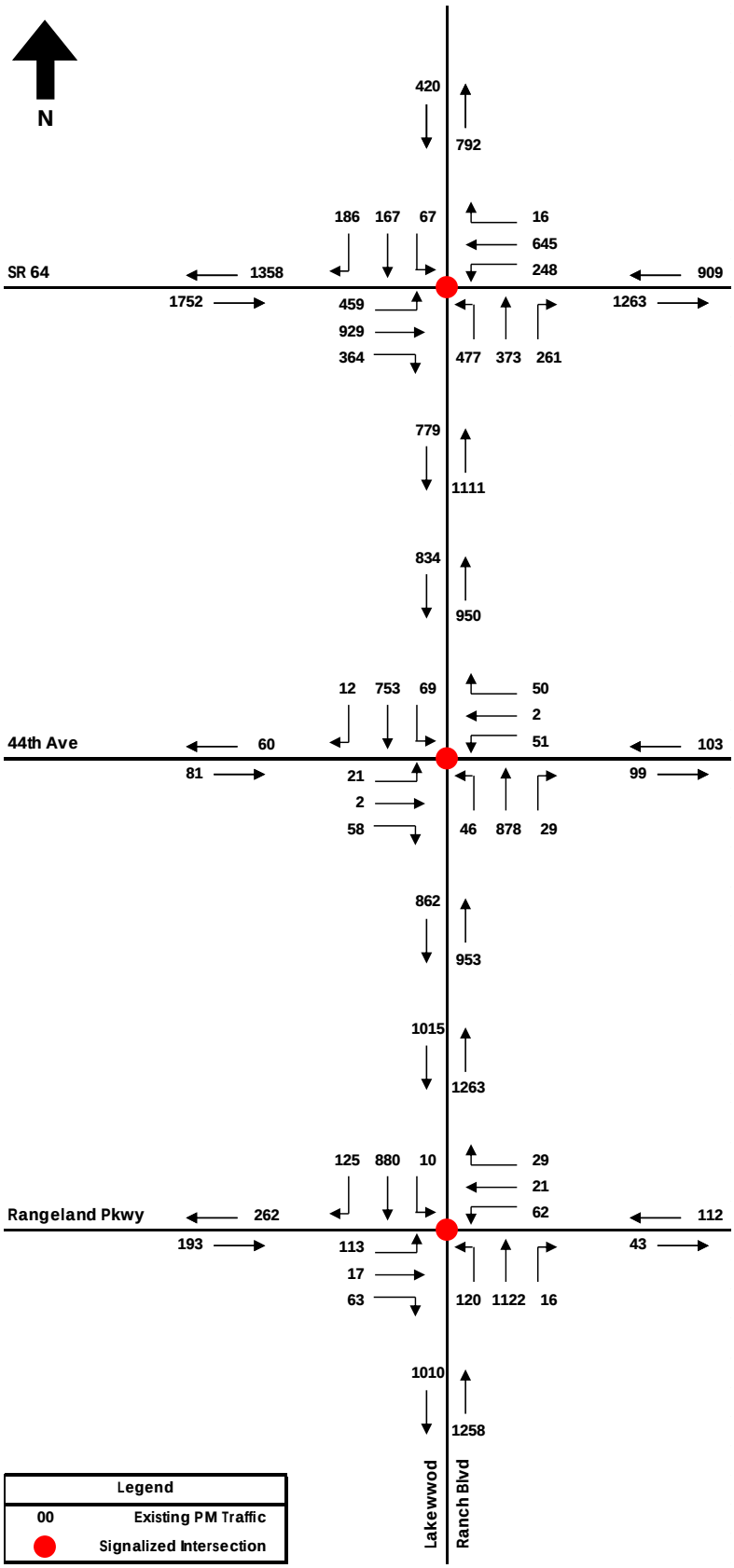



**Figure 4: Existing PM Peak Hour Peak-Season Traffic**

## ROADWAY ANALYSIS

Roadway segmentation was based on the Manatee County *Concurrency Transportation Link Sheet* and conversations with County staff during the methodology process. The directional service volumes were taken from the FDOT *2012 Generalized Service Volume Tables*. Existing segment volumes were obtained from the peak-season volumes entering/exiting the intersections during the peak hour. The results of the 2014 existing level-of-service analysis are summarized in Table 3 and indicate that all significantly impacted segments in the study area are operating within Manatee County's adopted level-of-service standards.

**Table 3: 2014 Existing Traffic Roadway Analysis**

| Road Name and Segment | Direction | Adopted LOS | | | 2014 Existing Volume | Exceeds LOS? |
|---|---|---|---|---|---|---|
| | | LOS Standard | Number of Lanes / Direction | Service Volume[1] | | |
| **44th Avenue East** | | | | | | |
| Lakewood Ranch Blvd to Terminus (Site) | EB | D | 2 | 1,465 | 99 | No |
| Terminus (Site) to Lakewood Ranch Blvd | WB | | | | 103 | No |
| **Lakewood Ranch Boulevard** | | | | | | |
| Rangeland Pkwy to 44th Ave E | NB | D | 2 | 1,800 | 1,108 | No |
| 44th Ave E to Rangeland Pkwy | SB | | | | 939 | No |
| | | | | | | |
| 44th Ave E to SR 64 | NB | D | 2 | 1,800 | 1,031 | No |
| SR 64 to 44th Ave E | SB | | | | 807 | No |

*1. Service volume obtained from Table 7 of the 2012 FDOT Generalized Level-of-Service tables with non-state roadway adjustments.*

## INTERSECTION ANALYSIS

The intersection analysis was performed using the Synchro Software. As part of the analysis, existing lane geometry was used at the study intersections. Manatee County has not adopted intersection level-of-service standards. Each intersection movement and approach was analyzed to ensure that the volume-to-capacity (v/c) ratio was less than 1.0. An intersection was considered to be failing only if a movement or approach had a v/c ratio greater than 1.0. The results of the Synchro intersection analysis are summarized in Table 4 and indicate that the existing v/c ratios are less than 1.0 for every movement/approach at all intersections in the study area.

**Table 4: 2014 Existing Traffic Intersection Analysis**

| Intersection | Type | Time Period | Overall Intersection LOS | | Delay (sec/veh) | Max v/c Ratio | Approach LOS | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Standard | Existing | | | EB | WB | NB | SB |
| Lakewood Ranch Blvd & SR 64 | Signalized | PM | D | D | 38.1 | 0.78 | D | D | D | C |
| Lakewood Ranch Blvd & 44th Ave E | Signalized | PM | D | B | 13.0 | 0.48 | A | B | B | B |
| Lakewood Ranch Blvd & Rangeland Pkwy | Signalized | PM | D | C | 20.8 | 0.71 | C | C | B | C |

The intersection volume tables are provided in Appendix C. The 2014 existing traffic analysis Synchro intersection worksheets are provided in Appendix D and electronic versions of the files are attached on the accompanying DVD.

## 2017 Background Traffic Conditions

The background traffic volumes consist of the existing traffic adjusted by an annual growth rate plus reserved traffic. During the transportation methodology process, it was agreed that a one percent annual growth rate and 33% of the reserved traffic on Lakewood Ranch Boulevard (1,229 PM peak-hour trips) would be used as background traffic for the PM peak-hour. No reserved trips are listed for 44th Avenue East. The 2017 background traffic volumes are shown in Figure 5.

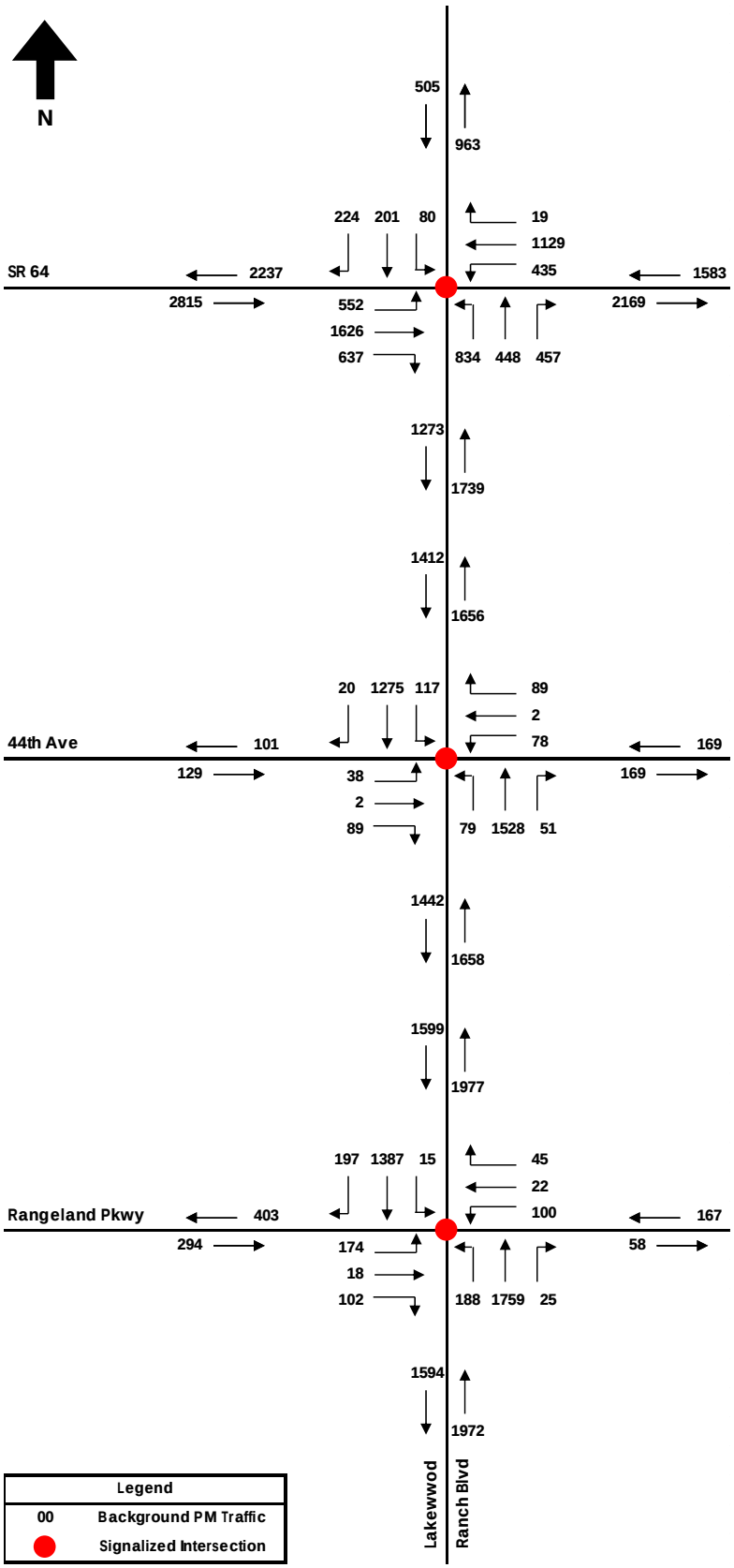



**Figure 5: 2017 PM Peak-Hour Background Traffic**

## ROADWAY ANALYSIS

The background volume was added to the existing peak-season volumes to obtain background traffic volumes for the year 2017. The reserved traffic reported in the Manatee County Link Data Sheets are two-way volumes. The 1,229 reserved trips were directionally split based on the existing traffic's directional split, which is 55% northbound (676 trips) and 45% southbound (553 trips). The Manatee County Link Data Sheets for the study area roadway segments are attached in Appendix E. The results of the 2017 background traffic level-of-service analysis are summarized in Table 5 and indicate that all segments within the study area are anticipated to continue to operate within Manatee County's adopted level-of-service standards with the exception of the northbound direction of Lakewood Ranch Boulevard from Rangeland Parkway to 44th Avenue E. Because the northbound direction of Lakewood Ranch Boulevard from Rangeland Parkway to 44th Avenue E is projected to exceed its generalized adopted level-of-service standard, a detailed analysis of the segment was performed using the Synchro Software. Based on the Synchro analysis, the segment has an average arterial travel speed of 38.5 mph, which equates to level-of-service 'A'. The background traffic conditions Synchro analysis is attached in Appendix F.

**Table 5: 2017 Background Traffic Roadway Analysis**

| Road Name and Segment | Direction | Adopted LOS | | | 2013 Existing Volume | Bkgd Growth[1] | Reserved Traffic[2] | 2017 Bkgd Volume | Exceeds LOS? |
|---|---|---|---|---|---|---|---|---|---|
| | | LOS Standard | Number of Lanes / Direction | Service Volume | | | | | |
| **44th Avenue East** | | | | | | | | | |
| Lakewood Ranch Blvd to Terminus (Site) | EB | D | 2 | 1,465 | 99 | 3 | 0 | 102 | No |
| Terminus (Site) to Lakewood Ranch Blvd | WB | | | | 103 | 3 | 0 | 106 | No |
| **Lakewood Ranch Boulevard** | | | | | | | | | |
| Rangeland Pkwy to 44th Ave E | NB | D | 2 | 1,800 | 1,108 | 34 | 676 | 1,818 | Yes[3] |
| 44th Ave E to Rangeland Pkwy | SB | | | | 939 | 28 | 553 | 1,520 | No |
| 44th Ave E to SR 64 | NB | D | 2 | 1,800 | 1,031 | 31 | 676 | 1,738 | No |
| SR 64 to 44th Ave E | SB | | | | 807 | 24 | 553 | 1,384 | No |

*1. 1% annual growth rate*
*2. 33% of the reserved traffic volumes*
*3. The Synchro analysis indicates that the segment is operating at level-of-service 'A' with an average travel speed of 38.5 mph.*

## INTERSECTION ANALYSIS

The intersection analysis was again performed using the Synchro Software. The 2017 background traffic intersection analysis used the existing geometry at all study area intersections. Like the background roadway volumes, the intersection turning movements were also increased by the annual background growth rate and the reserved traffic volumes. Because Manatee County does not keep a record of the reserved traffic's turning movements at intersections, an

estimation of the reserved traffic's turning movements was done by comparing the reserved traffic approach volumes to the existing traffic approach volumes.

At the Lakewood Ranch Boulevard/44th Avenue E and Lakewood Ranch Boulevard/Rangeland Parkway intersections, where no reserved traffic is reported on the side streets, the reserved traffic on Lakewood Ranch Boulevard was split 55% northbound and 45% southbound and distributed based on the existing turn percentages.

At the Lakewood Ranch Boulevard/SR 64 intersection, the ratio of reserved traffic to existing traffic was calculated for each approach and an overall weighted average was applied to the turning movement counts at the intersection. This method allows for reserved traffic to be smoothed across all intersection approaches. The calculation was done separately for the Upper Manatee River Road approach because the reserved traffic to existing traffic ratio was significantly different than the other three approaches' reserved traffic to existing traffic ratios. Additionally, reserved traffic volumes for approaches were reduced to account for a portion of the reserved traffic using the other endpoint of the segment and not passing through the intersection. The reserved traffic ratio calculation, the multipliers applied to the turning movement counts, and assumptions are attached in Appendix E.

The results of the 2017 background traffic intersection analysis are summarized in Table 6 and indicate that the background v/c ratios are less than 1.0 for every movement/approach at all intersections in the study area except the Lakewood Ranch Boulevard/SR 64 intersection. At the Lakewood Ranch Boulevard/SR 64 intersection, the eastbound through movement, westbound left turn movement, and northbound left turn movement all have v/c ratios greater than 1.0.

**Table 6: 2017 Background Traffic Intersection Analysis**

| Intersection | Type | Time Period | Overall Intersection LOS | | Delay (sec/veh) | Max v/c Ratio | Approach LOS | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Standard | Background | | | EB | WB | NB | SB |
| Lakewood Ranch Blvd & SR 64 | Signalized | PM | D | E | 71.2 | **1.08** | E | E | E | D |
| Lakewood Ranch Blvd & 44th Ave E | Signalized | PM | D | B | 18.0 | 0.81 | B | C | C | B |
| Lakewood Ranch Blvd & Rangeland Pkwy | Signalized | PM | D | D | 35.5 | 0.94 | E | D | D | C |

The intersection volume tables are provided in Appendix C. The 2017 background traffic analysis Synchro intersection worksheets are provided in Appendix F and electronic versions of the files are attached on the accompanying DVD.

## IMPROVED INTERSECTION ANALYSIS

Prior to evaluating the project traffic on the adjacent roadway network, the necessary improvements to allow the failing Lakewood Ranch Boulevard/SR 64 intersection to operate with every movement/approach operating with a v/c ratio less than 1.0 were assumed to be in place. State law requires a developer to only correct those transportation deficiencies that are directly created by the addition of their project traffic.

Chapter 163.3180 Florida Statutes and Chapter 2011-139, Laws of Florida as amended by HB 319 both state, "*If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency.*"

In order for the deficient intersection to operate with every movement/approach operating with a v/c ratio less than 1.0, the following improvements need to be implemented:

<u>Lakewood Ranch Boulevard/SR 64</u>

- Add a third westbound left turn lane to accommodate the 435 left turning vehicles.
- Add a third northbound left turn lane to accommodate the 834 left turning vehicles.

Table 7 summarizes the results of the background intersection analysis with improvements.

**Table 7: 2017 Background Traffic Intersection Analysis (with Improvements)**

| Intersection | Type | Time Period | Overall Intersection LOS | | Delay (sec/veh) | Max v/c Ratio | Approach LOS | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Standard | Background | | | EB | WB | NB | SB |
| Lakewood Ranch Blvd & SR 64 | Signalized | PM | D | D | 52.3 | 0.93 | D | E | E | D |

The 2017 improved background traffic analysis Synchro intersection worksheets are provided in Appendix G and electronic versions of the files are attached on the accompanying DVD.

## 2017 Total Traffic Conditions

The total traffic conditions were analyzed for 2017. The total traffic conditions consist of the existing PM peak-hour peak-season traffic volumes, annual background growth, reserved traffic, and project traffic. The 2017 total traffic PM peak-hour peak-season total traffic volumes are shown in Figure 6.

# DEVELOPMENT DATA

EXISTING SITE CONDITIONS

A. TOTAL PROJECT AREA IS 151.32± AC.

B. EXISTING ZONING IS PDR (40.2 AC) (PLANNED DEVELOPMENT RESIDENTIAL) AND A (GENERAL AGRICULTURE), EXISTING FUTURE LAND USE IS UF-3 (URBAN FRINGE – 3 DWELLING UNITS PER ACRE) AND EXISTING LAND USES WITHIN 200' OF PROPERTY BOUNDARY ARE SHOWN ON THE AERIAL SITE PLAN SHEET

C. THE LOCATION AND SIZE OF EXISTING EASEMENTS, PLATTED STREETS, DRAINAGEWAYS, UTILITIES AND BUILDINGS ARE SHOWN ON THE PRELIMINARY SITE PLAN SHEETS. THERE ARE NO KNOWN HISTORIC SITES ON THE PROJECT AREA.

D. THE LOCATION OF EXISTING AND PLATTED STREETS, DRAINAGEWAYS, AND UTILITIES ON CONTIGUOUS PROPERTIES 100' BEHIND THE PROJECT BOUNDARY ARE SHOWN ON THE PRELIMINARY SITE PLAN SHEETS.

E. LOCATION AND SITE OF EASEMENTS FOR ALL ABOVE GROUND UTILITIES, SUCH AS ELECTRIC POWER LINES, WITHIN PROJECT BOUNDARIES ARE SHOWN ON SITE PLAN SHEETS.

F. TOPOGRAPHIC SURVEY AND PROPOSED GRADING DATUM IS NGVD 29. THE CONVERSION FACTOR TO NAVD 88 IS –0.95'.

G. THIS SITE IS LOCATED WITHIN FLOOD ZONES X AND AE PER MANATEE COUNTY, COMMUNITY PANEL 12081C0331E, 12081C0333E AND 12081C0334E (MARCH 17, 2014)

H. THERE ARE NO WETLANDS ON SITE.

I. EXISTING TREE GROUPINGS ARE SHOWN ON THE GRADING AND DRAINAGE, BEST MANAGEMENT PRACTICES, LANDSCAPE PLANS AND AERIAL.

J. NO HISTORIC SITES OR STRUCTURES ARE KNOWN TO BE EXISTING ON SITE.

K. LOCATION AND NATURE OF ANY DESIGNATED PUBLIC USE AREAS ARE INDICATED ON THE MASTER SITE PLAN SHEET.

DEVELOPMENT DESCRIPTION

A. PROPOSED SITE COVERAGE:

THE PROPOSED PROJECT INCLUDES:

SINGLE-FAMILY DETACHED RESIDENTIAL UNITS
PASSIVE RECREATIONAL OPEN SPACE, OPTIONAL
COMMUNITY AMENITY CENTER WITH POOL.

B. GROSS DENSITY: TOTAL UNITS / GROSS ACREAGE

GROSS RESIDENTIAL ACREAGE = 151.32 AC

PROPOSED NUMBER OF RESIDENTIAL UNITS = 453

GROSS DENSITY = 2.99 DU/ACRE
453/151.32± AC

NET DENSITY: TOTAL UNITS / GROSS ACREAGE – WETLAND (MITIGATION AREA), WETLAND BUFFERS, AMENITY AREA, LANDSCAPE BUFFERS AND OTHER UPLAND OPEN SPACES

RECREATIONAL FACILITIES ACREAGE = 1.44± AC
LANDSCAPE BUFFERS = 9.39± AC
OTHER OPEN SPACE = 28.19± AC
TOTAL AREA = 39.02 AC
NET DENSITY = 4.03 DU/AC
453/(151.32 AC – 39.02 AC = 112.30 AC)

REQUIRED OPEN SPACE (25% 151.32 DEVELOPED SITE AREA) = 37.83± AC

RECREATIONAL FACILITIES ACREAGE = 1.44± AC
TOTAL LAKES = 18.09± AC
LANDSCAPE BUFFER = 9.39± AC
OTHER OPEN SPACE = 28.19± AC
TOTAL AREA = 57.11± AC
TOTAL OPEN SPACE PROVIDED 37.74% (57.11 AC/151.32 AC)

C. NA – NO NON-RESIDENTAL USES PROVIDED

D. NA – NO NON-RESIDENTIAL USES PROVIDED

E. PROJECT CONSTRUCTION TO START Q3 2014 AND BE COMPLETED Q4 2017. SITE WILL BE DEVELOPED PER PHASING AS SHOWN.

PROPOSED SITE DESIGN

A. DIMENSIONS AND LOCATION OF PROPOSED LOT LINES, LAND USES, STRUCTURES, INFRASTRUCTURE, EASEMENTS, OPEN SPACE AREAS, PARKING AND LOADING AREAS ARE SHOWN ON THE SITE PLAN SHEETS AND THE LANDSCAPE PLANS.

B. RESIDENTIAL LOT REQUIREMENTS:

BUILDING SETBACKS:
FRONT – 23'/20'–*25' *SEPARATION BETWEEN GARAGE AND EDGE OF SIDEWALK
WETLAND BUFFER SETBACK: 15'
SIDE – 5' MINIMUM WATERFRONT SETBACK: 30'
REAR – 15' MINIMUM AGRICULTURAL BUFFER: 35'
MAXIMUM BUILDING HEIGHT: 35'
AMENITY CENTER SETBACKS SHALL COMPLY WITH RESIDENTIAL LOT SETBACKS.

C. NO STREET LIGHTING IS PROPOSED AT THIS TIME.

REQUIRED IMPROVEMENTS

1. WATER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING COUNTY FACILITIES AS DEPICTED HEREIN.
2. SEWER SERVICE TO BE PROVIDED BY CONNECTION TO EXISTING COUNTY FACILITIES AS DEPICTED HEREIN.
3. SOLID WASTE SERVICE WILL BE VIA RESIDENTIAL CAN PICKUP.
4. FIRE FLOW OF 1000 GPM WILL BE PROVIDED TO PROPOSED HYDRANTS.
5. IRRIGATION WILL BE PROVIDED BY CONNECTION TO MANATEE COUNTY REUSE OR BRADEN RIVER UTILITIES.
6. SIDEWALKS, EXISTING AND PROPOSED, ARE DEPICTED HEREIN.
7. ACCESS, INCLUDING CROSS SECTIONS, ARE DEPICTED HEREIN.
8. GENERAL DRAINAGE DESIGN INTENT IS DEPICTED HEREIN.

SUPPLEMENTAL INFORMATION

A. REQUIRED EASEMENTS, DEDICATIONS, AND RESERVATIONS ARE DEPICTED HEREIN AND SHALL TAKE PLACE WITH RECORDING OF (OR PRIOR TO) FINAL PLAT.

ADDITIONAL NOTES:

1. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT.
2. ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE. THE SUBDIVISION ROADS WILL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. SEE TYPICAL ROADWAY SECTION.
3. SEWER, POTABLE WATER, AND RECLAIMED WATER, (IF BRADEN RIVER UTILITIES IS NOT THE SOURCE), SYSTEMS DEPICTED HEREIN TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE. IF BRADEN RIVER UTILITIES PROVIDES REUSE TO SITE, ALL REUSE/RECLAIMED/IRRIGATION WILL BE PRIVATELY MAINTAINED.
4. ALL SIGN AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.
5. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
6. PRIOR TO FINAL PLAT APPROVAL, ALL "PERMANENT REFERENCE MONUMENTS" SHALL BE INSTALLED. PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF RECORDING OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.
7. THERE ARE NO KNOWN WELLS ON SITE. ALL EXISTING WELLS ENCOUNTERED ON THE SITE NOT TO BE UTILIZED FOR IRRIGATION ARE TO BE ABANDONED AND SHALL BE PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER PRIOR TO DEVELOPMENT OR EXCAVATION.
8. 10' MINIMUM UTILITY EASEMENT SHALL BE LOCATED ALONG ALL FRONT LOT LINES AND A 5' UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES PER LDC 907.10.
9. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
10. TREE REMOVAL AND REPLACEMENT WILL BE ADDRESSED WITH FSP AND WILL BE IN ACCORDANCE WITH SECTION 714.8.7 OF THE LDC.

PLANNED DEVELOPMENT RESIDENTIAL REZONE / PRELIMINARY SITE PLAN

# INDIGO
# f.k.a. RIKER PARCEL

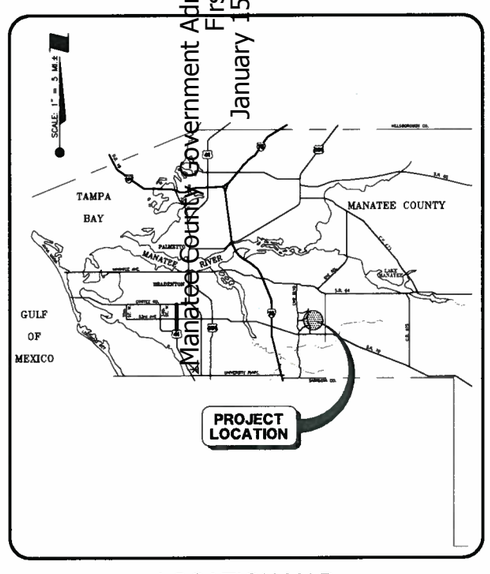
SECTION 4 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY

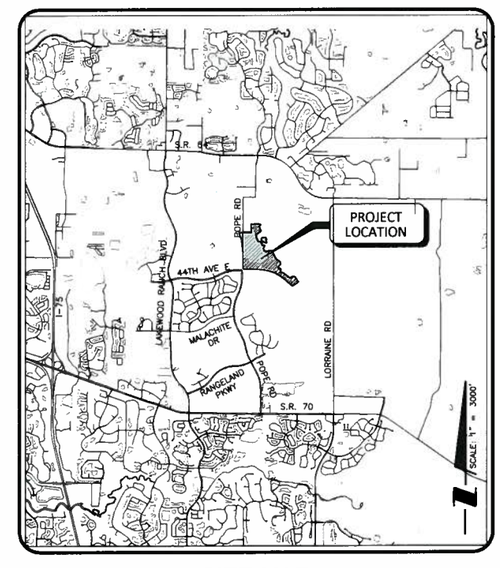
## NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

5800 LAKEWOOD RANCH BLVD
SARASOTA, FLORIDA 34202
(941) 328-1111

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.




LOCATION MAP




SITE MAP

REDUCED COPY
NOT TO SCALE

## INDEX TO SHEETS


| SHEET NO. | DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | AERIAL SITE PLAN |
| 3 | MASTER SITE PLAN |
| 4 | PRELIMINARY SITE PLAN |
| 5 | PRELIMINARY SITE PLAN |
| 6 | PRELIMINARY SITE PLAN |
| | |
| | LANDSCAPE |
| L1–L9 | LANDSCAPE PLAN |
| L10 | LANDSCAPE DETAILS |
| L11 | LANDSCAPE NOTES |
| | |
| | SUPPLEMENTAL DRAWINGS |
| 1 | NATIVE PLANT COMMUNITY OPEN SPACE |


| NO. | DATE | DESCRIPTION | |
|---|---|---|---|
| 1 | 1/6/15 | ADDED PHASE LINES | TM/95367 |
| 1 | 11/12/14 | PER COUNTY COMMENTS | TM/95367 |

STATUS : REVISIONS

| PROJECT PLANNER | PROJECT ENGINEER | PROJECT MANAGER |
|---|---|---|
| KATIE LABARR, A.I.C.P. | MARA J. PUTT, E.I. | ROBERT A. ENGEL, P.E. FLORIDA LICENSE NO. 58602 |

PRELIMINARY SITE PLAN
PROJECT NAME: INDIGO

APPROVED _____ Date _____ File Number

Project Planner (PD)
Project Engineer (PW)
Concurrency (PD)
Natural Resources Dept.
Environmental Health
Fire District
Owner/Agent

Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application.

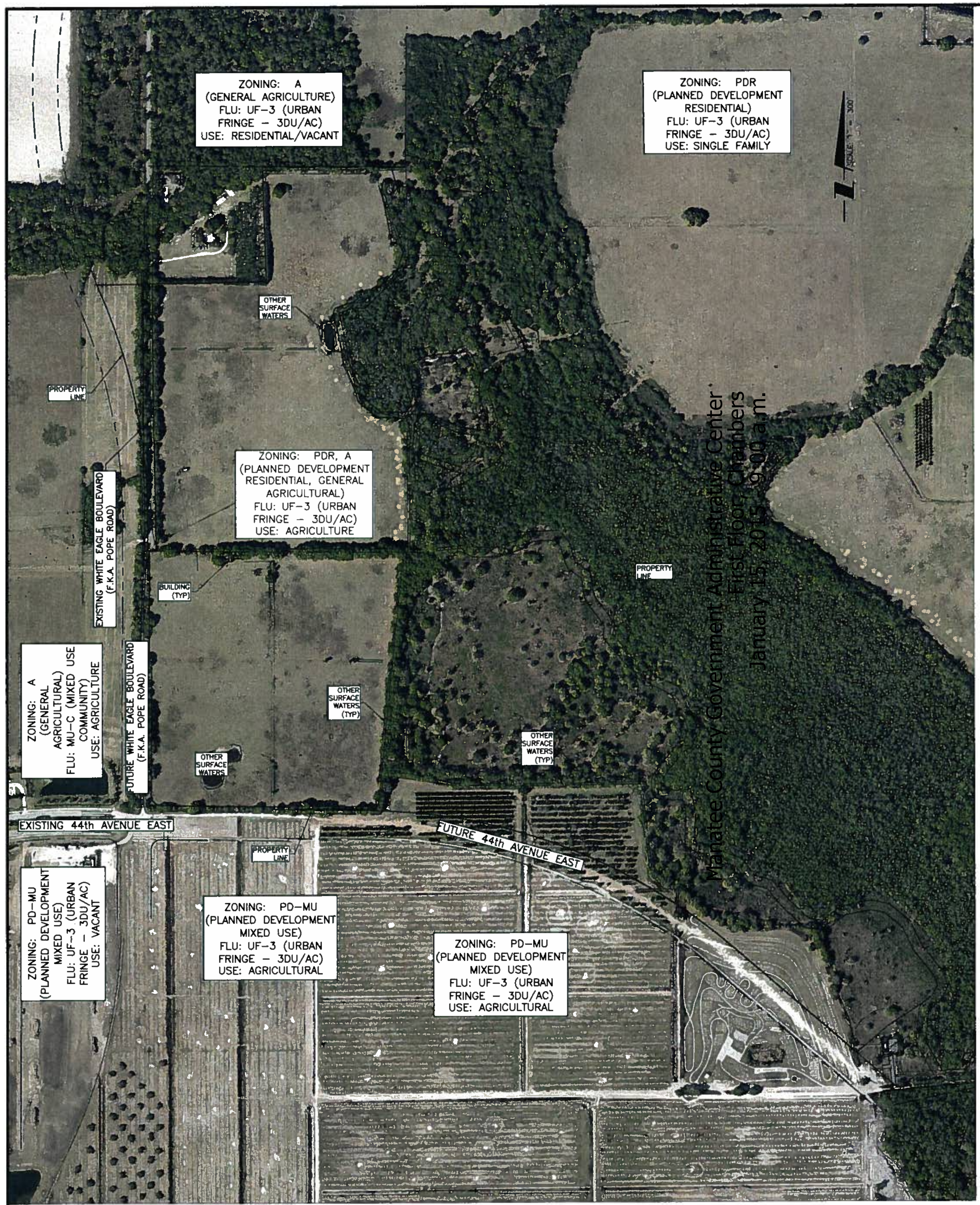
PROJECT NUMBER
215612214

| DATE | INDEX NUMBER |
|---|---|
| SEPTEMBER 2014 | 215612214-01C-001CV |

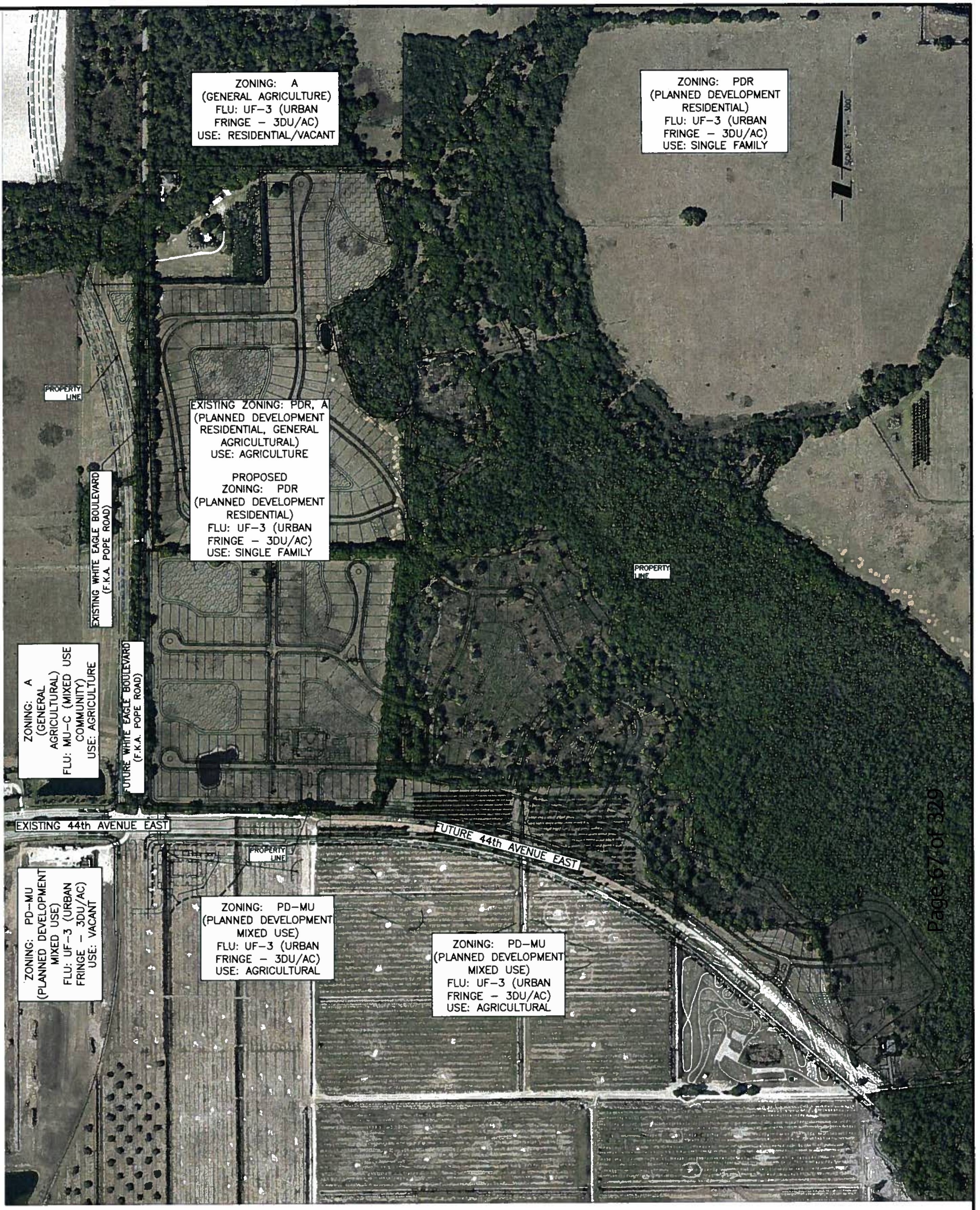
Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
*Phone* 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

PRINTED
JAN - 6 2015
Stantec

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.




EXISTING CONDITIONS AERIAL PLAN




PROPOSED CONDITIONS AERIAL PLAN

| REV NO. | REVISION | DATE | DRAWN BY / EMP NO. | CHECKED BY / EMP NO. |
|---|---|---|---|---|
| A | ADD EXISTING ZONING PDR AND FLU ZONING | 11/12/14 | TMG/95367 | |

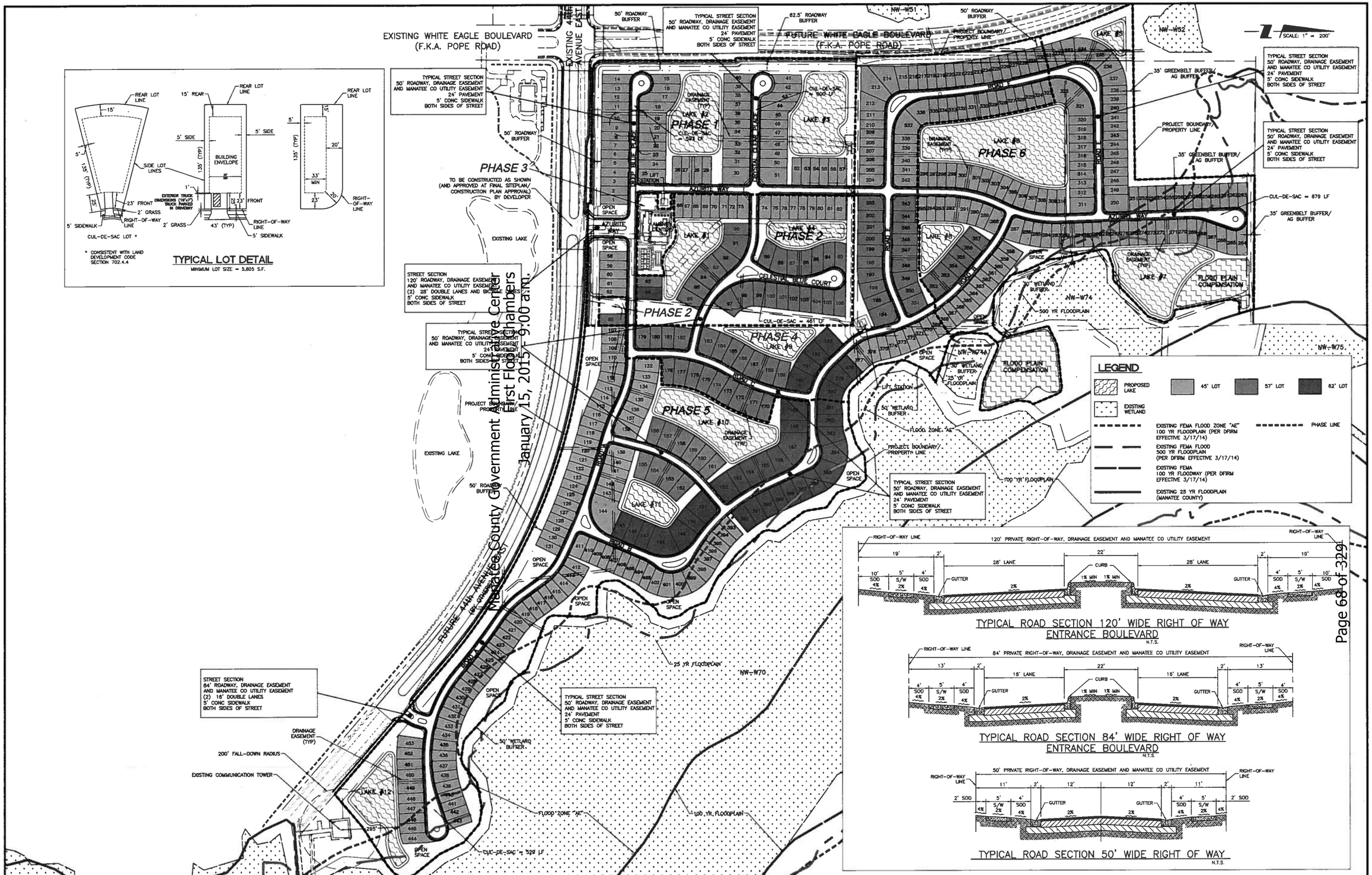
| ACTIVITY | INITIALS, EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY | TMG/95367 | 9/2014 |
| DRAWN BY | | 9/2014 |
| CHECKED BY | | |
| CONTRACT ADMIN. BY | | |
| WM APPPOVED BY | | |

**Stantec**
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT: INDIGO
DATE: 9/2014
HORIZONTAL SCALE: 1" = 300'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
TITLE: AERIAL SITE PLAN
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215612214
ROBERT A. ENGEL, P.E. FLORIDA LICENSE NO. 58602
INDEX NUMBER: 215612214-01C-002PL
SHEET NUMBER: 2 OF 6

Saved: 11/13/2014 11:00:46 AM TGIBBS | Plotted: 1/6/2015 9:11:25 AM TGIBBS | V:\2156\active\215612214\civil\drawing\01_psp\sheet_files\215612214-01C-002PL.dwg|Layout1




Manatee County Government Administrative Center
First Floor Chambers
January 15, 2015 9:00 a.m.

Page 68 of 329

| REV. NO. | REVISION | DATE | DRAWN BY | CHKD BY | APP. NO |
|---|---|---|---|---|---|
| B | ADDED PHASE LINES | 1/6/15 | TMG/95367 | | |
| A | REMOVE 40' SETBACK, ADD 25' SETBACK ON PIE LOT, DIM COM TOWER TO LOTS, CUL-DE-SAC LENGTHS | 11/12/14 | TMG/95367 | | |

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | TMG/95367 | 9/2014 |
| DRAWN BY: | | 9/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN BY: | | |
| WM APPROVED BY: | | |

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

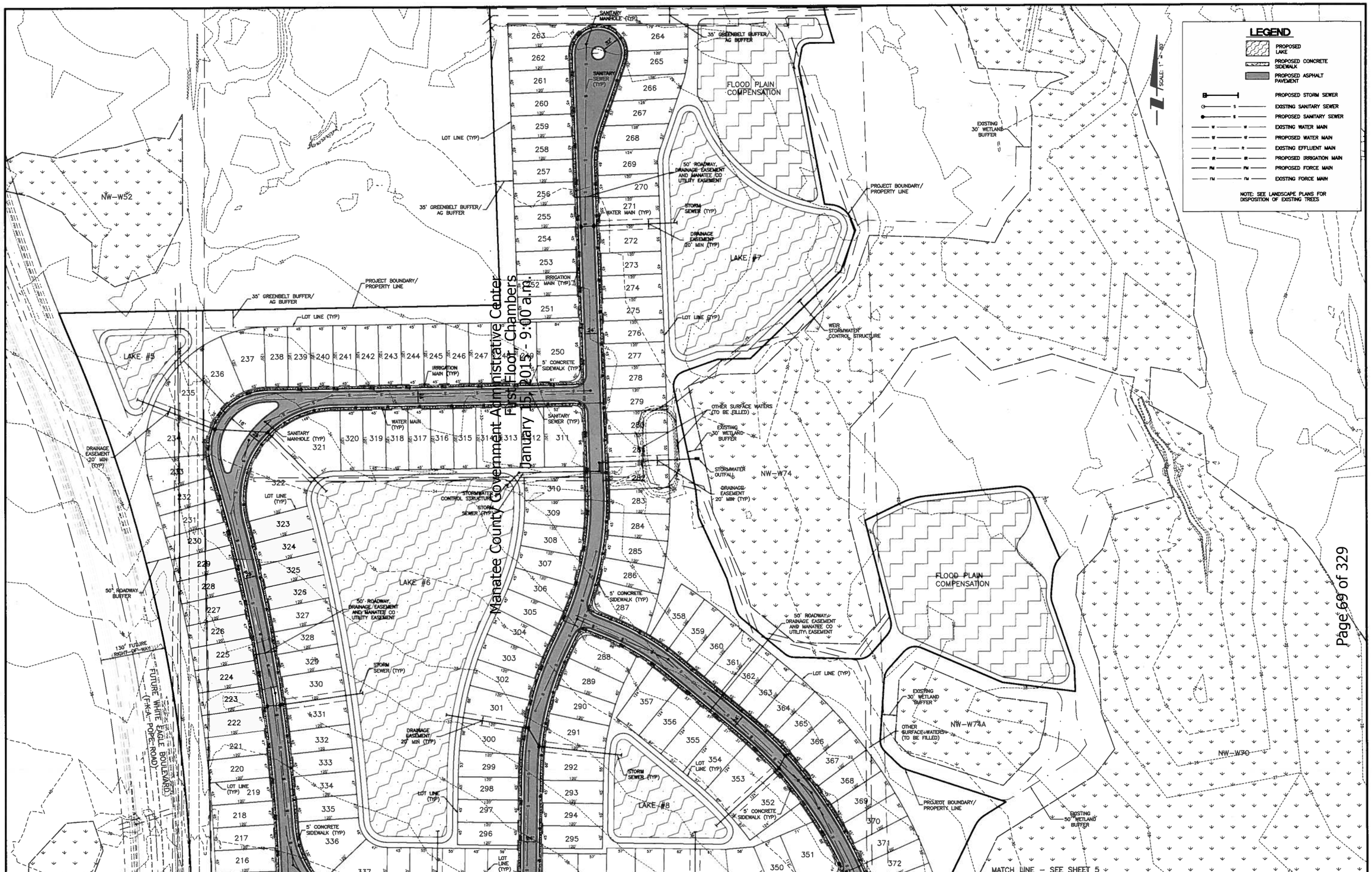
DATE: 9/2014
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.

TITLE: MASTER SITE PLAN

PROJECT NUMBER: 215612214

ROBERT A. EUKEL, P.E.
FLORIDA LICENSE NO. 58802
HDR NUMBER: 215612214-01C-102SP
SHEET NUMBER: 3 of 6

Saved: 1/6/2015 8:28:49 AM TGBBS | Plotted: 1/6/2015 9:29:14 AM TGBBS | V:\2156\active\215612214\civil\drawing\01_psp\sheet_files\215612214-01C-102SP.dwg&Layout1




Manatee County Government Administrative Center
First Floor Chambers
January 15, 2015 - 9:00 a.m.



| REV NO. | REVISION | DATE | DRAWN BY / EMP NO | CHECKED BY | EMP NO |
|---|---|---|---|---|---|
| A | REMOVE 40 SETBACK, REV DRAWING SCALE | 11/12/14 | TMG/95367 | | |

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | TMG/95367 | 9/2014 |
| DRAWN BY: | | 9/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN BY: | | |
| WM APPROVED BY: | | |

Stantec
8800 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

DATE: 9/2014
HORIZONTAL SCALE: 1" = 80'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215612214

ROBERT A. EVDEL, P.E.
FLORIDA LICENSE NO. 58602

INDEX NUMBER: 215612214-01C-111SP

SHEET NUMBER: 4 of 6

Saved: 11/13/2014 9:36:24 AM TGRIFS | Plotted: 1/8/2015 6:12:16 AM TGRIFS | V:\2158\active\215612214\civil\drawing\01_psp\sheet_files\215612214-01C-111SP.dwg$SITE 1

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A | REV DRAWING SCALE, ADD VISIBILITY TRIANGLE | 11/12/14 | TMG/95367 | | | | |
| REV NO. | REVISION | DATE | DRAWN BY | CHK'D BY | CHK'D BY | CHK'D BY | WM APPROVED BY |

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY | TMG/95367 | 9/2014 |
| DRAWN BY | | 9/2014 |
| CHECKED BY | | |
| CONTRACT ADMIN BY | | |
| WM APPROVED BY | | |

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2713 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

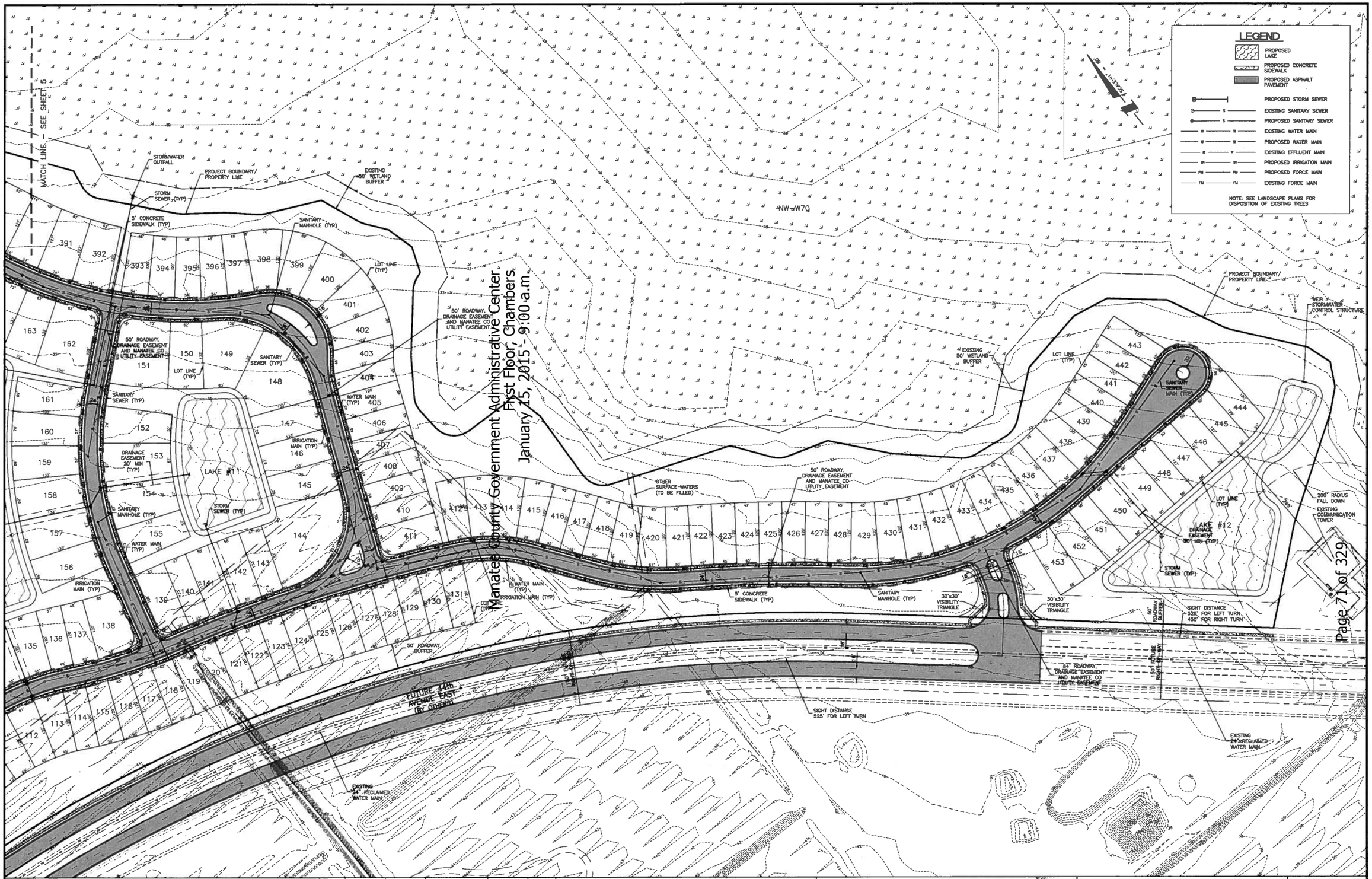
DATE: 9/2014
HORIZONTAL SCALE: 1" = 80'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.

TITLE: PRELIMINARY SITE PLAN

PROJECT NUMBER: 215612214

ROBERT A. EHDEL, P.E.
FLORIDA LICENSE NO. 58892
INDEX NUMBER: 215612214-01C-111SP
SHEET NUMBER: 5 of 6

Saved: 11/13/2014 9:58:24 AM TGIBBS | Plotted: 1/8/2015 9:12:21 AM TGIBBS | V:\2156\active\215612214\civil\drawing\01_psp\sheet_files\215612214-01C-111SP.dwg SITE 2




| REV NO | REVISION | DATE | DRAWN BY | CHKD BY | CHKD BY | APP'D BY |
|---|---|---|---|---|---|---|
| A | REV DRAWING SCALE, ADD VISIBILITY TRIANGLE, ADD DIM TO COMMUNICATION TOWER | 11/12/14 | TMG/95387 | | | |

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | TMG/95387 | 9/2014 |
| DRAWN BY: | | 9/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN BY: | | |
| JTA APPROVED BY: | | |

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

This Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

DATE: 9/2014
HORIZONTAL SCALE: 1" = 80'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: PRELIMINARY SITE PLAN

ROBERT A. EIDEL, P.E.
FLORIDA LICENSE NO. 53602

REF. NUMBER: 215612214-01C-111SP
PROJECT NUMBER: 215612214
SHEET NUMBER: 6 OF 6

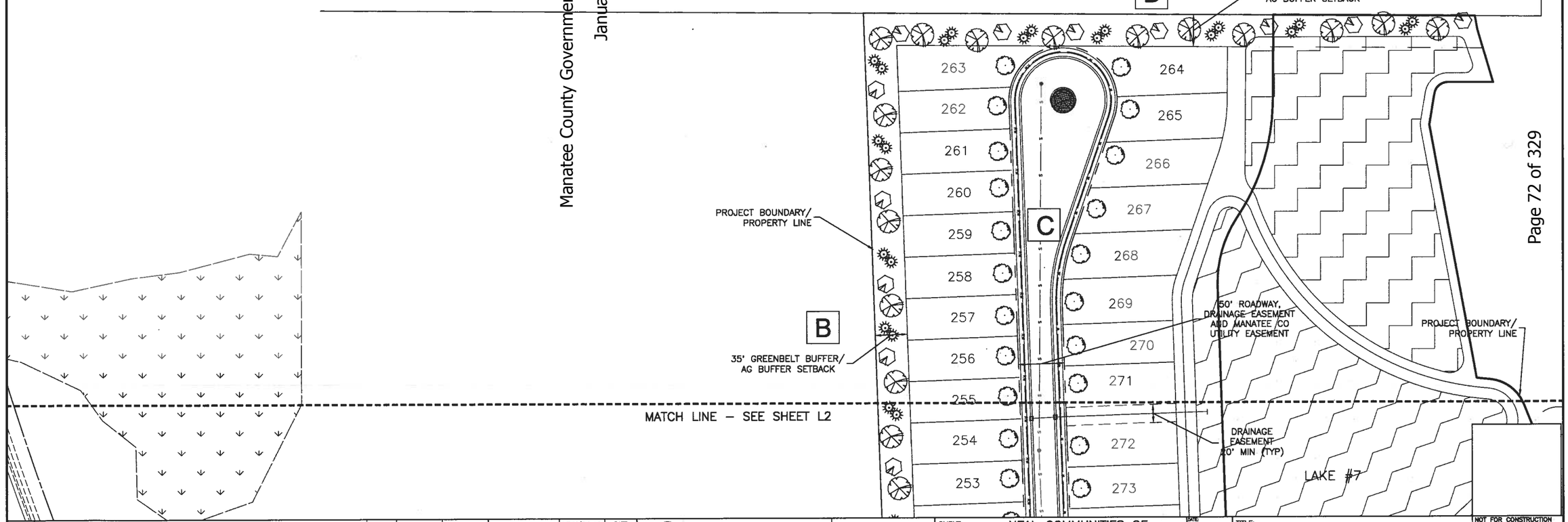
Saved: 11/13/2014 8:59:24 AM TGIBBS | Plotted: 1/8/2015 9:12:28 AM TGIBBS | V:\2156\active\215612214\civil\drawing\01_psp\sheet_files\215612214-01C-111SP.dwg@SITE 3

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

Manatee County Government Administrative Center
First Floor Chambers
January 15, 2015 - 9:00 a.m.

## PLANT KEY

- MAGNOLIA
- CATHEDRAL LIVE OAK
- 4" LIVE OAK
- DAHOON HOLLY
- SABAL PALM
- SOUTHERN RED CEDAR
- WAX MYRTLE
- SWEET VIBURNUM
- WALTER'S VIBURNUM
- INDIAN HAWTHORNE
- JUNIPER
- 'PINK DWARF OLEANDER
- LILY




| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

| REV NO. | REVISION | DATE | DRWN BY / EMP. NO. | CHECKED BY / EMP. NO. |
|---|---|---|---|---|

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2713 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

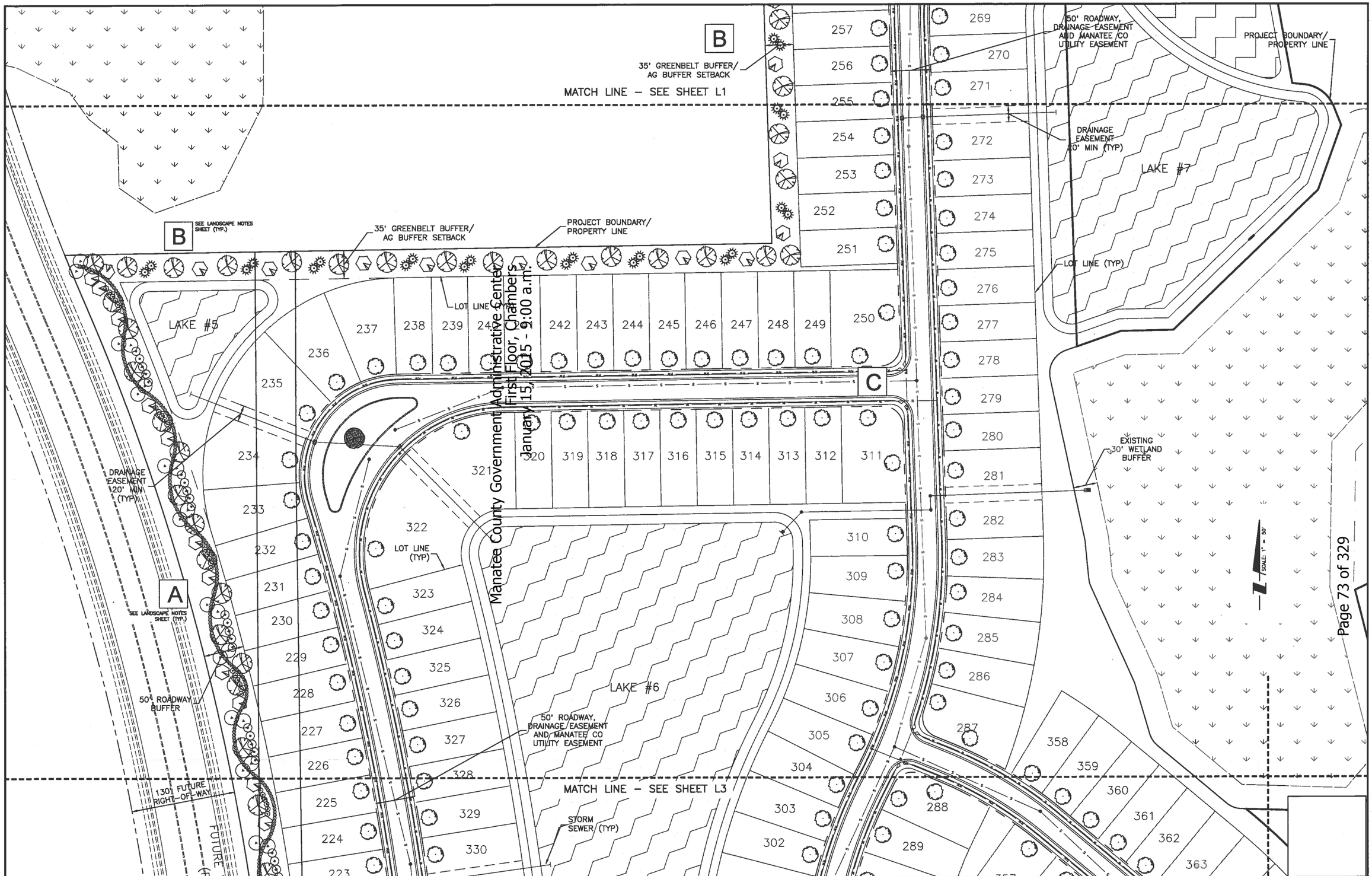
DATE: 09/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: LANDSCAPE PLAN

PROJECT NUMBER: 215612214

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA0667153
CORP. LIC.# LC-0000170
INDEX NUMBER: 215612214-01L-100LP
SHEET NUMBER: L1 of 11

Saved: 1/9/2015 3:18:45 PM CSUTTON | Plotted: 1/9/2015 3:19:05 PM CSUTTON | V:\215\Active\215612214\landscape\design\drawing\sheet\215612214-01L-100lp.dwg






| REV NO. | REVISION | DATE | DRWN BY / EMP. NO. | CHECKED BY / EMP. NO. |
|---|---|---|---|---|

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

Stantec
8500 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-8910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale this drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

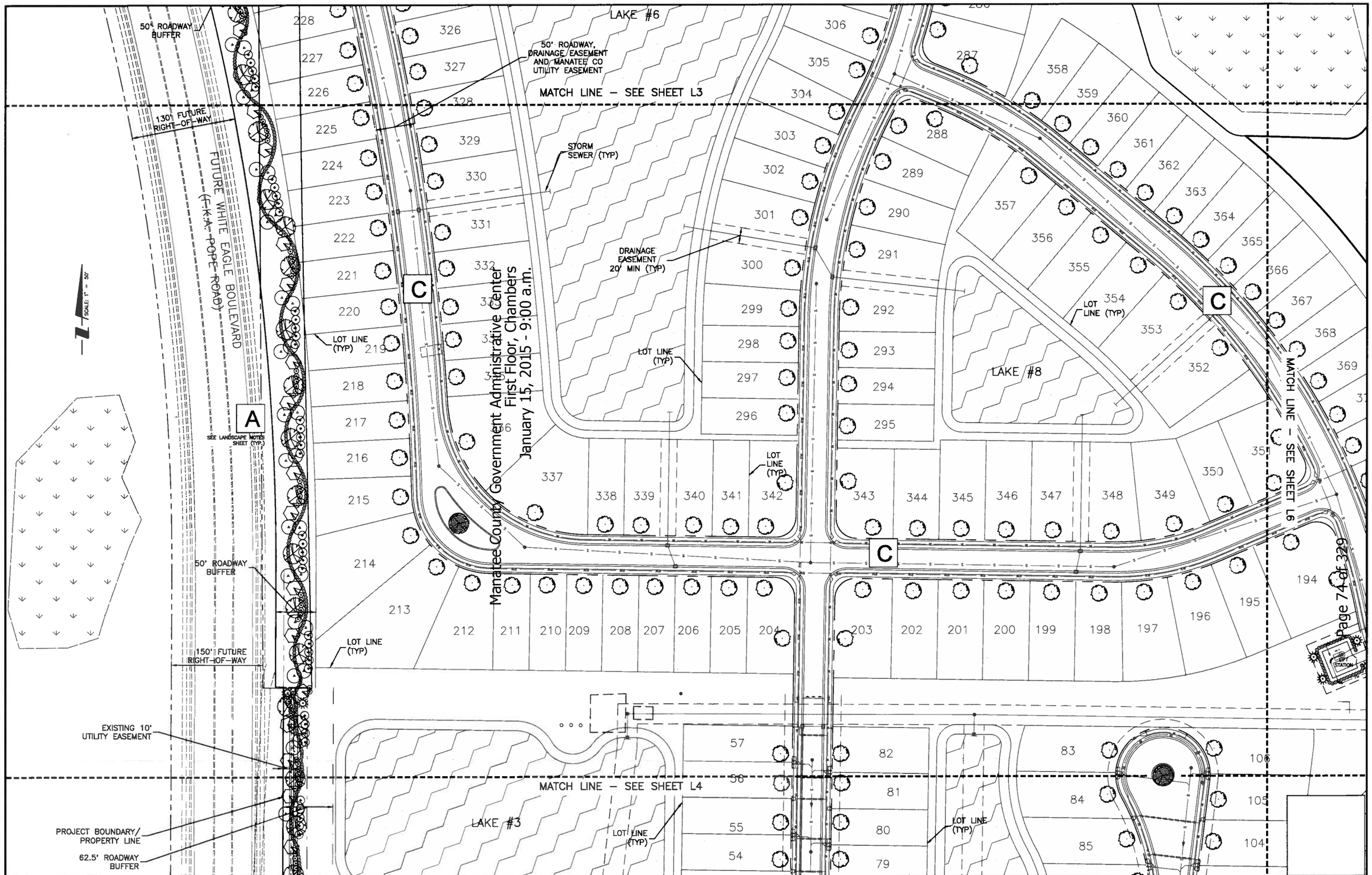
DATE: 09/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E

TITLE: LANDSCAPE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215612214

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA0667123
CORP. LC.# LC-C000170
INDEX NUMBER: 215612214-01L-100LP
SHEET NUMBER: L2 OF 11

Saved: 1/5/2015 3:16:45 PM CSUTTON | Plotted: 1/5/2015 3:19:12 PM CSUTTON | V:\2158\active\215612214\landscape\design\drawing\sheet\215612214-01L-100lp.dwg




Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.



| REV NO. | REVISION | DATE | DRAWN BY / CHP. NO. | CHECKED BY / CHP. NO. |
|---|---|---|---|---|

| ACTIVITY | INITIALS/CHP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2713 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

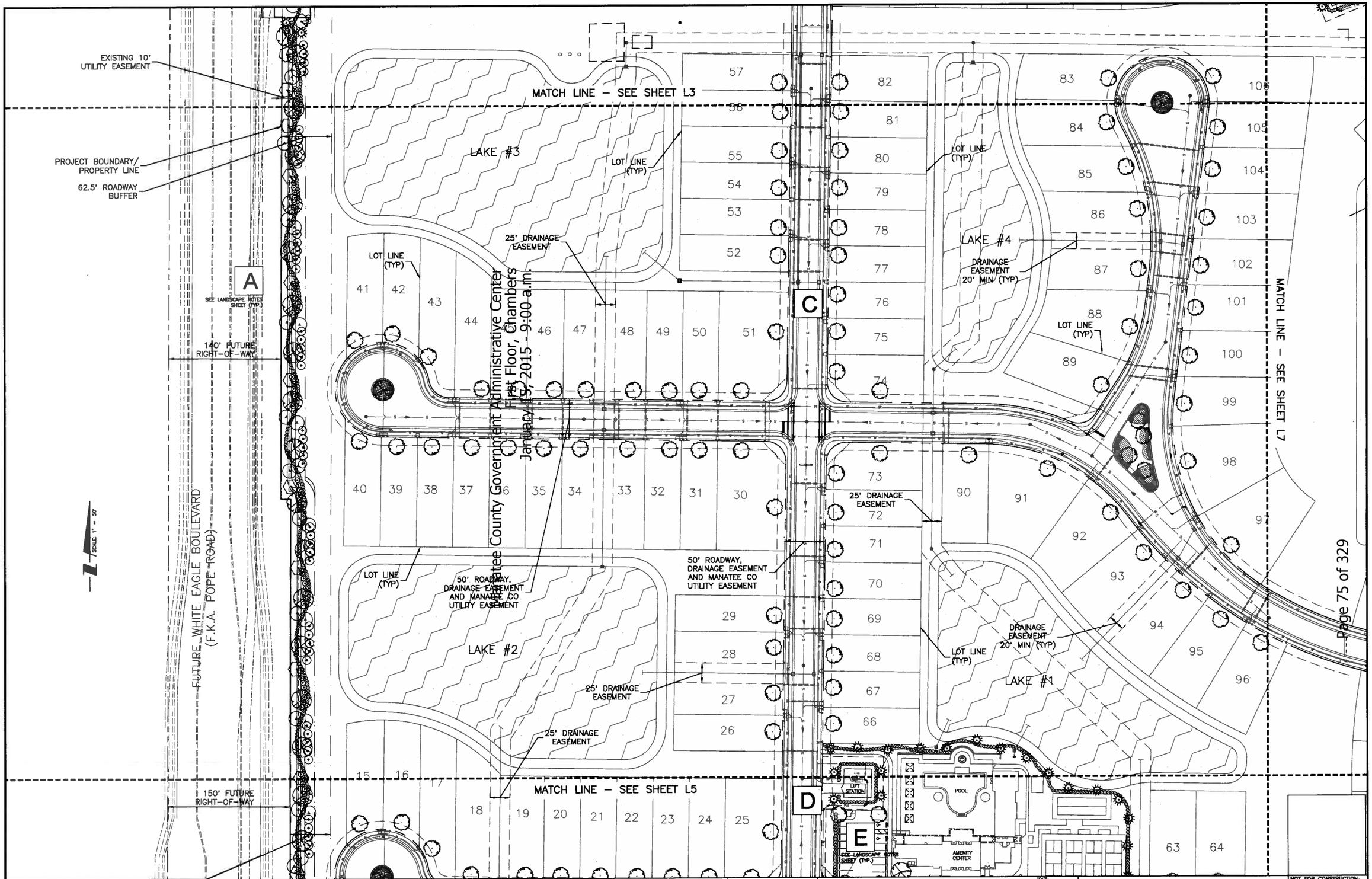
DATE: 09/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

TITLE: LANDSCAPE PLAN

PROJECT NUMBER: 215612214

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA0667123
CORP. LC.# LC-C000170
INDEX NUMBER: 215612214-01L-100LP
SHEET NUMBER: L3 OF 11

Saved: 1/3/2015 3:18:45 PM CSUTTON | Plotted: 1/3/2015 3:19:19 PM CSUTTON | V:\2158\active\215612214\landscape\design\drawing\sheet\215612214-01L-100lp.dwg,L3




Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.



| REV NO. | REVISION | DATE | DRAWN BY / DMP. NO. | CHECKED BY / DMP. NO. |
|---|---|---|---|---|

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #07013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

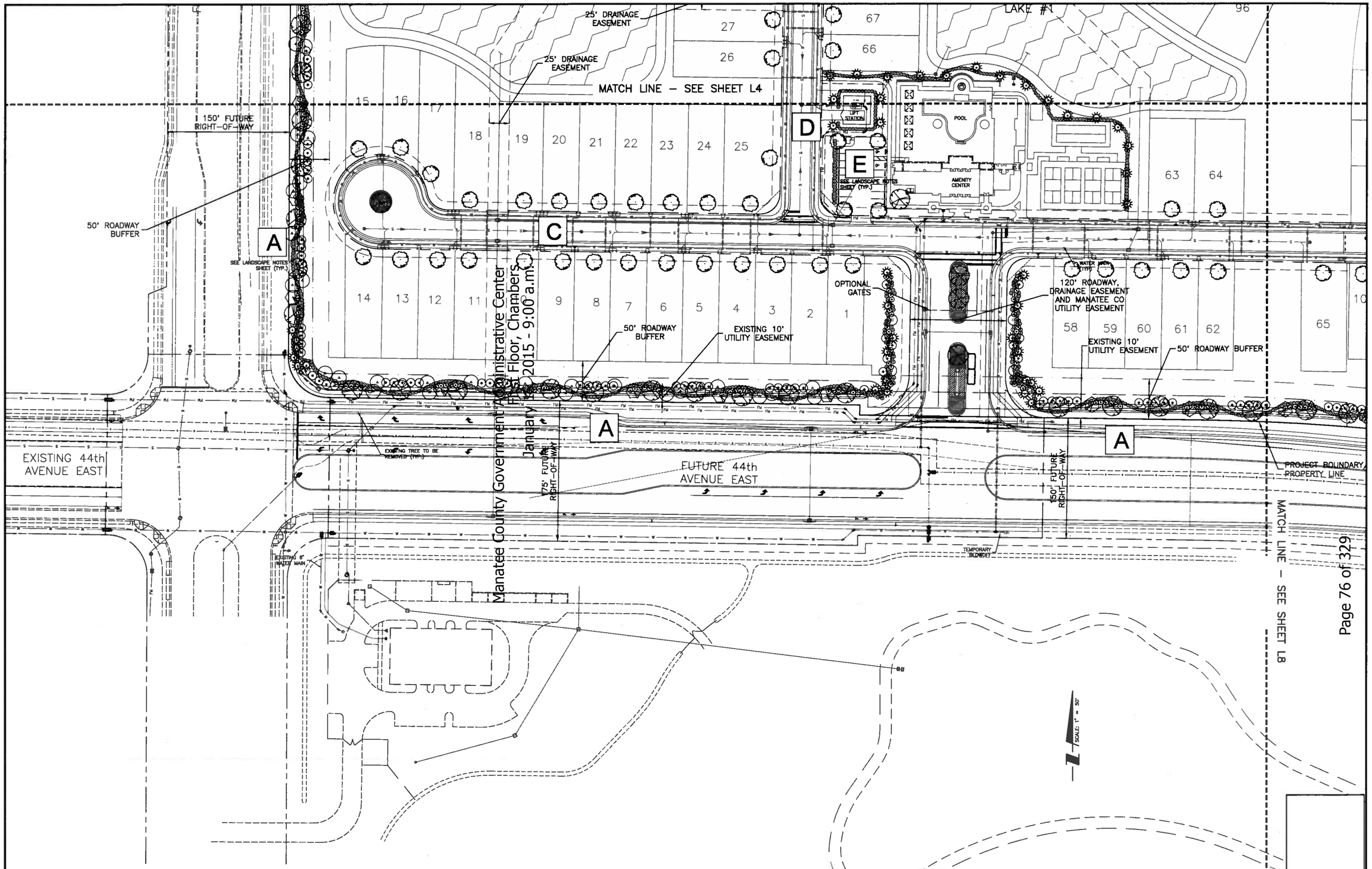
DATE: 09/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E

TITLE: LANDSCAPE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215612214

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA0897133
CORP. LIC.# LC-C000170
INDEX NUMBER: 215612214-01L-100LP
SHEET NUMBER: L4 OF 11

Saved: 1/9/2015 3:18:48 PM CSUTTON | Plotted: 1/9/2015 3:19:27 PM CSUTTON | V:\2158\active\215612214\landscape\design\drawing\sheet\215612214-01L-100lp.dwg\L4






| REV NO. | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO. |
|---|---|---|---|---|

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization R2713 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale this drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

DATE: 09/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
CROSS REFERENCE FILE NO.:

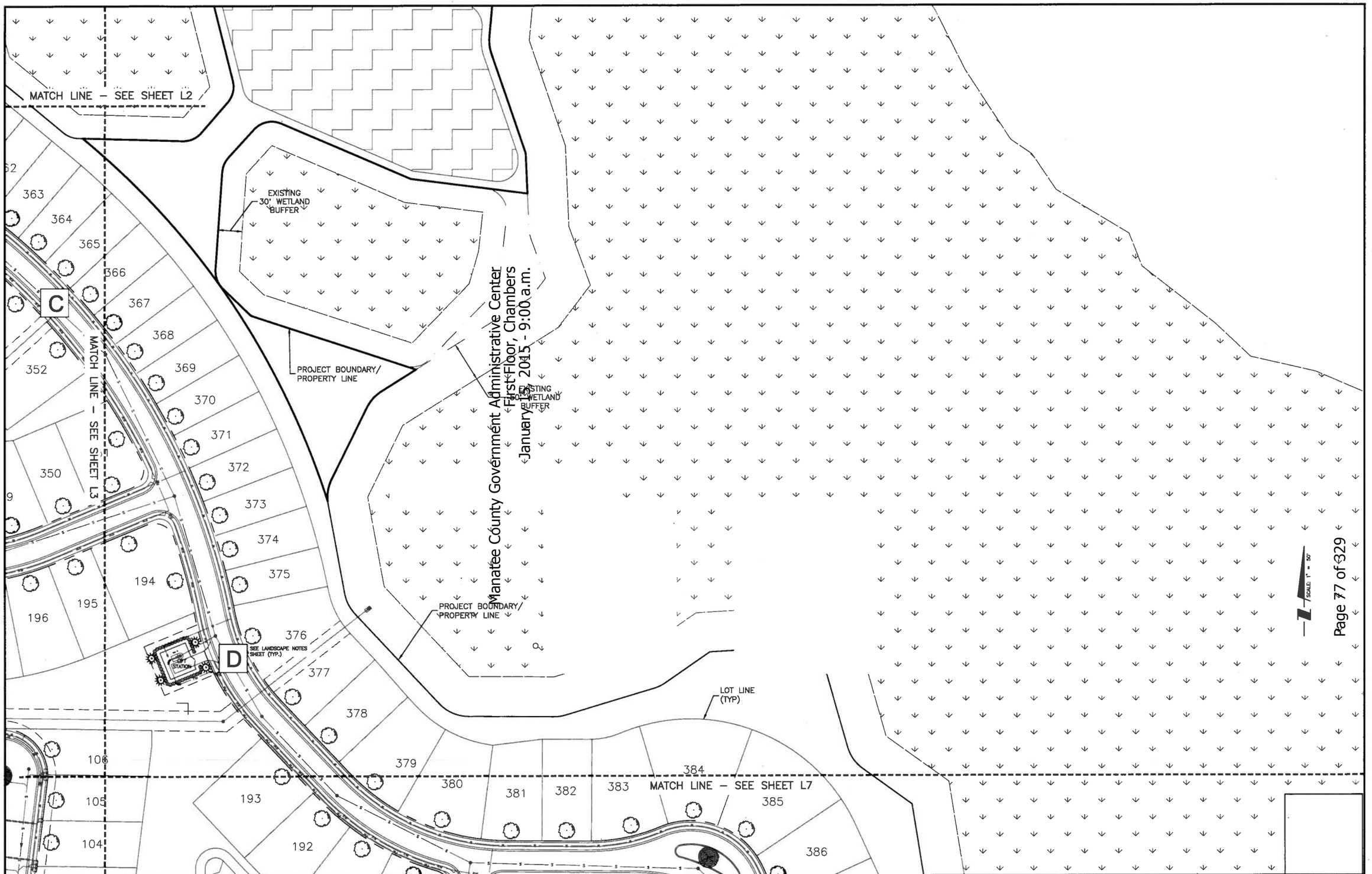
TITLE: LANDSCAPE PLAN

PROJECT NUMBER: 215612214

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA0667123
CORP. LC# LC-C000170

INDEX NUMBER: 215612214-01L-100LP
SHEET NUMBER: L5 OF 11

Saved: 1/8/2015 3:16:45 PM CSUTTON | Plotted: 1/8/2015 3:19:34 PM CSUTTON | W:\2156\active\215612214\landscape\design\drawing\sheet\215612214-01L-100lp.dwg,L5




| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

REV NO. | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO.

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2713 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

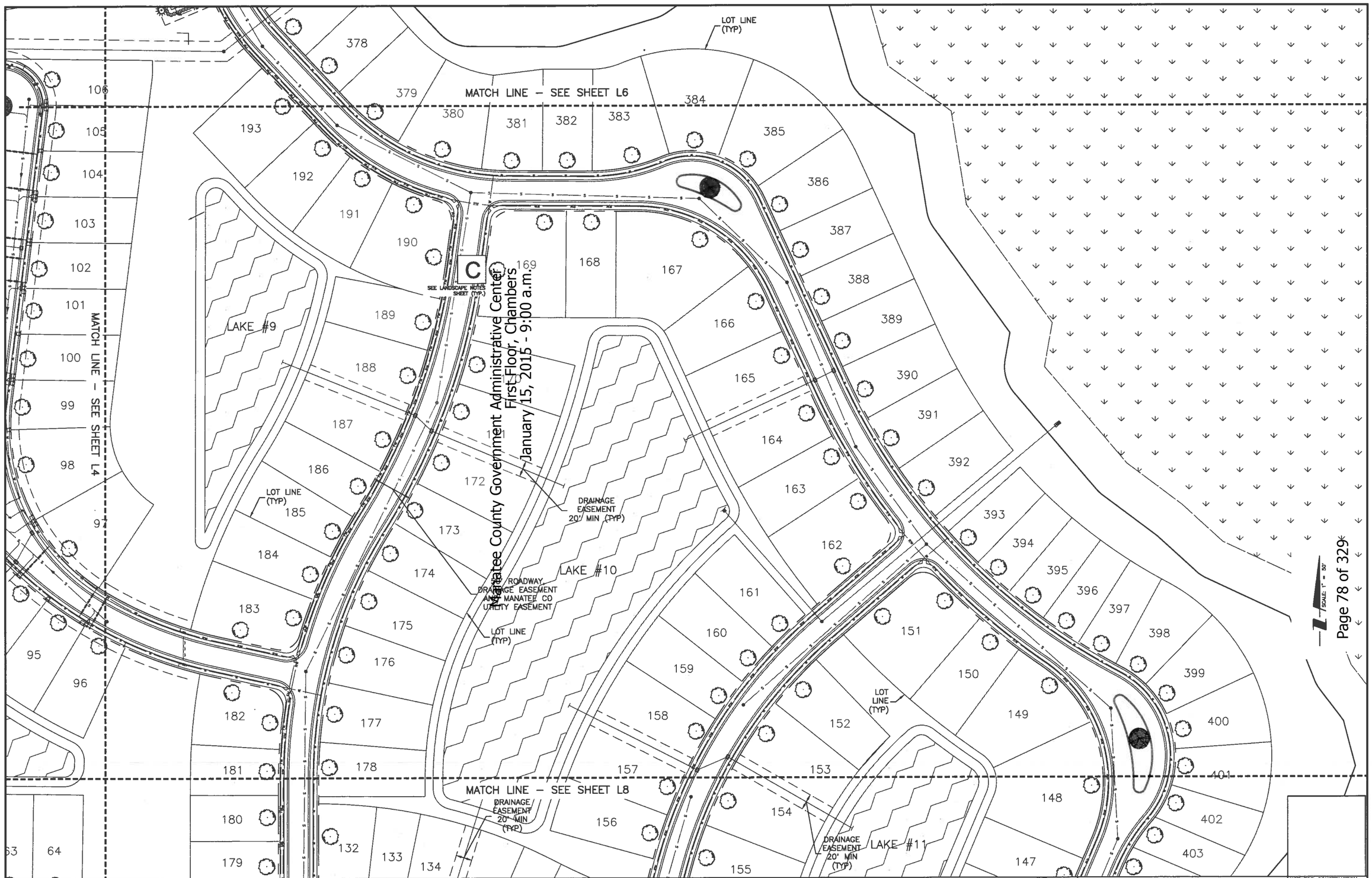
PROJECT: INDIGO

DATE: 09/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 | TWP: 35S | RGE: 19E
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215612214

TITLE: LANDSCAPE PLAN

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA0667123
CORP. LC# LC-C000172
INDEX NUMBER: 215612214-01L-100LP
SHEET NUMBER: L6 of 11

Saved: 1/5/2015 3:18:43 PM CSUTTON | Plotted: 1/5/2015 3:19:41 PM CSUTTON | V:\2158\active\215612214\landscape\design\drawing\sheet\215612214-01L-100lp.dwg




Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.



| REV NO. | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO. |
|---|---|---|---|---|

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

Stantec
6500 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

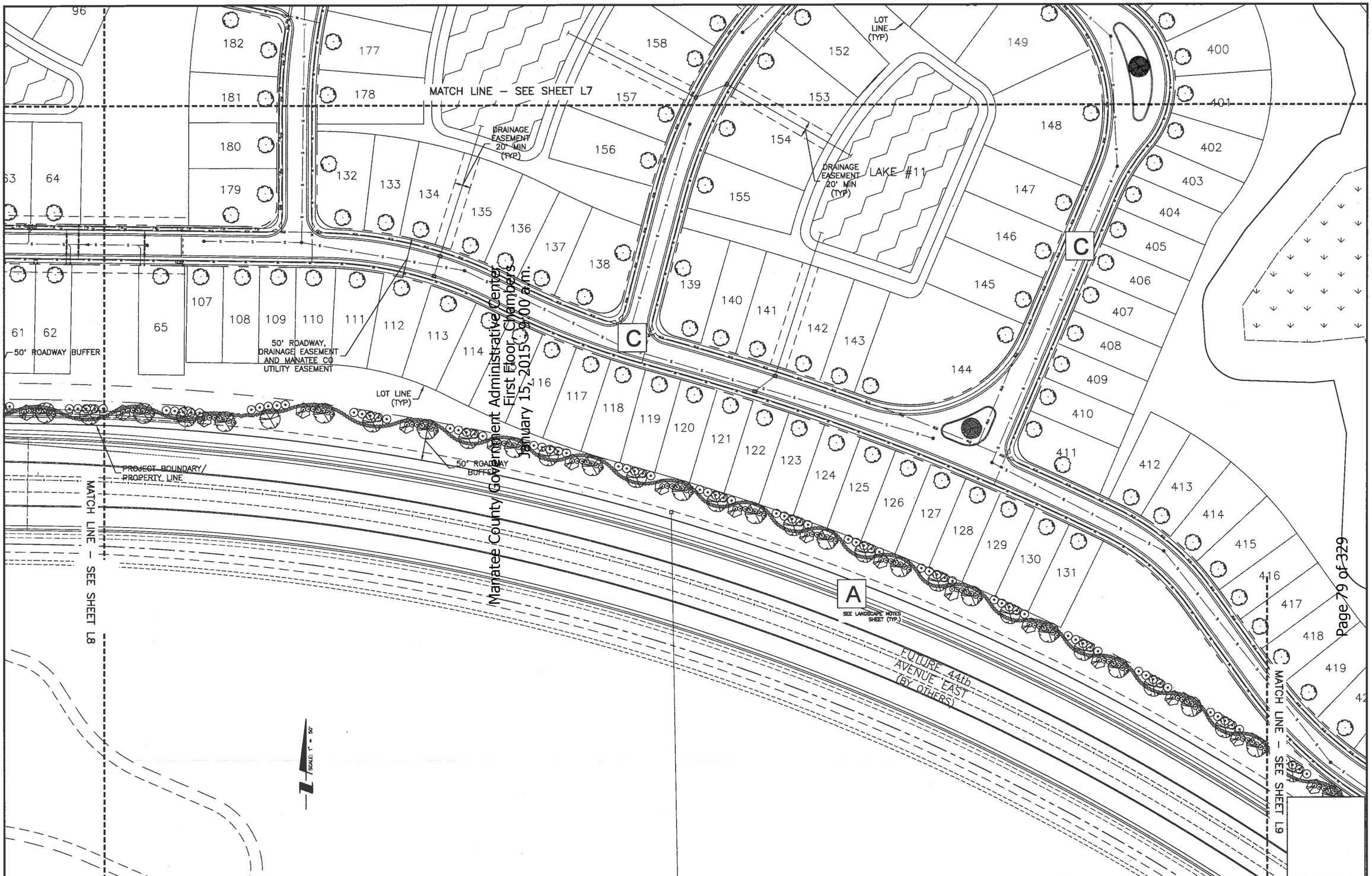
DATE: 09/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E

TITLE: LANDSCAPE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215612214

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA0667123
CORP. LIC.# LC-0000170
BOOK NUMBER: 215612214-01L-100LP
SHEET NUMBER: L7 OF 11

Saved: 1/8/2015 3:18:45 PM CSUTTON | Plotted: 1/8/2015 3:19:49 PM CSUTTON | V:\2158\active\215612214\landscape\design\drawing\sheet\215612214-01L-100lp.dwg,L7




| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

| △REV NO. | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO. |
|---|---|---|---|---|

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization 607013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

DATE: 09/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E

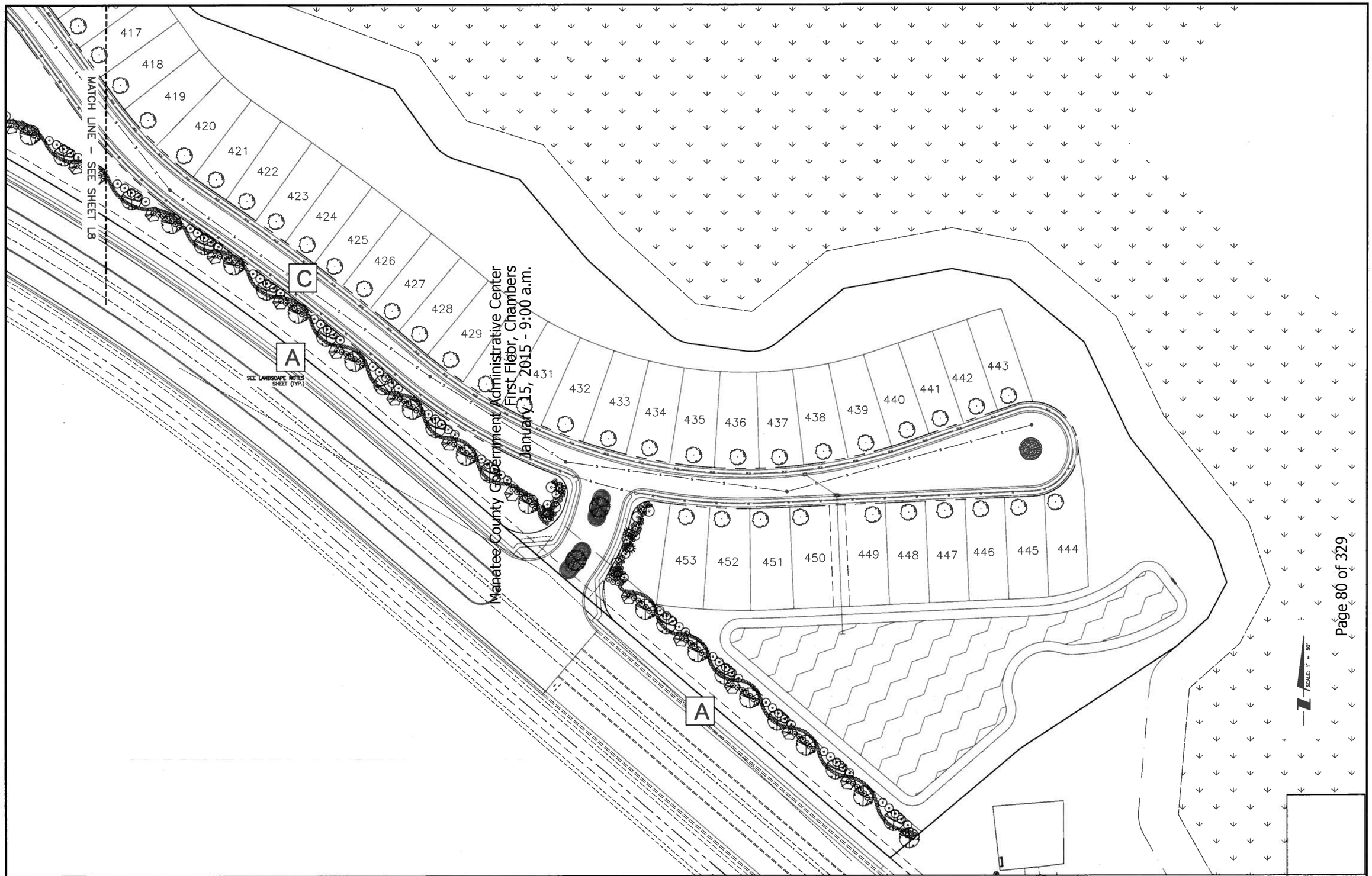
TITLE: LANDSCAPE PLAN

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215612214

NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA0667133
CORP. LC.# LC-0000170
INDEX NUMBER: 215612214-01L-100LP
SHEET NUMBER: L8 OF 11

Saved: 1/5/2015 3:18:45 PM CSUTTON | Plotted: 1/5/2015 3:18:58 PM CSUTTON | V:\215612214\landscape\design\drawing\sheet\215612214-01L-100lp.dwg

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 9:00 a.m.




| REV NO. | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO. |
|---|---|---|---|---|

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #2713 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

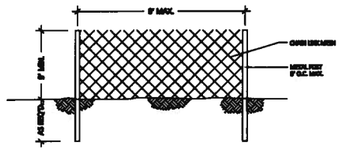
DATE: 09/2014
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:
SEC. 4 TWP. 35S RGE. 19E
CROSS REFERENCE FILE NO.:

TITLE: LANDSCAPE PLAN

PROJECT NUMBER: 215612214

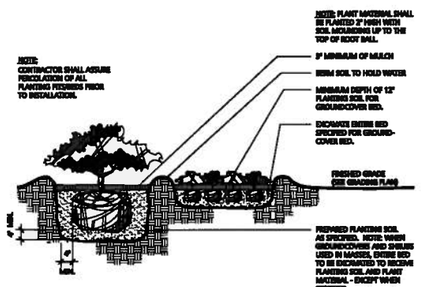
NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA#667133
CORP. LIC.# LC-0000170
INDEX NUMBER: 215612214-01L-100LP
SHEET NUMBER: L9 OF 11

Saved: 1/3/2015 3:18:45 PM CSUTTON | Plotted: 1/3/2015 3:20:04 PM CSUTTON | W:\2154\active\215612214\landscape\design\drawing\sheet\215612214-01L-100lp.dwg,L9

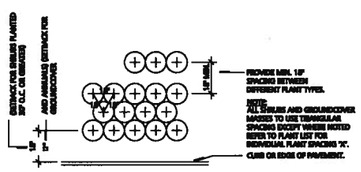



NOTE: BARRICADES TO BE INSTALLED AT THE DRIP-LINE OF ANY TREE TO REMAIN WITHIN THE AREA OF DEVELOPMENT OR AS DELINEATED ON THE FINAL SITE PLAN.

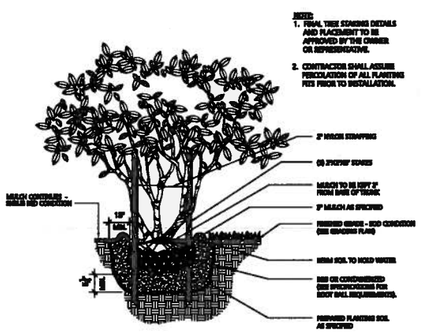
**Typical Tree Barricade Detail**
1 SCALE: nts



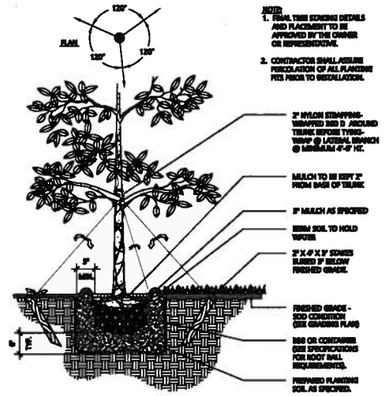

**Shrub and Groundcover Planting Detail**
2 SCALE: nts



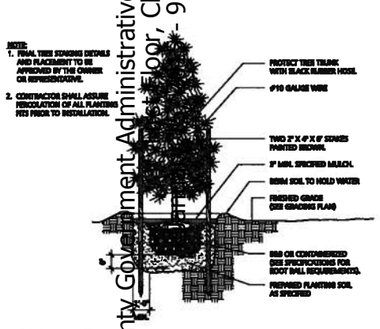

**Groundcover Spacing Plan Detail**
3 SCALE: nts



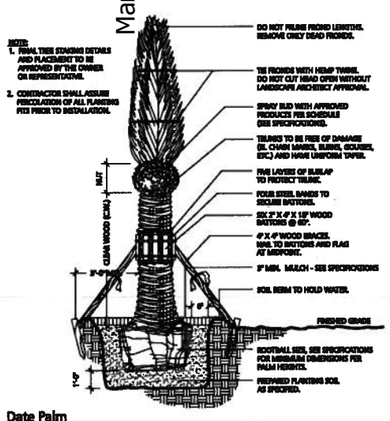

**Multi-Trunk Tree**
4 SCALE: nts



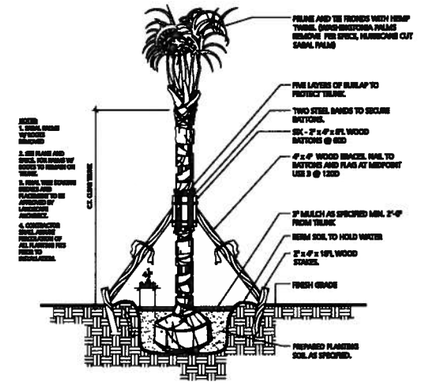

**Canopy Tree Planting Detail**
5 SCALE: nts



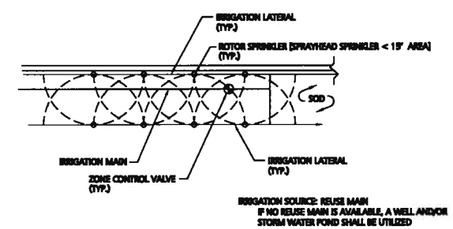

**Bald Cypress Tree**
6 SCALE: nts



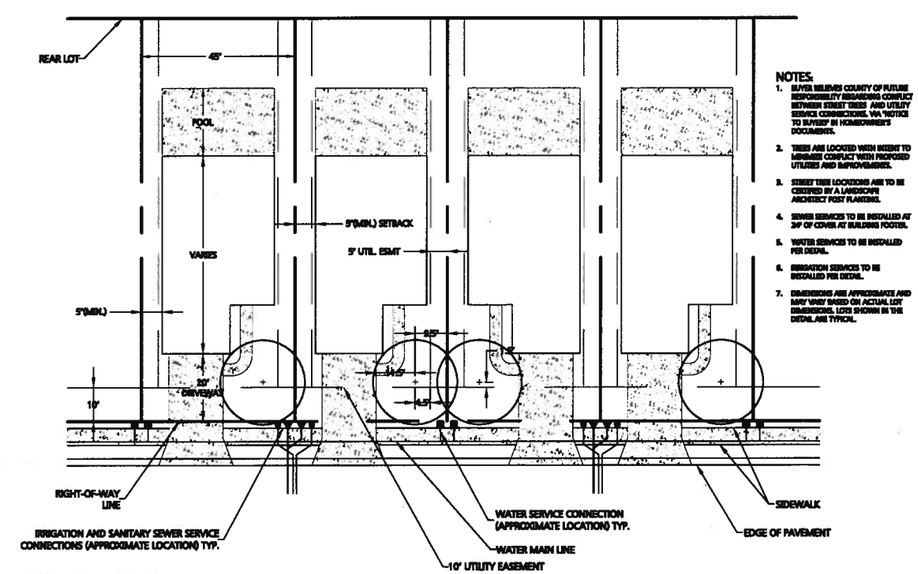

**Date Palm**
7 SCALE: N.T.S.




**Cabbage Palm**
8 SCALE: N.T.S.




**Typical Irrigation Plan Detail**
9 SCALE: nts




NOTES:
1. BUYER BELIEVES COUNTY OF FUTURE RESPONSIBILITY REGARDING CONFLICT BETWEEN STREET TREES AND UTILITY SERVICE CONNECTIONS. VIA NOTICE TO BUYERS' IN HOMEOWNER'S DOCUMENTS.
2. TREES ARE LOCATED WITH INTENT TO MINIMIZE CONFLICT WITH PROPOSED UTILITIES AND IMPROVEMENTS.
3. STREET TREE LOCATIONS ARE TO BE CERTIFIED BY A LANDSCAPE ARCHITECT POST PLANTING.
4. SEWER SERVICES TO BE INSTALLED AT 24" OF COVER AT BUILDING FOOTER.
5. WATER SERVICES TO BE INSTALLED PER DETAIL.
6. IRRIGATION SERVICES TO BE INSTALLED PER DETAIL.
7. DIMENSIONS ARE APPROXIMATE AND MAY VARY BASED ON ACTUAL LOT DIMENSIONS. LOTS SHOWN IN THE DETAIL ARE TYPICAL.

**Street Tree Location Plan**
10 SCALE: N.T.S.

Manatee County Government Administrative Center
1st Floor, Chambers
9:00 a.m.



| REV NO. | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO. |
|---|---|---|---|---|
| | | | | |

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: INDIGO

DATE: 09/2014
HORIZONTAL SCALE: AS NOTED
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E

TITLE: LANDSCAPE DETAILS

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215612214

NOT FOR CONSTRUCTION
CHRISTOPHER M. SUTTON, L.A.
FLORIDA LICENSE NO. LA0667133
CORP. LC.# LC-0000170
INDEX NUMBER:
215612214-01L-500DT
SHEET NUMBER:
L10 OF 11

Saved: 1/8/2015 3:18:46 PM CSUTTON | Plotted: 1/8/2015 3:20:07 PM CSUTTON | V:\2156\active\215612214\landscape\design\drawing\sheet\215612214-01L-500dt.dwg,L10

## LANDSCAPE NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.
2. CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. PLANS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BEGINNING INSTALLATION. ALL EXISTING SITE IMPROVEMENTS, PAVING, LANDSCAPE, LIGHTING, AND OTHER SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER TO NOT IMPEDE THE PROGRESS OF WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING GROUND COVERS FOR ALL NEW PLANTING BEDS BY APPROVED MEANS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING PLANTING OR LAWN AREAS INDICATED TO REMAIN WHILE COMPLETING NEW PLANTING INSTALLATION WORK WITH SAME KIND OF PLANTS OR GRASS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8. THE CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH SOIL TESTING AND SOIL AMENDMENTS AS REQUIRED AS A RESULT OF THE SOIL TESTING LABORATORY'S RECOMMENDATIONS. PRIOR TO INITIATING INSTALLATION THE CONTRACTOR SHALL PROVIDE SOIL TEST FOR AT LEAST TWO ON-SITE LOCATIONS.
9. ALL PLANT CONTAINER SIZES NOTED ON THE PLANT LIST/MATERIAL SCHEDULE ARE MINIMUM. INCREASE SIZE OF CONTAINERS IF NECESSARY TO CONFORM TO THE PLANT SIZE AND SPECIFICATIONS.
10. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER THE DETAILS AND/OR SPECIFICATIONS FOR ALL SLOPES THAT ARE GREATER THAN 3:1 (SLOPES 1' VERTICAL FOR EVERY 3' HORIZONTAL). SEE CIVIL ENGINEERING PLANS FOR LOCATIONS WHERE SLOPES ARE GREATER THAN 3:1.
11. SHRUB AND GROUND COVER PLANTINGS ARE TYPICALLY SHOWN ON THE PLANS IN MASS PLANTING BEDS. PLANTS SHALL BE SET IN A TRIANGULAR SPACING PATTERN ( STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE INDICATED IN THE PLANT LIST.
12. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST THE LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING TREES AND UNDERSTORY VEGETATION TO REMAIN, UNDERGROUND AND ABOVE GROUND UTILITIES AND ALL OTHER ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY CHANGES.
13. WHEN NECESSARY, PLANTING WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. ALL NEW PLANTINGS WITHIN THE DRIPLINE/CANOPY SHOULD BE HAND-DUG AND FIELD ADJUSTED TO AVOID ROOTS AS NECESSARY.
14. ANY SUBSTITUTIONS TO PLANT MATERIAL SIZE OR TYPE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE PLANTING PLANS OR PLANT LIST & MATERIALS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. ANY LANDSCAPE PLANTING INSTALLED THAT DOES NOT CONFORM TO THE PLANS, PLANT LIST AND SPECIFICATIONS SHALL BE REPLACED IMMEDIATELY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AS REQUIRED TO MAINTAIN AND ESTABLISH ALL PLANTING (NEW, EXISTING TO BE RELOCATED, AND EXISTING PLANTINGS TO REMAIN WHILE IRRIGATION SYSTEM IS BEING INSTALLED OR REPAIRED) TO SUPPLEMENT IRRIGATION AND RAINFALL. THE IRRIGATION SYSTEM IS DESIGNED TO MAINTAIN THE LANDSCAPE PLANTINGS AND NOT ESTABLISH THEM. THE CONTRACTOR IS RESPONSIBLE FOR WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION SYSTEMS.
16. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, AND WEEDING, ETC.) UNTIL THE JOB IS ACCEPTED.
17. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
18. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. LANDSCAPE RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OR RECYCLED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT STORED ON-SITE SHALL BE KEPT IN AN ORGANIZED MANNER DAILY.
19. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR FROM INSTALLATION WORK. THE CONTRACTOR SHALL REPLACE BY EQUAL SIZE AND QUALITY ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANTING REMOVAL, RELOCATION, AND/OR INSTALLATION.
20. EXISTING TREES OR OTHER PLANT MATERIAL INDICATED ON THE PLANS TO BE RELOCATED SHALL BE HANDLED, CARED FOR, AND MAINTAINED AS NEW PLANTINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED ROOT PRUNING, WRAPPING, TREE SPADING OR BALL AND BURLAPPING, ADDITIONAL SUPPLEMENTAL HAND WATERING, IRRIGATION MISTERS INSTALLED AT THE TREE CANOPY, OR ANY OTHER SOUND HORTICULTURAL PRACTICE REQUIRED TO ENSURE THE SURVIVAL OF ALL RELOCATED PLANT MATERIAL.
21. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, SPECIFICATIONS, PLANT LIST AND PLANS FOR FURTHER AND COMPLETE PLANTING INSTALLATION INSTRUCTIONS.
22. LANDSCAPE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF / HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
23. FOR SITE GRADING AND CONTOUR INFORMATION, EXISTING VEGETATION TO REMAIN, BUILDINGS AND OTHER SITE FEATURE LOCATIONS AND THE LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SEE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL, CIVIL, ELECTRICAL, STRUCTURAL AND MECHANICAL ENGINEERING DRAWINGS AS PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD LOCATE ALL UNDERGROUND UTILITIES, EXISTING VEGETATION TO REMAIN AND ANY OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING ANY LANDSCAPE PLANTING OR IRRIGATION INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE COMMITTED TO EXISTING OR PROPOSED ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER AND OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL AND EDGES OF PLANTING BEDS FOR THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY INSTALLATION OF THE LANDSCAPE PLANTINGS.
25. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES AS REQUIRED.
26. THE CONTRACTOR SHALL REQUEST INSPECTION OF THE PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE THE WORK SUBSTANTIALLY COMPLETE. THE CONTRACTOR IS TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE (1) WEEK OF NOTICE.
27. GUYING/STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC., TO PENETRATE OUTER SURFACE OF THE TREE OR PALM. PLANT MATERIAL REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. REMOVAL OF ALL STAKING AND GUYING OF TREES AND PALMS AFTER FINAL ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
28. ALL PLANT MATERIAL SHALL BE FLORIDA NO.1 OR BETTER AT TIME OF INSTALLATION AND SHALL BE MAINTAINED IN THIS SAME CONDITION UNTIL FINAL ACCEPTANCE. THE CONTRACTOR GUARANTEES THE PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FOLLOWING DATE OF SUBSTANTIAL COMPLETION.
29. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO.1 GRADE, ACCORDING TO THE *GRADES AND STANDARDS FOR NURSERY PLANTS*, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIAL IN SOME INSTANCES EXCEED NO.1 GRADE IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.

## IRRIGATION NOTES

A. ALL PROPOSED LANDSCAPING TO IRRIGATED BY A 100% AUTOMATIC SYSTEM.

B. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.

C. IRRIGATION SPRINKLER ZONES TO BE SEPERATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.

D. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO MINIMIZED.

E. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.

F. IRRIGATION PIPINGTO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.

G. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP / MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.

H: A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.

I. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.

J. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE 'MICRO-SPRAY' LOCATED ABOVE EXISTING GRADE.

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE COMPLETE DESIGN AND CONSTRUCTION OF AN IRRIGATION SYSTEM FOR THE PROJECT, INCLUDING ALL PIPING, VALVES, HEADS, SLEEVES, AND WIRING. THE CONTRACTOR SHALL ALSO PERMIT AND PROVIDE AN IRRIGATION WELL AND CONTROLLER SYSTEM INCLUDING ALL NECESSARY POWER. THE SYSTEM SHALL BE DESIGNED TO SUPPLY SUFFICIENT IRRIGATION TO ALL PLANTING AREAS ACROSS THE ENTIRE SITE TO SUPPORT THE GROWTH AND MAINTENANCE OF THE LANDSCAPING. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, AS SHOP-DRAWING, THE DETAILED LAYOUT OF THE SYSTEM FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.

Manatee County Government Administrative Center
First Floor Chambers
January 15, 2015 - 9:00 a.m.

## TREE PROTECTION NOTES

A. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

B. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

C. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

D. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME AFTER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 3:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

E. INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIPLINE OF ALL TREES/PALMS AS POSSIBLE AND/OR TO THE MAXIMUM LIMIT OF IMPROVEMENT(S) AS POSSIBLE (OF COURSE REALIZING THAT THE TREE BARRICADES MAY HAVE TO BE "BACKED OFF" THE IMPROVEMENT(S) BY 1' TO 2' MAXIMUM TO INSTALL THE IMPROVEMENT(S). DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES/PALMS.

F. LAND ALTERATION AND CONSTRUCTION ACTIVITIES SHALL BE APPROVED WITHIN THE DRIPLINE OF A TREE TO BE RETAINED ON THE SITE PROVIDED DESIGN TECHNIQUES ARE USED THAT MINIMIZE DAMAGE TO THE ROOT SYSTEM OF THE TREE (E.G., RETAINING WALLS, TREE WELLS, ROOT AERATION DEVICES, PERVIOUS PAVERS, PERVIOUS CONCRETE, GREEN SPACE, AS APPROPRIATE). WHERE IT IS NOT PRACTICAL FOR UNDERGROUND UTILITY LINES TO BE ROUTED AROUND THE DRIPLINE, TUNNELING SHALL BE EMPLOYED TO ROUTE THE LINES THROUGH THIS AREA.

G. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE (3) INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE COUNTY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.

## LANDSCAPE PLANT LIST

| Symbol | Scientific Name | Common Name | Specification | Quantity |
|---|---|---|---|---|
| | CANOPY TREES | | | |
| MG | Magnolia grandiflora 'DD Blanchard' | Southern Magnolia | 10' - 14' Ht. x 4' Spr., 2.5" Cal. | 86 |
| PE | Pinus elliotti | Slash Pine | 12' - 14' Ht. x 4' Spr., 3" Cal. | 82 |
| QV | Quercus virginiana | Live Oak | 14' - 16' Ht. x 5' Spr., 4" Cal. | 163 |
| QV3 | Quercus virginiana 'SDLN' pp12015 Cathedral | Cathedral Live Oak | 12' - 16' Ht. x 4' Spr., 3" Cal., 6' CT | 488 |
| | UNDERSTORY TREES | | | |
| IE | Ilex x cassine | Dahoon Holly | 10' - 14' Ht. x 4' Spr., 3" Cal. | 9 |
| JS | Juniperus silicicola | Southern Red Cedar | 7' - 8' Ht., Full | 291 |
| | PALMS | | | |
| SPX | Sabal palmetto | Cabbage Palm | 12', 14', 16' CT Ht., Mix, Booted, HC | 92 |
| | SHRUBS / GROUNDCOVERS | | | |
| DIV | Dianella tasmanica | Varigated Flax Lily | 3 Gal., 18" OA., Full, 36" OC | 133 |
| JUP | Juniperus chinensis 'Parsonii' | 'Parsons' Juniper | 3 Gal., 12" x 18", Full, 36" OC | 675 |
| MYC | Myrica cerifera | Wax Myrtle | 7 Gal., 36" OA., Full, Space as shown in plan | 436 |
| NEO | Nerium oleander 'Petite Pink' | 'Petite Pink' Dwarf Oleander | 3 Gal., 24" OA., Full, 48" OC | 222 |
| RHI | Rhaphiolepis indica | Indian Hawthorne | 3 Gal., 18" OA., Full, 36" OC | 120 |
| VIB | Viburnum obovatum | Walter's viburnum | 3 Gal., 24" x 18", space as shown in plan | 112 |
| VIO | Viburnum odoratissimum | Sweet Viburnum | 3 Gal., 24" x 18", space as shown in plan | 2015 |
| | OTHER | | | |
| Sod 'A' | "Empire" Zoysia | Empire Zoysiagrass | Solid Sod, Sand Grown, Laid, Rolled, Free of Weeds and Pests | SF |
| Sod 'B' | Paspalum notatum | Bahiagrass | Solid Sod, Sand Grown, Laid, Rolled, Free of Weeds and Pests | SF |
| Mulch | | Pinebark Nuggets | 3" Depth, All Planting Areas/Tree Rings unless specified otherwise | CY |

NOTE: PLANT MATERIAL QUANTITIES IN EXCESS OF THOSE IDENTIFIED IN THE PRELIMINARY PLANT MATERIAL CALCULATIONS ARE THE DEVELOPER'S OPTION.

## BUFFER LANDSCAPE LEGEND

**A — ROADWAY BUFFER***
50' WIDE, 2 CANOPY TREES AND 33 SHRUBS PER 100 LF
6460 LF (TOTAL) = 130 CANOPY TREES AND 2132 SHRUBS

**B — GREENBELT BUFFER***
35' WIDE, 1 CANOPY TREE PER 30 LF
2130' (TOTAL) = 72 CANOPY TREES

**C — STREET TREES**
1 CANOPY TREE PER LOT PER FRONTAGE
453 LOTS + 27 ADD. TREES FOR CORNER LOTS = 480 CANOPY TREES
STREET TREES ARE PROVIDED AT A ONE CANOPY TREE PER LOT PER FRONTAGE BASIS PER COUNTY STAFF REQUEST.
SEE STREET TREE LOCATION PLAN DETAIL FOR SPECIFIC PLACEMENT AND DIMENSIONAL CRITERIA

**D — LIFT STATION**
4 UNDERSTORY AND/OR PALM TREES W/ A CONTINUOUS HEDGE
4 TREES AND 41 SHRUBS

**E — PARKING AREA**
4 CANOPY TREES & 20 SHRUBS PER 20 PARKING SPACES
4 TREES AND 15 SHRUBS

*NOTE: CANOPY TREES IN BUFFERS THAT ARE DIRECTLY ADJACENT TO RESIDENTIAL LOTS SHALL BE PLANTED TO MINIMIZE POTENTIAL CONFLICTS WITH ACCESSORY STRUCTURES.



| REV NO. | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO. |
|---|---|---|---|---|

| ACTIVITY | INITIALS/EMP. NO. | DATE |
|---|---|---|
| DESIGNED BY: | CHS | 09/2014 |
| DRAWN BY: | CHS | 09/2014 |
| CHECKED BY: | | |
| CONTRACT ADMIN. BY: | | |
| WM APPROVED BY: | | |

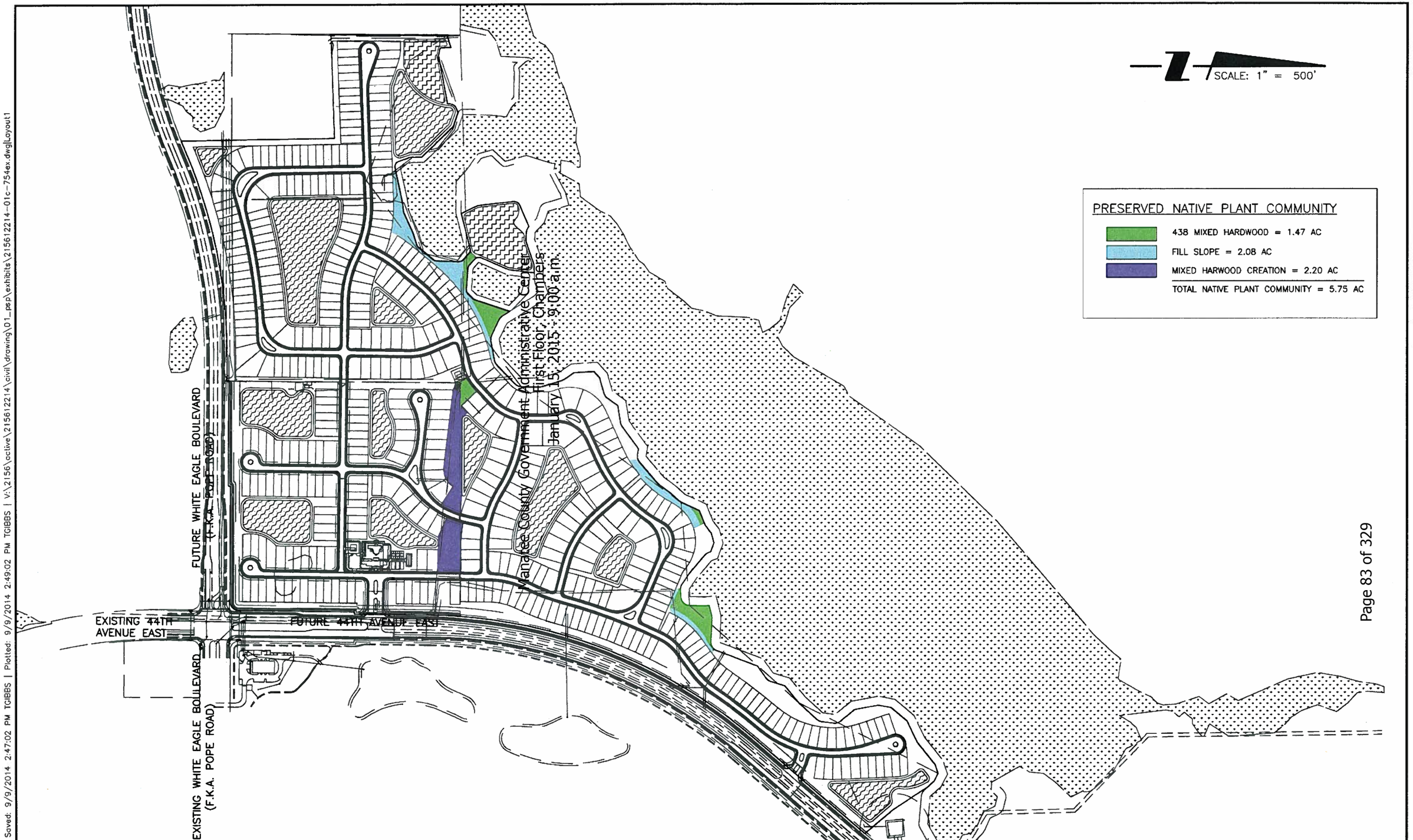
Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT: INDIGO
DATE: 09/2014
HORIZONTAL SCALE:
VERTICAL SCALE:
SEC: 4 TWP: 35S RGE: 19E
TITLE: LANDSCAPE NOTES
CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215612214
NOT FOR CONSTRUCTION
CHRISTOPHER H. SUTTON, L.A.
FLORIDA LICENSE NO. LA6667123
CORP. LIC.# LC-C000170
INDEX NUMBER: 215612214-01L-600NT
SHEET NUMBER: L11 OF 11

Saved: 1/5/2015 3:16:44 PM CSUTTON | Plotted: 1/5/2015 3:20:14 PM CSUTTON | V:\2156\active\215612214\landscape\design\drawing\sheet\215612214-01L-600nt.dwg|L11

Saved: 9/9/2014 2:47:02 PM TGIBBS | Plotted: 9/9/2014 2:49:02 PM TGIBBS | V:\2156\active\215612214\civil\drawing\01_psp\exhibits\215612214-01c-754ex.dwg|Layout1






| ΔREV. NO | REVISION | DATE | DRAWN BY / EMP. NO. | CHECKED BY / EMP. NO. | ACTIVITY | INITIAL/EMP. NO. | DATE |
|---|---|---|---|---|---|---|---|
| | | | | | DESIGNED BY: | | |
| | | | | | DRAWN BY: | TMG/95367 | 09/14 |
| | | | | | CHECKED BY: | | |
| | | | | | CONTRACT ADMIN. BY: | | |
| | | | | | WM APPROVED BY: | | |

**Stantec**
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: RIKER PARCEL

DATE: 9/2014
HORIZONTAL SCALE: 1" = 500'
VERTICAL SCALE:
SEC. 4 TWP. 35S RGE. 19E

TITLE: POST DEVELOPMENT FLUCCS MAP

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: 215612214

INDEX NUMBER: 215612214-01C-754EX
SHEET NUMBER: 1 OF 1

January 15, 2015 Planning Commission Agenda
Agenda Item #5

Subject
PDMU/PDC-98-04(P)(R8)-DTS20140361-Moccasin Wallow Holdings, LLC/Woods of Moccasin Wallow, PSP Revision-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/PDC-98-04(P)(R8); APPROVAL of the revised Preliminary Site Plan; GRANTING Special Approval as previously granted for a project: (1) within an Entranceway; (2) non-residential uses exceeding 150,000 sq. ft.; (3) adjacent to a Perennial Stream (Cabbage Slough); and (4) located in the Mixed Use Future Land Use Category; ADOPTION of the Findings for Specific Approval as previously granted for the project; and GRANTING Specific Approval of alternative to Land Development Code Sections 711.4.3 (Maximum Number of Driveways – Imagine School Site), 714.8.7 (Tree Replacement Sizes), and 715.3.4 (Street Tree Quantity); as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

1. Caleb Grimes, Esquire, of Grimes Goebel, et al, agent for the owner, is requesting approval of an amended Preliminary Site Plan and stipulations previously approved by Ordinance No. PDMU/PDC-98-04(P)(R4). The modifications include:
• reducing the Phase 2 residential lot width from 70' wide (minimum 8400 SF) to 50' wide (minimum 6000 SF);
• reducing the Phase 2 residential side yard setback from 7.5' to 5',
• increasing the number of Phase 2 residential lots from 52 lots to 65 lots and the total number of project residential lots from 104 to 117 lots,
• revising the industrial lot access to be located within the property owner's project boundaries, and
• revising several of the existing project stipulations to more accurately reflect existing conditions and/or current County standards and policies.

2. The 197.02± acre project is generally located south of Moccasin Wallow Road and west of I-75, extending south to I-275 . The project is within the MU (Mixed Use) FLUC. MU allows consideration of the development types provided within the Woods of Moccasin Wallow – residential, commercial, industrial and residential support uses.

3. The proposed project gross density is 1.56 du/ac and the net density is 4.09 du/ac. Both of these densities are well below the maximum gross density of 9 du/ac and the maximum net density of 20 du/ac that is contemplated in the MU Future Land Use Category.

4. Special Approvals
• Project within the Entranceway
• Non-residential uses exceeding 150,000 square feet
• Adjacent to a Perennial Stream (Cabbage Slough)
• Mixed Use Future Land Use Category.
Each of these Special Approvals were approved with the previous application and the proposed revisions do not affect staff support of these Special Approval requests.
5. The project provides 81.16 acres of open space (41%); exceeding the 30% requirement for projects located within the Entranceway.

6. Project access is from Moccasin Wallow Road.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email on December 16, 2014

Reviewing Attorney
Schenk

Instructions to Board Records
N/A

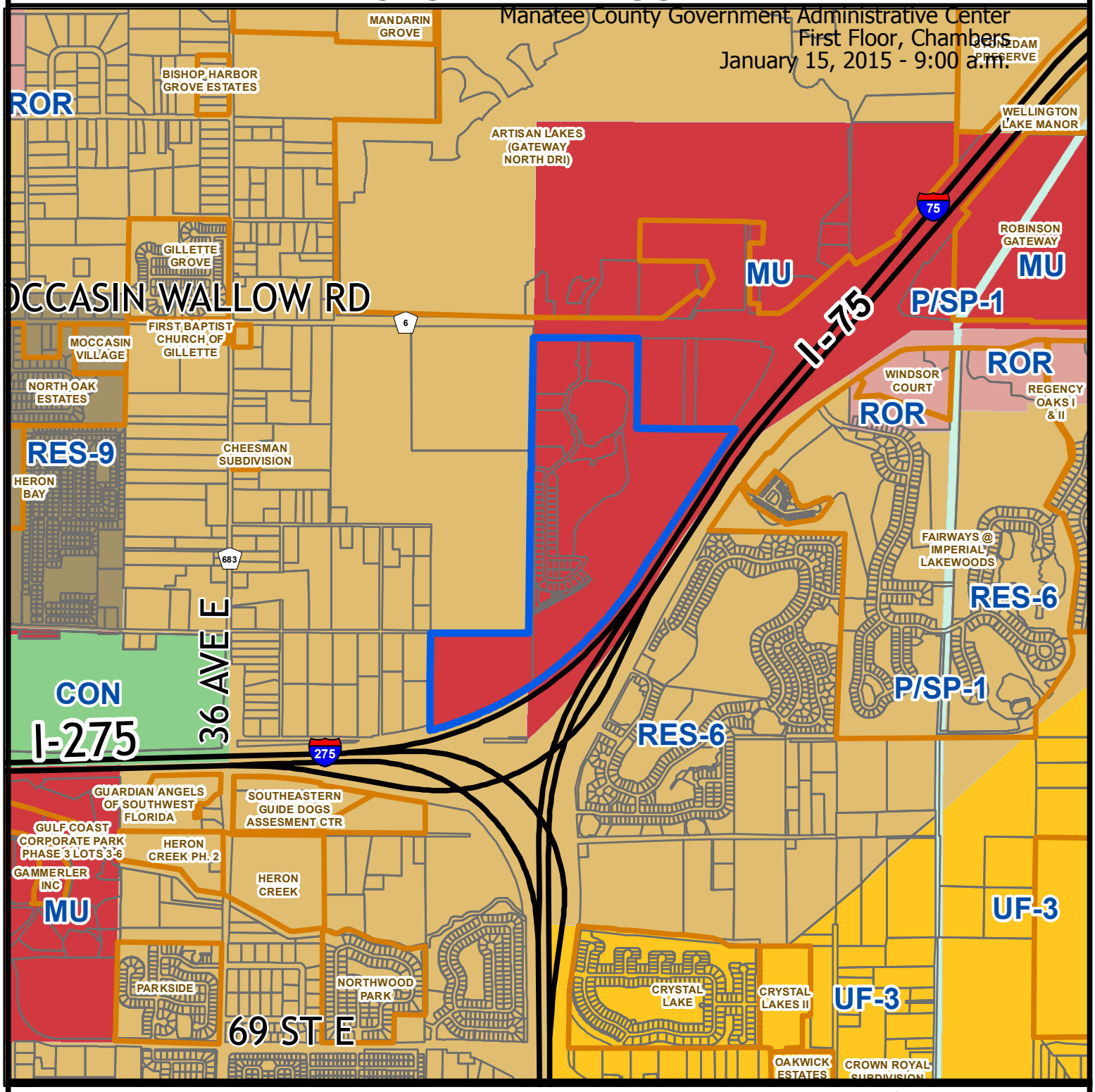
Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: Map FLU-PDMU-PDC-98-04(P)(R8)-Woods-of Moccasin Wallow-01-15-15 PC.pdf
Attachment: Map Zoning-PDMU-PDC-98-04(P)(R8)-Woods of Moccasin Wallow.pdf
Attachment: Map Aerial 1-PDMU-PDC-98-04(P)(R8)-Woods of Moccasin Wallow-01-15-15PC.pdf
Attachment: Map Aerial 2-PDMU-PDC-98-04(P)(R8)-Woods of Moccasin Wallow-01-15-15PC.pdf
Attachment: Staff Report-PDMU-PDC-98-04(P)(R8)-Woods of Moccasin Wallow Phase 2 Revisions-01-15-15PC.pdf
Attachment: Development Order PDMU-PDC-98-04(P)(R4)-01-15-15PC.pdf
Attachment: Development Order PDMU-PDC-98-04(P)(R7)-01-15-15PC.pdf
Attachment: Copy of Newspaper Advertising - Woods of Moccasin Wallow - PDMU-PDC-98-04(P)(R6) - Sarasota Herald.pdf
Attachment: Copy of Newspaper Advertising - Woods of Moccasin Wallow - PDMU-PDC-98-04(P)(R8) - Bradenton Herald.pdf
Attachment: Traffic Impact Analysis-Woods of Moccasin Wallow-01-15-15PC.pdf
Attachment: Public Comments - Woods of Moccasin Wallow - PDMU-PDC-98-04(P)(R8) - 1-15-2015PC.pdf
Attachment: Preliminary Site Plan-PDC-98-04(P)(R8)-Woods of Moccasin Wallow.pdf

# FUTURE LAND USE

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.




Parcel ID #(s) Multiple

Manatee County
Staff Report Map
Map Prepared 4 / 2014
1 inch = 1,757 feet

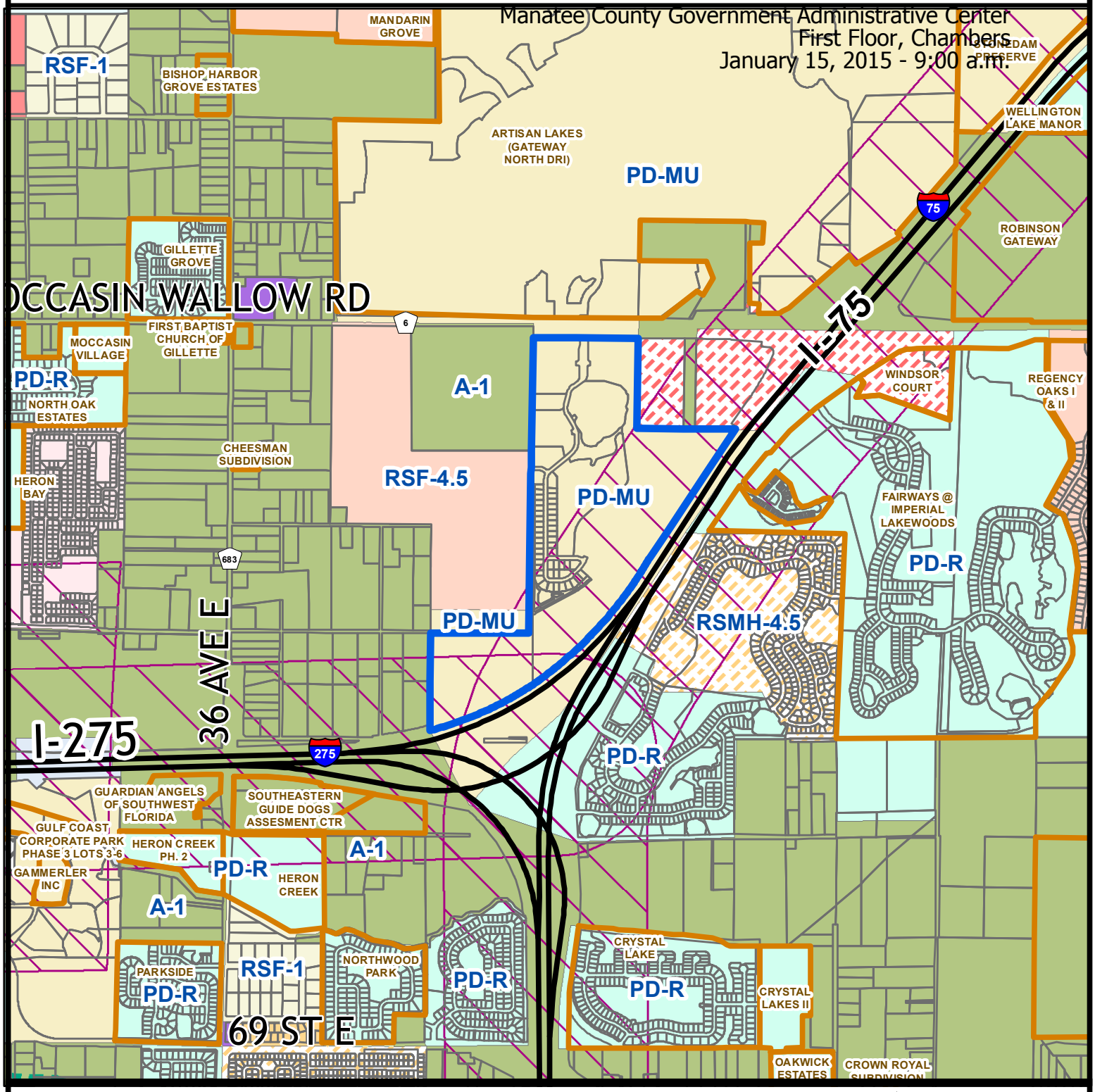
Project Name: Woods of Moccasin Wallow
Project #: PDMU / PDC-98-04 (P)(R8)
DTS#: 20140361
Proposed Use: Mixed Use

S/T/R: Sec 21 Twn 33 Rng 18
Acreage: ± 197.02
Existing Zoning: PD-MU
Existing FLU: MU
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: Cabbage Slough
Commissioner: Larry Bustle

# ZONING

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.




Parcel ID #(s) Multiple

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,757 feet

Project Name: Woods of Moccasin Wallow
Project #: PDMU / PDC-98-04 (P)(R8)
DTS#: 20140361
Proposed Use: Mixed Use

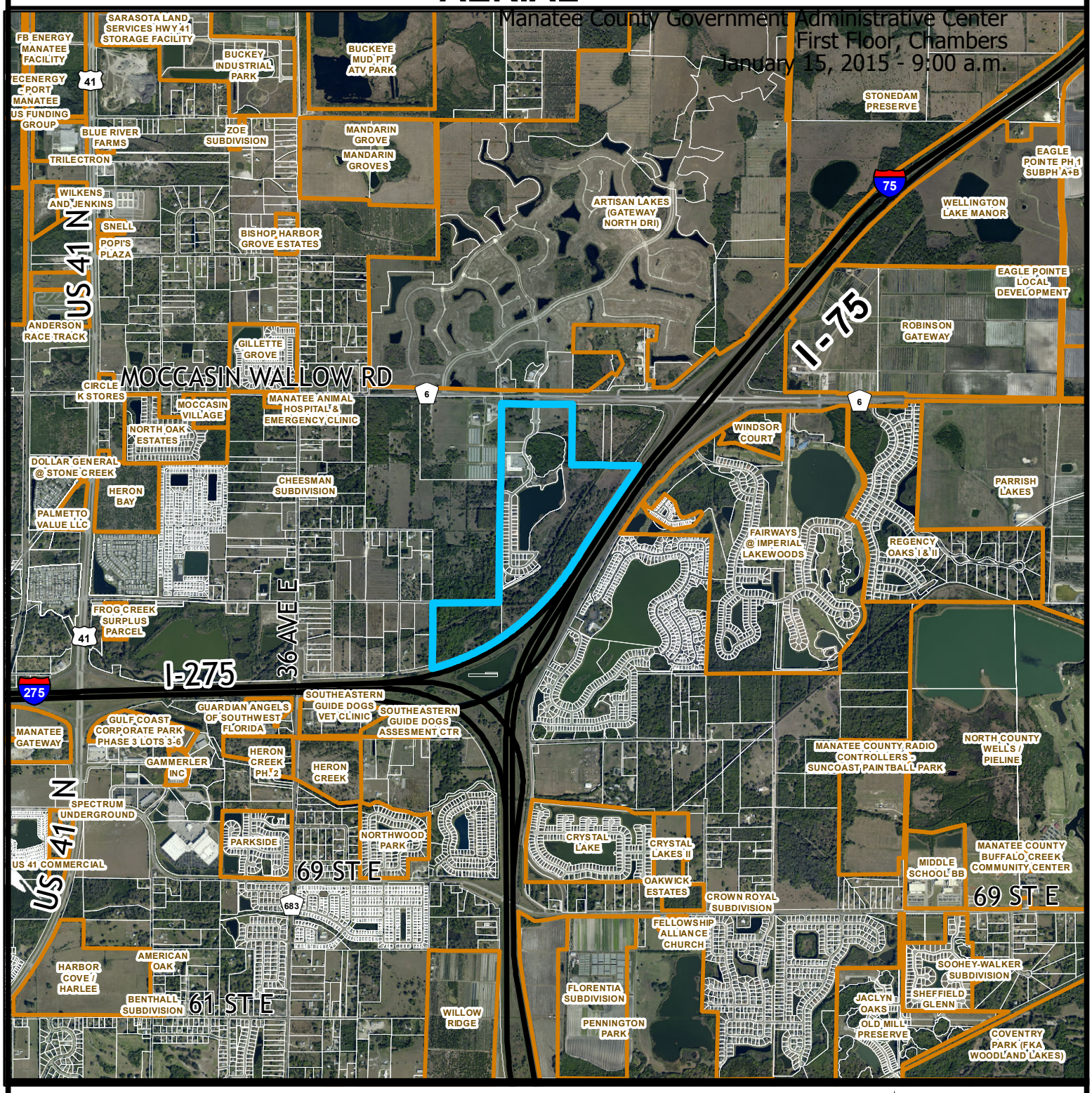
S/T/R: Sec 21 Twn 33 Rng 18
Acreage: ± 197.02
Existing Zoning: PD-MU
Existing FLU: MU
Overlays: NONE
Special Areas: NONE

Entranceways



CHH: N
Watershed: NONE
Drainage Basin: Cabbage Slough
Commissioner: Larry Bustle

# AERIAL




Parcel ID #(s) Multiple

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 2,607 feet

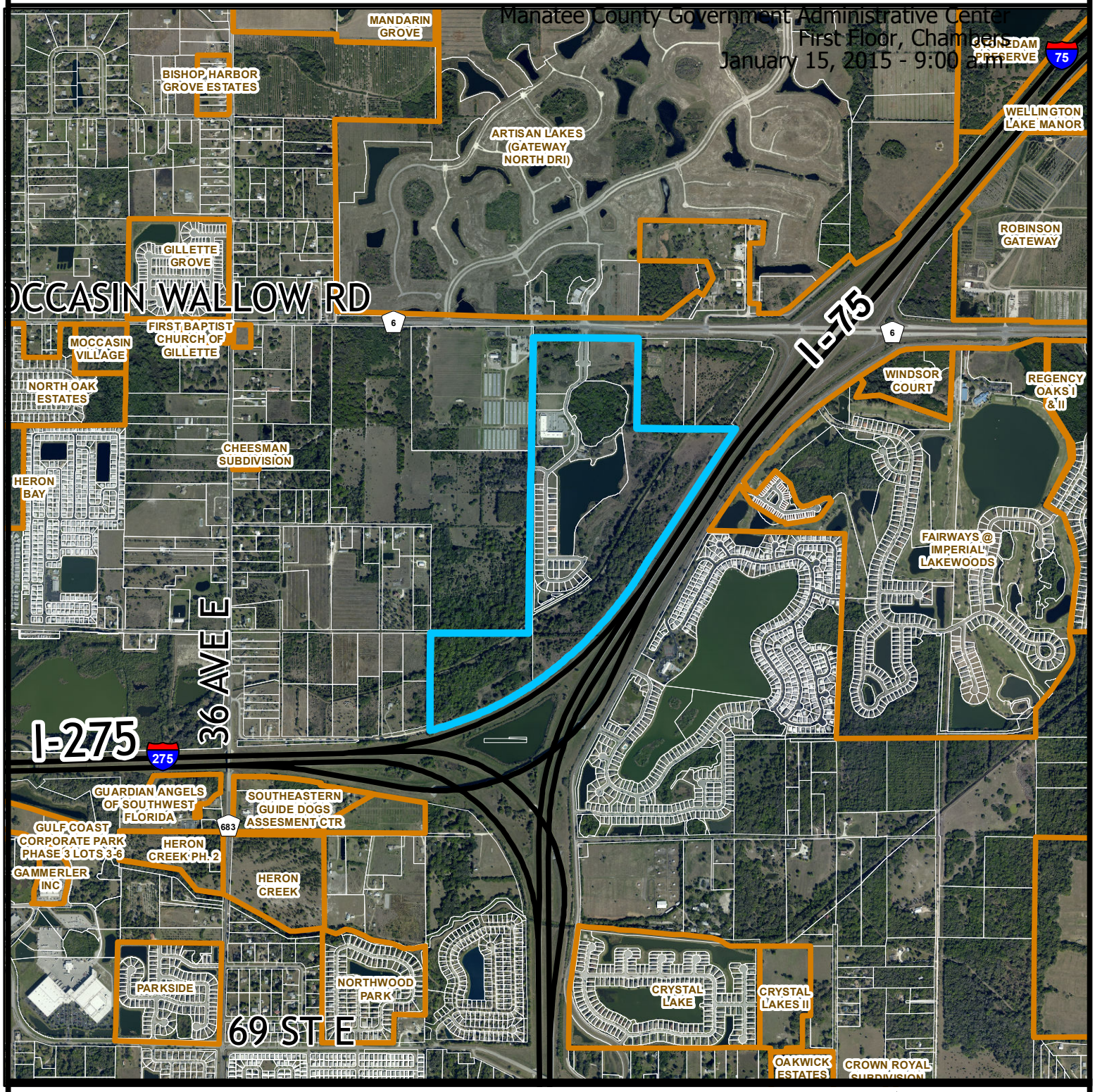
Project Name: Woods of Moccasin Wallow
Project #: PDMU / PDC-98-04 (P)(R8)
DTS#: 20140361
Proposed Use: Mixed Use

S/T/R: Sec 21 Twn 33 Rng 18
Acreage: ± 197.02
Existing Zoning: PD-MU
Existing FLU: MU
Overlays: NONE
Special Areas: NONE



CHH: N
Watershed: NONE
Drainage Basin: Cabbage Slough
Commissioner: Larry Bustle

# AERIAL




Parcel ID #(s) Multiple

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 1,757 feet

Project Name: Woods of Moccasin Wallow
Project #: PDMU / PDC-98-04 (P)(R8)
DTS#: 20140361
Proposed Use: Mixed Use

S/T/R: Sec 21 Twn 33 Rng 18
Acreage: ± 197.02
Existing Zoning: PD-MU
Existing FLU: MU
Overlays: NONE
Special Areas: NONE



CHH: N
Watershed: NONE
Drainage Basin: Cabbage Slough
Commissioner: Larry Bustle

**P.C.:** 01/15/2015

**PDMU / PDC-98-04(P)(R8) /MOCCASIN WALLOW HOLDINGS, LLC**
**WOODS OF MOCCASIN WALLOW PHASE 2 REVISIONS**
**AND ZONING ORDINANCE MODIFICATIONS**
**(DTS #20140361; Buzzsaw # B0000332)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, pertaining to approximately 197.02± acres on the south side of Moccasin Wallow Road and West of I-75, extending south to I-275 in the PDMU/PDC (Planned Development Mixed Use and Planned Development Commercial) zoning districts; approving a revised Preliminary Site Plan by increasing the number of Phase 2 residential lots from 52 to 65 single family lots and increasing the total number of lots from 104 to 117 single family lots, by decreasing the lot size of 65 lots from 70' of frontage and a minimum lot size of 8,400 square feet to 50' of frontage and a minimum lot size of 6,000 square feet, by reducing the side yard setback from 7.5' to 5' and amending and restating the approved zoning ordinance; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**P.C.:** 01/15/2015 **B.O.C.C.:** 02/05/2015

**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/PDC-98-04(P)(R8); APPROVAL of the revised Preliminary Site Plan; GRANTING Special Approval as previously granted for a project: (1) within an Entranceway; (2) non-residential uses exceeding 150,000 sq. ft.; (3) adjacent to a Perennial Stream (Cabbage Slough); and (4) located in the Mixed Use Future Land Use Category; ADOPTION of the Findings for Specific Approval as previously granted for the project; and GRANTING Specific Approval of alternative to Land Development Code Sections 711.4.3 (Maximum Number of Driveways – Imagine School Site), 714.8.7 (Tree Replacement Sizes), and 715.3.4 (Street Tree Quantity); as recommended by staff.**

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

| PROJECT SUMMARY | |
|---|---|
| **CASE#** | PDMU/PDC-98-04(P)(R8) DTS #20140361<br>Buzzsaw #B00000332 |
| **PROJECT NAME** | Woods of Moccasin Wallow Phase 2 Revisions and Modifications to Zoning Ordinance |
| **APPLICANT(S):** | Moccasin Wallow Holdings, LLC |
| **GENERAL LOCATION** | South side of Moccasin Wallow Road and west of I-75, extending south to I-275 |
| **EXISTING ZONING:** | PDMU (Planned Development Mix Use) and PDC (Planned Development Commercial) |
| **FUTURE LAND USE CATEGORY** | MU (Mixed Use) |
| **DENSITY** | 1.56 du/ac (gross)<br>4.09 du/ac (net) |
| **EXISTING USE(S)** | Mix of office, commercial, industrial, residential support uses, and single family residential |
| **PROPOSED USE(S):** | Commercial (266,206 sq. ft. - 0.17 FAR)<br>Industrial (340,400 sq. ft. – 0.09 FAR)<br>Residential (117 single-family detached lots) |
| **MINIMUM LOT SIZE(S)** | 6,000 square feet (50'x120') |
| **SETBACKS** | Front 20'<br>Side 5' (requested for Phase 2)<br>Rear 15'<br>Waterfront 30' |
| **ACREAGE** | 197.02± acres |
| **OPEN SPACE** | 81.16 acres (41%) |
| **RECREATIONAL AMENITIES** | Neighborhood park (multi-purpose court, off-street parking, restrooms, and multi-purpose trail) on 3.04 acres |
| **ACCESS** | Three access points on Moccasin Wallow Road |
| **FLOOD ZONE(S)** | X, A, and AE per FIRM Panels 12081C0157E and 1208C0159E, effective 03/17/2014 |
| **UTILITY CONNECTIONS** | County Water and Sewer |
| **SPECIAL APPROVAL(S)** | • Within an Entranceway<br>• Non-residential Uses exceeding 150,000 square feet |

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

| | |
|---|---|
| | • Adjacent to a perennial stream (Cabbage Slough)<br>• Mixed Use Future Land Use Category |
| **SPECIFIC APPROVAL(S)** | • LDC Section 714.8.7 (tree replacement sizes)<br>• LDC Section 715.3.4 (one canopy tree per 50 linear feet) |
| **OVERLAY DISTRICT** | Entranceway |
| **SURROUNDING USES & ZONING** | |
| **NORTH** | Artisan Lakes – Residential / PDMU (Planned Development Mixed Use)<br>Fire Station /PDMU (Planned Development Mixed Use) |
| **SOUTH** | I-75 & I-275 Interchange |
| **EAST** | Vacant property zoned PDC (Planned Development Commercial) & I-75 |
| **WEST** | Ornamental Nursery / A-1 (Suburban Agriculture)<br>Vacant / RSF-4.5 (Residential Single-Family 4.5 du/ac) |
| **CASE MANAGER** | Margaret Tusing |
| **STAFF RECOMMENDATION** | APPROVAL with Stipulations |

## DETAILED DISCUSSION

History

The Woods of Moccasin Wallow was first approved by the BOCC in January 1999 by Zoning Ordinance PDMU-98-04(G). The project was then known as Keystone Ranches and approved for a mix of residential, office, commercial, hotel, and light industrial uses.

04/22/2003 Revision to PDMU-98-04(G)(R) - BOCC approval limited to the timing of architectural and design stipulations.

07/05/2005 Administrative Approval of PDMU-98-04/FSP-04-141 – Final Site Plan/Preliminary Plat for Residential Lots 1-26 and 80-100.

08/02/2007 PDMU-98-04/06-S-101(F) - BOCC approval of Woods of Moccasin Wallow Phase 1 Final Plat - 47 lots.

12/14/2007 Administrative Approval of PDMU-98-04/05-S-94(P)/FSP-05-115 – Final Site Plan/Preliminary Plat for Residential Lots 27-39, 54-79, 101, 102, 125, and 126; Commercial Lots C-1 through C-10 and Industrial Lots I-1 through I-18.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

01/29/2008 Revisions to PDMU/PDC-98-04(P)(R3) - BOCC approved the following revisions:

- Revise the project boundaries to add 16.43-acres at the northeast corner of the site;
- Reallocate existing development entitlements within the new project boundaries;
- Redesign internal roadways to access the new acreage;
- Reconfigure an access connection to Moccasin Wallow Road;
- Relocate the western access to Moccasin Wallow Road to the eastern end of the site;
- Redesign an approved office and commercial area to add 22 lots for single-family detached residences;
- Redesign an approved multi-family residential area to single-family detached lots; and
- Other miscellaneous site plan design changes and changes to stipulations to reflect the above changes.

03/17/2009 Revisions to PDMU/PDC-98-04(P)(R4) - BOCC approved the following revisions:

- Redesignate and redesign Phase III to permit a 70,000 square foot school;
- Redesignate an approximately 1.9 acre portion of Phase III for 7,500 sq. ft. of commercial uses;
- Amend the Zoning Ordinance to permit schools in Phase III;
- Amend Stipulations B.6, B.11, and other stipulations as necessary to implement the above changes and for internal consistency; and
- Amend the site plan and Zoning Ordinance to reflect the above changes as required for internal consistency and code compliance.

08/04/2011 Revision to PDMU/PDC-98-04(P)(R6) - BOCC approved reduction of the Tree Preservation Easement from 50' to 40'.

09/04/2014 Revision to PDMU/PDC-98-04(P)(R7) - BOCC approved reduction of the Tree Preservation Easement from 40' to 25'.

**Current Request**

The applicant is requesting the following modifications to the approved project:

1. Reduce the Phase 2 residential lot width from 70' wide (minimum 8400 SF) to **50' wide (minimum 6000 SF).**

2. Reduce the Phase 2 residential lot side yard setback from 7.5' to **5'**.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

3. Increase the number of Phase 2 residential lots from 52 to **65 lots** and the total number of residential lots from 104 to **117 lots**.

4. Revise industrial lot access to be located within the Applicant's project boundaries.

5. Revise several of the existing project stipulations to more accurately reflect existing conditions and/or current County standards and policies.

## STAFF SUMMARY, ANALYSIS AND RECOMMENDED CHANGES

***Applicant Requested Changes to Preliminary Site Plan PDMU/PDC-98-04(P)(R4)***

**1. REDUCE LOT WIDTH FROM 70' TO 50' AND MINIMUM LOT SIZE FROM 8400 SF TO 6000 SF**

**Staff Analysis**
The Applicant is requesting that the lot width for the Phase 2 residential lots be reduced from 70' wide and a minimum lot size of 8400 SF to 50' wide and a minimum lot size of 6000 SF. The recent trends in lot widths and overall lot size have been to a smaller lot. The proposed request is consistent with several recently approved projects and will not adversely impact the project. The existing Phase 1 lots will remain as platted.

**Staff Recommendation**
Staff recommends approval of this request to decrease the lot width to **50' and a minimum lot size of 6000 SF.**

**2. INCREASE THE NUMBER OF PHASE 2 LOTS FROM 52 TO 65 LOTS AND THE OVERALL NUMBER OF LOTS FROM 104 TO 117 LOTS**

**Staff Analysis**
With the reduction to the lot width comes an increase to the number of lots. The Applicant's request is a reflection of that. The number of lots in Phase 2 is increasing from 52 to 65 lots which results in an increase to the total number of residential lots from 104 to 117 lots.

**Staff Recommendation**
Staff recommends approval of this request to increase the number of lots in Phase 2 to **65 lots** and to increase the total number of lots to **117 lots**.

**3. REVISE INDUSTRIAL PARCEL ACCESS**

**Staff Analysis**
A previously approved PSP showed Industrial Parcel internal access on property not owned by Moccasin Wallow Holdings, LLC. The revised access is solely contained within the property boundaries of the Woods of Moccasin Wallow.

**Staff Recommendation**
Staff recommends revising the Industrial Parcel access as shown on the revised PSP.
***The following are the requested revisions to the existing Zoning Ordinance (PDMU/PDC-98-04(P)(R4). Some of the revisions are Applicant requested while others are requested by Staff.***

**4. DELETE TRANSPORTATION AND LAND USE STIPULATION NO. 1**

~~**1.** Access points to this site shall be required to line up with the access points to the "Gateway North" DRI, as shown on approved construction plans and the General Development Plan for Gateway North. **(Completed with the Final Plat for Phase 1)**~~

**Staff Analysis**
This required project access was constructed as part of the Final Plat for Phase 1 (August 2007) and has been accepted by all applicable regulatory agencies.

**Staff Recommendation**
Staff recommends deletion of this Stipulation as this Stipulation no longer serves any purpose.

**5. REVISE TRANSPORTATION AND LAND USE STIPULATION NO. 2 AS FOLLOWS:**

2. This project shall be limited to three (3) access points to Moccasin Wallow Road, generally as shown on the Preliminary Site Plan and subject to ~~The westernmost entrance shown on the PSP may be relocated to the vicinity of Lot C-12 at the time of Final Site Plan approval, provided the new location is approved by~~ FDOT approval, if applicable.

**Staff Analysis**
The proposed change to this Stipulation maintains the access limitation to three (3) while providing the opportunity to locate the access points as appropriate.

**Staff Recommendation**
Staff recommends revising the Stipulation language as shown.

**6. REVISE TRANSPORTATION AND LAND USE STIPULATION NO. 4 AS FOLLOWS:**

4. The applicant shall pave 2,465 feet of existing 81st Street East from the project southern property line to the paved portion of 81st Street East, east of Ellenton-Gillette Road. This paving shall be done in conjunction with construction of the light industrial parcels ~~Phase II of the project~~. **(Construction drawings have been approved)**

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**Staff Analysis**
The proposed language change better reflects the intent of when this improvement should be done---at the time of improvements to the industrial tract not tying the improvement to a phase number.

**Staff Recommendation**
Staff recommends approval of this language change.

**7. REVISE TRANSPORTATION AND LAND USE STIPULATION NO. 8 AS FOLLOWS:**

8. Setbacks for this project are as follows:
   **Phase 2 Residential Lots:**

   Front - 20' to structure, 25' to garage
   Rear - 15'
   Side - ~~7.5'~~ 5'

**Staff Analysis**
Along with the trend to reduce lot width is a reduction to the minimum side yard setback. The Applicant's request to reduce the side yard setback to 5' feet is consistent with side yard setbacks recently approved in other developments. County staff includes a stipulation that maintains adequate clearance between accessory structures located on each lot (refer to Stipulation F. 7).

**Staff Recommendation**
Staff recommends approval of this revision and the inclusion of the accessory structure graphic.

**8. REVISE TRANSPORTATION AND LAND USE STIPULATION NO. 9 AS FOLLOWS:**

9. A non-ingress/egress easement shall be recorded along Moccasin Wallow Road in conjunction with ~~prior to approval of~~ Final Site Plans or Final Plats, as applicable, except at access points.

**Staff Analysis**
This language revision is consistent with stipulation language currently used by Staff regarding the timing of recording easements. Additionally, it clarifies that the non-ingress/egress easement does not include access points.

**Staff Recommendation**
Staff recommends approval of the revised Stipulation.

**9. REVISE FIRE PROTECTION STIPULATION NO. 1 AS FOLLOWS:**

1. Access for emergency purposes shall be provided to at least two sides of each multi- family or non-residential building, as required by the applicable Fire

Protection Codes. ~~approved by the Fire District.~~ *(revision requested by County Attorney)*

**10. REVISE DRAINAGE DESIGN STIPULATION NO. 6 AS FOLLOWS:**

6. ~~Any fill within the 25-year or 100-year floodplains of Cabbage Slough shall be compensated by the creation of an equal or greater storage volume above seasonal high water table with such compensatory storage within the 100-year floodplain. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation.~~

   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.

**Staff Analysis and Recommendation**
The proposed language is the standard stipulation language that is currently used by Stormwater Engineering. Staff requests and recommends these revisions to Drainage Stipulation No. 6.

**11. DELETE EXISTING DRAINAGE DESIGN STIPULATION NOS. 7 - 12 AS FOLLOWS:**

~~7. There shall be a full 25-year attenuation on all stormwater ponds within the development.~~

~~8. The existing 25-year flood elevation along Cabbage Slough shall be utilized as~~

~~tailwater condition.~~

~~9. All residential lots shall be located outside of the post-development 25-year floodplain.~~

~~10. All roads must be built above the 100-year floodplain elevation.~~

~~11. All components of the drainage design system shall be reviewed and approved by the Public Works Department prior to Final Site Plan approval.~~

~~12. All stormwater facilities shall be placed in separate tracts. These tracts shall be dedicated to the home owner's association, community development district, or other applicable entity (excluding Manatee Count), and have a public flowage easement.~~

**Staff Analysis and Recommendation**
These stipulations are Final Site Plan design elements. Staff requests and recommends that these stipulations be deleted. Staff recommends deletion of these Drainage Design Stipulations.

**12. ADD DRAINAGE DESIGN STIPULATION REGARDING ACCESSORY EQUIPMENT SEPARATION IN SIDE YARDS**

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

**Staff Analysis and Recommendation**
This is the standard stipulation included in Staff Reports and Zoning Ordinances with side yard setbacks of 5-feet. This stipulation should be included if the Board approves the reduction to the side yard setback.

**13. DELETE EXISTING PUBLIC UTILITIES/FACILITIES STIPULATION NO. 1 AND REPLACE WITH NEW STIPULATION NO. 1**

~~1. All infrastructure, including gravity sewer, lift stations, service cleanouts, and manhole rims shall be set 4 inches above the 100-year floodplain.~~

1. Connection to the County water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting, and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be constructed in accordance with the applicable County System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the construction plans review process.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**Staff Analysis and Recommendation**
The previous stipulation is a requirement of the Manatee County Public Works Utility Standards, Specification 12.12; therefore, it is not necessary to be included as a Stipulation. Staff supports and recommends the deletion of this stipulation.
The new stipulation is consistent with language that is currently used regarding providing public infrastructure.

**14. DELETE ENVIRONMENTAL STIPULATION NO. 3**

~~3. There shall be no open burning of trees or branches for land clearing.~~

**Staff Analysis and Recommendation**
EPD staff has no objection to deleting this Stipulation. Any burning will require the Applicant to obtain appropriate permits.

**15. ADD ENVIRONMENTAL STIPULATIONS 8 – 11** *(as requested by EPD Staff)*

8. 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.

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

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

11. 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/longiture) 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.

**Staff Analysis and Recommendation**
The added information is consistent with the current Stipulation language. Staff recommends the addition of these Stipulations 8 – 11.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**16. REVISE PRESERVATION AND CONSERVATION STIPULATION NO. 1 AS FOLLOWS:** *(Staff Requested)*

1. To the maximum extent possible, ~~Original Stipulation~~ native vegetation shall be preserved to meet screening requirements in accordance with Section 737.5.1.1 throughout the project. At the time of Final Site Plan, the applicant shall demonstrate that the native vegetation 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.

**Staff Analysis and Recommendation**
The added information is consistent with the current Stipulation language. Staff recommends these revisions to Preservation and Conservation Stipulation No. 1.

**ENVIRONMENTAL INFORMATION**

**Wetlands**

| Wetland I.D. | Acres Impacted | Type | Quality | Reason for Impact | EPD Objection | Explanation |
|---|---|---|---|---|---|---|
| 7 | 0.09 | Forested | Low | Road | No | Road necessary |

This revision includes a proposed 0.09 acre wetland impact. The impact is necessary in order to access the previously approved industrial portion of the project. The previous approval showed a roadway connection from the commercial portion of the project to the industrial through an adjacent property. The applicant does not own or have any ownership interest in this adjacent parcel. Without this roadway connection, the industrial portion of the project would be limited to access through the residential portion of the project. It is staff's opinion that the proposed impact is consistent with the criteria for approval of wetland impacts found in LDC Section 719.5.2.

Mitigation will be provided in accordance with LDC Section 719.6.

**Uplands**

No change proposed with this revision.

**Endangered Species**

No change proposed with this revision.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**Trees**

No change proposed with this revision.

**Landscaping/Buffers**

No change proposed with this revision.

**STAFF RECOMMENDED STIPULATIONS**

The following are the original stipulations from Development Order PDMU-PDC-98-04(P)(R4). Any revisions to the stipulations are redlined.

**ARCHITECTURAL AND DESIGN GUIDELINES**

1. Each development parcel shall be designed with a unified, thematic design, as indicated on the Preliminary Site Plan, and approved by the Planning Department prior to Final Site Plan approval, utilizing the criteria referenced in Stipulations #2 and #3, below. The Architectural Design Guidelines indicated on the original General Development Plan will be utilized with the submittal of the FSP for each development parcel. These guidelines shall be used in the review and approval of all Final Site Plans for the project. The guidelines shall include the following:

    a. Design Concept (unified thematic design);
    b. Architecture (building elevations);
    c. Circulation (internal circulation - sidewalks);
    d. Scale (Pedestrian scale doors/windows);
    e. Entry Porches;
    f. Materials and Color; and
    g. Lighting

2. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials. Building elevations shall be submitted prior to Final Site Plan approval.

3. The sides of buildings visible from I-75, and Moccasin Wallow Road shall have minimal blank walls no longer than 40 feet in length. In order to insure that the buildings do not project a massive blank wall, design elements including prominently visible architectural details (e.g., bumpouts, reveals, projecting ribs, offsets, windows, shutters, etc.) shall be applied to the walls of buildings visible

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

from the above-referenced streets. Design elements shall be reviewed for compliance by staff at Final Site Plan.

4. The light industrial parcels fronting I-75 are to be consistent in design theme.

5. Service stations, convenience stores with gas pumps, and other drive-thru facilities shall integrate any canopy with the main structure and include the following design criteria:

   a. Drive-through windows shall incorporate coverings for service windows that are structurally and architecturally integrated into the design of the buildings.

   b. For convenience stores with gas pump locations, no main or accessory building, gasoline pump, tank, vent, pump island, or pump island canopy shall be located within 25 feet of any property line.

   c. All drive-thru facilities shall provide a by-pass lane or safe means of egress around drive- through lanes to be determined by the Planning Director with the site plan.

6. A coordinated sign plan for the development shall be approved by the Planning Department prior to the first Final Site Plan approval. Ground signs shall be utilized for all development parcels. The two proposed free standing signs as shown on Sheet 7 must provide concealment of main support structure (e.g., pole) between 20% and 100% of sign width with materials consistent with those in the development. Ground signs and free standing signs shall include decorative elements reflective of the finish building materials, colors, and architectural details consistent with the development parcel.

7. All roof mounted H.V.A.C. equipment, loading zones, and dumpsters shall be screened from view from I-75, Moccasin Wallow Road, adjacent properties and internal roads. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the entranceway. All loading zones near internal roadways shall be screened with an 8' high decorative wall with landscaping. The 8' wall shall also include decorative elements reflective of the finish building materials, colors, and architectural details of the main structure.

## B. TRANSPORTATION AND LAND USE

~~1. Access points to this site shall be required to line up with the access points to the "Gateway North" DRI, as shown on approved construction plans and the General Development Plan for Gateway North.~~ ~~**(Completed with the Final Plat for Phase 1)**~~

~~2.~~1. This project shall be limited to three (3) access points to Moccasin Wallow Road, generally as shown on the Preliminary Site Plan and subject to ~~The westernmost entrance shown on the PSP may be relocated to the vicinity of Lot C-12 at the time of Final Site Plan approval, provided the new location is approved by~~ FDOT approval, if applicable.

~~3.~~2. All truck traffic (3 or more axles) shall access the site from the Moccasin Wallow Road via 49th Avenue East to 96th Street East only. Additionally, truck traffic (3 or more axles) shall be prohibited on the residential portion of 81st Street East. Signs identifying "No through Trucks" shall be posted at the western property line and signs directing truck traffic north on 81st Street East to 96th Street East shall be posted at all loading zones.

~~4.~~3. The applicant shall pave 2,465 feet of existing 81st Street East from the project southern property line to the paved portion of 81st Street East, east of Ellenton-Gillette Road. This paving shall be done in conjunction with construction of the light industrial parcels ~~Phase II of the project~~. **(Construction drawings have been approved)**

~~5.~~4. The landscape buffer adjacent to Lots C-1 and C-10 shall be 20-feet wide and shall be planted with two rows of 3" d.b.h. canopy trees (at least 14' in height) offset 40' on-center. Existing vegetation may be used to fulfill this requirement.

~~6.~~5. The 25' landscape buffer along Moccasin Wallow Road and the 20' landscape buffer along the western property line (adjacent to Commercial Lot C-15 and school site) shall be planted with two staggered rows of 3" d.b.h. canopy trees (at least 14' in height) off-set 25' on-center. An additional 15-foot easement shall be required on Lot C-15 and the school site to meet LDC Section 702.6.7 for a 35-foot open space area. A hedge, shrub, or berm meeting the requirements of Section 737.5.1.1 shall be provided along Moccasin Wallow Road and I-75 landscape buffers. To the maximum extent possible, existing vegetation and tree groupings along Cabbage Slough and throughout the project shall be utilized to meet the screening requirements. If the agricultural use ceases to exist prior to final plat approval, the 15-foot easement is not required.

~~7.~~6. Truck loading, service areas, outside storage, or parking of heavy equipment, semi trucks, trailers, or other vehicles over 1½ tons shall not be adjacent to I-75, Moccasin Wallow Road, or between the buildings along the western side of the project and the west property line.

~~8.~~7. Setbacks for this project are as follows:

**Commercial Lots:**
Front - Moccasin Wallow Road 45'

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

| | |
|---|---|
| Interior Roadways | 30’ |
| Rear - | 20’ |
| Side – | 15’ |

**Industrial Parcels:**

| | |
|---|---|
| Front - | 30’ |
| Rear - | 30’ |
| Side - | 25’ |

**Residential Support Uses:**

| | |
|---|---|
| Front - | 30’ |
| Rear - (West) | 75’ |
| Side –(North) | 120’ |
| Side- (South) | 100’ |

**Residential Lots (Phase 1):**

| | |
|---|---|
| Front - | 20’ to structure, 25’ to garage |
| Rear - | 15’ |
| Side - | 7.5’ |

**Residential Lots (Phase 2):**

| | |
|---|---|
| Front - | 20’ to structure, 25’ to garage |
| Rear - | 15’ |
| Side - | ~~7.5’~~ 5’ |

~~9.~~8. A non-ingress/egress easement shall be recorded along Moccasin Wallow Road in conjunction with ~~prior to approval of~~ Final Site Plans or Final Plats, as applicable, except at access points.

~~10.~~9. The maximum height shall be 45 feet for hotels, 35 feet for all other uses.

~~11.~~10. There shall be no outdoor speakers associated with this project, other than an intercom system for the purpose of communication between the station attendant and gasoline patrons.

~~12.~~11. The developer shall provide an interneighborhood tie from 49th Avenue East to the west property line as shown on the Preliminary Site Plan. **(Completed with Phase 1)**

~~13.~~12. Allowable use within the industrial portion of the site shall be limited to uses permitted in the Light Manufacturing (LM), PDMU, and PDI zoning districts, as shown in Figure 6-1 of the LDC.

Allowable use within the commercial portion of the site shall be limited to uses permitted in the PDC zoning district, as shown in Figure 6-1 of the LDC,

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

except for the following uses which are prohibited:

Agricultural Research Facilities
Agriculture
Breeding Facility (non-wild and non-exotic)
Stables or Equestrian Centers
Auction Houses (Open, Enclosed, and Auto)
Building Materials Establishments
Construction Service Establishments
Farms Equipment and Supply Establishments
MH/RV Sales, Rental, or Leasing
RV Parks
Major Motor Vehicle Repair
Taxi-Cab, Limousine Service
Flea Market (Open)
Towing Service and Storage Establishment
Bus RR/Maintenance Facility
Helistop

Proposed uses for non-residential parcels shall be listed on the Final Site Plan and each Final Site Plan. Elementary and Middle Schools are allowed uses in Phase 1. ~~3 with BOCC approval of a revised Preliminary Site Plan~~.

~~14.~~13. If more than four (4) adjoining lots in the industrial portion of the site are combined, the side yard setback shall be 50-feet.

~~15.~~ 14. The Floor Area Ratio for commercial and industrial parcels shall not exceed 0.25 or 0.35, respectively.

~~16.~~ 15. Prior to the operation of this school facility, the intersection of Moccasin Wallow Road and 49th Avenue East shall be signalized. The signal will need to operate intermittently, consistent with school access times in the A.M. and P.M. and flash the remainder of the time. The signal shall be s pan wire construction. The applicant shall be responsible for up to 50% of the cost. **(Completed)**

## C. RESIDENTIAL COMPONENT

1. The recreation area shall also provide a picnic area and a commercial grade tot lot with surrounding benches. Design of these areas shall be determined prior to Final Site Plan approval. **(Completed with Phase 1)**

2. All residential phases or subphases of this project with more than 100 lots shall include a second means of access pursuant to the LDC.

3. No construction traffic for the commercial or industrial lots shall utilize use the residential portions of 49th Avenue East or 52nd Avenue East.

4. The Homeowner's documents, Notice-To-Buyers, and Final Site Plans shall include a notice to inform homeowners that at the time of this site plan approval, the adjacent property east of Cabbage Slough may be developed with light industrial uses, without notice to adjoining or nearby property owners.

5. The Homeowner's documents, Notice-To-Buyers, and Final Site Plans shall include a notice to inform homeowners of the presences of neighboring agricultural uses and citrus operations, including the possible use of pesticides and herbicides and of odors and noises associated with agricultural uses.

6. The Homeowner's Documents, Notice-To-Buyers, and Final Site Plan shall include notice to inform homeowners that the entrance to their development is designed to serve as a roadway connection for future development and that there are interneighborhood ties to the west and east.

**D. FIRE PROTECTION**

2. Access for emergency purposes shall be provided to at least two sides of each multi- family or non-residential building, as required by the applicable Fire Protection Codes. ~~approved by the Fire District.~~ *(revision requested by County Attorney)*

**E. INTERMODAL DESIGN**

1. Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within the project. At such time that MCAT has established a plan for service to the project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the project. The bus turn out lane shown on the PSP may be used to satisfy this requirement. **(Completed, paving installed with Phase 1)**

2. Bicycle parking facilities with the inverted "U" style rack shall be provided for each individual development parcel. These facilities shall be available at all structures in the non-residential development parcels and be conveniently located to the entrances of the primary structures and in clear view of the main entries.

3. A five foot sidewalk shall be provided in the light-industrial area on the northwest side of 81st Street East.

4. A five foot sidewalk shall be provided on both sides of 49th Avenue East, except on the side where a bicycle/multipurpose trail is proposed. **(Completed)**

5. A five-foot (5') wide sidewalk shall be provided on the south side of Moccasin Wallow Road."

## F. DRAINAGE DESIGN

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

2. A top-of-bank to top-of bank drainage easement along Cabbage Slough shall be shown on the Final Site Plan and shall be dedicated to Manatee County with the recording of the applicable Final Plat for each project phase. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

3. A twenty-foot (20') Drainage-Maintenance Access Easement shall be provided adjacent to the east side top-of-bank of Cabbage Slough. This 20-foot wide easement shall be dedicated to Manatee County with the recording of the applicable Final Plat for each project phase.

4. The applicant shall provide stabilization, erosion protection, provide for removal of debris and other obstructions within Cabbage Slough.

5. The project shall not increase the FEMA 100 year floodplain, floodway, or base flood elevations; and shall meet all FEMA requirements and guidelines, where applicable.

6. ~~Any fill within the 25-year or 100-year floodplains of Cabbage Slough shall be compensated by the creation of an equal or greater storage volume above seasonal high water table with such compensatory storage within the 100-year floodplain. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation~~.

   Any fill within the 25-year or 100-year floodplains of Cabbage Slough shall be compensated by demonstrating no inverse impact (no rise) to adjacent property owners in accordance with SWFWMD regulations.

   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

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

any proposed compensation requirement;

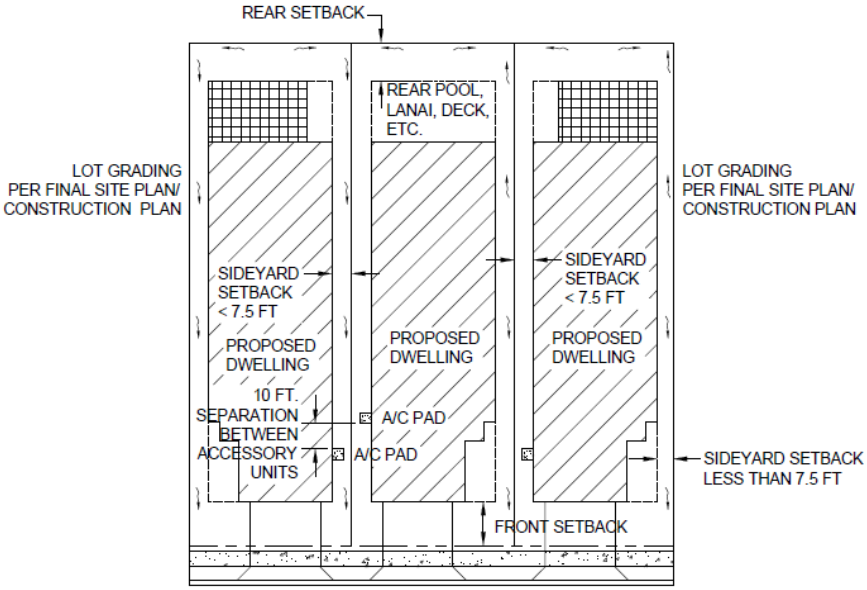
or

- 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.

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




NOTE: A/C PAD INCLUDE POOL PUMP, IRRIGATION PUMP, OR ANY OTHER ACCESSORY STRUCTURE LOCATED ALONG SIDE OF DWELLING.

~~7. There shall be a full 25-year attenuation on all stormwater ponds within the development.~~

~~8. The existing 25-year flood elevation along Cabbage Slough shall be utilized as tailwater condition.~~

~~9. All residential lots shall be located outside of the post-development 25-year floodplain.~~

~~10. All roads must be built above the 100-year floodplain elevation.~~

~~11. All components of the drainage system shall be reviewed and approved by the Public Works Department prior to Final Site plan approval.~~

~~12. All stormwater facilities shall be placed in separate tracts. These tracts shall be dedicated to the home owners association, community development district, or other applicable entity (excluding Manatee County), and have a public flowage easement.~~

**G. PUBLIC UTILITIES/FACILITIES**

~~1. All infrastructure, including gravity sewer, lift stations, service cleanouts, and manhole rims shall be set 4 inches above the 100-year floodplain.~~

1. Connection to the County water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting, and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be constructed in accordance with the applicable County System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the construction plans review process.

**H. ENVIRONMENTAL** *(EPD staff added Stipulations 8 – 11 to be consistent with recent project Stipulations)*

1. The entire development site shall be evaluated for critical habitat and endangered and threatened species prior to the first Preliminary Site Plan approval. **(Completed)**

2. Prior to each Final Site Plan approval, required Wetland Buffer Restoration Plans shall be reviewed and approved by the Planning Department.

~~3. There shall be no open burning of trees or branches for land clearing.~~

~~4.~~3. Wildlife crossings or corridors shall be provided to maintain connections between wetlands and Cabbage Slough. Details and locations for the crossings shall be reviewed by the Planning Department with the Final Site Plan.

~~5.~~4. The Final Site Plan for Phase II shall indicate a conservation easement over the 1.0 acre upland preservation area east of Cabbage Slough Clearing or destruction of vegetation shall be prohibited within this area. Lot 9 and Lake 5 may be reconfigured as necessary to allow for the best quality habitat to be preserved.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

~~6.~~5. An ERP approved by SWFWMD shall be provided to the Planning Department for review prior to commencement of construction of each phase.

~~7.~~6. Prior to any Certificate of Occupancy Final Plat approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County in accordance with Section 719.11.1.3 of the LDC.

7. 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.

8. 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.

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

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

11. 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/longiture) 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.

## I. PRESERVATION AND CONSERVATION

1. To the maximum extent possible, ~~Original Stipulation~~ native vegetation shall be preserved to meet screening requirements in accordance with Section 737.5.1.1 throughout the project. At the time of Final Site Plan, the applicant shall demonstrate that the native vegetation is adequately protected during construction and that the vegetation that rmains 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.

2. A 25-foot wide tree preservation and landscape easement shall be designated on an adjacent to residential lots 1-14, 18, 125, and 126, as shown on the Preliminary Site Plan. A 20-foot drainage easement is included as part of the Tree Preservation and Landscape Easement. No 4-inch d.b.h. or greater trees shall be removed within the Tree Preservation Easement, except as allowed pursuant to the Land Development Code.

3. Land clearing shall not commence until a Final Site Plan and Construction Plans have been approved. Land clearing, tree removal, or grading shall be limited to the specific parcel receiving approval and shall be conducted simultaneously with building construction.

4. A 30-foot (30') wide Tree Preservation and Landscape Buffer Easement shall be designated adjacent to the west side top-of-bank of Cabbage Slough. This easement shall be dedicated to Manatee County with the recording of the applicable Final Plat for each Phase of the Project.

5. A ten-foot (10') wide Tree Preservation and Landscape Buffer Easement shall be designated on the east side of Cabbage Slough adjacent to the 20-foot wide Drainage-Maintenance Access Easement. This easement shall be dedicated to Manatee County with the recording of the applicable Final Plat for each Phase of the project. Any landscaping within this easement shall not interfere with use of the Drainage-Maintenance Access Easement.

| **REMAINING ISSUES OF CONCERN** |
| --- |
| No remaining issues. |

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

This discussion is limited to the requested revisions to the Preliminary Site Plan and Zoning Ordinance PDMU/PDC-98-04(P)(R4) (as amended by PDMU/PDC-98-04(P)(R7)

**Physical Characteristics:** The proposed revisions will change the lot size of 65 residential Phase 2 lots. Only one lot (Lot 28) is adjacent to the 70-foot lots. The change to the road accessing the industrial properties does not change the physical characteristics of the project.

**Public Utilities, Facilities and Services:** The project site is partially developed and off-site and on-site infrastructure has been constructed. Any additional development will either tie into the existing infrastructure or provide the necessary infrastructure for the proposed development.

**Major Transportation Facilities:** The project access is Moccasin Wallow Road. The proposed revisions do not change the access.

**Compatibility:** The proposed changes do not impact the compatibility of the project. The project is either bordered by vacant property or roadways.

**Transitions:** The requested changes do not impact project transitions.

**Design Quality:** The requested changes do not impact the design quality of the project.

**Relationship to Adjacent Property:** The proposed changes do not change or impact the relationship to adjacent properties.

**Access, Streets, Drives, Parking and Service Areas:** The proposed changes do not revise any of these design elements.

**Pedestrian Systems:** The proposed changes do not revise any of the pedestrian systems.

**Density/Intensity:** The gross density is 1.56 du/ac (previous gross density was 1.38 du/ac) and the net density is 4.09 du/ac. Both are below the allowable density (9 du/ac gross) for the MU future land use designation.

**Height:** The requested changes to not impact the approved heights.

**Fences and Screening:** The proposed changes do not involve revisions to fences and screening.

**Yards and Setbacks:** The side yard setback for the Phase 2 residential lots is proposed to be revised from 7.5’ to 5’ (Phase 1 residential setbacks will remain at 7.5’). This side yard setback reduction is requested because of the change to the proposed lot width. No other setbacks or yards are revised.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**Trash and Utility Plant Screens:** Screening will be provided as required by the LDC.

**Signs:** Signs will meet the requirements of LDC Sections 724 and 737.

**Landscaping:** Project landscaping has been approved as part of the Final Site Plan approval; the proposed changes do not involve landscaping or buffering requirements.

**Mixed Use or Entranceway Designation:** The project is located within the Mixed Use FLUC and the Entranceway. The project continues to meet the requirements of the MU and Entranceway.

**Water Conservation:** The project will meet the minimum requirements of the Manatee County Land Development Codes.

**Rights-of-Way:** There are no proposed changes to the right-of-way other than the internal relocation of the access for the industrial portion of the project.

**Utility Standards:** Manatee County utility standards were met with the installation of the infrastructure in this project. Any required revisions to the infrastructure are required to meet the minimum standards.

**Stormwater Management:** Portions of the stormwater management system are existing. Any future development will be required to meet the requirements of LDC Section 717 and the minimum Manatee County Standards.

**Open Space:** The open space provided is approximately 81.16 acres (41%) of the site which exceeds the minimum standard for a project located within the Entranceway (30%).

## TRANSPORTATION

**Major Transportation Facilities**

The site is adjacent to Moccasin Wallow Road, which is designated as a six lane arterial roadway with a planned right of way width of 150 feet.

**Transportation Concurrency**

Transportation Concurrency was evaluated for the project. The applicant prepared a Traffic Impact Analysis (TIA) to determine impacts to the segment of Moccasin Wallow Road, near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated that the impacted roadways are expected to operate at the level of service (LOS) “D” performance standard with project-related traffic and with no additional off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below). The project has an existing CLOS #04-001 with improvements required. The analysis was completed to verify that with the addition of Phase Two impacts, no further concurrency related improvements were

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

required. However, it should be noted that any future projects proposed for the Woods of Moccasin Wallow development will be subject to the requirements of the existing CLOS #04-001.

**Access**

The submitted traffic impact analysis was used for concurrency findings only. Additional operational analyses for auxiliary lanes at project entrances (i.e. Driveways A and C) and the intersections of Gateway Boulevard/Moccasin Wallow Road and 49th Avenue East/96th Street East will be required by Manatee County Traffic Design at the time of final site plan submittal.

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE**

**TRANSPORTATION CONCURRENCY**

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

| NEAREST THOROUGHFARE | LINK(S) | ADOPTED LOS | FUTURE LOS (W/PROJECT) |
|---|---|---|---|
| Moccasin Wallow Road | 2740 | D | D |

**OTHER CONCURRENCY COMPONENTS**

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

**SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS**

**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.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**Staff Analysis and Recommendation**
Staff has determined that the smaller size trees typically establish and grow faster; thereby, providing more tree canopy sooner.

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

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

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

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

**ATTACHMENTS**

**1. Applicable Comprehensive Plan Policies**
**2. Development Orders PDMU/PDC-98-04(P)(R4) and PDMU/PDC-98-04(P)(R7)**
**3. Copy of Newspaper Advertising**
**4. Traffic Impact Analysis**
**5. Public Comments**

**APPLICABLE COMPREHENSIVE PLAN POLICIES**

| | | |
|---|---|---|
| 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 |

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

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.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

b) Non-Residential uses exceeding 150,000 square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element.

c) Development in each area designated with the Mixed Use category shall:

contain the minimum percentage of at least three of the following general categories of land uses;

- 10 %Residential,
- 10 %Commercial / Professional,
- 10 %Light Industrial / Distribution.
- 5 %Recreation / Open Space,
- 3 %Public / Semi Public,

d) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County:

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

Objective: 2.6.1

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

Policy: 2.6.1.1

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

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

Implementation Mechanism(s):

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

| | | |
|---|---|---|
| | | a) Maintain setback, screening, buffering, and other appropriate mitigation techniques in land development regulations.<br><br>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.<br><br>Implementation Mechanism:<br><br>a) Land development regulations consistent with this policy. |
| Policy: | 2.6.1.3 | Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1). |

FILED
2009 MAR 23 AM 10:49
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

**MANATEE COUNTY ORDINANCE**
**PDMU/PDC-98-04(P)(R4) – THE WOODS OF MOCCASIN WALLOW/IMAGINE SCHOOL**

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, PERTAINING TO APPROXIMATELY 200.13 ACRES ON THE SOUTH SIDE OF MOCCASIN WALLOW ROAD AND WEST OF I-75, EXTENDING SOUTH TO I-275 IN THE PDMU/PDC (PLANNED DEVELOPMENT MIXED USE AND PLANNED DEVELOPMENT COMMERCIAL) ZONING DISTRICTS; APPROVING A REVISED PRELIMINARY SITE PLAN AND AMENDING AND RESTATING THE APPROVED ORDINANCE; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING AN EFFECTIVE DATE; AND TO:

FILED FOR RECORD
R. B. SHORE
2009 MAR 27 AM 11:12
CLERK OF THE CIRCUIT COURT
MANATEE CO FLORIDA

1. REDESIGNATE AND REDESIGN PHASE III TO PERMIT A 70,000 SQUARE FOOT SCHOOL;
2. REDESIGNATE AN APPROXIMATELY 1.9 ACRE PORTION OF PHASE III FOR 7,500 SQ. FT. OF COMMERCIAL USES;
3. AMEND THE ZONING ORDINANCE TO PERMIT SCHOOLS IN PHASE III;
4. AMEND STIPULATIONS B.6, B.11, AND OTHER STIPULATIONS AS NECESSARY TO IMPLEMENT THE ABOVE CHANGES AND FOR INTERNAL CONSISTENCY; AND
5. AMEND THE SITE PLAN AND ZONING ORDINANCE TO REFLECT THE ABOVE CHANGES AS REQUIRED FOR INTERNALCONSISTENCY AND CODE COMPLIANCE

**WHEREAS**, The Woods of Moccasin Wallow, LLC (the "Applicant") filed an application for an amendment to the approved Ordinance for approximately 200.13 acres described in Exhibit "A", attached hereto, (the "Property") to redesignate and redesign Phase III to permit a 70,000 square foot school; redesignate an approximately 1.9 acre portion of Phase III for 7,500 sq. ft. of commercial uses; amend the Zoning Ordinance to permit schools in Phase III; amend Stipulations B.6, B.11, and other stipulations as necessary to implement the above changes and for internal consistency; and amend the site plan and Zoning Ordinance to reflect the above changes as required for internal consistency and code compliance; and

**WHEREAS,** the applicant also requested Special Approval as previously granted for a project: (1) within an Entranceway; (2) non-residential uses exceeding 150,000 sq. ft. of gross building area; (3) adjacent to a Perennial Stream, and (4) in the Mixed Use Future Land Use Category; and

**WHEREAS**, the applicant also requested Specific Approval for an alternative to Section 711.4.3 of the Land Development Code; and

**WHEREAS,** Planning Department staff recommended approval of the Preliminary Site Plan, Special Approval, and Special Approval subject to the stipulations contained in the staff report; and

**WHEREAS**, the Manatee County Planning Commission, after due public notice, held a public hearing on March 12, 2009 to consider the Preliminary Site Plan, received the staff recommendation, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

**WHEREAS**, the Manatee County Planning Commission, as the County's Local Planning Agency, found the Preliminary Site Plan and Special Approval consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code, recommended approval subject to the stipulations contained in the staff report.

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

**Section 1. FINDINGS OF FACT.** The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners held a duly noticed public hearing on March 17, 2009 regarding the proposed Preliminary Site Plan described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and has further considered the information received at the public hearing.

C. The proposed Preliminary Site Plan regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. The Board hereby finds that the project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

E. Notwithstanding the failure of the site plan to meet the requirements of the LDC Section 711.4.3, the Board finds that the purpose and intent of the LDC Regulations have been satisfied to an equivalent degree because of the specific nature of the third driveway for parents only and that the third driveway will be constructed in Phase 2 of the school project at a later date.

**Section 2. PRELIMINARY SITE PLAN.** The Preliminary Site Plan is hereby approved to redesignate and redesign Phase III to permit a 70,000 square foot school; redesignate an approximately 1.9 acre portion of Phase III for 7,500 sq. ft. of commercial uses; amend the Zoning Ordinance to permit schools in Phase III; amend Stipulations B.6, B.11, and other stipulations as necessary to implement the above changes and for internal consistency; and amend the site plan and Zoning Ordinance to reflect the above changes as required for internal consistency and code compliance subject to the following Stipulations:

STIPULATIONS

**ARCHITECTURAL AND DESIGN GUIDELINES**

1. Each development parcel shall be designed with a unified, thematic design, as indicated on the Preliminary Site Plan, and approved by the Planning Department prior to Final Site Plan approval, utilizing the criteria referenced in Stipulations #2 and #3, below. The Architectural Design Guidelines indicated on the original General Development Plan will be utilized with the submittal of the FSP for each development parcel. These guidelines shall be used in the review and approval of all Final Site Plans for the project. The guidelines shall include the following:

    a. Design Concept (unified thematic design);
    b. Architecture (building elevations);
    c. Circulation (internal circulation - sidewalks);
    d. Scale (Pedestrian scale doors/windows);
    e. Entry Porches;
    f. Materials and Color; and
    g. Lighting

2. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials. Building elevations shall be submitted prior to Final Site Plan approval.

3. The sides of buildings visible from I-75, and Moccasin Wallow Road shall have minimal blank walls no longer than 40 feet in length. In order to insure that the buildings do not project a massive blank wall, design elements including prominently visible architectural details (e.g., bumpouts, reveals, projecting ribs, offsets, windows, shutters, etc.) shall be applied to the walls of buildings visible from the above-referenced streets. Design elements shall be reviewed for compliance by staff at Final Site Plan.

4. The light industrial parcels fronting I-75 are to be consistent in design theme.

5. Service stations, convenience stores with gas pumps, and other drive-thru facilities shall integrate any canopy with the main structure and include the following design criteria:

    a. Drive-through windows shall incorporate coverings for service windows that are structurally and architecturally integrated into the design of the buildings.

    b. For convenience stores with gas pump locations, no main or accessory building, gasoline pump, tank, vent, pump island, or pump island canopy shall be located within 25 feet of any property line.

    c. All drive-thru facilities shall provide a by-pass lane or safe means of egress around drive- through lanes to be determined by the Planning Director with the site plan.

6. A coordinated sign plan for the development shall be approved by the Planning Department prior to the first Final Site Plan approval. Ground signs shall be utilized for all development parcels. The two proposed free standing signs as shown on Sheet 7 must provide concealment of main support structure (e.g., pole) between 20% and 100% of sign width with materials consistent with those in the development. Ground signs and free standing signs shall include decorative elements reflective of the finish building materials, colors, and architectural details consistent with the development parcel.

7. All roof mounted H.V.A.C. equipment, loading zones, and dumpsters shall be screened from view from I-75, Moccasin Wallow Road, adjacent properties and internal roads. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the entranceway. All loading zones near internal roadways shall be screened with an 8' high decorative wall with landscaping. The 8' wall shall also include decorative elements reflective of the finish building materials, colors, and architectural details of the main structure.

## B. TRANSPORTATION AND LAND USE

1. Access points to this site shall be required to line up with the access points to the "Gateway North" DRI, as shown on approved construction plans and the General Development Plan for Gateway North. **(Completed with the Final Plat for Phase 1)**

2. This project shall be limited to three (3) access points to Moccasin Wallow Road, generally as shown on the Preliminary Site Plan. The westernmost entrance shown on the PSP may be relocated to the vicinity of Lot C-12 at the time of Final Site Plan approval, provided the new location is approved by FDOT.

3. ~~All truck traffic (3 or more axles) shall access the site from the Moccasin Wallow~~ Road via 49th Avenue East to 96th Street East only. Additionally, truck traffic (3 or more axles) shall be prohibited on the residential portion of 81st Street East. Signs identifying "No through Trucks" shall be posted at the western property line and signs directing truck traffic north on 81st Street East to 96th Street East shall be posted at all loading zones.

4. The applicant shall pave 2,465 feet of existing 81st Street East from the project southern property line to the paved portion of 81st Street East, east of Ellenton-Gillette Road. This paving shall be done in conjunction with construction of Phase II of the project. **(Construction drawings have been approved)**

5. The landscape buffer adjacent to Lots C-1 and C-10 shall be 20-feet wide and shall be planted with two rows of 3" d.b.h. canopy trees (at least 14' in height) offset 40' on-center. Existing vegetation may be used to fulfill this requirement.

6. The 25' landscape buffer along Moccasin Wallow Road and the 20' landscape buffer along the western property line (adjacent to Commercial Lot C-15 and school site) shall be planted with two staggered rows of 3" d.b.h. canopy trees (at least 14' in height) off-set 25' on-center. An additional 15-foot easement shall be required on Lot C-15 and the school site to meet LDC Section 702.6.7 for a 35-foot open space area. A hedge, shrub, or berm meeting the requirements of Section 737.5.1.1 shall be provided along Moccasin Wallow Road and I-75 landscape buffers. To the maximum extent possible, existing vegetation and tree groupings along Cabbage Slough and throughout the project shall be utilized to meet the screening requirements. If the agricultural use ceases to exist prior to final plat approval, the 15-foot easement is not required.

7. Truck loading, service areas, outside storage, or parking of heavy equipment, semi trucks, trailers, or other vehicles over 1½ tons shall not be adjacent to I-75, Moccasin Wallow Road, or between the buildings along the western side of the project and the west property line.

8. Setbacks for this project are as follows:

**Commercial Lots:**

| | |
|---|---|
| Front - Moccasin Wallow Road | 45' |
| Interior Roadways | 30' |
| Rear - | 20' |
| Side – | 15' |

**Industrial Parcels:**

| | |
|---|---|
| Front - | 30' |
| Rear - | 30' |
| Side - | 25' |

**Residential Support Uses:**

| | |
|---|---|
| Front - | 30' |
| Rear - (West) | 75' |
| Side –(North) | 120' |
| Side- (South) | 100' |

**Residential Lots:**

| | |
|---|---|
| Front - | 20' to structure, 25' to garage |
| Rear - | 15' |
| Side - | 7.5' |

9. A non-ingress/egress easement shall be recorded along Moccasin Wallow Road prior to approval of Final Site Plans or Final Plats.

10. The maximum height shall be 45 feet for hotels, 35 feet for all other uses.

11. There shall be no outdoor speakers associated with this project, other than an intercom system for the purpose of communication between the station attendant and gasoline patrons.

12. The developer shall provide an interneighborhood tie from 49th Avenue East to the west property line as shown on the Preliminary Site Plan. **(Completed with Phase 1)**

13. Allowable use within the industrial portion of the site shall be limited to uses permitted in the Light Manufacturing (LM), PDMU, and PDI zoning districts, as shown in Figure 6-1 of the LDC.

    Allowable use within the commercial portion of the site shall be limited to uses permitted in the PDC zoning district, as shown in Figure 6-1 of the LDC, except for the following uses which are prohibited:

    Agricultural Research Facilities
    Agriculture
    Breeding Facility (non-wild and non-exotic)
    Stables or Equestrian Centers
    Auction Houses (Open, Enclosed, and Auto)
    Building Materials Establishments
    Construction Service Establishments
    Farms Equipment and Supply Establishments
    MH/RV Sales, Rental, or Leasing
    RV Parks
    Major Motor Vehicle Repair
    Taxi-Cab, Limousine Service
    Flea Market (Open)
    Towing Service and Storage Establishment
    Bus RR/Maintenance Facility
    Helistop

    Proposed uses for non-residential parcels shall be listed on the Final Site Plan and each Final Site Plan. Elementary and Middle Schools shall be allowed in Phase 3 with BOCC approval of a revised Preliminary Site Plan.

14. If more than four (4) adjoining lots in the industrial portion of the site are combined, the side yard setback shall be 50-feet.

15. The Floor Area Ratio for commercial and industrial parcels shall not exceed 0.25 or 0.35, respectively.

16. Prior to the operation of this school facility, the intersection of Moccasin Wallow Road and 49th Avenue East shall be signalized. The signal will need to operate intermittently, consistent with school access times in the A.M. and P.M. and flash the remainder of the time. The signal shall be s pan wire construction. The applicant shall be responsible for up to 50% of the cost.

## C. RESIDENTIAL COMPONENT

1. The recreation area shall also provide a picnic area and a commercial grade tot lot with surrounding benches. Design of these areas shall be determined prior to Final Site Plan approval. **(Completed with Phase 1)**

2. All residential phases or subphases of this project with more than 100 lots shall include a second means of access pursuant to the LDC.

3. No construction traffic for the commercial or industrial lots shall utilize use the residential portions of 49th Avenue East or 52nd Avenue East.

4. The Homeowner's documents, Notice-To-Buyers, and Final Site Plans shall include a notice to inform homeowners that at the time of this site plan approval, the adjacent property east of Cabbage Slough may be developed with light industrial uses, without notice to adjoining or nearby property owners.

5. The Homeowner's documents, Notice-To-Buyers, and Final Site Plans shall include a notice to inform homeowners of the presences of neighboring agricultural uses and citrus operations, including the possible use of pesticides and herbicides and of odors and noises associated with agricultural uses.

6. The Homeowner's Documents, Notice-To-Buyers, and Final Site Plan shall include notice to inform homeowners that the entrance to their development is designed to serve as a roadway connection for future development and that there are interneighborhood ties to the west and east.

## D. FIRE PROTECTION

1. Access for emergency purposes shall be provided to at least two sides of each multi- family or non-residential building, as approved by the Fire District.

## E. INTERMODAL DESIGN

1. Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within the project. At such time that MCAT has established a plan for service to the project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the project. The bus turn out lane shown on the PSP may be used to satisfy this requirement. **(Completed, paving installed with Phase 1)**

2. Bicycle parking facilities with the inverted "U" style rack shall be provided for each individual development parcel. These facilities shall be available at all structures in the non-residential development parcels and be conveniently located to the entrances of the primary structures and in clear view of the main entries.

3. A five foot sidewalk shall be provided in the light-industrial area on the northwest side of 81st Street East.

4. A five foot sidewalk shall be provided on both sides of 49th Avenue East, except on the side where a bicycle/multipurpose trail is proposed.

5. A five-foot (5') wide sidewalk shall be provided on the south side of Moccasin Wallow Road."

## F. DRAINAGE DESIGN

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

2. A top-of-bank to top-of bank drainage easement along Cabbage Slough shall be shown on the Final Site Plan and shall be dedicated to Manatee County with the recording of the applicable Final Plat for each project phase. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

3. A twenty-foot (20') Drainage-Maintenance Access Easement shall be provided adjacent to the east side top-of-bank of Cabbage Slough. This 20-foot wide easement shall be dedicated to Manatee County with the recording of the applicable Final Plat for each project phase.

4. The applicant shall provide stabilization, erosion protection, provide for removal of debris and other obstructions within Cabbage Slough.

5. The project shall not increase the FEMA 100 year floodplain, floodway, or base flood elevations; and shall meet all FEMA requirements and guidelines, where applicable.

6. Any fill within the 25-year or 100-year floodplains of Cabbage Slough shall be compensated by the creation of an equal or greater storage volume above seasonal high water table with such compensatory storage within the 100-year floodplain. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation.

7. There shall be a full 25-year attenuation on all stormwater ponds within the development.

8. The existing 25-year flood elevation along Cabbage Slough shall be utilized as tailwater condition.

9. All residential lots shall be located outside of the post-development 25-year floodplain.

10. All roads must be built above the 100-year floodplain elevation.

11. All components of the drainage system shall be reviewed and approved by the Public Works Department prior to Final Site plan approval.

12. All stormwater facilities shall be placed in separate tracts. These tracts shall be dedicated to the home owners association, community development district, or other applicable entity (excluding Manatee County), and have a public flowage easement.

## G. PUBLIC UTILITIES/FACILITIES

1. All infrastructure, including gravity sewer, lift stations, service cleanouts, and manhole rims shall be set 4 inches above the 100 year floodplain.

## H. ENVIRONMENTAL

1. The entire development site shall be evaluated for critical habitat and endangered and threatened species prior to the first Preliminary Site Plan approval. **(Completed)**

2. Prior to each Final Site Plan approval, required Wetland Buffer Restoration Plans shall be reviewed and approved by the Planning Department.

3. There shall be no open burning of trees or branches for land clearing.

4. Wildlife crossings or corridors shall be provided to maintain connections between wetlands and Cabbage Slough. Details and locations for the crossings shall be reviewed by the Planning Department with the Final Site Plan.

5. The Final Site Plan for Phase II shall indicate a conservation easement over the 1.0 acre upland preservation area east of Cabbage Slough Clearing or destruction of vegetation shall be prohibited within this area. Lot 9 and Lake 5 may be reconfigured as necessary to allow for the best quality habitat to be preserved.

6. An ERP approved by SWFWMD shall be provided to the Planning Department for review prior to commencement of construction of each phase.

7. Prior to any Certificate of Occupancy Final Plat approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands, wetland buffers, and upland preservation areas shall be dedicated to the County in accordance with Section 719.11.1.3 of the LDC.

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

## I. PRESERVATION AND CONSERVATION

1. To the maximum extent possible, Original Stipulation native vegetation shall be preserved to meet screening requirements in accordance with Section 737.5.1.1 throughout the project.

2. 50 foot wide tree preservation and landscape easement shall be designated adjacent to Lots 1-18, 125, and 126. A 20-foot drainage easement is included as part of the 50-foot Tree Preservation and Landscape Easement. No 4 inch d.b.h. trees or greater shall be removed within the Tree Preservation Easement, except as allowed under Section 714.2.2 of the Land Development Code. **(Completed for Lots 1-18)**

3. Land clearing shall not commence until a Final Site Plan and Construction Plans have been approved. Land clearing, tree removal, or grading shall be limited to the specific parcel receiving approval and shall be conducted simultaneously with building construction.

4. A 30-foot (30') wide Tree Preservation and Landscape Buffer Easement shall be designated adjacent to the west side top-of-bank of Cabbage Slough. This easement shall be dedicated to Manatee County with the recording of the applicable Final Plat for each Phase of the Project.

5. A ten-foot (10') wide Tree Preservation and Landscape Buffer Easement shall be designated on the east side of Cabbage Slough adjacent to the 20-foot wide Drainage-Maintenance Access Easement. This easement shall be dedicated to Manatee County with the recording of the applicable Final Plat for each Phase of the project. Any landscaping within this easement shall not interfere with use of the Drainage-Maintenance Access Easement.

**Section 3. SPECIAL AND SPECIFIC APPROVALS.** Special Approval is hereby granted for a project previously granted Special Approval: (1) within an Entranceway; (2) non-residential uses exceeding 150,000 sq. ft. of gross building area; (3) adjacent to a Perennial Stream; and (4) in the Mixed Use Future Land Use Category. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby granted for an alternative to Section 711.4.3 of the Land Development Code. The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

**Section 4. SEVERABILITY.** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

**Section 5. CODIFICATION.** Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

**Section 6. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

**PASSED AND DULY ADOPTED**, by the Board of County Commissioners of Manatee County, Florida on the 17th day of March, 2009.

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

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO., FLA.

**BY:** Dr. Gwendolyn Y. Brown
**Dr. Gwendolyn Y. Brown, Chairman**

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

**BY:** Susan R. Romeo
**Deputy Clerk**

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1
COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°52'51" W, ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW1/4, A DISTANCE OF 164.38 FEET TO THE SOUTH LINE OF MOCCASIN WALLOW ROAD FOR THE POINT OF BEGINNING; THENCE S 89°33'49" E, ALONG SAID RIGHT OF WAY LINE, 607.83 FEET, THENCE S 00°52'51" W, PARALLEL TO SAID WEST LINE OF NE 1/4 OF NW 1/4 A DISTANCE OF 1176.18 FEET; THENCE N 89°48'19" W, ALONG THE SOUTH LINE OF SAID NE 1/4 OF NW 1/4 A DISTANCE OF 607.82 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF NW 1/4; THENCE N 00°52'51" E, ALONG THE AFOREMENTIONED WEST LINE OF NE 1/4 OF NW 1/4 A DISTANCE OF 1178.74 FEET TO THE P.O.B.. THE ABOVE LYING IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2
THE WEST 1/2 OF THE NORTHWEST 1/4; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF 1-75 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 18 EAST, LESS AND EXCEPT THAT CERTAIN PROPERTY DESCRIBED AS PARCEL 100 IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 867, PAGE 438, OF THE PUBLIC RECORDS OF MANATEE COUNTY. FLORIDA; SAID LYING AND BEING IN MANATEE COUNTY, FLORIDA.

PARCEL 3
THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF 1- 75 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 18 EAST; SAID LAND LYING AND BEING IN MANATEE COUNTY, FLORIDA.

TOGETHER WITH:
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
LESS:
THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 20, THENCE N00°19'46"W ALONG THE EAST LINE OF SAID SECTION 20 FOR 707.32 FEET TO A POINT ON A CURVE THAT IS CONCAVE TO THE NORTHWEST, A TANGENT LINE THROUGH SAID POINT BEARS S56°22'58"W; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 4489.66 FEET AND A CENTRAL ANGLE 18°29'38" FOR 1449.17 FEET TO THE END OF THIS PORTION OF SAID CURVE; THENCE S00°08'18"W 103.68 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE S89°38'2"E ALONG SAID LINE FOR 1318.66 FEET TO THE POINT OF BEGINNING.

BEING FURTHER DESCRIBED AS FOLLOWS: (BY SURVEY)
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.
LESS: THAT PART OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTHERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93-A (1-75) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION'S RIGHT OF WAY MAPS.
ALSO LESS: THAT PART SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WITHIN THE: RIGHT OF WAY OF CECIL BURNETT ROAD AS SHOWN IN ROAD PLAT BOOK 9, PAGE 209 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 19TH day of MARCH, 20 09

R.B. SHORE
Clerk of Circuit Court

By: Nancy Harris D.C.

FILED FOR RECORD
R. B. SHORE

2009 MAR 27 AM 11: 12

CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

# FLORIDA DEPARTMENT of STATE

**CHARLIE CRIST**
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

**KURT S. BROWNING**
Secretary of State

March 23, 2009

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Ms. Nancy Harris, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated March 20, 2009 and certified copies of Manatee County Ordinance Nos. 09-21, 09-23 and PDMU/PDC-98-040(P)(R4), which were filed in this office on March 23, 2009.

As requested, one date stamped copy is being returned for your records.

Sincerely,

Liz Cloud

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • http://dlis.dos.state.fl.us

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

LEGISLATIVE LIBRARY SERVICE
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282

**MANATEE COUNTY ORDINANCE**
**PDMU/PDC-98-04(P)(R7) – THE WOODS OF MOCCASIN WALLOW, LLC 20140299**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING AN AMENDED ZONING ORDINANCE AND REVISED PRELIMINARY SITE PLAN REDUCING A 50 FOOT WIDE TREE PRESERVATION AND LANDSCAPE EASEMENT TO 25 FEET FOR LOTS 1 THRU 14, 18, 125, AND 126 OF RESIDENTIAL PHASES 1 & 2 IN THE WOODS OF MOCCASIN WALLOW DEVELOPMENT ON APPROXIMATELY 200.1 ACRES LOCATED AT 4219 AND 5205 MOCCASIN WALLOW ROAD AND 4610 81$^{ST}$ ST. E. IN THE PDMU (PLANNED DEVELOPMENT MIXED USE) ZONING DISTRICT; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, The Woods of Moccasin Wallow, LLC (the "Applicant") filed an application for an amendment to the approved Ordinance for approximately 200.1 acres described in Exhibit "A", attached hereto, (the "Property") to reduce 50 foot wide tree preservation and landscape easement to 25 feet for Lots 1 thru 14, 18, 125, and 126 of residential phases 1 & 2 in the Woods of Moccasin Wallow Development; and

**WHEREAS,** Building and Development Services Department staff recommended approval of the amended Zoning Ordinance and revised Preliminary Site Plan subject to the revised stipulation contained in the staff report; and

**WHEREAS**, the staff has found the revised Preliminary Site Plan consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code, and recommend approval subject to the revised stipulation contained in the staff report.

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

**Section 1. FINDINGS OF FACT.** The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of staff, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of staff concerning the application for a revised Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners held a duly noticed public hearing on September 4, 2014 regarding the proposed Preliminary Site Plan described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and has further considered the information received at the public hearing.

C. The proposed Preliminary Site Plan regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

D. 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.

D. Notwithstanding the failure of the site plan to meet the requirements of the LDC Section 711.4.3, the Board finds that the purpose and intent of the LDC Regulations have been satisfied to an equivalent degree because of the specific nature of the third driveway for parents only and that the third driveway will be constructed in Phase 2 of the school project at a later date.

**Section 2. PRELIMINARY SITE PLAN.** The Preliminary Site Plan is hereby approved to reduce 50 foot wide tree preservation and landscape easement to 25 feet for Lots 1 thru 14, 18, 125, and 126 of residential phases 1 & 2 in the Woods of Moccasin Wallow Development as per the Stipulation I.2 as seen hereto. All other Stipulations are to remain in effect consistent with approval of PDMU/PDC-98-04(P)(R6) approved by the Board of County Commissioners on August 4, 2011:

**STIPULATIONS**

**I. PRESERVATION AND CONSERVATION**

2. A 25 foot wide tree preservation and landscape easement shall be designated on and adjacent to residential lots1-14, 18, 125, and 126, as shown on the Preliminary Site Plan. A 20-foot drainage easement is included as part of the ~~50-foot~~ Tree Preservation and Landscape Easement. No 4 inch d.b.h. trees or greater shall be removed within the Tree Preservation Easement, except as allowed pursuant to the Land Development Code.

**Section 3. SPECIAL AND SPECIFIC APPROVALS.** Special Approval is hereby granted for a project previously granted Special Approval: (1) within an Entranceway; (2) non-residential uses exceeding 150,000 sq. ft. of gross building area; (3) adjacent to a Perennial Stream; and (4) in the Mixed Use Future Land Use Category. The Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby granted as previously granted for an alternative to Section 711.4.3 of the Land Development Code. The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

**Section 4. SEVERABILITY.** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

**Section 5. CODIFICATION.** Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

**Section 6. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

**PASSED AND DULY ADOPTED**, by the Board of County Commissioners of Manatee County, Florida on the 4th day of September, 2014.

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

**BY:** _____
**Larry Bustle, Chairman**

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

**BY:** _____
**Deputy Clerk**

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1
COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°52'51" W, ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW1/4, A DISTANCE OF 164.38 FEET TO THE SOUTH LINE OF MOCCASIN WALLOW ROAD FOR THE POINT OF BEGINNING; THENCE S 89°33'49" E, ALONG SAID RIGHT OF WAY LINE, 607.83 FEET, THENCE S 00°52'51" W, PARALLEL TO SAID WEST LINE OF NE 1/4 OF NW 1/4 A DISTANCE OF 1176.18 FEET; THENCE N 89°48'19" W, ALONG THE SOUTH LINE OF SAID NE 1/4 OF NW 1/4 A DISTANCE OF 607.82 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF NW 1/4; THENCE N 00°52'51" E, ALONG THE AFOREMENTIONED WEST LINE OF NE 1/4 OF NW 1/4 A DISTANCE OF 1178.74 FEET TO THE P.O.B.. THE ABOVE LYING IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2
THE WEST 1/2 OF THE NORTHWEST 1/4; THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF 1-75 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 18 EAST, LESS AND EXCEPT THAT CERTAIN PROPERTY DESCRIBED AS PARCEL 100 IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 867, PAGE 438, OF THE PUBLIC RECORDS OF MANATEE COUNTY. FLORIDA; SAID LYING AND BEING IN MANATEE COUNTY, FLORIDA.

PARCEL 3
THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF 1- 75 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 18 EAST; SAID LAND LYING AND BEING IN MANATEE COUNTY, FLORIDA.



TOGETHER WITH:
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS:
THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 20, THENCE N00°19'46"W ALONG THE EAST LINE OF SAID SECTION 20 FOR 707.32 FEET TO A POINT ON A CURVE THAT IS CONCAVE TO THE NORTHWEST, A TANGENT LINE THROUGH SAID POINT BEARS S56°22'58"W; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 4489.66 FEET AND A CENTRAL ANGLE 18°29'38" FOR 1449.17 FEET TO THE END OF THIS PORTION OF SAID CURVE; THENCE S00°08'18"W 103.68 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE S89°38'2"E ALONG SAID LINE

FOR 1318.66 FEET TO THE POINT OF BEGINNING.

BEING FURTHER DESCRIBED AS FOLLOWS: (BY SURVEY)
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.
LESS: THAT PART OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTHERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93-A (1-75) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION'S RIGHT OF WAY MAPS.
ALSO LESS: THAT PART SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WITHIN THE: RIGHT OF WAY OF CECIL BURNETT ROAD AS SHOWN IN ROAD PLAT BOOK 9, PAGE 209 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

FLORIDA DEPARTMENT of STATE

**RICK SCOTT**
Governor

**KEN DETZNER**
Secretary of State

September 8, 2014

Honorable R. B. "Chips" Shore
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDMUPDC-98-04(P)(R7), which was filed in this office on September 5, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR



**R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250**
**Telephone: (850) 245-6270 • Facsimile: (850) 488-9879**
**www.dos.state.fl.us**

**Sarasota Herald-Tribune**
Dec. 31, 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, January 15, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU / PDC-98-04(P)(R8) /MOCCASIN WALLOW HOLDINGS, LLC WOODS OF MOCCASIN WALLOW PHASE 2 REVISIONS AND ZONING ORDINANCE MODIFICATIONS/ (DTS #20140361; Buzzsaw # B0000332)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, pertaining to approximately 197.02Â± acres on the south side of Moccasin Wallow Road and West of I-75, extending south to I-275 in the PDMU/PDC (Planned Development Mixed Use and Planned Development Commercial) zoning districts; approving a revised Preliminary Site Plan by increasing the number of Phase 2 residential lots from 52 to 65 single family lots and increasing the total number of lots from 104 to 117 single family lots, by decreasing the lot size of 65 lots from 70' of frontage and a minimum lot size of 8,400 square feet to 50' of frontage and a minimum lot size of 6,000 square feet, by reducing the side yard setback from 7.5' to 5' and amending and restating the approved zoning ordinance; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-59(P)(R) - PROSPECT BRADENTON INVESTMENTS, LLC / PALMA SOLA BAY CLUB (DTS #20140362; Buzzsaw # B0000341)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend a Preliminary Site Plan and stipulations as previously approved by Ordinance No. PDR-03-59(Z)(P); the amendments include: amending the maximum number of multi-family residential units from 201 to 207; amending stipulations pertaining to operation of the emergency access point onto Palma Sola Boulevard; amending the heights of two buildings generally located on either side of the emergency access entrance from two to three stories over parking and labeled Buildings Nos. 1 and 9 on the Preliminary Site Plan; amending stipulations to allow the option of an observation deck as depicted on the Preliminary Site Plan; amending stipulations for compliance with current codes; said Preliminary Site Plan pertains to property located at 3410 77th Street West in Bradenton on 31.24Â± acres in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date.

PDC-14-26(Z)(P) - MICHAEL TODD REED LLC / PARRISH STORAGE 2 (DTS 20140365)
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 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-25(Z)(P) - EMPIRE STATE HOLDING GROUP, LLC & NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC/INDIGO SUBDIVISION - MEPS00000250 - DTS 20140399)
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 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district; the site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East,(South County); approving a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences; repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, 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: December 31, 2014

**Bradenton Herald**
Dec. 31, 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, January 15, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU / PDC-98-04(P)(R8)/ MOCCASIN WALLOW
HOLDINGS, LLC WOODS OF MOCCASIN WALLOW PHASE 2 REVISIONS AND ZONING
ORDINANCE MODIFICATIONS/ (DTS #20140361;
Buzzsaw # B0000332)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, pertaining to approximately 197.02ñ acres on the south side of Moccasin Wallow Road and West of I-75, extending south to I-275 in the PDMU/PDC (Planned Development Mixed Use and Planned Development Commercial) zoning districts; approving a revised Preliminary Site Plan by increasing the number of Phase 2 residential lots from 52 to 65 single family lots and increasing the total number of lots from 104 to 117 single family lots, by decreasing the lot size of 65 lots from 70' of frontage and a minimum lot size of 8,400 square feet to 50' of frontage and a minimum lot size of 6,000 square feet, by reducing the side yard setback from 7.5' to 5' and amending and restating the approved zoning ordinance; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-59(P)(R) - PROSPECT BRADENTON INVESTMENTS, LLC / PALMA SOLA BAY CLUB (DTS #20140362;
Buzzsaw # B0000341)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend a Preliminary Site Plan and stipulations as previously approved by Ordinance No. PDR-03-59(Z)(P); the amendments include: amending the maximum number of multi-family residential units from 201 to 207; amending stipulations pertaining to operation of the emergency access point onto Palma Sola Boulevard; amending the heights of two buildings generally located on either side of the emergency access entrance from two to three stories over parking and labeled Buildings Nos. 1 and 9 on the Preliminary Site Plan; amending stipulations to allow the option of an observation deck as depicted on the Preliminary Site Plan; amending stipulations for compliance with current codes; said Preliminary Site Plan pertains to property located at 3410 77th Street West in Bradenton on 31.24ñ acres in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date.

PDC-14-26(Z)(P) - MICHAEL TODD REED LLC / PARRISH STORAGE 2 (DTS 20140365)
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 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and

providing an effective date.

PDR-14-25(Z)(P) - EMPIRE STATE HOLDING GROUP, LLC
& NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC/INDIGO SUBDIVISION - MEPS00000250 - DTS 20140399)

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 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district; the site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East,(South County); approving a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences; repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, 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
12/31/2014

# RAYSOR
## Transportation Consulting

*TRAFFIC ENGINEERING*
*DEVELOPMENT SUPPORT*

Date: November 21, 2014

## LETTER OF TRANSMITTAL

To: Building and Development Services Department
Attention: 4th Floor Reviewer On Call For Concurrency and Permanent Records
1112 Manatee Avenue West
Bradenton, FL 34205

Received
NOV 25 2014
ZONING

Project: The Woods of Moccasin Wallow - Phase Two

Project No.: 288020

We are transmitting the following item(s): ☒ Enclosed ☐ Separately *via* ☒ Regular Mail ☐ Hand Delivery ☐ Overnight/Express ☐ Pick-Up

| Item | Copies | Date | Description |
|---|---|---|---|
| 1 | 2 | 11/20/14 | Traffic Impact Analysis Report - Final/Approved |
| 2 | 1 | 11/20/14 | CD with Report PDF and Analysis Files |
| 3 | | | |
| 4 | | | |
| 5 | | | |

☐ As Requested ☐ For Review ☐ For Signature ☒ Other
☐ For Approval ☐ For Your Use ☐ Executed/Returned

Comments:



By: Michael Raysor
Michael D. Raysor, P.E., PTOE
President

cc: Dale Johnson, Primerica Group One, Inc.

19046 Bruce B. Downs Blvd, Suite 308 • Tampa, FL 33647 • (813) 625-1699 • (813) 413-7432 fx • www.raysor-transportation.com

TIA APPROVAL DATE: 11/21/2014 (refer to Exhibit A)

RAYSOR Transportation Consulting

TECHNICAL MEMORANDUM

TO: Dale W. Johnson
Primerica Group One, Inc.

FROM: Michael D. Raysor, P.E., PTOE
RAYSOR Transportation Consulting, LLC.

SUBJECT: Woods of Moccasin Wallow Phase Two
Traffic Impact Analysis
DTS # 20140361

DATE: November 20, 2014 (Revision No. 1)

APPROVED
DEC 01 2014
Manatee County
Trans Planning
Jason Cutler 12-1-2014

PE #60919
11/21/14

## SECTION 1.0 INTRODUCTION

This technical memorandum documents a traffic impact analysis (TIA) undertaken to analyze Phase Two development of the Woods of Moccasin Wallow project. This traffic study has been prepared in general accordance with Manatee County's *Traffic Impact Analysis Requirements and Procedures* (November 2012) as applicable to a project sub-phase; as documented in the methodology statement provided in Attachment "A", as amended through subsequent discussions with County staff.

## SECTION 2.0 PROJECT DESCRIPTION

The project site is located on the south side of Moccasin Wallow Road, west of Interstate 75, in Manatee County, Florida (refer to Figure 1.0). The first phase of the project consisted of 31 single family residential units and the Imagine Schools North Manatee charter school. The current development request is for project Phase Two, consisting of 65 single family residential units, which are anticipated to build out by 2016/2017.

## SECTION 3.0 PROJECT GENERATED TRIPS

The daily and peak hour trip generation of the project site was estimated using trip characteristic data in accordance with ITE's *Trip Generation Manual* (Institute of Transportation Engineers, 9th edition, 2012), as shown in Table 1.0. The distribution of project generated trips was estimated manually based on area roads and land use patterns as shown in Figure 2.0 and further documented in Attachment "B".

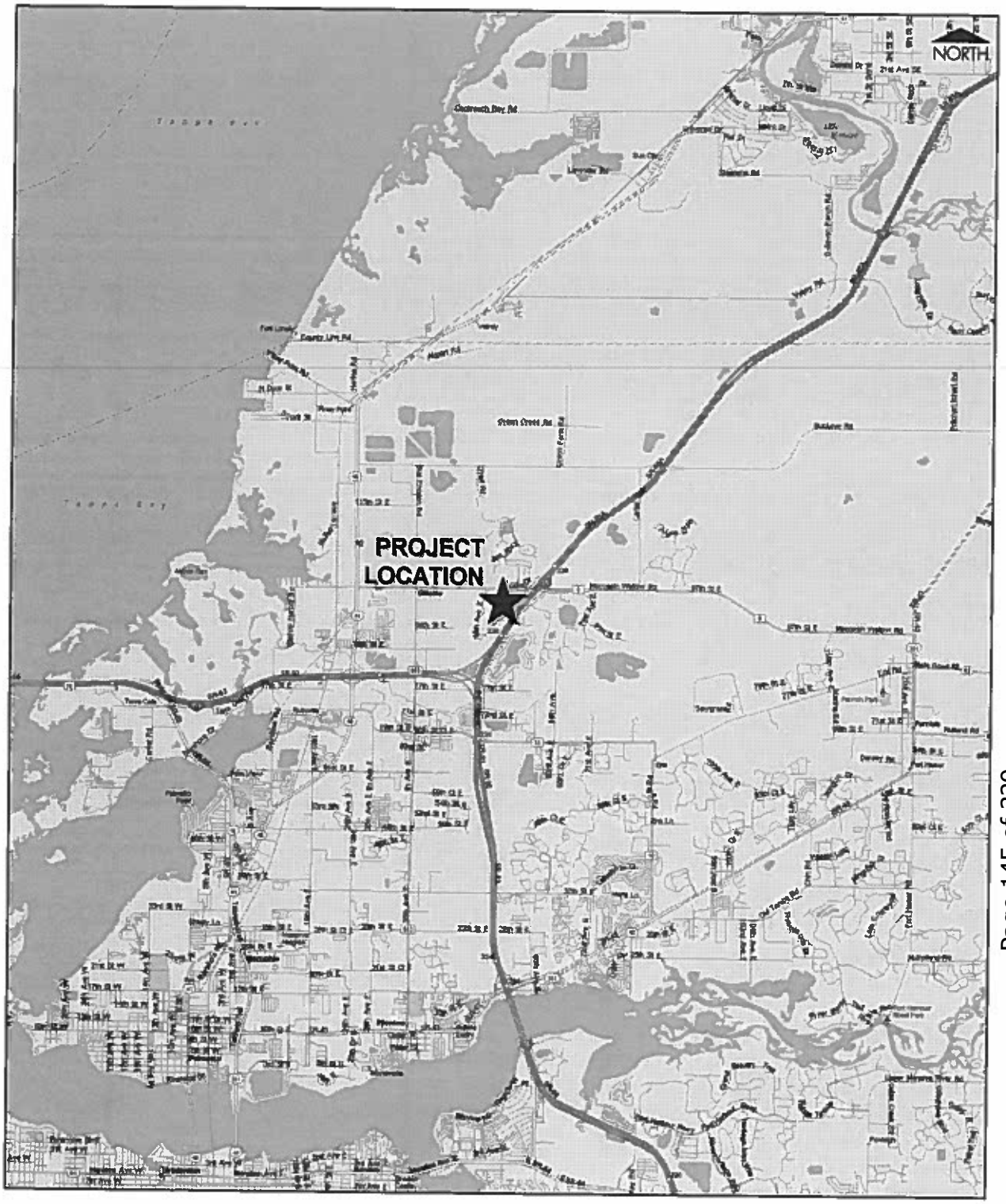
**TABLE 1.0 TRIP GENERATION SUMMARY**

| ITE LUC | Land Use Description | Size | Weekday | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Trip Rate/ Equation | Trips | Trip Rate/ Equation | Trips | Enter | Exit | Trip Rate/ Equation | Trips | Enter | Exit |
| 210 | Single Family Residential | 65 du | Ln(T)=0.92 Ln(X)+2.72 | 708 | T=0.70(X) +9.74 | 55 | 14 | 41 | Ln(T)=0.90 Ln(X)+0.51 | 71 | 45 | 26 |



19046 Bruce B. Downs Blvd, Suite 308 • Tampa, FL 33647 • (813) 625-1699 • (813) 413-7432 fx

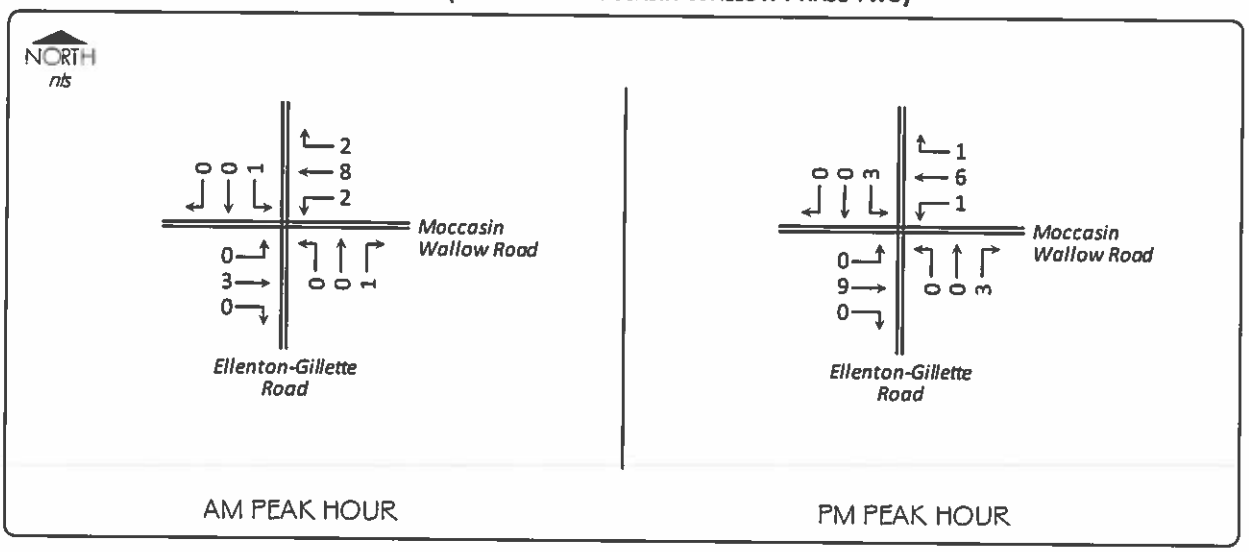
**FIGURE 1.0 PROJECT SITE LOCATION**






19046 Bruce B. Downs Blvd, Suite 308 • Tampa, FL 33647 • (813) 625-1699 • (813) 413-7432 fx

**FIGURE 2.0 PROJECT TRAFFIC DISTRIBUTION (WOODS OF MOCCASIN WALLOW PHASE TWO)**




## SECTION 4.0 STUDY AREA

Pursuant to discussions with County staff, it was agreed that the study area for this analysis would be limited to the intersection of Moccasin Wallow Road at Ellenton-Gillette Road in regard to operational analyses. In addition, an evaluation of signal warrants was performed for the intersections of Moccasin Wallow Road at the Interstate 75 ramps.

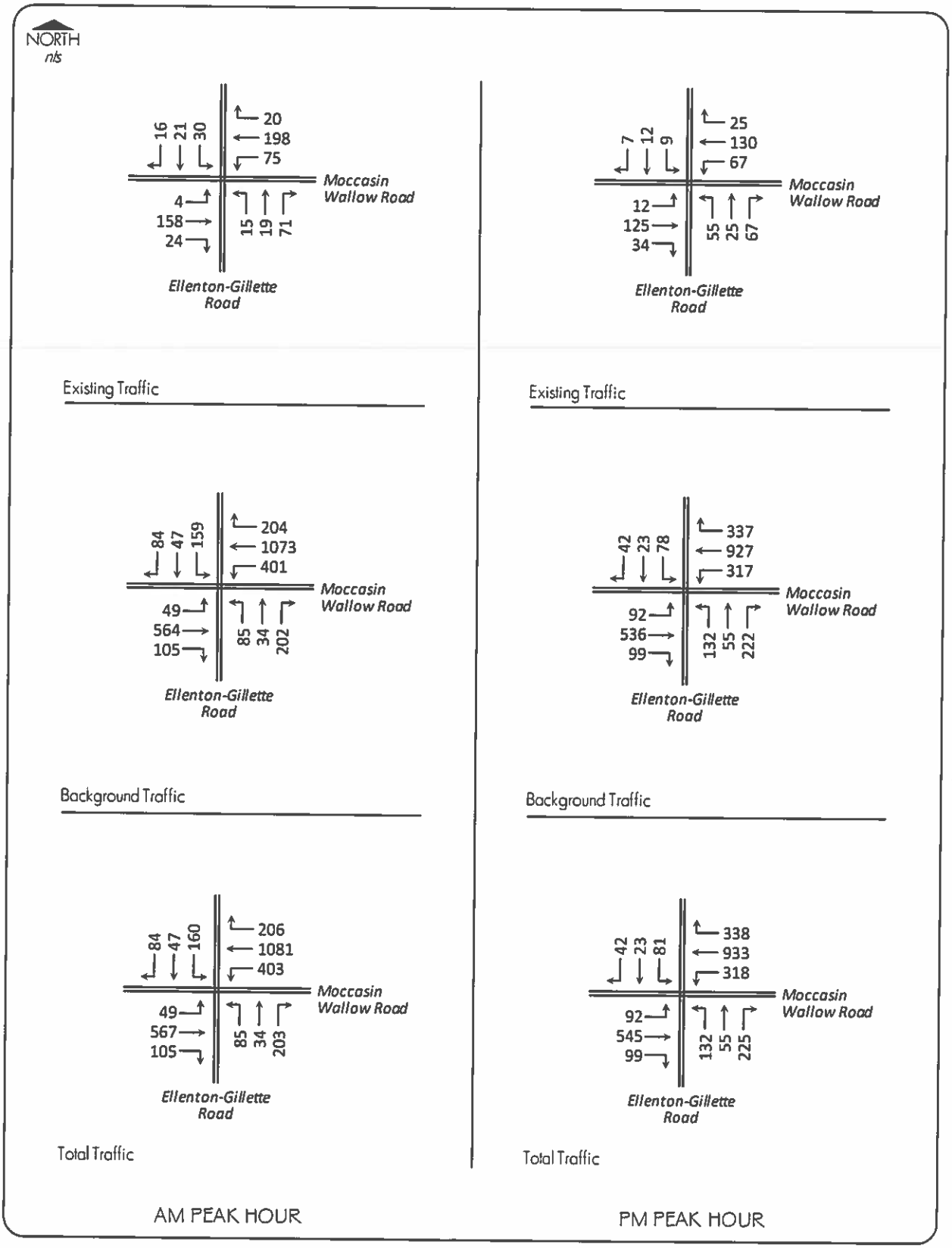
## SECTION 5.0 TRAFFIC VOLUMES

Existing traffic volumes for the intersection of Moccasin Wallow Road at Ellenton-Gillette Road were obtained from manual intersection turning movement counts performed in September 2014, and the resulting PM peak hour was identified as 3:00 pm to 4:00 pm due to traffic generated by the Imagine Charter School located on 49th Avenue East, approximately 1,000 feet south of Moccasin Wallow Road. While this time period is outside of the typical Manatee County analysis period of 4:00 pm to 6:00 pm, it was used in this study to reflect worst-case traffic conditions, in consideration of the referenced school. An AM peak hour analysis was also included in the study, where this period is also outside of the typical Manatee County analysis period of 4:00 pm to 6:00 pm, but was included for informational purposes. The traffic counts were adjusted to reflect peak season conditions using FDOT 2013 seasonal adjustment factors, where the peak season factor used in the analysis provided for a worst-case condition. Traffic count data for existing conditions for this location is provided in Attachment "C". Future year background traffic volumes for this location were calculated by adding reserved traffic volumes as provided by staff (refer to Attachment "D"). Total traffic volumes for this location were calculated by adding project traffic to background traffic. Figure 3.0 illustrates the traffic volumes used in this analysis for the intersection of Moccasin Wallow Road at Ellenton-Gillette Road. Refer to Section 7.0 of this memorandum for the traffic volumes used to evaluate traffic signal warrants for the intersections of Moccasin Wallow Road at the Interstate 75 ramps.



19046 Bruce B. Downs Blvd, Suite 308 • Tampa, FL 33647 • (813) 625-1699 • (813) 413-7432 fx

**FIGURE 3.0 TRAFFIC VOLUME SUMMARY**






19046 Bruce B. Downs Blvd, Suite 308 • Tampa, FL 33647 • (813) 625-1699 • (813) 413-7432 fx

## SECTION 6.0 OPERATIONAL ANALYSIS

Operational analyses for the study intersection of Moccasin Wallow Road at Ellenton-Gillette Road were undertaken for existing, background, and total traffic conditions. The intersection analyses were performed using Synchro analysis software (HCM methodology). The results of the analysis are summarized in Table 2.0 and worksheets documenting the analysis are provided in Attachment "E".

**TABLE 2.0 INTERSECTION ANALYSIS SUMMARY (BASE SCENARIO)**

| Location | Peak Hour | Scenario | Individual Movement V/C Ratios | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Moccasin Wallow Road at Ellenton-Gillette Road | AM | Existing | [2] | 0.00 | [2[ | [2] | 0.08 | [2] | [2] | 0.29 | [2] | [2] | 0.32 | [2] |
| | | Background | [2] | 0.18 | [2] | [2] | 0.76 | [2] | [2[ | [1] | [2] | [2] | [1] | [2[ |
| | | Total | [2[ | 0.19 | [2] | [2[ | 0.77 | [2] | [2] | [1] | [2[ | [2] | [1] | [2[ |
| | PM | Existing | [2[ | 0.01 | [2] | [2[ | 0.06 | [2] | [2[ | 0.37 | [2[ | [2] | 0.09 | [2[ |
| | | Background | [2] | 0.28 | [2] | [2] | 0.49 | [2] | [2] | [1] | [2] | [2] | [1] | [2] |
| | | Total | [2] | 0.28 | [2] | [2[ | 0.50 | [2] | [2[ | [1] | [2] | [2[ | [1] | [2] |

[1] No Capacity for Movement, V/C Ratio Cannot be Calculated; [2] Shared Lane

The study intersection of Moccasin Wallow Road at Ellenton-Gillette Road was identified to currently operate acceptably, but is not anticipated to operate acceptably for future background and total traffic conditions, due to the impacts associated with the reserved traffic volumes.

Improvements to restore acceptable operating conditions for the study intersection of Moccasin Wallow Road at Ellenton-Gillette Road for the background traffic scenario were identified, as noted below; where these improvements were identified as the most minimal set of improvements to restore acceptable operating conditions for the PM peak analysis hour. Then the total traffic scenario was reanalyzed in consideration of the identified improvements, and it was found that the improvements also restored acceptable operating conditions for total traffic conditions (i.e., all movements with v/c ratios less than 1.00). Thus, pursuant to prevailing state law (FL Statute 163.3180(5)(h)3), the subject project should not be required to construct transportation improvements or provide any other mitigation for transportation impacts associated with Phase Two development. Table 3.0 summarizes the analysis with the referenced improvements, and worksheets documenting the analysis are provided in Attachment "F".



19046 Bruce B. Downs Blvd, Suite 308 • Tampa, FL 33647 • (813) 625-1699 • (813) 413-7432 fx

**IMPROVEMENTS TO RESTORE ACCEPTABLE PM BACKGROUND CONDITIONS (MOCCASIN WALLOW RD AT ELLENTON-GILLETTE RD)**

- Signalize the intersection.
- Widen Moccasin Wallow Road to four lanes.
- Add an exclusive eastbound-to-northbound left-turn lane.
- Add an exclusive westbound-to-southbound left-turn lane.
- Add an exclusive northbound-to-eastbound right-turn lane.

For informational purposes, the following improvement was also found to be necessary to restore acceptable AM peak hour operating conditions:

- Add an exclusive southbound-to-eastbound left-turn lane.

**TABLE 3.0 INTERSECTION ANALYSIS SUMMARY (WITH IMPROVEMENTS SCENARIO)**

| Location | Peak Hour | Scenario | Individual Movement V/C Ratios | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Moccasin Wallow Road at Ellenton-Gillette Road | AM | Background w/Improvements | 0.41 | 0.95 | [2] | 0.99 | 0.96 | [2[ | [2] | 0.73 | 0.18 | 0.97 | 0.29 | [2] |
| | | Total w/Improvements | 0.41 | 0.95 | [2] | 0.99 | 0.97 | [2] | [2] | 0.73 | 0.18 | 0.97 | 0.29 | [2] |
| | PM | Background w/Improvements | 0.61 | 0.61 | [2[ | 0.78 | 0.94 | [2] | [2] | 0.89 | 0.19 | [2] | 0.80 | [2] |
| | | Total w/Improvements | 0.61 | 0.62 | [2[ | 0.79 | 0.95 | [2] | [2] | 0.89 | 0.19 | [2] | 0.83 | [2] |

[1] No Capacity for Movement, V/C Ratio Cannot be Calculated; [2] Shared Lane

## SECTION 7.0 TRAFFIC SIGNAL WARRANT EVALUATION

An evaluation of signal warrants was performed for the intersections of Moccasin Wallow Road at the Interstate 75 ramps, based on the traffic signal warranting criteria of the *Manual on Uniform Traffic Control Devices*, (FHWA, 2009). The traffic volumes used for this evaluation were obtained from FDOT count stations, reflecting existing conditions, as documented in Attachment "G". The results of the evaluation, as documented in Attachment "G", indicate that traffic signals are not currently warranted at the intersections of Moccasin Wallow Road with the Interstate 75 Ramps.



19046 Bruce B. Downs Blvd, Suite 308 • Tampa, FL 33647 • (813) 625-1699 • (813) 413-7432 fx

## SECTION 8.0 CONCLUSION

Based on the data, analyses and findings contained herein, the following is concluded in consideration of Phase Two development of the Woods of Moccasin Wallow project:

- Phase Two development is proposed to consist of 65 single family residential units, which are anticipated to build out by 2016/2017.

- Phase Two development is estimated to generate approximately 708 daily trips, with 55 trips during the AM peak hour and 71 trips during the PM peak hour.

- The study Intersection of Moccasin Wallow Road at Ellenton-Gillette Road was identified to currently operate acceptably, but is not anticipated to operate acceptably for future background and total traffic conditions, due to the impacts associated with the reserved traffic volumes. However, pursuant to prevailing state law (FL Statute 163.3180(5)(h)3), since improvements to restore acceptable operating conditions for background traffic also restore acceptable operating conditions for total traffic, the subject project should not be required to construct transportation improvements or provide any other mitigation for transportation impacts associated with Phase Two development.

- The improvements identified to restore acceptable operating conditions for the study intersection of Moccasin Wallow Road at Ellenton-Gillette Road for the PM peak analysis hour consist of the following:

  - Signalize the intersection.
  - Widen Moccasin Wallow Road to four lanes.
  - Add an exclusive eastbound-to-northbound left-turn lane.
  - Add an exclusive westbound-to-southbound left-turn lane.
  - Add an exclusive northbound-to-eastbound right-turn lane.

- Traffic signals were found to not currently be warranted at the intersections of Moccasin Wallow Road with the Interstate 75 Ramps.



19046 Bruce B. Downs Blvd, Suite 308 • Tampa, FL 33647 • (813) 625-1699 • (813) 413-7432 fx

**Wood of Moccasin Wallow Phase Two**
*Traffic Impact Analysis*

Attachments

A - Methodology Statement

B - Project Trip Distribution

C - Traffic Count Data

D - Reserved Traffic Volumes

E - Analysis Worksheets (Base Scenario)

F - Analysis Worksheets (With Improvements Scenario)

G - Traffic Signal Warrant Evaluation

Exhibits

A - Manatee County Approval Letter

RAYSOR
Transportation Consulting

TRAFFIC ENGINEERING
DEVELOPMENT SUPPORT

September 3, 2014

Jason Utley, AICP
Transportation Systems Modeler
Manatee County Government
1022 26th Avenue East
Bradenton, Florida 34208

**Subject: The Woods of Moccasin Wallow, Phase Two -- Manatee County, Florida**
**Traffic Study Methodology Statement**

Dear Mr. Utley,

The Woods of Moccasin Wallow (hereinafter referred to as the "project") is proposing to commence with its Phase Two development, consisting of 65 single family residential units. A traffic impact analysis is proposed to be undertaken in accordance with the following analysis and reporting procedures, as previously discussed with County staff:

Project Description
The project site is located on the south side of Moccasin Wallow Road, west of Interstate 75, in Manatee County, Florida (refer to Attachment "A"). The first phase of the project consisted of 31 single family residential units and the Imagine Schools North Manatee charter school. The current development request is for project Phase Two, consisting of 65 single family residential units, which are anticipated to build out within 2015.

Study Area
Pursuant to prior discussions with County staff by both the applicant and our office, it was agreed that the study area for this analysis would be limited to the intersection of Moccasin Wallow Road at Ellenton-Gillette Road.

Analysis Scenarios
Three scenarios will be analyzed as follows: (1) existing traffic conditions; (2) background traffic conditions, and (3) total traffic conditions, where these various traffic conditions are subsequently defined below. Analyses of the study intersection will performed for both AM and PM peak hour conditions.

Trip Generation
The daily and peak hour trip generation of the project site was estimated using trip characteristic data in accordance with ITE's *Trip Generation Manual* (Institute of Transportation Engineers, 9th edition, 2012), as shown in Table 1.0.

Trip Distribution
The distribution of project generated trips was estimated based on area roads and land use patterns using engineering judgment, as shown in Attachment "B".

19046 Bruce B. Downs Blvd, Suite 308 • Tampa, FL 33647 • (813) 625-1699 • (813) 413-7432 fx • www.raysor-transportation.com

**TABLE 1.0 TRIP GENERATION ESTIMATE**

| ITE LUC | Land Use Description | Size | Weekday | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Trip Rate/ Equation | Trips | Trip Rate/ Equation | Trips | Enter | Exit | Trip Rate/ Equation | Trips | Enter | Exit |
| 210 | Single Family Residential | 65 du | Ln(T)=0.92 Ln(X)+2.72 | 708 | T=0.70(X) +9.74 | 55 | 14 | 41 | Ln(T)=0.90 Ln(X)+0.51 | 71 | 45 | 26 |

**Existing Traffic**

Traffic volumes to be used in the study will be obtained from intersection turning movement counts performed at the study intersection in September 2014. The traffic volumes obtained from the counts will be adjusted using FDOT's 2013 peak season factors.

**Background Traffic**

Future year background traffic volumes for the study intersection will be calculated by adding 100% of vested traffic to the existing traffic volumes, except for vested traffic that is associated with the Woods of Moccasin Wallow project.

**Total Traffic**

Future year total traffic volumes will be calculated by adding "project" traffic to background traffic, where "project" traffic is defined as the trips estimated to be generated by the subject 65 single family residential units.

**Analysis Procedures**

The intersection analysis will be undertaken using Synchro analysis software; whereas the analyses will initially be undertaken in consideration of existing traffic signal timings (the signal timing sheets will be provided along with the TIA). If signal timing modifications are necessary to accommodate background or project generated traffic, these will be identified in the recommendations of the analysis. The performance standard shall be individual movements with v/c ratios not greater than 1.0.

It is further noted that pursuant to prevailing State law, if background traffic conditions are analyzed and found to be deficient, improvements to restore background traffic deficiencies shall be assumed to be in place for the purposes of the traffic study, and will also be assumed to be in place for total traffic conditions. The analyst shall identify solutions to identified deficiencies, if any.

Electronic and paper copies of the Synchro files will be included with the TIA submittal.

**Turn Lane Analysis**

Turn lane analyses are not proposed to be included in the study, as site access analyses are not being provided.

Documentation

A report documenting the traffic impact analysis will be prepared in accordance with County requirements. The report will be signed and sealed by a professional engineer registered in the State of Florida.

Upon submittal of the TIA, the original submittal will have a draft watermark and draft will be included in the title along with the full date that the submittal was made. For the final submittal of the TIA, it will be noted that the submittal is the Final Submittal, and the approval letter issued by the County will accompany the submittal.

If you should have any questions/comments regarding the materials discussed herein, please feel free to contact me.

Sincerely,
**RAYSOR Transportation Consulting**

Michael D. Raysor, P.E., PTOE
President

# ATTACHMENT "A"

**The Wood of Moccasin Wallow**

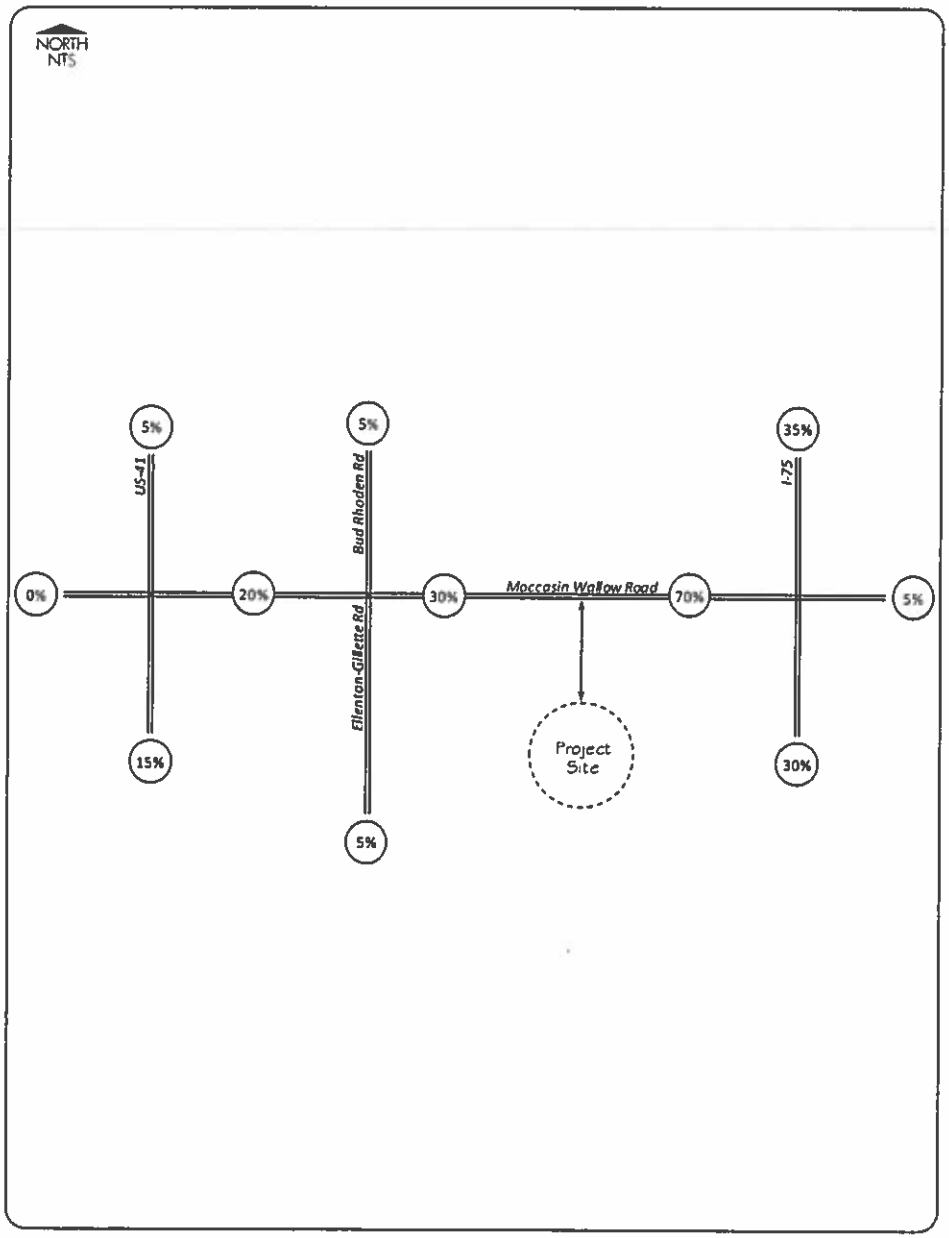
*Project Location Map*

ATTACHMENT A - 1 of 1

# ATTACHMENT "B"

**The Wood of Moccasin Wallow**

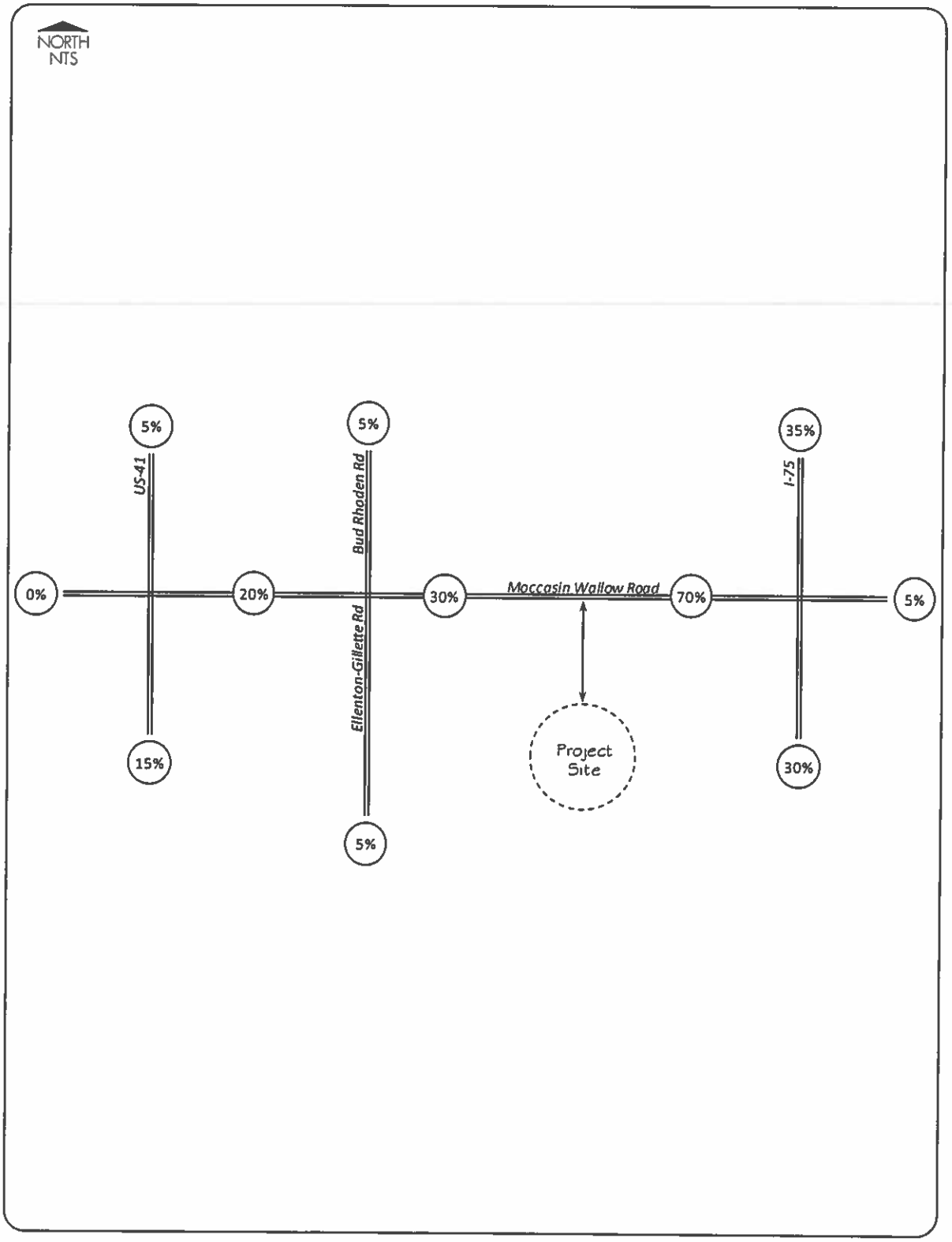
*Project Traffic Distribution*




ATTACHMENT B - 1 of 1

**The Wood of Moccasin Wallow**

*Project Traffic Distribution*



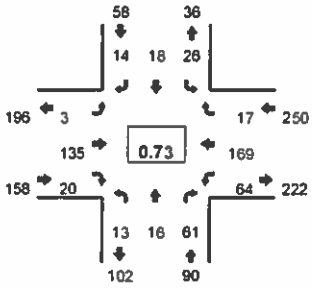
Type of peak hour being reported: Intersection Peak

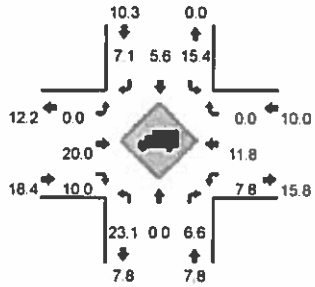
Method for determining peak hour: Total Entering Volume

**LOCATION:** Ellenton Gillette Rd -- Moccasin Wallow Rd
**CITY/STATE:** Palmetto, FL

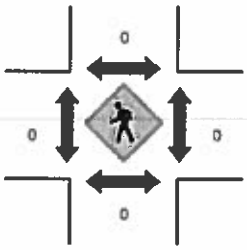
**QC JOB #:** 12784405
**DATE:** Thu, Sep 04 2014

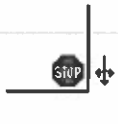
**Peak-Hour: 7:30 AM -- 8:30 AM**
**Peak 15-Min: 8:15 AM -- 8:30 AM**

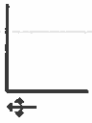


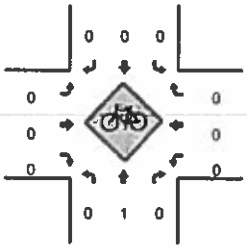



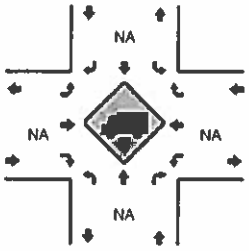

Quality Counts
TRANSPORTATION DATA COLLECTION SERVICES

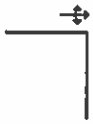


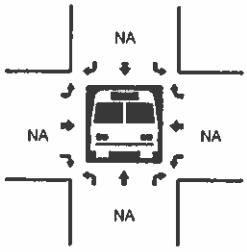








R* = RTOR

| 15-Min Count Period Beginning At | Ellenton Gillette Rd (Northbound) | | | | | Ellenton Gillette Rd (Southbound) | | | | | Moccasin Wallow Rd (Eastbound) | | | | | Moccasin Wallow Rd (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 7:00 AM | 2 | 2 | 4 | 0 | 0 | 7 | 3 | 3 | 0 | 0 | 0 | 21 | 6 | 0 | 0 | 7 | 50 | 6 | 0 | 0 | 111 | |
| 7:15 AM | 5 | 4 | 9 | 0 | 0 | 4 | 8 | 5 | 0 | 0 | 2 | 28 | 7 | 0 | 0 | 10 | 37 | 5 | 0 | 0 | 124 | |
| 7:30 AM | 1 | 6 | 4 | 0 | 0 | 8 | 4 | 4 | 0 | 0 | 1 | 26 | 3 | 0 | 0 | 18 | 42 | 5 | 0 | 0 | 122 | |
| 7:45 AM | 4 | 4 | 9 | 0 | 0 | 6 | 2 | 1 | 0 | 0 | 1 | 28 | 6 | 0 | 0 | 10 | 42 | 5 | 0 | 0 | 118 | 476 |
| 8:00 AM | 4 | 3 | 17 | 0 | 0 | 3 | 6 | 3 | 0 | 0 | 0 | 43 | 5 | 0 | 0 | 9 | 28 | 4 | 0 | 0 | 125 | 486 |
| 8:15 AM | 4 | 3 | 31 | 0 | 0 | 9 | 6 | 6 | 0 | 0 | 1 | 38 | 6 | 0 | 0 | 27 | 57 | 3 | 0 | 0 | 191 | 559 |
| 8:30 AM | 3 | 4 | 3 | 0 | 0 | 9 | 2 | 1 | 0 | 0 | 0 | 22 | 2 | 0 | 0 | 9 | 28 | 3 | 0 | 0 | 86 | 520 |
| 8:45 AM | 3 | 5 | 4 | 0 | 0 | 12 | 3 | 1 | 0 | 0 | 0 | 24 | 11 | 0 | 0 | 4 | 19 | 0 | 0 | 0 | 86 | 488 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 16 | 12 | 124 | 0 | 0 | 36 | 24 | 24 | 0 | 0 | 4 | 152 | 24 | 0 | 0 | 108 | 228 | 12 | 0 | 0 | 764 |
| Heavy Trucks | 8 | 0 | 16 | | | 12 | 4 | 4 | | | 0 | 44 | 0 | | | 4 | 8 | 0 | | | 100 |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Railroad | | | | | | | | | | | | | | | | | | | | | |
| Stopped Buses | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 9/12/2014 5:28 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

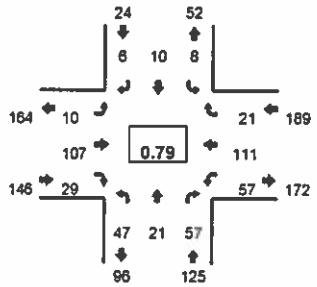
Type of peak hour being reported: Intersection Peak

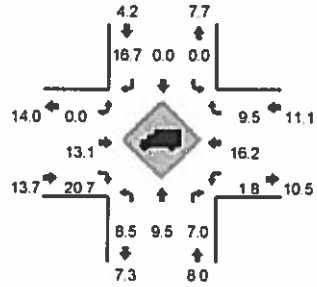
Method for determining peak hour: Total Entering Volume

**LOCATION:** Ellenton Gillette Rd -- Moccasin Wallow Rd
**CITY/STATE:** Palmetto, FL

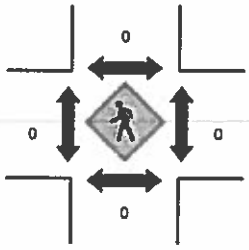
**QC JOB #:** 12784406
**DATE:** Wed, Sep 03 2014

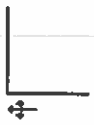
**Peak-Hour: 3:00 PM -- 4:00 PM**
**Peak 15-Min: 3:15 PM -- 3:30 PM**

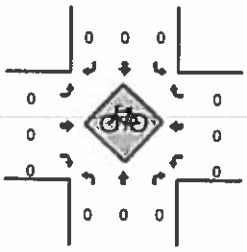


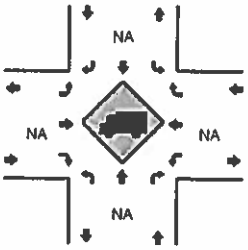



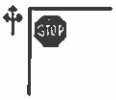

Quality Counts
TRANSPORTATION DATA COLLECTION SERVICES

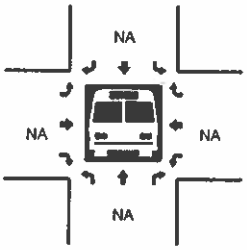









R* = RTOR

| 15-Min Count Period Beginning At | Ellenton Gillette Rd (Northbound) | | | | | Ellenton Gillette Rd (Southbound) | | | | | Moccasin Wallow Rd (Eastbound) | | | | | Moccasin Wallow Rd (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 3:00 PM | 9 | 6 | 19 | 0 | 0 | 1 | 2 | 2 | 0 | 0 | 3 | 28 | 6 | 0 | 0 | 8 | 20 | 4 | 0 | 0 | 105 | |
| 3:15 PM | 22 | 5 | 20 | 0 | 0 | 3 | 5 | 0 | 0 | 0 | 3 | 25 | 8 | 0 | 0 | 29 | 28 | 7 | 0 | 0 | 153 | |
| 3:30 PM | 9 | 7 | 12 | 0 | 0 | 2 | 3 | 2 | 0 | 0 | 1 | 34 | 7 | 0 | 0 | 12 | 41 | 3 | 0 | 0 | 133 | |
| 3:45 PM | 7 | 3 | 8 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 3 | 22 | 10 | 0 | 0 | 8 | 22 | 7 | 0 | 0 | 92 | 483 |
| 4:00 PM | 9 | 5 | 5 | 0 | 0 | 6 | 0 | 3 | 0 | 0 | 6 | 25 | 11 | 0 | 0 | 6 | 23 | 3 | 0 | 0 | 102 | 485 |
| 4:15 PM | 3 | 2 | 5 | 0 | 0 | 5 | 1 | 0 | 0 | 0 | 3 | 20 | 4 | 0 | 0 | 6 | 16 | 3 | 0 | 0 | 68 | 395 |
| 4:30 PM | 6 | 5 | 15 | 1 | 0 | 3 | 4 | 1 | 0 | 0 | 2 | 34 | 8 | 0 | 0 | 15 | 24 | 3 | 0 | 0 | 121 | 385 |
| 4:45 PM | 4 | 3 | 6 | 0 | 0 | 2 | 4 | 0 | 0 | 0 | 2 | 28 | 8 | 0 | 0 | 13 | 29 | 5 | 0 | 0 | 104 | 396 |
| 5:00 PM | 3 | 2 | 4 | 0 | 0 | 2 | 7 | 2 | 0 | 0 | 2 | 31 | 11 | 0 | 0 | 12 | 32 | 3 | 0 | 0 | 111 | 408 |
| 5:15 PM | 5 | 6 | 3 | 0 | 0 | 6 | 5 | 5 | 0 | 0 | 6 | 25 | 9 | 0 | 0 | 8 | 32 | 2 | 0 | 0 | 112 | 448 |
| 5:30 PM | 10 | 3 | 10 | 0 | 0 | 2 | 4 | 0 | 0 | 0 | 1 | 19 | 3 | 0 | 0 | 14 | 38 | 6 | 0 | 0 | 110 | 437 |
| 5:45 PM | 5 | 4 | 10 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | 0 | 25 | 5 | 0 | 0 | 8 | 33 | 4 | 0 | 0 | 102 | 435 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 88 | 20 | 80 | 0 | 0 | 12 | 20 | 0 | 0 | 0 | 12 | 100 | 24 | 0 | 0 | 116 | 112 | 28 | 0 | 0 | 612 |
| Heavy Trucks | 4 | 0 | 4 | | | 0 | 0 | 0 | | | 0 | 16 | 8 | | | 0 | 36 | 0 | | | 68 |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Railroad Stopped Buses | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 9/12/2014 5:28 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

2013 Peak Season Factor Category Report - Report Type: ALL
Category: 1310 HPMS OFF-SYSTEM

MOCF: 0.95

| Week | Dates | SF | PSCF |
|---|---|---|---|
| 1 | 01/01/2013 - 01/05/2013 | 1.00 | 1.05 |
| 2 | 01/06/2013 - 01/12/2013 | 0.99 | 1.04 |
| 3 | 01/13/2013 - 01/19/2013 | 0.99 | 1.04 |
| 4 | 01/20/2013 - 01/26/2013 | 0.98 | 1.03 |
| 5 | 01/27/2013 - 02/02/2013 | 0.97 | 1.02 |
| 6 | 02/03/2013 - 02/09/2013 | 0.97 | 1.02 |
| 7 | 02/10/2013 - 02/16/2013 | 0.96 | 1.01 |
| * 8 | 02/17/2013 - 02/23/2013 | 0.95 | 1.00 |
| * 9 | 02/24/2013 - 03/02/2013 | 0.95 | 1.00 |
| *10 | 03/03/2013 - 03/09/2013 | 0.95 | 1.00 |
| *11 | 03/10/2013 - 03/16/2013 | 0.94 | 0.99 |
| *12 | 03/17/2013 - 03/23/2013 | 0.94 | 0.99 |
| *13 | 03/24/2013 - 03/30/2013 | 0.94 | 0.99 |
| *14 | 03/31/2013 - 04/06/2013 | 0.95 | 1.00 |
| *15 | 04/07/2013 - 04/13/2013 | 0.95 | 1.00 |
| *16 | 04/14/2013 - 04/20/2013 | 0.95 | 1.00 |
| *17 | 04/21/2013 - 04/27/2013 | 0.95 | 1.00 |
| *18 | 04/28/2013 - 05/04/2013 | 0.96 | 1.01 |
| *19 | 05/05/2013 - 05/11/2013 | 0.96 | 1.01 |
| *20 | 05/12/2013 - 05/18/2013 | 0.96 | 1.01 |
| 21 | 05/19/2013 - 05/25/2013 | 0.98 | 1.03 |
| 22 | 05/26/2013 - 06/01/2013 | 1.00 | 1.05 |
| 23 | 06/02/2013 - 06/08/2013 | 1.02 | 1.07 |
| 24 | 06/09/2013 - 06/15/2013 | 1.03 | 1.08 |
| 25 | 06/16/2013 - 06/22/2013 | 1.05 | 1.11 |
| 26 | 06/23/2013 - 06/29/2013 | 1.09 | 1.15 |
| 27 | 06/30/2013 - 07/06/2013 | 1.12 | 1.18 |
| 28 | 07/07/2013 - 07/13/2013 | 1.15 | 1.21 |
| 29 | 07/14/2013 - 07/20/2013 | 1.19 | 1.25 |
| 30 | 07/21/2013 - 07/27/2013 | 1.17 | 1.23 |
| 31 | 07/28/2013 - 08/03/2013 | 1.15 | 1.21 |
| 32 | 08/04/2013 - 08/10/2013 | 1.13 | 1.19 |
| 33 | 08/11/2013 - 08/17/2013 | 1.10 | 1.16 |
| 34 | 08/18/2013 - 08/24/2013 | 1.08 | 1.14 |
| 35 | 08/25/2013 - 08/31/2013 | 1.08 | 1.14 |
| 36 | 09/01/2013 - 09/07/2013 | 1.07 | 1.13 |
| 37 | 09/08/2013 - 09/14/2013 | 1.06 | 1.12 |
| 38 | 09/15/2013 - 09/21/2013 | 1.06 | 1.12 |
| 39 | 09/22/2013 - 09/28/2013 | 1.03 | 1.08 |
| 40 | 09/29/2013 - 10/05/2013 | 1.01 | 1.06 |
| 41 | 10/06/2013 - 10/12/2013 | 0.98 | 1.03 |
| 42 | 10/13/2013 - 10/19/2013 | 0.96 | 1.01 |
| 43 | 10/20/2013 - 10/26/2013 | 0.96 | 1.01 |
| 44 | 10/27/2013 - 11/02/2013 | 0.97 | 1.02 |
| 45 | 11/03/2013 - 11/09/2013 | 0.97 | 1.02 |
| 46 | 11/10/2013 - 11/16/2013 | 0.97 | 1.02 |
| 47 | 11/17/2013 - 11/23/2013 | 0.98 | 1.03 |
| 48 | 11/24/2013 - 11/30/2013 | 0.98 | 1.03 |
| 49 | 12/01/2013 - 12/07/2013 | 0.99 | 1.04 |
| 50 | 12/08/2013 - 12/14/2013 | 0.99 | 1.04 |
| 51 | 12/15/2013 - 12/21/2013 | 1.00 | 1.05 |
| 52 | 12/22/2013 - 12/28/2013 | 0.99 | 1.04 |
| 53 | 12/29/2013 - 12/31/2013 | 0.99 | 1.04 |

* Peak Season

# Manatee County Planning Department
## Concurrency Reservations
## Project Transportation Links

Report run on: May 29, 2014 9:25 AM

**Link No 2400** On MOCCASIN WALLOW RD from US 41 to ELLENTON-GILLETTE

| Project Name | Project No | Initial Review Date | Project Status | C.L.O.S. | C.L.O.S. Exp | Trips Reserved |
|---|---|---|---|---|---|---|
| KEYSTONE RANCHES NKA:WOODS OF MOCCASIN WALLOW | PDMU-98-04/PSP-01-58(R) | 31-JUL-2003 | Active | 04-001 | 17-APR-2015 | 84 |
| GATEWAY NORTH DRI AKA ARTISAN LAKES | DRI #21 | 09-APR-2004 | Active | 10-047 | 30-OCT-2027 | 463 |
| CURIOSITY CREEK | PDMU-04-51(Z)(P) | 17-NOV-2004 | Active | 06-096 | 18-JAN-2015 | 354 |
| MANDARIN GROVES | 04-S-114(P) | 06-DEC-2004 | Active | 05-081 | 17-JUL-2016 | 87 |
| EAGLE POINTE FKA: MCCLURE | PDR-13-41(P) | 22-DEC-2004 | Active | 06-042 | 30-JUN-2018 | 94 |
| CIRCLE K STORES INC | PDC-05-24/FSP-11-10 | 25-APR-2005 | Active | 13-005 | 04-APR-2016 | 42 |
| BUCKEYE INDUSTRIAL PARK | PDI-05-56/FSP-07-83 | 30-AUG-2005 | Active | 07-049 | 02-AUG-2013 | 0 |
| NEWPORT ISLES | PDMU-06-21(Z)(P) | 07-SEP-2005 | Active | 06-076 | 10-DEC-2016 | 29 |
| MONTEUX @ THE VILLAGES OF AVIGNON | PDR-06-29(Z)(P) | 21-APR-2006 | Active | 07-002 | 08-DEC-2015 | 0 |
| MOCCASIN VILLAGE | PDR-06-38(P) | 07-JUN-2006 | Active | 08-112 | 15-DEC-2015 | 39 |
| REEDER SNELL INDUSTRIAL PARK | PDEZ-08-20/11-S-02(P) | 11-FEB-2011 | Active | 11-018 | 20-MAY-2015 | 74 |
| FIRST BAPTIST CHURCH OF GILLETTE | FSP-12-02 | 28-FEB-2012 | Active | 12-024 | 04-JUN-2015 | 1 |
| | | | | | Total Reservations: | 1267 |

### Report Totals

**Total Links Listed:** 1 **Total Trips for all Links:** 1,267
-84
1183

### Report Parameters Chosen

**Project Status:** Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

**Link Number:** 2400

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: May 29, 2014 9:27 AM

Link No 2740 On MOCCASIN WALLOW RD from ELLENTON-GILLETTE to GATEWAY/49 AVE E

| Project Name | Project No | Initial Review Date | Project Status | C.L.O.S. | C.L.O.S. Exp. | Trips Reserved |
|---|---|---|---|---|---|---|
| FAIRWAYS @ IMPERIAL LAKEWOODS | PDR-98-10/FSP-02-43 | 19-SEP-1999 | Active | 02-127 | 19-SEP-2005 | 32 |
| KEYSTONE RANCHES NKA:WOODS OF MOCCASIN WALLOW | PDMU-98-04/PSP-01-58(R) | 31-JUL-2003 | Active | 04-001 | 17-APR-2015 | 475 |
| GATEWAY NORTH DRI AKA ARTISAN LAKES | DRI #21 | 09-APR-2004 | Active | 10-047 | 30-OCT-2027 | 875 |
| CURIOSITY GREEK | PDMU-04-51(Z)(P) | 17-NOV-2004 | Active | 06-096 | 18-JAN-2015 | 654 |
| MANDARIN GROVES | 04-S-114(P) | 06-DEC-2004 | Active | 05-081 | 17-JUL-2016 | 109 |
| EAGLE POINTE FKA: MCCLURE | PDR-13-41(P) | 22-DEC-2004 | Active | 06-042 | 30-JUN-2018 | 127 |
| CIRCLE K STORES INC. | PDC-05-24/FSP-11-10 | 25-APR-2005 | Active | 13-005 | 04-APR-2016 | 0 |
| SALTSMAN PROPERTY/HECHT RANCH | PDR-06-05(Z)(P) | 27-APR-2005 | Active | 08-028 | 19-JUL-2016 | 64 |
| BUCKEYE INDUSTRIAL PARK | PDI-05-56/FSP-07-83 | 30-AUG-2005 | Active | 07-049 | 02-AUG-2013 | 135 |
| NEWPORT ISLES | PDMU-06-21(Z)(P) | 07-SEP-2005 | Active | 06-076 | 10-DEC-2016 | 551 |
| PADDOCKS, THE | PDR-06-34(Z)(P) | 09-MAY-2006 | Active | 09-034 | 11-FEB-2021 | 18 |
| MOCCASIN VILLAGE | PDR-06-38(P) | 07-JUN-2006 | Active | 08-112 | 15-DEC-2015 | 10 |
| MANATEE ANIMAL HOSPITAL & EMERGENCY CLINIC | SP-06-11 | 25-OCT-2006 | Active | 07-052 | 11-JUL-2013 | 7 |
| SR 62 HOLDINGS LLC/CONE RANCH | PDMU-06-102(Z)(P) | 14-NOV-2006 | Active | 09-010 | 08-JAN-2015 | 0 |
| BUCKHEAD TRAILS | PDR-06-84(Z)(P)/06-S-108(P) | 05-FEB-2007 | Active | 08-070 | 17-JUN-2015 | 12 |
| REEDER SNELL INDUSTRIAL PARK | PDEZ-08-20/11-S-02(P) | 11-FEB-2011 | Active | 11-018 | 20-MAY-2015 | 20 |
| | | | | | Total Reservations: | 3089 |

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: May 29, 2014 9:27 AM

**Report Totals**

Total Links Listed: 1

Total Trips for all Links: 3,089
-475
2614

**Report Parameters Chosen**

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.)

Link Number: 2740

# Manatee County Planning Department
## Concurrency Reservations
## Project Transportation Links

Report run on: May 29, 2014 9:34 AM

Link No 2410 On ELLENTON-GILLETTE from MOCASSIN WALLOW to 69 ST E

| Project Name | Project No | Initial Review Date | Project Status | C.O.O.S. | C.O.O.S. Exp | Trips Reserved |
|---|---|---|---|---|---|---|
| KEYSTONE RANCHES NKA:WOODS OF MOCCASIN WALLOW | PDMU-98-04/PSP-01-58(R) | 31-JUL-2003 | Active | 04-001 | 17-APR-2015 | 52 |
| GATEWAY NORTH DRI AKA ARTISAN LAKES | DRI #21 | 09-APR-2004 | Active | 10-047 | 30-OCT-2027 | 147 |
| CURIOSITY CREEK | PDMU-04-51(Z)(P) | 17-NOV-2004 | Active | 06-096 | 18-JAN-2015 | 95 |
| MANDARIN GROVES | 04-S-114(P) | 06-DEC-2004 | Active | 05-081 | 17-JUL-2016 | 35 |
| WILLOW TRAIL SUBDIVISION | 04-S-129(P) | 16-DEC-2004 | Active | 07-011 | 12-FEB-2016 | 60 |
| EAGLE POINTE FKA: MCCLURE | PDR-13-41(P) | 22-DEC-2004 | Active | 06-042 | 30-JUN-2018 | 31 |
| CIRCLE K STORES INC | PDC-05-24/FSP-11-10 | 25-APR-2005 | Active | 13-005 | 04-APR-2016 | 0 |
| BUCKEYE INDUSTRIAL PARK | PDI-05-56/FSP-07-83 | 30-AUG-2005 | Active | 07-049 | 02-AUG-2013 | 49 |
| PADDOCKS, THE | PDR-06-34(Z)(P) | 09-MAY-2006 | Active | 09-034 | 11-FEB-2021 | 30 |
| MOCCASIN VILLAGE | PDR-06-38(P) | 07-JUN-2006 | Active | 08-112 | 15-DEC-2015 | 0 |
| MANATEE ANIMAL HOSPITAL & EMERGENCY CLINIC | SP-06-11 | 25-OCT-2006 | Active | 07-052 | 11-JUL-2013 | 9 |
| CHEESMAN SUBDIVISION | 08-S-18(F) | 24-OCT-2008 | Active | 09-038 | 10-FEB-2012 | 1 |
| GULF COAST CORPORATE PARK PH 3 LOTS 3-6, PART OF 7 | PDMU-97-07/FSP-08-38 | 04-DEC-2008 | Active | 09-040 | 05-JUN-2014 | 0 |
| FIRST BAPTIST CHURCH OF GILLETTE | FSP-12-02 | 28-FEB-2012 | Active | 12-024 | 04-JUN-2015 | 2 |
| | | | | | Total Reservations: | 511 |

Manatee County Planning Department
Concurrency Reservations
Project Transportation Links

Report run on: May 29, 2014 9:34 AM

**Report Totals**

Total Links Listed: 1

Total Trips for all Links: 511
-52
459

**Report Parameters Chosen**

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.)

Link Number: 2410

# Manatee County Planning Department
## Concurrency Reservations
## Project Transportation Links

Report run on: May 29, 2014 9:34 AM

Link No 2220 On BUD RHODEN RD from BUCKEYE RD to MOCASSIN WALLOW

| Project Name | Project No | Initial Review Date | Project Status | C.L.O.S. | C.L.O.S. Exp. | Trips Reserved |
|---|---|---|---|---|---|---|
| KEYSTONE RANCHES NKA:WOODS OF MOCCASIN WALLOW | PDMU-98-04/PSP-01-58(R) | 31-JUL-2003 | Active | 04-001 | 17-APR-2015 | 21 |
| GATEWAY NORTH DRI AKA ARTISAN LAKES | DRI #21 | 09-APR-2004 | Active | 10-047 | 30-OCT-2027 | 47 |
| CURIOSITY CREEK | PDMU-04-51(Z)(P) | 17-NOV-2004 | Active | 06-096 | 18-JAN-2015 | 54 |
| MANDARIN GROVES | 04-S-114(P) | 06-DEC-2004 | Active | 05-081 | 17-JUL-2016 | 248 |
| EAGLE POINTE FKA: MCCLURE | PDR-13-41(P) | 22-DEC-2004 | Active | 06-042 | 30-JUN-2018 | 0 |
| BUCKEYE INDUSTRIAL PARK | PDI-05-56/FSP-07-83 | 30-AUG-2005 | Active | 07-049 | 02-AUG-2013 | 0 |
| MOCCASIN VILLAGE | PDR-06-38(P) | 07-JUN-2006 | Active | 08-112 | 15-DEC-2015 | 0 |
| MANATEE ANIMAL HOSPITAL & EMERGENCY CLINIC | SP-06-11 | 25-OCT-2006 | Active | 07-052 | 11-JUL-2013 | 1 |
| BUCKHEAD TRAILS | PDR-06-84(Z)(P)/06-S-108(P) | 05-FEB-2007 | Active | 08-070 | 17-JUN-2015 | 10 |
| | | | | | Total Reservations: | 381 |

### Report Totals

Total Links Listed: 1

Total Trips for all Links: 381
-21
360

### Report Parameters Chosen

Project Status: Both Approved and Active (Active Projects with C.L.O.S. and without C.L.O.S.).

Link Number: 2220

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (veh/h) | 4 | 158 | 24 | 75 | 198 | 20 | 15 | 19 | 71 | 30 | 21 | 16 |
| Sign Control | | Free | | | Free | | | Stop | | | Stop | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 |
| Hourly flow rate (vph) | 5 | 216 | 33 | 103 | 271 | 27 | 21 | 26 | 97 | 41 | 29 | 22 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | None | | | None | | | | | | | |
| Median storage veh) | | | | | | | | | | | | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 299 | | | 249 | | | 771 | 748 | 233 | 845 | 751 | 285 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 299 | | | 249 | | | 771 | 748 | 233 | 845 | 751 | 285 |
| tC, single (s) | 4.1 | | | 4.2 | | | 7.3 | 6.5 | 6.3 | 7.2 | 6.6 | 6.3 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.2 | | | 2.3 | | | 3.7 | 4.0 | 3.4 | 3.6 | 4.1 | 3.4 |
| p0 queue free % | 100 | | | 92 | | | 92 | 92 | 88 | 80 | 91 | 97 |
| cM capacity (veh/h) | 1274 | | | 1282 | | | 247 | 315 | 794 | 207 | 307 | 742 |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | SB 1 |
|---|---|---|---|---|
| Volume Total | 255 | 401 | 144 | 92 |
| Volume Left | 5 | 103 | 21 | 41 |
| Volume Right | 33 | 27 | 97 | 22 |
| cSH | 1274 | 1282 | 499 | 285 |
| Volume to Capacity | 0.00 | 0.08 | 0.29 | 0.32 |
| Queue Length 95th (ft) | 0 | 7 | 30 | 34 |
| Control Delay (s) | 0.2 | 2.6 | 15.1 | 23.5 |
| Lane LOS | A | A | C | C |
| Approach Delay (s) | 0.2 | 2.6 | 15.1 | 23.5 |
| Approach LOS | | | C | C |

| Intersection Summary | | | |
|---|---|---|---|
| Average Delay | 6.1 | | |
| Intersection Capacity Utilization | 44.8% | ICU Level of Service | A |
| Analysis Period (min) | 15 | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (veh/h) | 49 | 564 | 105 | 401 | 1073 | 204 | 85 | 34 | 202 | 159 | 47 | 84 |
| Sign Control | | Free | | | Free | | | Stop | | | Stop | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 |
| Hourly flow rate (vph) | 67 | 773 | 144 | 549 | 1470 | 279 | 116 | 47 | 277 | 218 | 64 | 115 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | None | | | None | | | | | | | |
| Median storage veh) | | | | | | | | | | | | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 1749 | | | 916 | | | 3834 | 3827 | 845 | 3987 | 3759 | 1610 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 1749 | | | 916 | | | 3834 | 3827 | 845 | 3987 | 3759 | 1610 |
| tC, single (s) | 4.1 | | | 4.2 | | | 7.3 | 6.5 | 6.3 | 7.2 | 6.6 | 6.3 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.2 | | | 2.3 | | | 3.7 | 4.0 | 3.4 | 3.6 | 4.1 | 3.4 |
| p0 queue free % | 82 | | | 24 | | | 0 | 0 | 22 | 0 | 0 | 8 |
| cM capacity (veh/h) | 363 | | | 720 | | | 0 | 1 | 356 | 0 | 1 | 125 |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | SB 1 |
|---|---|---|---|---|
| Volume Total | 984 | 2299 | 440 | 397 |
| Volume Left | 67 | 549 | 116 | 218 |
| Volume Right | 144 | 279 | 277 | 115 |
| cSH | 363 | 720 | 0 | 0 |
| Volume to Capacity | 0.18 | 0.76 | Err | Err |
| Queue Length 95th (ft) | 17 | 180 | Err | Err |
| Control Delay (s) | 7.6 | 5.8 | Err | Err |
| Lane LOS | A | A | F | F |
| Approach Delay (s) | 7.6 | 5.8 | Err | Err |
| Approach LOS | | | F | F |

| Intersection Summary | | | |
|---|---|---|---|
| Average Delay | Err | | |
| Intersection Capacity Utilization | 171.3% | ICU Level of Service | H |
| Analysis Period (min) | 15 | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (veh/h) | 49 | 567 | 105 | 403 | 1081 | 206 | 85 | 34 | 203 | 160 | 47 | 84 |
| Sign Control | | Free | | | Free | | | Stop | | | Stop | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 |
| Hourly flow rate (vph) | 67 | 777 | 144 | 552 | 1481 | 282 | 116 | 47 | 278 | 219 | 64 | 115 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | None | | | None | | | | | | | |
| Median storage veh) | | | | | | | | | | | | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 1763 | | | 921 | | | 3856 | 3850 | 849 | 4010 | 3781 | 1622 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 1763 | | | 921 | | | 3856 | 3850 | 849 | 4010 | 3781 | 1622 |
| tC, single (s) | 4.1 | | | 4.2 | | | 7.3 | 6.5 | 6.3 | 7.2 | 6.6 | 6.3 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.2 | | | 2.3 | | | 3.7 | 4.0 | 3.4 | 3.6 | 4.1 | 3.4 |
| p0 queue free % | 81 | | | 23 | | | 0 | 0 | 21 | 0 | 0 | 7 |
| cM capacity (veh/h) | 359 | | | 717 | | | 0 | 1 | 354 | 0 | 1 | 123 |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | SB 1 |
|---|---|---|---|---|
| Volume Total | 988 | 2315 | 441 | 399 |
| Volume Left | 67 | 552 | 116 | 219 |
| Volume Right | 144 | 282 | 278 | 115 |
| cSH | 359 | 717 | 0 | 0 |
| Volume to Capacity | 0.19 | 0.77 | Err | Err |
| Queue Length 95th (ft) | 17 | 185 | Err | Err |
| Control Delay (s) | 7.8 | 5.9 | Err | Err |
| Lane LOS | A | A | F | F |
| Approach Delay (s) | 7.8 | 5.9 | Err | Err |
| Approach LOS | | | F | F |

| Intersection Summary | | | |
|---|---|---|---|
| Average Delay | Err | | |
| Intersection Capacity Utilization | 172.4% | ICU Level of Service | H |
| Analysis Period (min) | 15 | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (veh/h) | 12 | 125 | 34 | 67 | 130 | 25 | 55 | 25 | 67 | 9 | 12 | 7 |
| Sign Control | | Free | | | Free | | | Stop | | | Stop | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 |
| Hourly flow rate (vph) | 15 | 158 | 43 | 85 | 165 | 32 | 70 | 32 | 85 | 11 | 15 | 9 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | None | | | None | | | | | | | |
| Median storage veh) | | | | | | | | | | | | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 196 | | | 201 | | | 577 | 576 | 180 | 661 | 582 | 180 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 196 | | | 201 | | | 577 | 576 | 180 | 661 | 582 | 180 |
| tC, single (s) | 4.1 | | | 4.1 | | | 7.2 | 6.6 | 6.3 | 7.1 | 6.5 | 6.4 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.2 | | | 2.2 | | | 3.6 | 4.1 | 3.4 | 3.5 | 4.0 | 3.5 |
| p0 queue free % | 99 | | | 94 | | | 82 | 92 | 90 | 96 | 96 | 99 |
| cM capacity (veh/h) | 1389 | | | 1371 | | | 379 | 387 | 850 | 302 | 397 | 825 |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | SB 1 |
|---|---|---|---|---|
| Volume Total | 216 | 281 | 186 | 35 |
| Volume Left | 15 | 85 | 70 | 11 |
| Volume Right | 43 | 32 | 85 | 9 |
| cSH | 1389 | 1371 | 510 | 409 |
| Volume to Capacity | 0.01 | 0.06 | 0.37 | 0.09 |
| Queue Length 95th (ft) | 1 | 5 | 41 | 7 |
| Control Delay (s) | 0.6 | 2.7 | 16.1 | 14.6 |
| Lane LOS | A | A | C | B |
| Approach Delay (s) | 0.6 | 2.7 | 16.1 | 14.6 |
| Approach LOS | | | C | B |

| Intersection Summary | | | |
|---|---|---|---|
| Average Delay | 6.1 | | |
| Intersection Capacity Utilization | 43.2% | ICU Level of Service | A |
| Analysis Period (min) | 15 | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (veh/h) | 92 | 536 | 99 | 317 | 927 | 337 | 132 | 55 | 222 | 78 | 23 | 42 |
| Sign Control | | Free | | | Free | | | Stop | | | Stop | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 |
| Hourly flow rate (vph) | 116 | 678 | 125 | 401 | 1173 | 427 | 167 | 70 | 281 | 99 | 29 | 53 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | None | | | None | | | | | | | |
| Median storage veh) | | | | | | | | | | | | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 1600 | | | 804 | | | 3231 | 3377 | 741 | 3479 | 3226 | 1387 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 1600 | | | 804 | | | 3231 | 3377 | 741 | 3479 | 3226 | 1387 |
| tC, single (s) | 4.1 | | | 4.1 | | | 7.2 | 6.6 | 6.3 | 7.1 | 6.5 | 6.4 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.2 | | | 2.2 | | | 3.6 | 4.1 | 3.4 | 3.5 | 4.0 | 3.5 |
| p0 queue free % | 72 | | | 51 | | | 0 | 0 | 31 | 0 | 0 | 67 |
| cM capacity (veh/h) | 415 | | | 820 | | | 0 | 3 | 408 | 0 | 4 | 162 |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | SB 1 |
|---|---|---|---|---|
| Volume Total | 920 | 2001 | 518 | 181 |
| Volume Left | 116 | 401 | 167 | 99 |
| Volume Right | 125 | 427 | 281 | 53 |
| cSH | 415 | 820 | 0 | 0 |
| Volume to Capacity | 0.28 | 0.49 | Err | Err |
| Queue Length 95th (ft) | 28 | 68 | Err | Err |
| Control Delay (s) | 10.1 | 13.5 | Err | Err |
| Lane LOS | B | B | F | F |
| Approach Delay (s) | 10.1 | 13.5 | Err | Err |
| Approach LOS | | | F | F |

| Intersection Summary | | | |
|---|---|---|---|
| Average Delay | Err | | |
| Intersection Capacity Utilization | 161.7% | ICU Level of Service | H |
| Analysis Period (min) | 15 | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (veh/h) | 92 | 545 | 99 | 318 | 933 | 338 | 132 | 55 | 225 | 81 | 23 | 42 |
| Sign Control | | Free | | | Free | | | Stop | | | Stop | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 |
| Hourly flow rate (vph) | 116 | 690 | 125 | 403 | 1181 | 428 | 167 | 70 | 285 | 103 | 29 | 53 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | None | | | None | | | | | | | |
| Median storage veh) | | | | | | | | | | | | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 1609 | | | 815 | | | 3253 | 3399 | 753 | 3505 | 3248 | 1395 |
| vC1, stage 1 conf vol | | | | | | | | | | | | |
| vC2, stage 2 conf vol | | | | | | | | | | | | |
| vCu, unblocked vol | 1609 | | | 815 | | | 3253 | 3399 | 753 | 3505 | 3248 | 1395 |
| tC, single (s) | 4.1 | | | 4.1 | | | 7.2 | 6.6 | 6.3 | 7.1 | 6.5 | 6.4 |
| tC, 2 stage (s) | | | | | | | | | | | | |
| tF (s) | 2.2 | | | 2.2 | | | 3.6 | 4.1 | 3.4 | 3.5 | 4.0 | 3.5 |
| p0 queue free % | 72 | | | 50 | | | 0 | 0 | 29 | 0 | 0 | 67 |
| cM capacity (veh/h) | 411 | | | 812 | | | 0 | 2 | 402 | 0 | 3 | 160 |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | SB 1 |
|---|---|---|---|---|
| Volume Total | 932 | 2011 | 522 | 185 |
| Volume Left | 116 | 403 | 167 | 103 |
| Volume Right | 125 | 428 | 285 | 53 |
| cSH | 411 | 812 | 0 | 0 |
| Volume to Capacity | 0.28 | 0.50 | Err | Err |
| Queue Length 95th (ft) | 29 | 70 | Err | Err |
| Control Delay (s) | 10.3 | 13.7 | Err | Err |
| Lane LOS | B | B | F | F |
| Approach Delay (s) | 10.3 | 13.7 | Err | Err |
| Approach LOS | | | F | F |

| Intersection Summary | | | |
|---|---|---|---|
| Average Delay | Err | | |
| Intersection Capacity Utilization | 162.7% | ICU Level of Service | H |
| Analysis Period (min) | 15 | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (vph) | 49 | 564 | 105 | 401 | 1073 | 204 | 85 | 34 | 202 | 159 | 47 | 84 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | | 5.0 | 5.0 | 5.0 | 5.0 | |
| Lane Util. Factor | 1.00 | 0.95 | | 1.00 | 0.95 | | | 1.00 | 1.00 | 1.00 | 1.00 | |
| Frt | 1.00 | 0.98 | | 1.00 | 0.98 | | | 1.00 | 0.85 | 1.00 | 0.90 | |
| Flt Protected | 0.95 | 1.00 | | 0.95 | 1.00 | | | 0.97 | 1.00 | 0.95 | 1.00 | |
| Satd. Flow (prot) | 1805 | 2976 | | 1671 | 3201 | | | 1577 | 1509 | 1570 | 1610 | |
| Flt Permitted | 0.14 | 1.00 | | 0.12 | 1.00 | | | 0.59 | 1.00 | 0.59 | 1.00 | |
| Satd. Flow (perm) | 262 | 2976 | | 207 | 3201 | | | 965 | 1509 | 978 | 1610 | |
| Peak-hour factor, PHF | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 |
| Adj. Flow (vph) | 67 | 773 | 144 | 549 | 1470 | 279 | 116 | 47 | 277 | 218 | 64 | 115 |
| RTOR Reduction (vph) | 0 | 17 | 0 | 0 | 17 | 0 | 0 | 0 | 213 | 0 | 72 | 0 |
| Lane Group Flow (vph) | 67 | 900 | 0 | 549 | 1732 | 0 | 0 | 163 | 64 | 218 | 107 | 0 |
| Heavy Vehicles (%) | 0% | 20% | 10% | 8% | 12% | 0% | 23% | 0% | 7% | 15% | 6% | 7% |
| Turn Type | pm+pt | | | pm+pt | | | Perm | | Perm | Perm | | |
| Protected Phases | 5 | 2 | | 1 | 6 | | | 8 | | | 4 | |
| Permitted Phases | 2 | | | 6 | | | 8 | | 8 | 4 | | |
| Actuated Green, G (s) | 33.0 | 29.0 | | 60.0 | 51.0 | | | 20.9 | 20.9 | 20.9 | 20.9 | |
| Effective Green, g (s) | 33.0 | 29.0 | | 60.0 | 51.0 | | | 20.9 | 20.9 | 20.9 | 20.9 | |
| Actuated g/C Ratio | 0.36 | 0.32 | | 0.66 | 0.56 | | | 0.23 | 0.23 | 0.23 | 0.23 | |
| Clearance Time (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | | 5.0 | 5.0 | 5.0 | 5.0 | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | | | 3.0 | 3.0 | 3.0 | 3.0 | |
| Lane Grp Cap (vph) | 163 | 949 | | 555 | 1796 | | | 222 | 347 | 225 | 370 | |
| v/s Ratio Prot | 0.02 | 0.30 | | c0.28 | 0.54 | | | | | | 0.07 | |
| v/s Ratio Perm | 0.13 | | | c0.37 | | | | 0.17 | 0.04 | c0.22 | | |
| v/c Ratio | 0.41 | 0.95 | | 0.99 | 0.96 | | | 0.73 | 0.18 | 0.97 | 0.29 | |
| Uniform Delay, d1 | 20.5 | 30.2 | | 25.3 | 19.1 | | | 32.4 | 28.1 | 34.7 | 28.9 | |
| Progression Factor | 1.00 | 1.00 | | 1.00 | 1.00 | | | 1.00 | 1.00 | 1.00 | 1.00 | |
| Incremental Delay, d2 | 1.7 | 17.8 | | 35.0 | 13.7 | | | 11.9 | 0.3 | 50.6 | 0.4 | |
| Delay (s) | 22.2 | 48.0 | | 60.3 | 32.8 | | | 44.3 | 28.4 | 85.2 | 29.3 | |
| Level of Service | C | D | | E | C | | | D | C | F | C | |
| Approach Delay (s) | | 46.3 | | | 39.4 | | | 34.3 | | | 60.0 | |
| Approach LOS | | D | | | D | | | C | | | E | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM Average Control Delay | 42.5 | HCM Level of Service | D |
| HCM Volume to Capacity ratio | 0.96 | | |
| Actuated Cycle Length (s) | 90.9 | Sum of lost time (s) | 10.0 |
| Intersection Capacity Utilization | 75.0% | ICU Level of Service | D |
| Analysis Period (min) | 15 | | |

c Critical Lane Group

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (vph) | 49 | 567 | 105 | 403 | 1081 | 206 | 85 | 34 | 203 | 160 | 47 | 84 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | | 5.0 | 5.0 | 5.0 | 5.0 | |
| Lane Util. Factor | 1.00 | 0.95 | | 1.00 | 0.95 | | | 1.00 | 1.00 | 1.00 | 1.00 | |
| Frt | 1.00 | 0.98 | | 1.00 | 0.98 | | | 1.00 | 0.85 | 1.00 | 0.90 | |
| Flt Protected | 0.95 | 1.00 | | 0.95 | 1.00 | | | 0.97 | 1.00 | 0.95 | 1.00 | |
| Satd. Flow (prot) | 1805 | 2977 | | 1671 | 3201 | | | 1577 | 1509 | 1570 | 1610 | |
| Flt Permitted | 0.14 | 1.00 | | 0.12 | 1.00 | | | 0.59 | 1.00 | 0.59 | 1.00 | |
| Satd. Flow (perm) | 262 | 2977 | | 207 | 3201 | | | 966 | 1509 | 979 | 1610 | |
| Peak-hour factor, PHF | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 | 0.73 |
| Adj. Flow (vph) | 67 | 777 | 144 | 552 | 1481 | 282 | 116 | 47 | 278 | 219 | 64 | 115 |
| RTOR Reduction (vph) | 0 | 17 | 0 | 0 | 17 | 0 | 0 | 0 | 214 | 0 | 72 | 0 |
| Lane Group Flow (vph) | 67 | 904 | 0 | 552 | 1746 | 0 | 0 | 163 | 64 | 219 | 107 | 0 |
| Heavy Vehicles (%) | 0% | 20% | 10% | 8% | 12% | 0% | 23% | 0% | 7% | 15% | 6% | 7% |
| Turn Type | pm+pt | | | pm+pt | | | Perm | | Perm | Perm | | |
| Protected Phases | 5 | 2 | | 1 | 6 | | | 8 | | | 4 | |
| Permitted Phases | 2 | | | 6 | | | 8 | | 8 | 4 | | |
| Actuated Green, G (s) | 33.0 | 29.0 | | 60.0 | 51.0 | | | 21.0 | 21.0 | 21.0 | 21.0 | |
| Effective Green, g (s) | 33.0 | 29.0 | | 60.0 | 51.0 | | | 21.0 | 21.0 | 21.0 | 21.0 | |
| Actuated g/C Ratio | 0.36 | 0.32 | | 0.66 | 0.56 | | | 0.23 | 0.23 | 0.23 | 0.23 | |
| Clearance Time (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | | 5.0 | 5.0 | 5.0 | 5.0 | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | | | 3.0 | 3.0 | 3.0 | 3.0 | |
| Lane Grp Cap (vph) | 163 | 949 | | 555 | 1794 | | | 223 | 348 | 226 | 372 | |
| v/s Ratio Prot | 0.02 | 0.30 | | c0.28 | 0.55 | | | | | | 0.07 | |
| v/s Ratio Perm | 0.13 | | | c0.37 | | | | 0.17 | 0.04 | c0.22 | | |
| v/c Ratio | 0.41 | 0.95 | | 0.99 | 0.97 | | | 0.73 | 0.18 | 0.97 | 0.29 | |
| Uniform Delay, d1 | 20.7 | 30.3 | | 25.5 | 19.3 | | | 32.4 | 28.1 | 34.7 | 28.8 | |
| Progression Factor | 1.00 | 1.00 | | 1.00 | 1.00 | | | 1.00 | 1.00 | 1.00 | 1.00 | |
| Incremental Delay, d2 | 1.7 | 18.7 | | 36.6 | 15.3 | | | 11.6 | 0.3 | 50.5 | 0.4 | |
| Delay (s) | 22.4 | 49.0 | | 62.1 | 34.7 | | | 44.0 | 28.4 | 85.1 | 29.3 | |
| Level of Service | C | D | | E | C | | | D | C | F | C | |
| Approach Delay (s) | | 47.2 | | | 41.2 | | | 34.2 | | | 60.0 | |
| Approach LOS | | D | | | D | | | C | | | E | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM Average Control Delay | 43.7 | HCM Level of Service | D |
| HCM Volume to Capacity ratio | 0.96 | | |
| Actuated Cycle Length (s) | 91.0 | Sum of lost time (s) | 10.0 |
| Intersection Capacity Utilization | 75.2% | ICU Level of Service | D |
| Analysis Period (min) | 15 | | |

c Critical Lane Group

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (vph) | 92 | 536 | 99 | 317 | 927 | 337 | 132 | 55 | 222 | 78 | 23 | 42 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | | 5.0 | 5.0 | | 5.0 | |
| Lane Util. Factor | 1.00 | 0.95 | | 1.00 | 0.95 | | | 1.00 | 1.00 | | 1.00 | |
| Frt | 1.00 | 0.98 | | 1.00 | 0.96 | | | 1.00 | 0.85 | | 0.96 | |
| Flt Protected | 0.95 | 1.00 | | 0.95 | 1.00 | | | 0.97 | 1.00 | | 0.97 | |
| Satd. Flow (prot) | 1805 | 3086 | | 1770 | 3029 | | | 1679 | 1509 | | 1692 | |
| Flt Permitted | 0.11 | 1.00 | | 0.22 | 1.00 | | | 0.68 | 1.00 | | 0.52 | |
| Satd. Flow (perm) | 207 | 3086 | | 408 | 3029 | | | 1178 | 1509 | | 901 | |
| Peak-hour factor, PHF | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 |
| Adj. Flow (vph) | 116 | 678 | 125 | 401 | 1173 | 427 | 167 | 70 | 281 | 99 | 29 | 53 |
| RTOR Reduction (vph) | 0 | 15 | 0 | 0 | 41 | 0 | 0 | 0 | 217 | 0 | 17 | 0 |
| Lane Group Flow (vph) | 116 | 788 | 0 | 401 | 1559 | 0 | 0 | 237 | 64 | 0 | 164 | 0 |
| Heavy Vehicles (%) | 0% | 13% | 21% | 2% | 16% | 10% | 9% | 10% | 7% | 0% | 0% | 17% |
| Turn Type | pm+pt | | | pm+pt | | | Perm | | Perm | Perm | | |
| Protected Phases | 5 | 2 | | 1 | 6 | | | 8 | | | 4 | |
| Permitted Phases | 2 | | | 6 | | | 8 | | 8 | 4 | | |
| Actuated Green, G (s) | 41.8 | 36.8 | | 57.6 | 47.6 | | | 19.8 | 19.8 | | 19.8 | |
| Effective Green, g (s) | 41.8 | 36.8 | | 57.6 | 47.6 | | | 19.8 | 19.8 | | 19.8 | |
| Actuated g/C Ratio | 0.48 | 0.42 | | 0.66 | 0.54 | | | 0.23 | 0.23 | | 0.23 | |
| Clearance Time (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | | 5.0 | 5.0 | | 5.0 | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | | | 3.0 | 3.0 | | 3.0 | |
| Lane Grp Cap (vph) | 190 | 1299 | | 515 | 1650 | | | 267 | 342 | | 204 | |
| v/s Ratio Prot | 0.03 | 0.26 | | c0.14 | c0.51 | | | | | | | |
| v/s Ratio Perm | 0.26 | | | 0.37 | | | | c0.20 | 0.04 | | 0.18 | |
| v/c Ratio | 0.61 | 0.61 | | 0.78 | 0.94 | | | 0.89 | 0.19 | | 0.80 | |
| Uniform Delay, d1 | 15.6 | 19.7 | | 10.2 | 18.7 | | | 32.7 | 27.3 | | 32.0 | |
| Progression Factor | 1.00 | 1.00 | | 1.00 | 1.00 | | | 1.00 | 1.00 | | 1.00 | |
| Incremental Delay, d2 | 5.7 | 0.8 | | 7.3 | 11.5 | | | 27.8 | 0.3 | | 20.0 | |
| Delay (s) | 21.3 | 20.5 | | 17.5 | 30.2 | | | 60.5 | 27.6 | | 52.0 | |
| Level of Service | C | C | | B | C | | | E | C | | D | |
| Approach Delay (s) | | 20.6 | | | 27.7 | | | 42.6 | | | 52.0 | |
| Approach LOS | | C | | | C | | | D | | | D | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM Average Control Delay | 29.2 | HCM Level of Service | C |
| HCM Volume to Capacity ratio | 0.94 | | |
| Actuated Cycle Length (s) | 87.4 | Sum of lost time (s) | 15.0 |
| Intersection Capacity Utilization | 68.8% | ICU Level of Service | C |
| Analysis Period (min) | 15 | | |

c Critical Lane Group

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Volume (vph) | 92 | 545 | 99 | 318 | 933 | 338 | 132 | 55 | 225 | 81 | 23 | 42 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | | 5.0 | 5.0 | | 5.0 | |
| Lane Util. Factor | 1.00 | 0.95 | | 1.00 | 0.95 | | | 1.00 | 1.00 | | 1.00 | |
| Frt | 1.00 | 0.98 | | 1.00 | 0.96 | | | 1.00 | 0.85 | | 0.96 | |
| Flt Protected | 0.95 | 1.00 | | 0.95 | 1.00 | | | 0.97 | 1.00 | | 0.97 | |
| Satd. Flow (prot) | 1805 | 3088 | | 1770 | 3030 | | | 1679 | 1509 | | 1695 | |
| Flt Permitted | 0.11 | 1.00 | | 0.21 | 1.00 | | | 0.68 | 1.00 | | 0.51 | |
| Satd. Flow (perm) | 207 | 3088 | | 396 | 3030 | | | 1177 | 1509 | | 897 | |
| Peak-hour factor, PHF | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 | 0.79 |
| Adj. Flow (vph) | 116 | 690 | 125 | 403 | 1181 | 428 | 167 | 70 | 285 | 103 | 29 | 53 |
| RTOR Reduction (vph) | 0 | 15 | 0 | 0 | 41 | 0 | 0 | 0 | 220 | 0 | 16 | 0 |
| Lane Group Flow (vph) | 116 | 800 | 0 | 403 | 1568 | 0 | 0 | 237 | 65 | 0 | 169 | 0 |
| Heavy Vehicles (%) | 0% | 13% | 21% | 2% | 16% | 10% | 9% | 10% | 7% | 0% | 0% | 17% |
| Turn Type | pm+pt | | | pm+pt | | | Perm | | Perm | Perm | | |
| Protected Phases | 5 | 2 | | 1 | 6 | | | 8 | | | 4 | |
| Permitted Phases | 2 | | | 6 | | | 8 | | 8 | 4 | | |
| Actuated Green, G (s) | 41.8 | 36.8 | | 57.9 | 47.9 | | | 19.9 | 19.9 | | 19.9 | |
| Effective Green, g (s) | 41.8 | 36.8 | | 57.9 | 47.9 | | | 19.9 | 19.9 | | 19.9 | |
| Actuated g/C Ratio | 0.48 | 0.42 | | 0.66 | 0.55 | | | 0.23 | 0.23 | | 0.23 | |
| Clearance Time (s) | 5.0 | 5.0 | | 5.0 | 5.0 | | | 5.0 | 5.0 | | 5.0 | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | | | 3.0 | 3.0 | | 3.0 | |
| Lane Grp Cap (vph) | 190 | 1294 | | 513 | 1653 | | | 267 | 342 | | 203 | |
| v/s Ratio Prot | 0.03 | 0.26 | | c0.14 | c0.52 | | | | | | | |
| v/s Ratio Perm | 0.26 | | | 0.37 | | | | c0.20 | 0.04 | | 0.19 | |
| v/c Ratio | 0.61 | 0.62 | | 0.79 | 0.95 | | | 0.89 | 0.19 | | 0.83 | |
| Uniform Delay, d1 | 15.8 | 20.0 | | 10.8 | 18.8 | | | 32.9 | 27.4 | | 32.4 | |
| Progression Factor | 1.00 | 1.00 | | 1.00 | 1.00 | | | 1.00 | 1.00 | | 1.00 | |
| Incremental Delay, d2 | 5.7 | 0.9 | | 7.8 | 12.0 | | | 27.8 | 0.3 | | 24.1 | |
| Delay (s) | 21.5 | 20.9 | | 18.5 | 30.8 | | | 60.6 | 27.7 | | 56.5 | |
| Level of Service | C | C | | B | C | | | E | C | | E | |
| Approach Delay (s) | | 21.0 | | | 28.3 | | | 42.7 | | | 56.5 | |
| Approach LOS | | C | | | C | | | D | | | E | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM Average Control Delay | 29.9 | HCM Level of Service | C |
| HCM Volume to Capacity ratio | 0.95 | | |
| Actuated Cycle Length (s) | 87.8 | Sum of lost time (s) | 15.0 |
| Intersection Capacity Utilization | 69.1% | ICU Level of Service | C |
| Analysis Period (min) | 15 | | |

c Critical Lane Group

**The Woods of Moccasin Wallow**

*Traffic Signal Warrant Evaluation - Moccasin Wallow Road at Interstate 75 Ramps*

---

Traffic Volumes (2013 AADT)

- Moccasin Wallow Road ..... 6,300 vpd (FDOT Count Station 134020)
- I-75 NB Off-Ramp ..... 2,700 vpd (FDOT Count Station 137051)
- I-75 SB Off-Ramp ..... 1,400 vpd (FDOT Count Station 137054)

Traffic Volumes (Converted to Peak Hour using FDOT 9.0% K-Factor)

- Moccasin Wallow Road ..... 567 vph (two-way)
- I-75 NB Off-Ramp ..... 243 vph (NB approach)
- I-75 SB Off-Ramp ..... 126 vph (SB approach)

Pursuant to the following evaluation based on the traffic signal warranting criteria of the *Manual on Uniform Traffic Control Devices*, (FHWA, 2009), it was found that traffic signals are not currently warranted at the intersections of Moccasin Wallow Road with the Interstate 75 Ramps.

**Warrant 1A - Minimum Vehicular Volume**

This warrant is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic signal. As applicable to the subject locations, the basic minimum hourly volume requirements to meet this warrant are 600 vph for the sum of both approaches on the major street and 200 vph on the higher volume minor street approach for each of any eight hours of an average day (pursuant to the *Manual on Uniform Traffic Control Devices*, FHWA, 2009). As noted above, since the highest hourly volumes (i.e., peak hour volumes) do not meet these criteria, non-peak hour volumes would not meet this criteria either. Therefore, it can be concluded that this warrant is not currently met.

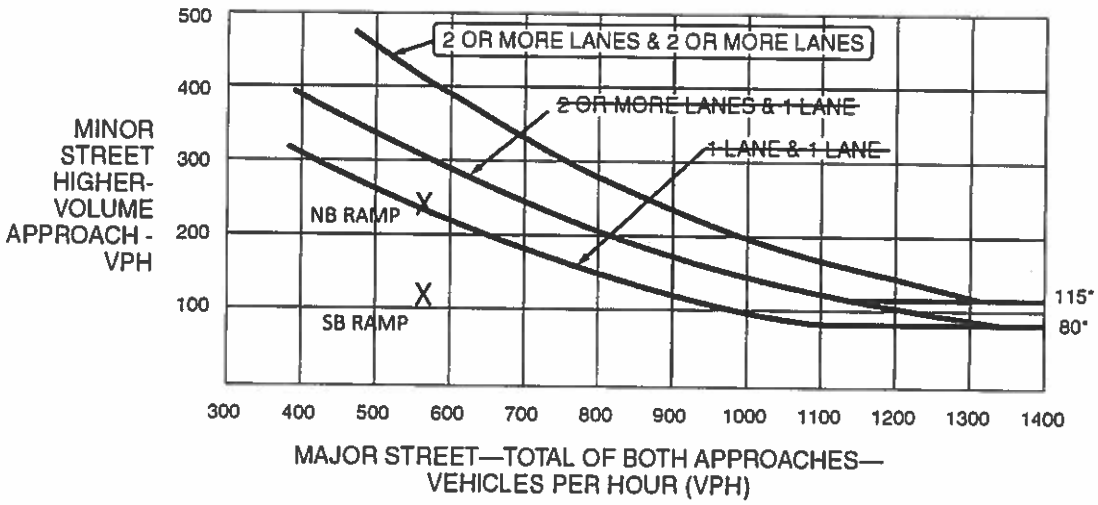
**Warrant 1B - Interruption of Continuous Traffic**

This warrant is intended for application at locations where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street. As applicable to the subject locations, the basic minimum hourly volume requirements to meet this warrant are 900 vph for the sum of both approaches on the major street and 100 vph on the higher volume minor street approach for each of any eight hours of an average day (pursuant to the *Manual on Uniform Traffic Control Devices*, FHWA, 2009). As noted above, since the highest hourly volumes (i.e., peak hour volumes) do not meet these criteria, non-peak hour volumes would not meet this criteria either. Therefore, it can be concluded that this warrant is not currently met.

**Warrant 2 - Four Hour Vehicular Volume**

This warrant is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic signal. This warrant is satisfied when for each of any four hours of an average day, the plotted traffic volumes fall above the applicable curve shown in MUTCD 2009 Figure 4C-2 (pursuant to the *Manual on Uniform Traffic Control Devices*, FHWA, 2009), as depicted in the figure below. As shown in the referenced figure, since the highest hourly volumes (i.e., peak hour volumes) do not meet these criteria, non-peak hour volumes would not meet this criteria either. Therefore, it can be concluded that this warrant is not currently met.

**Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume**

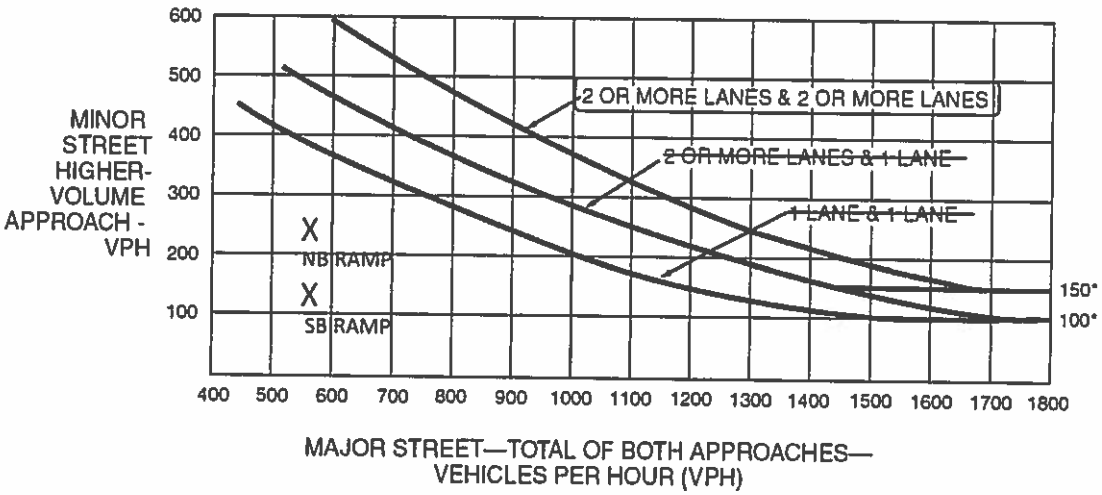



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

**Warrant 3 - Peak Hour Vehicular Volume**

This warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. This warrant is satisfied when for one hour of an average day, the plotted traffic volumes fall above the applicable curve shown in MUTCD 2009 Figure 4C-3 (pursuant to the *Manual on Uniform Traffic Control Devices*, FHWA, 2009), as depicted in the figure below. As shown in the referenced figure, the highest hourly volumes (i.e., peak hour volumes) do not meet these criteria, therefore, it can be concluded that this warrant is not currently met.

**Figure 4C-3. Warrant 3, Peak Hour**




*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

FLORIDA DEPARTMENT OF TRANSPORTATION
2013 Annual Average Daily Traffic Report - Report Type: ALL

County: 13 MANATEE

| Site | Site Type | Description | Direction 1 | | Direction 2 | | AADT Two-Way | "K" FCTR | "D" FCTR | "T" FCTR |
|---|---|---|---|---|---|---|---|---|---|---|
| 4020 | T | MOCCASIN WALLOW RD, 500' W OF BUFFALO RD (RTMS S | E | 0E | W | 0E | 6300 F | 9.0 | 58.6D | 14.1X |

FLORIDA DEPARTMENT OF TRANSPORTATION
2013 Annual Average Daily Traffic Report - Report Type: ALL

County: 13 MANATEE

| Site | Site Type | Description | Direction 1 | Direction 2 | AADT Two-Way | "K" FCTR | "D" FCTR | "T" FCTR |
|---|---|---|---|---|---|---|---|---|
| 7054 | | SR93A/I-75 SB,OFF-RAMP TO CR6/MOCASSIN WALLOW X2 | 0E | 0E | 1400 S | 9.0 | 99.9W | 11.0F |

FLORIDA DEPARTMENT OF TRANSPORTATION
2013 Annual Average Daily Traffic Report - Report Type: ALL

County: 13 MANATEE

| Site | Site Type | Description | Direction 1 | Direction 2 | AADT Two-Way | "K" FCTR | "D" FCTR | "T" FCTR |
|---|---|---|---|---|---|---|---|---|
| 7051 | | SR93A/I-75 NB,OFF-RAMP TO CR6/MOCASSIN WALLOW X2 | 0E | 0E | 2700 S | 9.0 | 99.9W | 7.3F |

# EXHIBIT A

**Michael Raysor**

| | |
|---|---|
| **From:** | jason.utley@mymanatee.org |
| **Sent:** | Friday, November 21, 2014 3:20 PM |
| **To:** | mdr@raysor-transportation.com |
| **Cc:** | steve.kollar@mymanatee.org; susan.barfield@mymanatee.org; Nelson.Galeano@mymanatee.org; clarke.davis@mymanatee.org; paul.villaluz@mymanatee.org |
| **Subject:** | Woods of Moccasin Wallow Phase Two Traffic Impact Analysis Approval Letter |

RE: Woods of Moccasin Wallow Phase Two - Traffic Impact Analysis
Petition # PDMU/PDC-98-04(P)(R8)/MEPS00000332/DTS#20140361
Consultant: RAYSOR Transportation Consulting, LLC

Dear Mr. Raysor,

Manatee County Transportation Planning Division staff have reviewed and hereby approve the Traffic Impact Analysis (TIA), dated November 20, 2014, and prepared by RAYSOR Transportation Consulting, LLC. This phase of the Woods of Moccasin Wallow project will consist of 65 single family residential units. Staff have found that the Applicant has addressed the County's transportation concurrency-related policy and regulatory requirements, and no additional concurrency related analysis or off-site mitigation is required for the proposed Woods of Moccasin Wallow Phase Two project. This phase is limited to the 65 single family residential units. In conjunction with this outcome, the Transportation Planning Division recommends transportation concurrency approval.

It should be noted that any future projects proposed for the Woods of Moccasin Wallow development will be subject to the requirements of the existing CLOS 04-001.

The TIA for this phase of the development did not identify any off-site transportation improvements beyond what was identified in CLOS 04-001.

This study was used for concurrency findings only. Additional operational analyses for auxiliary lanes at project entrances (i.e. Driveways A and C) and the intersections of Gateway Boulevard/Moccasin Wallow Road and 49th Avenue East/96th Street East will be required by Manatee County Traffic Design at the time of final site plan submittal. Please contact Paul Villaluz of Manatee County Traffic Design at (941) 749-3500, extension 7859 for methodology.

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 (11/21/2014) 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.

Jason Utley, AICP
Transportation Systems Modeler
Manatee County Government

Re: Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.
Chuck Brinkmann
to:
Dale Johnson
01/07/2015 07:28 AM
Cc:
Bruce Wingfield, bobbi.roy, Shonnie, David Garrett, Barbara and Marty Archer, Lou Fabrizio
Show Details

History: This message has been forwarded.
Dale:
Then the solution is what Bruce has proposed.
Separate phase 2 from phase 1.
You knew what the planned lot sizes were at time of purchase.
We bought based on an approved plan.
No reason our properties should be affected by new changes.

On Tue, Jan 6, 2015 at 8:02 PM, Dale Johnson <DaleJohnson@mail.primericagroupone.com> wrote:

> The market is very clearly 50 foot lots. Homebuilders do not want 70 foot lots. If they did, we would not have undertaken the significant cost of engineering and permit costs -not to mention the loss of time and revenue in the process.
>
> Sent from my Verizon Wireless 4G LTE smartphone
>
> -------- Original message --------
> From: Bruce Wingfield <bruce.wingman@gmail.com>
> Date:01/06/2015 6:29 PM (GMT-05:00)
> To: Chuck Brinkmann <cbrinkmann01@gmail.com>
> Cc: Dale Johnson <DaleJohnson@mail.primericagroupone.com>, bobbi.roy@mymanatee.org, Shonnie <shonnie.shelton@yahoo.com>, David Garrett <davidg@inlandhomes.com>, Barbara and Marty Archer <barbara.archer@verizon.net>, Lou Fabrizio <LouFabrizio@mail.primericagroupone.com>
> Subject: Re: Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.
>
> I agree with Chuck Brinkmann. I was aware of my covenants and declarations and was not concerned with minimum or maximum home sizes. Lots in Arkansas, Texas, Michigan, Ohio, and Florida are held hostage to 25% of the value, no more, being in the site. Price of the land controls the size of the home.
>
> Yes I agree a failed development with empty lots reduces home values, so why not allow Inland Homes to build one or two? If Wells Fargo had agreed then we would by now had at least four more neighbors by now.
>
> Better yet, dump the lots. The long-term play is in the commercial anyway. Conduct a lot drawing and invite all the custom home builders in the area to attend. I have done this and sold everything in one

day.

In 1982, I worked for the largest home builder in the State of Texas, Nash Phillips/Copus. Market analysis said that small homes would sell faster. We constructed five model homes and sat on them. Sales were dismal. We sold the models for a discount except the first one at the entrance. At this one we constructed doll homes of larger homes. Yes Doll Houses inside a model we could hardly give away. Sold out in six months. Experts are like opinions everyone has one.

Thus since there is not a huge inventory built and not sold, no one can say for certain that smaller lots will equate with demand being increased. It may in fact, poison the well.

Since there is no contingent offer to purchase all of the lots from any home builder, who is to say that the course of action to make the lots smaller and build cheap homes will work or not? It didn't in Mesquite Texas. Thank god we kept the lots big enough to build what the market wanted.

The cyclical nature of home building changes market conditions daily. There are reported to be 800 people moving to Florida daily. I doubt if given the opportunity they would be interested in small lots. I could have bought anywhere in Sarasota, but did not like the small lots. Perhaps the price points of Phase I are not very competitive to some builders. But trying to compete with Artisan Lakes with smaller lots is a waste of time in my professional opinion.

Better to put up Condos and completely separate us from this land use than to think you can compete head to head with a clearly more expensive development with street lights.

On Tue, Jan 6, 2015 at 5:36 PM, Chuck Brinkmann <cbrinkmann01@gmail.com> wrote:

> Hello Dale,
> We purchased in here because of consistency. No "mixed use", only single family homes on consistent lot sizes. We agree with Mr. Wingfield regarding separating phase 2 from phase 1, and bringing back Inland homes. We will agree to that. Bundling reduced lot sizes with our phase is not acceptable, and will negatively impact our property values. Chuck and Sherry Brinkmsnn
>
> On Jan 6, 2015 5:18 PM, "Dale Johnson" <DaleJohnson@mail.primericagroupone.com> wrote:
>
>> Mr. Wingfield:
>>
>> We are, with the help of Tracy Hecht at Terracon, setting up a neighborhood meeting for January 13 for 6 P.M. I am just waiting for the schedule confirmation as to location.
>>
>> I believe you and I have spoken several times in the past. I hope this is a good venue in which to share and receive information prior to our meeting. As we discussed previously, we are not homebuilders and we do not currently have a homebuilder under contract. As such, we are unable to share with you or any of the homeowners any model information or elevations – we simply do not have that information, but will absolutely schedule a meeting with a homebuilder when we have a contract.

We are not proposing ANY changes to Phase 1 of the Moccasin Wallow development. The existing lots are 70 foot wide with 7.5 foot side yard setback and will remain as such.

Phase II lots – which are adjacent to but separate from Phase I residential are proposed to be 50 foot lots in conformance with what is selling in the marketplace today. Different product and lot sizes within a mixed use project is typical. If you review any of the planned development communities in your area (or any area) you will find that each of them offer several different options for type of home, lot sizes, etc. Artisan Lakes includes patio homes to estate homes with a price point from $200,000 to $500,000 + and offers a good community cross section of residents.

I would point out that when you purchased in Moccasin Wallow Phase I you did receive copies of your Community Association Declarations, etc. Those documents do not restrict any lot within Phase I to a minimum or maximum square footage home. As such, the option to build smaller or larger homes has always existed for Phase I residential. Our proposal to reduce the lot sizes in Phase II residential does not reduce your home value; A failed development with empty lots reduces your home value.

Our intention is to plan and develop a viable, mixed use development. We have commercial and industrial lots for the future and are committed to Moccasin Wallow for the duration. Whatever is built in phase II will be an enhancement to the overall project and its value. Construction costs and prices continue to increase, lot size is not a basis for alarm. We have every intention of working with a good, solid homebuilder that will complete the development to the good of all residents and provide a livable community.

We have just recently completed an exhaustive review and pricing of the existing irrigation system. We are also planning on completing the meeting room during phase II construction. We will also undertake improvements to the entrance and have asked Thomas Signs to provide us with an entrance sign for the median. Unfortunately, work behind the scene always takes longer than one would like, but we have to plan, design and bid – not to mention get through the County approval process.

I hope this information is helpful. Tracy will notify the residents as soon as she has confirmation of the meeting location and time. Please feel free to call me at any time should you have any questions.

Sincerely,

Dale W. Johnson

Director of Development

Primerica Group One, Inc.

3629 Madaca Lane

Tampa, FL 33618

813-933-0629 ex 210

813-951-4862 cell

813-935-3420 fax

**From:** Bruce Wingfield [mailto:bruce.wingman@gmail.com]
**Sent:** Tuesday, January 06, 2015 4:38 PM
**To:** bobbi.roy@mymanatee.org; Chuck Brinkmann; Shonnie; Barbara and Marty Archer; Dale Johnson; David Garrett
**Subject:** Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.

Bobbi,

Please forward my opposition email to all the commissioners. I am sure that I do not have to remind them of their fiduciary obligations to the existing individual property owners that will be negatively impacted by accepted of this zoning change proposal. I am also hopeful that I do not have to remind them of the many case precedents throughout the nation on this subject.

The sad part of this is the fact that at a recent meeting the new developer made no mention of this proposed zoning change. When asked about it (since the signage was up) no answer was forthcoming. Of course the new developer has no legal obligation to discuss it with other property owners, but does shed light on the deceptive nature of the zoning request. We were contacted by mail when the tree preservation boundary was moved back, and I supported this decision.

The last time I dealt with a zoning change in Ohio the developer/builder came to my home and discussed it with me and my neighbors. We worked out a compromise that everyone could agree to. It was a win/win.

According to my contact with Inland Homes, who built my home, they are willing to purchase a few lots to build on in Phase 1. That would be better for my property values than allowing smaller homes to be built adjacent to me.

Not related to the zoning meeting I have another concern. Entrance lighting to the existing subdivision is non-existent. This is dangerous to motorists. I have talked with Imagine Schools who would be interested in paying half the cost to build a lighted signage with both the school and the name of the subdivision on both sides of the sign. If there was ever a fatality at this intersection due to inadequate lighting Manatee County would not prevail in a lawsuit. We have been told that a sign in the media/middle of the road has been turned down. Is this true, and why? If this location does not meet your sign ordinance then I would request a variance. You should also mandate the existing developer to pay half of the cost of signage, not make this a POA responsibility.

So here is what I will support. Obviously, I do not represent the interests of all the other individual property owners. This is the only way I will support changing the lot sizes. My compromise is to:

1. Provide a land buffer zone between Phase One and Phase Two.

2. Do not connect the street from Phase One and Phase Two.

3. Re-plat and then re-name the subdivision to another development and divorce my POA/HOA association from these smaller lots. New entrance access can be provided to serve these smaller lots.

4. Sell lots individually if necessary to homeowners or individual home builders and stop the requirement of trying to market the Phase One lots as an entity. If someone wants to buy a lot, then sell it. This is currently hurting my home value.

Thus when an appraiser is pulling comps on my home sometime in the future smaller comparative market analysis values from smaller homes at the Woods of Moccasin Wallow will not lower my value and cost me money.

I am open for discussion by phone from anyone.

--

Regards,

Bruce Wingfield
cell - 941-320-7554

The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

--
Regards,

Bruce Wingfield
cell - 941-320-7554
Author of 2012 Article Published by Design Cost Data Magazine -
*"How to Prevent Buildings from Leaking"*

We take SAFETY Seriously - http://youtu.be/4uqzsdnIuoY

You Tube Video showing quality workmanship
http://youtu.be/eG1VngCftrw

**D & D Painting & Restoration, LLC**
**www.GotPainters.com**

"It's unwise to pay too much, but it's worse to pay too little. When you pay too much, you lose a little money - that's all. When you pay too little, you sometimes lose everything, because the thing you bought was incapable of doing the thing it was bought to do.

The common law of business balance prohibits paying a little and getting a lot - it can't be done. If you deal with the lowest bidder, it is well to add something for the risk you run, and if you do that you will have enough to pay for something better."

– John Ruskin
19th Century English Author



The information contained in this electronic e-mail and any accompanying attachment(s) is intended

only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

RE: Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.
Dale Johnson
to:
Bruce Wingfield, Chuck Brinkmann
01/06/2015 08:02 PM
Cc:
"Dale Johnson", bobbi.roy, "Shonnie", "David Garrett", "Barbara and Marty Archer", "Lou Fabrizio"
Show Details

History: This message has been forwarded.
The market is very clearly 50 foot lots. Homebuilders do not want 70 foot lots. If they did, we would not have undertaken the significant cost of engineering and permit costs -not to mention the loss of time and revenue in the process.

Sent from my Verizon Wireless 4G LTE smartphone

-------- Original message --------
From: Bruce Wingfield <bruce.wingman@gmail.com>
Date:01/06/2015 6:29 PM (GMT-05:00)
To: Chuck Brinkmann <cbrinkmann01@gmail.com>
Cc: Dale Johnson <DaleJohnson@mail.primericagroupone.com>, bobbi.roy@mymanatee.org, Shonnie <shonnie.shelton@yahoo.com>, David Garrett <davidg@inlandhomes.com>, Barbara and Marty Archer <barbara.archer@verizon.net>, Lou Fabrizio <LouFabrizio@mail.primericagroupone.com>
Subject: Re: Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.

I agree with Chuck Brinkmann. I was aware of my covenants and declarations and was not concerned with minimum or maximum home sizes. Lots in Arkansas, Texas, Michigan, Ohio, and Florida are held hostage to 25% of the value, no more, being in the site. Price of the land controls the size of the home.

Yes I agree a failed development with empty lots reduces home values, so why not allow Inland Homes to build one or two? If Wells Fargo had agreed then we would by now had at least four more neighbors by now.

Better yet, dump the lots. The long-term play is in the commercial anyway. Conduct a lot drawing and invite all the custom home builders in the area to attend. I have done this and sold everything in one day.

In 1982, I worked for the largest home builder in the State of Texas, Nash Phillips/Copus. Market analysis said that small homes would sell faster. We constructed five model homes and sat on them. Sales were dismal. We sold the models for a discount except the first one at the entrance. At this one we constructed doll homes of larger homes. Yes Doll Houses inside a model we could hardly give away. Sold out in six months. Experts are like opinions everyone has one.

Thus since there is not a huge inventory built and not sold, no one can say for certain that smaller lots will equate with demand being increased. It may in fact poison the well.

Since there is no contingent offer to purchase all of the lots from any home builder, who is to say that the course of action to make the lots smaller and build cheap homes will work or not? It didn't in Mesquite Texas. Thank god we kept the lots big enough to build what the market wanted.

The cyclical nature of home building changes market conditions daily. There are reported to be 800 people moving to Florida daily. I doubt if given the opportunity they would be interested in small lots. I could have bought anywhere in Sarasota, but did not like the small lots. Perhaps the price points of Phase I are not very competitive to some builders. But trying to compete with Artisan Lakes with smaller lots is a waste of time in my professional opinion.

Better to put up Condos and completely separate us from this land use than to think you can compete head to head with a clearly more expensive development with street lights.

On Tue, Jan 6, 2015 at 5:36 PM, Chuck Brinkmann <cbrinkmann01@gmail.com> wrote:

> Hello Dale,
> We purchased in here because of consistency. No "mixed use", only single family homes on consistent lot sizes. We agree with Mr. Wingfield regarding separating phase 2 from phase 1, and bringing back Inland homes. We will agree to that. Bundling reduced lot sizes with our phase is not acceptable, and will negatively impact our property values. Chuck and Sherry Brinkmsnn
>
> On Jan 6, 2015 5:18 PM, "Dale Johnson" <DaleJohnson@mail.primericagroupone.com> wrote:
>
>> Mr. Wingfield:
>>
>> We are, with the help of Tracy Hecht at Terracon, setting up a neighborhood meeting for January 13 for 6 P.M. I am just waiting for the schedule confirmation as to location.
>>
>> I believe you and I have spoken several times in the past. I hope this is a good venue in which to share and receive information prior to our meeting. As we discussed previously, we are not homebuilders and we do not currently have a homebuilder under contract. As such, we are unable to share with you or any of the homeowners any model information or elevations – we simply do not have that information, but will absolutely schedule a meeting with a homebuilder when we have a contract.
>>
>> We are not proposing ANY changes to Phase 1 of the Moccasin Wallow development. The existing lots are 70 foot wide with 7.5 foot side yard setback and will remain as such.
>>
>> Phase II lots – which are adjacent to but separate from Phase I residential are proposed to be 50 foot lots in conformance with what is selling in the marketplace today. Different product and lot sizes within a mixed

use project is typical. If you review any of the planned development communities in your area (Orlando area) you will find that each of them offer several different options for type of home, lot sizes, etc. Artisan Lakes includes patio homes to estate homes with a price point from $200,000 to $500,000 + and offers a good community cross section of residents.

I would point out that when you purchased in Moccasin Wallow Phase I you did receive copies of your Community Association Declarations, etc. Those documents do not restrict any lot within Phase I to a minimum or maximum square footage home. As such, the option to build smaller or larger homes has always existed for Phase I residential. Our proposal to reduce the lot sizes in Phase II residential does not reduce your home value; A failed development with empty lots reduces your home value.

Our intention is to plan and develop a viable, mixed use development. We have commercial and industrial lots for the future and are committed to Moccasin Wallow for the duration. Whatever is built in phase II will be an enhancement to the overall project and its value. Construction costs and prices continue to increase, lot size is not a basis for alarm. We have every intention of working with a good, solid homebuilder that will complete the development to the good of all residents and provide a livable community.

We have just recently completed an exhaustive review and pricing of the existing irrigation system. We are also planning on completing the meeting room during phase II construction. We will also undertake improvements to the entrance and have asked Thomas Signs to provide us with an entrance sign for the median. Unfortunately, work behind the scene always takes longer than one would like, but we have to plan, design and bid – not to mention get through the County approval process.

I hope this information is helpful. Tracy will notify the residents as soon as she has confirmation of the meeting location and time. Please feel free to call me at any time should you have any questions.

Sincerely,

Dale W. Johnson

Director of Development

Primerica Group One, Inc.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

3629 Madaca Lane

Tampa, FL 33618

813-933-0629 ex 210

813-951-4862 cell

813-935-3420 fax

**From:** Bruce Wingfield [mailto:bruce.wingman@gmail.com]
**Sent:** Tuesday, January 06, 2015 4:38 PM
**To:** bobbi.roy@mymanatee.org; Chuck Brinkmann; Shonnie; Barbara and Marty Archer; Dale Johnson; David Garrett
**Subject:** Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.

Bobbi,

Please forward my opposition email to all the commissioners. I am sure that I do not have to remind them of their fiduciary obligations to the existing individual property owners that will be negatively impacted by accepted of this zoning change proposal. I am also hopeful that I do not have to remind them of the many case precedents throughout the nation on this subject.

The sad part of this is the fact that at a recent meeting the new developer made no mention of this proposed zoning change. When asked about it (since the signage was up) no answer was forthcoming. Of course the new developer has no legal obligation to discuss it with other property owners, but does shed light on the deceptive nature of the zoning request. We were contacted by mail when the tree preservation boundary was moved back, and I supported this decision.

The last time I dealt with a zoning change in Ohio the developer/builder came to my home and discussed it with me and my neighbors. We worked out a compromise that everyone could agree to. It was a win/win.

According to my contact with Inland Homes, who built my home, they are willing to purchase a few lots to build on in Phase 1. That would be better for my property values than allowing smaller homes to be built adjacent to me.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

Not related to the zoning meeting I have another concern. Entrance lighting to the existing subdivision is non-existent. This is dangerous to motorists. I have talked with Imagine Schools who would be interested in paying half the cost to build a lighted signage with both the school and the name of the subdivision on both sides of the sign. If there was ever a fatality at this intersection due to inadequate lighting Manatee County would not prevail in a lawsuit. We have been told that a sign in the media/middle of the road has been turned down. Is this true, and why? If this location does not meet your sign ordinance then I would request a variance. You should also mandate the existing developer to pay half of the cost of signage, not make this a POA responsibility.

So here is what I will support. Obviously, I do not represent the interests of all the other individual property owners. This is the only way I will support changing the lot sizes. My compromise is to:

1. Provide a land buffer zone between Phase One and Phase Two.

2. Do not connect the street from Phase One and Phase Two.

3. Re-plat and then re-name the subdivision to another development and divorce my POA/HOA association from these smaller lots. New entrance access can be provided to serve these smaller lots.

4. Sell lots individually if necessary to homeowners or individual home builders and stop the requirement of trying to market the Phase One lots as an entity. If someone wants to buy a lot, then sell it. This is currently hurting my home value.

Thus when an appraiser is pulling comps on my home sometime in the future smaller comparative market analysis values from smaller homes at the Woods of Moccasin Wallow will not lower my value and cost me money.

I am open for discussion by phone from anyone.

--

Regards,

Bruce Wingfield
cell - 941-320-7554

The information contained in this electronic e-mail and any accompanying attachment(s) is intended

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

--
Regards,

Bruce Wingfield
cell - 941-320-7554
Author of 2012 Article Published by Design Cost Data Magazine -
*"How to Prevent Buildings from Leaking"*

We take SAFETY Seriously - http://youtu.be/4uqzsdnIuoY

You Tube Video showing quality workmanship
http://youtu.be/eG1VngCftrw

**D & D Painting & Restoration, LLC**
**www.GotPainters.com**

'It's unwise to pay too much, but it's worse to pay too little. When you pay too much, you lose a little money - that's all. When you pay too little, you sometimes lose everything, because the thing you bought was incapable of doing the thing it was bought to do.

The common law of business balance prohibits paying a little and getting a lot - it can't be done. If you deal with the lowest bidder, it is well to add something for the risk you run, and if you do that you will have enough to pay for something better."

– John Ruskin
19th Century English Author

The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

Re: Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.
Bruce Wingfield
to:
Chuck Brinkmann
01/06/2015 06:29 PM
Cc:
Dale Johnson, bobbi.roy, Shonnie, David Garrett, Barbara and Marty Archer, Lou Fabrizio
Show Details

History: This message has been forwarded.
I agree with Chuck Brinkmann. I was aware of my covenants and declarations and was not concerned with minimum or maximum home sizes. Lots in Arkansas, Texas, Michigan, Ohio, and Florida are held hostage to 25% of the value, no more, being in the site. Price of the land controls the size of the home.

Yes I agree a failed development with empty lots reduces home values, so why not allow Inland Homes to build one or two? If Wells Fargo had agreed then we would by now had at least four more neighbors by now.

Better yet, dump the lots. The long-term play is in the commercial anyway. Conduct a lot drawing and invite all the custom home builders in the area to attend. I have done this and sold everything in one day.

In 1982, I worked for the largest home builder in the State of Texas, Nash Phillips/Copus. Market analysis said that small homes would sell faster. We constructed five model homes and sat on them. Sales were dismal. We sold the models for a discount except the first one at the entrance. At this one we constructed doll homes of larger homes. Yes Doll Houses inside a model we could hardly give away. Sold out in six months. Experts are like opinions everyone has one.

Thus since there is not a huge inventory built and not sold, no one can say for certain that smaller lots will equate with demand being increased. It may in fact, poison the well.

Since there is no contingent offer to purchase all of the lots from any home builder, who is to say that the course of action to make the lots smaller and build cheap homes will work or not? It didn't in Mesquite Texas. Thank god we kept the lots big enough to build what the market wanted.

The cyclical nature of home building changes market conditions daily. There are reported to be 800 people moving to Florida daily. I doubt if given the opportunity they would be interested in small lots. I could have bought anywhere in Sarasota, but did not like the small lots. Perhaps the price points of Phase I are not very competitive to some builders. But trying to compete with Artisan Lakes with smaller lots is a waste of time in my professional opinion.

Better to put up Condos and completely separate us from this land use than to think you can compete head to head with a clearly more expensive development with street lights.

On Tue, Jan 6, 2015 at 5:36 PM, Chuck Brinkmann <cbrinkmann01@gmail.com> wrote:

Hello Dale,
We purchased in here because of consistency. No "mixed use", only single family homes on consistent lot sizes. We agree with Mr. Wingfield regarding separating phase 2 from phase 1, and bringing back Inland homes. We will agree to that. Bundling reduced lot sizes with our phase is not acceptable, and will negatively impact our property values. Chuck and Sherry Brinkmsnn

On Jan 6, 2015 5:18 PM, "Dale Johnson" <DaleJohnson@mail.primericagroupone.com> wrote:

> Mr. Wingfield:
>
> We are, with the help of Tracy Hecht at Terracon, setting up a neighborhood meeting for January 13 for 6 P.M. I am just waiting for the schedule confirmation as to location.
>
> I believe you and I have spoken several times in the past. I hope this is a good venue in which to share and receive information prior to our meeting. As we discussed previously, we are not homebuilders and we do not currently have a homebuilder under contract. As such, we are unable to share with you or any of the homeowners any model information or elevations – we simply do not have that information, but will absolutely schedule a meeting with a homebuilder when we have a contract.
>
> We are not proposing ANY changes to Phase 1 of the Moccasin Wallow development. The existing lots are 70 foot wide with 7.5 foot side yard setback and will remain as such.
>
> Phase II lots – which are adjacent to but separate from Phase I residential are proposed to be 50 foot lots in conformance with what is selling in the marketplace today. Different product and lot sizes within a mixed use project is typical. If you review any of the planned development communities in your area (or any area) you will find that each of them offer several different options for type of home, lot sizes, etc. Artisan Lakes includes patio homes to estate homes with a price point from $200,000 to $500,000 + and offers a good community cross section of residents.
>
> I would point out that when you purchased in Moccasin Wallow Phase I you did receive copies of your Community Association Declarations, etc. Those documents do not restrict any lot within Phase I to a minimum or maximum square footage home. As such, the option to build smaller or larger homes has always existed for Phase I residential. Our proposal to reduce the lot sizes in Phase II residential does not reduce your home value; A failed development with empty lots reduces your home value.
>
> Our intention is to plan and develop a viable, mixed use development. We have commercial and industrial lots for the future and are committed to Moccasin Wallow for the duration. Whatever is built in phase II will be an enhancement to the overall project. Construction costs and prices continue to

increase, lot size is not a basis for alarm. We have every intention of working with a good, solid homebuilder that will complete the development to the good of all residents and provide a livable community.

We have just recently completed an exhaustive review and pricing of the existing irrigation system. We are also planning on completing the meeting room during phase II construction. We will also undertake improvements to the entrance and have asked Thomas Signs to provide us with an entrance sign for the median. Unfortunately, work behind the scene always takes longer than one would like, but we have to plan, design and bid – not to mention get through the County approval process.

I hope this information is helpful. Tracy will notify the residents as soon as she has confirmation of the meeting location and time. Please feel free to call me at any time should you have any questions.

Sincerely,

Dale W. Johnson

Director of Development

Primerica Group One, Inc.

3629 Madaca Lane

Tampa, FL 33618

813-933-0629 ex 210

813-951-4862 cell

813-935-3420 fax

**From:** Bruce Wingfield [mailto:bruce.wingman@gmail.com]
**Sent:** Tuesday, January 06, 2015 4:38 PM
**To:** bobbi.roy@mymanatee.org; Chuck Brinkmann; Shonnie; Barbara and Marty Archer; Dale Johnson; David Garrett
**Subject:** Case: Case: PDMU/PDC-98-04(P)(R8) - DTS2014-0361-MEPS0000332/Woods of Moccasin Wallow

Bobbi,

Please forward my opposition email to all the commissioners. I am sure that I do not have to remind them of their fiduciary obligations to the existing individual property owners that will be negatively impacted by accepted of this zoning change proposal. I am also hopeful that I do not have to remind them of the many case precedents throughout the nation on this subject.

The sad part of this is the fact that at a recent meeting the new developer made no mention of this proposed zoning change. When asked about it (since the signage was up) no answer was forthcoming. Of course the new developer has no legal obligation to discuss it with other property owners, but does shed light on the deceptive nature of the zoning request. We were contacted by mail when the tree preservation boundary was moved back, and I supported this decision.

The last time I dealt with a zoning change in Ohio the developer/builder came to my home and discussed it with me and my neighbors. We worked out a compromise that everyone could agree to. It was a win/win.

According to my contact with Inland Homes, who built my home, they are willing to purchase a few lots to build on in Phase 1. That would be better for my property values than allowing smaller homes to be built adjacent to me.

Not related to the zoning meeting I have another concern. Entrance lighting to the existing subdivision is non-existent. This is dangerous to motorists. I have talked with Imagine Schools who would be interested in paying half the cost to build a lighted signage with both the school and the name of the subdivision on both sides of the sign. If there was ever a fatality at this intersection due to inadequate lighting Manatee County would not prevail in a lawsuit. We have been told that a sign in the media/middle of the road has been turned down. Is this true, and why? If this location does not meet your sign ordinance then I would request a variance. You should also mandate the existing developer to pay half of the cost of signage, not make this a POA responsibility.

So here is what I will support. Obviously, I do not represent the interests of all the other individual property owners. This is the only way I will support changing the lot sizes. My compromise is to:

1. Provide a land buffer zone between Phase One and Phase Two.

2. Do not connect the street from Phase One and Phase Two.

3. Re-plat and then re-name the subdivision to another development and divorce my POA/HOA association from these smaller lots. New entrance access can be provided to serve these smaller lots.

4. Sell lots individually if necessary to homeowners or individual home builders and stop the requirement of trying to market the Phase One lots as an entity. If someone wants to buy a lot, then sell it. This is currently hurting my home value.

Thus when an appraiser is pulling comps on my home sometime in the future smaller comparative market analysis values from smaller homes at the Woods of Moccasin Wallow will not lower my value and cost me money.

I am open for discussion by phone from anyone.

--

Regards,

Bruce Wingfield
cell - 941-320-7554

The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

--
Regards,

Bruce Wingfield
cell - 941-320-7554
Author of 2012 Article Published by Design Cost Data Magazine -

*"How to Prevent Buildings from Leaking"*

We take SAFETY Seriously - http://youtu.be/4uqzsdnIuoY

You Tube Video showing quality workmanship
http://youtu.be/eG1VngCftrw

**D & D Painting & Restoration, LLC**
**www.GotPainters.com**

"It's unwise to pay too much, but it's worse to pay too little. When you pay too much, you lose a little money - that's all. When you pay too little, you sometimes lose everything, because the thing you bought was incapable of doing the thing it was bought to do.

The common law of business balance prohibits paying a little and getting a lot - it can't be done. If you deal with the lowest bidder, it is well to add something for the risk you run, and if you do that you will have enough to pay for something better."

– John Ruskin
19th Century English Author

The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

RE: Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.
Dale Johnson
to:
Chuck Brinkmann
01/06/2015 06:28 PM
Cc:
bobbi.roy, "Shonnie", "Bruce Wingfield", "David Garrett", "Barbara and Marty Archer", "Lou Fabrizio"
Show Details

History: This message has been forwarded.

Sherry and Chuck:

Thank you for your e-mail. There is confusion amongst the homeowners. Moccasin Wallow has always been a mixed-use project from its inception. 200 acres of commercial/retail, residential and industrial. The multi-family was traded for the school a few years ago, the balance of the project is the same as originally approved. Inland Homes was contacted early in the process and has shown no interest in purchasing lots. We continue to pursue homebuilders in the marketplace that have the financial strength and staying power to purchase and develop homes.

I would urge you to take a walk through other residential projects – there is typically several different products offered by developers in an effort to be create a viable community. Values are a function of what is built and the quality of the community as a whole. We have reviewed what is selling in the market place/cost per square foot and do not expect any reduction in value. Least of as the result of a smaller lot. The existing phase I lots, where you own a home, are not in any way limited by deed restriction as to size or square footage of the home to be built. As such, a range of square footages could and is built in your existing Phase 1 community.

Market is what drives sales and 50 foot lots are the market in that area. Every homebuilder we have spoken with has requested the same product. To a point, I have seen some very expensive zero lot line homes – price is a function of construction details, location, amenities and what is included in the home.

I hope we will see you at our meeting, once time and location are confirmed.

Dale W. Johnson
Director of Development
Primerica Group One, Inc.
3629 Madaca Lane
Tampa, FL 33618
813-933-0629 ex 210
813-951-4862 cell
813-935-3420 fax

**From:** Chuck Brinkmann [mailto:cbrinkmann01@gmail.com]
**Sent:** Tuesday, January 06, 2015 5:37 PM
**To:** Dale Johnson
**Cc:** bobbi.roy@mymanatee.org; Shonnie; Bruce Wingfield; David Garrett; Barbara and Marty Archer; Lou Fabrizio
**Subject:** RE: Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.

Hello Dale,
We purchased in here because of consistency. No "mixed use", only single family homes on consistent lot sizes. We agree with Mr. Wingfield regarding separating phase 2 from phase 1, and bringing back Inland homes. We will agree to that. Bundling reduced lot sizes with our phase is not acceptable, and will negatively impact our property values. Chuck and Sherry Brinkmsnn

On Jan 6, 2015 5:18 PM, "Dale Johnson" <DaleJohnson@mail.primericagroupone.com> wrote:
Mr. Wingfield:

We are, with the help of Tracy Hecht at Terracon, setting up a neighborhood meeting for January 13 for 6 P.M. I am just waiting for the schedule confirmation as to location.

I believe you and I have spoken several times in the past. I hope this is a good venue in which to share and receive information prior to our meeting. As we discussed previously, we are not homebuilders and we do not currently have a homebuilder under contract. As such, we are unable to share with you or any of the homeowners any model information or elevations – we simply do not have that information, but will absolutely schedule a meeting with a homebuilder when we have a contract.

We are not proposing ANY changes to Phase 1 of the Moccasin Wallow development. The existing lots are 70 foot wide with 7.5 foot side yard setback and will remain as such.

Phase II lots – which are adjacent to but separate from Phase I residential are proposed to be 50 foot lots in conformance with what is selling in the marketplace today. Different product and lot sizes within a mixed use project is typical. If you review any of the planned development communities in your area (or any area) you will find that each of them offer several different options for type of home, lot sizes, etc. Artisan Lakes includes patio homes to estate homes with a price point from $200,000 to $500,000 + and offers a good community cross section of residents.

I would point out that when you purchased in Moccasin Wallow Phase I you did receive copies of your Community Association Declarations, etc. Those documents do not restrict any lot within Phase I to a minimum or maximum square footage home. As such, the option to build smaller or larger homes has always existed for Phase I residential. Our proposal to reduce the lot sizes in Phase II residential does not reduce your home value; A failed development with empty lots reduces your home value.

Our intention is to plan and develop a viable, mixed use development. We have commercial and industrial lots for the future and are committed to Moccasin Wallow for the duration. Whatever is built in phase II will be an enhancement to the overall project and its value. Construction costs and prices continue to increase, lot size is not a basis for alarm. We have every intention of working with a good, solid homebuilder that will complete the development to the good of all residents and provide a livable community.

We have just recently completed an exhaustive review and pricing of the existing irrigation system. We are also planning on completing the meeting room during phase II construction. We will also undertake improvements to the entrance and have asked Thomas Signs to provide us with an entrance sign for the median. Unfortunately, work behind the scene always takes longer than one would like, but we have to plan, design and bid – not to mention get through the County approval process.

I hope this information is helpful. Tracy will notify the residents as soon as she has confirmation of the meeting location and time. Please feel free to call me at any time should you have any questions.

Sincerely,

Dale W. Johnson
Director of Development
Primerica Group One, Inc.
3629 Madaca Lane
Tampa, FL 33618
813-933-0629 ex 210
813-951-4862 cell
813-935-3420 fax

**From:** Bruce Wingfield [mailto:bruce.wingman@gmail.com]
**Sent:** Tuesday, January 06, 2015 4:38 PM
**To:** bobbi.roy@mymanatee.org; Chuck Brinkmann; Shonnie; Barbara and Marty Archer; Dale Johnson; David Garrett
**Subject:** Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.

Bobbi,

Please forward my opposition email to all the commissioners. I am sure that I do not have to remind them of their fiduciary obligations to the existing individual property owners that will be negatively impacted by accepted of this zoning change proposal. I am also hopeful that I do not have to remind them of the many case precedents throughout the nation on this subject.

The sad part of this is the fact that at a recent meeting the new developer made no mention of this proposed zoning change. When asked about it (since the signage was up) no answer was forthcoming. Of course the new developer has no legal obligation to discuss it with other property owners, but does shed light on the deceptive nature of the zoning request. We were contacted by mail when the tree preservation boundary was moved back, and I supported this decision.

The last time I dealt with a zoning change in Ohio the developer/builder came to my home and discussed it with me and my neighbors. We worked out a compromise that everyone could agree to. It was a win/win.

According to my contact with Inland Homes, who built my home, they are willing to purchase a few lots to build on in Phase 1. That would be better for my property values than allowing smaller homes to be built adjacent to me.

Not related to the zoning meeting I have another concern. Entrance lighting to the existing subdivision is non-existent. This is dangerous to motorists. I have talked with Imagine Schools who would be interested in paying half the cost to build a lighted signage with both the school and the name of the subdivision on both sides of the sign. If there was ever a fatality at this intersection due to inadequate lighting Manatee County would not prevail in a lawsuit. We have been told that a sign in the media/middle of the road has been turned down. Is this true, and why? If this location does not meet your sign ordinance then I would request a variance. You should also mandate the existing developer to pay half of the cost of signage, not make this a POA responsibility.

So here is what I will support. Obviously, I do not represent the interests of all the other individual property owners. This is the only way I will support changing the lot sizes. My compromise is to:

1. Provide a land buffer zone between Phase One and Phase Two.
2. Do not connect the street from Phase One and Phase Two.
3. Re-plat and then re-name the subdivision to another development and divorce my POA/HOA association from these smaller lots. New entrance access can be provided to serve these smaller lots.
4. Sell lots individually if necessary to homeowners or individual home builders and stop the requirement of trying to market the Phase One lots as an entity. If someone wants to buy a lot, then sell it. This is currently hurting my home value.

Thus when an appraiser is pulling comps on my home sometime in the future smaller comparative market analysis values from smaller homes at the Woods of Moccasin Wallow will not lower my value and cost me money.

I am open for discussion by phone from anyone.

--
Regards,

Bruce Wingfield
cell - 941-320-7554

The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

RE: Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.
Chuck Brinkmann
to:
Dale Johnson
01/06/2015 05:37 PM
Cc:
bobbi.roy, Shonnie, Bruce Wingfield, David Garrett, Barbara and Marty Archer, Lou Fabrizio
Show Details

History: This message has been forwarded.

Hello Dale,
We purchased in here because of consistency. No "mixed use", only single family homes on consistent lot sizes. We agree with Mr. Wingfield regarding separating phase 2 from phase 1, and bringing back Inland homes. We will agree to that. Bundling reduced lot sizes with our phase is not acceptable, and will negatively impact our property values. Chuck and Sherry Brinkmsnn

On Jan 6, 2015 5:18 PM, "Dale Johnson" <DaleJohnson@mail.primericagroupone.com> wrote:

> Mr. Wingfield:
>
> We are, with the help of Tracy Hecht at Terracon, setting up a neighborhood meeting for January 13 for 6 P.M. I am just waiting for the schedule confirmation as to location.
>
> I believe you and I have spoken several times in the past. I hope this is a good venue in which to share and receive information prior to our meeting. As we discussed previously, we are not homebuilders and we do not currently have a homebuilder under contract. As such, we are unable to share with you or any of the homeowners any model information or elevations – we simply do not have that information, but will absolutely schedule a meeting with a homebuilder when we have a contract.
>
> We are not proposing ANY changes to Phase 1 of the Moccasin Wallow development. The existing lots are 70 foot wide with 7.5 foot side yard setback and will remain as such.
>
> Phase II lots – which are adjacent to but separate from Phase I residential are proposed to be 50 foot lots in conformance with what is selling in the marketplace today. Different product and lot sizes within a mixed use project is typical. If you review any of the planned development communities in your area (or any area) you will find that each of them offer several different options for type of home, lot sizes, etc. Artisan Lakes includes patio homes to estate homes with a price point from $200,000 to $500,000 + and offers a good community cross section of residents.

I would point out that when you purchased in Moccasin Wallow Phase I you did receive copies of your Community Association Declarations, etc. Those documents do not restrict any lot within Phase I to a minimum or maximum square footage home. As such, the option to build smaller or larger homes has always existed for Phase I residential. Our proposal to reduce the lot sizes in Phase II residential does not reduce your home value; A failed development with empty lots reduces your home value.

Our intention is to plan and develop a viable, mixed use development. We have commercial and industrial lots for the future and are committed to Moccasin Wallow for the duration. Whatever is built in phase II will be an enhancement to the overall project and its value. Construction costs and prices continue to increase, lot size is not a basis for alarm. We have every intention of working with a good, solid homebuilder that will complete the development to the good of all residents and provide a livable community.

We have just recently completed an exhaustive review and pricing of the existing irrigation system. We are also planning on completing the meeting room during phase II construction. We will also undertake improvements to the entrance and have asked Thomas Signs to provide us with an entrance sign for the median. Unfortunately, work behind the scene always takes longer than one would like, but we have to plan, design and bid – not to mention get through the County approval process.

I hope this information is helpful. Tracy will notify the residents as soon as she has confirmation of the meeting location and time. Please feel free to call me at any time should you have any questions.

Sincerely,

Dale W. Johnson

Director of Development

Primerica Group One, Inc.

3629 Madaca Lane

Tampa, FL 33618

813-933-0629 ex 210

813-951-4862 cell

813-935-3420 fax

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**From:** Bruce Wingfield [mailto:bruce.wingman@gmail.com]
**Sent:** Tuesday, January 06, 2015 4:38 PM
**To:** bobbi.roy@mymanatee.org; Chuck Brinkmann; Shonnie; Barbara and Marty Archer; Dale Johnson; David Garrett
**Subject:** Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.

Bobbi,

Please forward my opposition email to all the commissioners. I am sure that I do not have to remind them of their fiduciary obligations to the existing individual property owners that will be negatively impacted by accepted of this zoning change proposal. I am also hopeful that I do not have to remind them of the many case precedents throughout the nation on this subject.

The sad part of this is the fact that at a recent meeting the new developer made no mention of this proposed zoning change. When asked about it (since the signage was up) no answer was forthcoming. Of course the new developer has no legal obligation to discuss it with other property owners, but does shed light on the deceptive nature of the zoning request. We were contacted by mail when the tree preservation boundary was moved back, and I supported this decision.

The last time I dealt with a zoning change in Ohio the developer/builder came to my home and discussed it with me and my neighbors. We worked out a compromise that everyone could agree to. It was a win/win.

According to my contact with Inland Homes, who built my home, they are willing to purchase a few lots to build on in Phase 1. That would be better for my property values than allowing smaller homes to be built adjacent to me.

Not related to the zoning meeting I have another concern. Entrance lighting to the existing subdivision is non-existent. This is dangerous to motorists. I have talked with Imagine Schools who would be interested in paying half the cost to build a lighted signage with both the school and the name of the subdivision on both sides of the sign. If there was ever a fatality at this intersection due to inadequate lighting Manatee County would not prevail in a lawsuit. We have been told that a sign in the

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

media/middle of the road has been turned down. Is this true, and why? If this location does not meet your sign ordinance then I would request a variance. You should also mandate the existing developer to pay half of the cost of signage, not make this a POA responsibility.

So here is what I will support. Obviously, I do not represent the interests of all the other individual property owners. This is the only way I will support changing the lot sizes. My compromise is to:

1. Provide a land buffer zone between Phase One and Phase Two.

2. Do not connect the street from Phase One and Phase Two.

3. Re-plat and then re-name the subdivision to another development and divorce my POA/HOA association from these smaller lots. New entrance access can be provided to serve these smaller lots.

4. Sell lots individually if necessary to homeowners or individual home builders and stop the requirement of trying to market the Phase One lots as an entity. If someone wants to buy a lot, then sell it. This is currently hurting my home value.

Thus when an appraiser is pulling comps on my home sometime in the future smaller comparative market analysis values from smaller homes at the Woods of Moccasin Wallow will not lower my value and cost me money.

I am open for discussion by phone from anyone.

--

Regards,

Bruce Wingfield
cell - 941-320-7554

The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

RE: Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.
Dale Johnson
to:
Bruce Wingfield, bobbi.roy, Chuck Brinkmann, Shonnie, Barbara and Marty Archer, David Garrett, Lou Fabrizio
01/06/2015 05:18 PM
Show Details

History: This message has been forwarded.

Mr. Wingfield:

We are, with the help of Tracy Hecht at Terracon, setting up a neighborhood meeting for January 13 for 6 P.M. I am just waiting for the schedule confirmation as to location.

I believe you and I have spoken several times in the past. I hope this is a good venue in which to share and receive information prior to our meeting. As we discussed previously, we are not homebuilders and we do not currently have a homebuilder under contract. As such, we are unable to share with you or any of the homeowners any model information or elevations – we simply do not have that information, but will absolutely schedule a meeting with a homebuilder when we have a contract.

We are not proposing ANY changes to Phase 1 of the Moccasin Wallow development. The existing lots are 70 foot wide with 7.5 foot side yard setback and will remain as such.

Phase II lots – which are adjacent to but separate from Phase I residential are proposed to be 50 foot lots in conformance with what is selling in the marketplace today. Different product and lot sizes within a mixed use project is typical. If you review any of the planned development communities in your area (or any area) you will find that each of them offer several different options for type of home, lot sizes, etc. Artisan Lakes includes patio homes to estate homes with a price point from $200,000 to $500,000 + and offers a good community cross section of residents.

I would point out that when you purchased in Moccasin Wallow Phase I you did receive copies of your Community Association Declarations, etc. Those documents do not restrict any lot within Phase I to a minimum or maximum square footage home. As such, the option to build smaller or larger homes has always existed for Phase I residential. Our proposal to reduce the lot sizes in Phase II residential does not reduce your home value; A failed development with empty lots reduces your home value.

Our intention is to plan and develop a viable, mixed use development. We have commercial and industrial lots for the future and are committed to Moccasin Wallow for the duration. Whatever is built in phase II will be an enhancement to the overall project and its value. Construction costs and prices continue to increase, lot size is not a basis for alarm. We have every intention of working with a good, solid homebuilder that will complete the development to the good of all residents and provide a livable community.

We have just recently completed an exhaustive review and pricing of the existing irrigation system. We are also planning on completing the meeting room during phase II construction. We will also undertake improvements to the entrance and have asked Thomas Signs to provide us with an entrance sign for the median. Unfortunately, work behind the scene always takes longer than one would like, but we have to plan, design and bid – not to mention get through the County approval process.

I hope this information is helpful. Tracy will notify the residents as soon as she has confirmation of the meeting location and time. Please feel free to call me at any time should you have any questions.

Sincerely,

Dale W. Johnson
Director of Development
Primerica Group One, Inc.
3629 Madaca Lane
Tampa, FL 33618
813-933-0629 ex 210
813-951-4862 cell
813-935-3420 fax

**From:** Bruce Wingfield [mailto:bruce.wingman@gmail.com]
**Sent:** Tuesday, January 06, 2015 4:38 PM
**To:** bobbi.roy@mymanatee.org; Chuck Brinkmann; Shonnie; Barbara and Marty Archer; Dale Johnson; David Garrett
**Subject:** Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.

Bobbi,

Please forward my opposition email to all the commissioners. I am sure that I do not have to remind them of their fiduciary obligations to the existing individual property owners that will be negatively impacted by accepted of this zoning change proposal. I am also hopeful that I do not have to remind them of the many case precedents throughout the nation on this subject.

The sad part of this is the fact that at a recent meeting the new developer made no mention of this proposed zoning change. When asked about it (since the signage was up) no answer was forthcoming. Of course the new developer has no legal obligation to discuss it with other property owners, but does shed light on the deceptive nature of the zoning request. We were contacted by mail when the tree preservation boundary was moved back, and I supported this decision.

The last time I dealt with a zoning change in Ohio the developer/builder came to my home and discussed it with me and my neighbors. We worked out a compromise that everyone could agree to. It was a win/win.

According to my contact with Inland Homes, who built my home, they are willing to purchase a few lots to build on in Phase 1. That would be better for my property values than allowing smaller homes to be built adjacent to me.

Not related to the zoning meeting I have another concern. Entrance lighting to the existing subdivision is non-existent. This is dangerous to motorists. I have talked with Imagine Schools who would be interested in paying half the cost to build a lighted signage with both the school and the name of the subdivision on both sides of the sign. If there was ever a fatality at this intersection due to inadequate lighting Manatee County would not prevail in a lawsuit. We have been told that a sign in the media/middle of the road has been turned down. Is this true, and why? If this location does not meet your sign ordinance then I would request a variance. You should also mandate the existing developer to

pay half of the cost of signage, not make this a POA responsibility.

So here is what I will support. Obviously, I do not represent the interests of all the other individual property owners. This is the only way I will support changing the lot sizes. My compromise is to:

1. Provide a land buffer zone between Phase One and Phase Two.
2. Do not connect the street from Phase One and Phase Two.
3. Re-plat and then re-name the subdivision to another development and divorce my POA/HOA association from these smaller lots. New entrance access can be provided to serve these smaller lots.
4. Sell lots individually if necessary to homeowners or individual home builders and stop the requirement of trying to market the Phase One lots as an entity. If someone wants to buy a lot, then sell it. This is currently hurting my home value.

Thus when an appraiser is pulling comps on my home sometime in the future smaller comparative market analysis values from smaller homes at the Woods of Moccasin Wallow will not lower my value and cost me money.

I am open for discussion by phone from anyone.

--
Regards,

Bruce Wingfield
cell - 941-320-7554

The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

Case: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications.
Bruce Wingfield
to:
bobbi.roy, Chuck Brinkmann, Shonnie, Barbara and Marty Archer, Dale Johnson, David Garrett
01/06/2015 04:38 PM
Show Details

History: This message has been forwarded.
Bobbi,

Please forward my opposition email to all the commissioners. I am sure that I do not have to remind them of their fiduciary obligations to the existing individual property owners that will be negatively impacted by accepted of this zoning change proposal. I am also hopeful that I do not have to remind them of the many case precedents throughout the nation on this subject.

The sad part of this is the fact that at a recent meeting the new developer made no mention of this proposed zoning change. When asked about it (since the signage was up) no answer was forthcoming. Of course the new developer has no legal obligation to discuss it with other property owners, but does shed light on the deceptive nature of the zoning request. We were contacted by mail when the tree preservation boundary was moved back, and I supported this decision.

The last time I dealt with a zoning change in Ohio the developer/builder came to my home and discussed it with me and my neighbors. We worked out a compromise that everyone could agree to. It was a win/win.

According to my contact with Inland Homes, who built my home, they are willing to purchase a few lots to build on in Phase 1. That would be better for my property values than allowing smaller homes to be built adjacent to me.

Not related to the zoning meeting I have another concern. Entrance lighting to the existing subdivision is non-existent. This is dangerous to motorists. I have talked with Imagine Schools who would be interested in paying half the cost to build a lighted signage with both the school and the name of the subdivision on both sides of the sign. If there was ever a fatality at this intersection due to inadequate lighting Manatee County would not prevail in a lawsuit. We have been told that a sign in the media/middle of the road has been turned down. Is this true, and why? If this location does not meet your sign ordinance then I would request a variance. You should also mandate the existing developer to pay half of the cost of signage, not make this a POA responsibility.

So here is what I will support. Obviously, I do not represent the interests of all the other individual property owners. This is the only way I will support changing the lot sizes. My compromise is to:

1. Provide a land buffer zone between Phase One and Phase Two.
2. Do not connect the street from Phase One and Phase Two.
3. Re-plat and then re-name the subdivision to another development and divorce my POA/HOA association from these smaller lots. New entrance access can be provided to serve these smaller lots.
4. Sell lots individually if necessary to homeowners or individual home builders and stop the requirement of trying to market the Phase One lots as an entity. If someone wants to buy a lot, then sell it. This is currently hurting my home valu

Thus when an appraiser is pulling comps on my home sometime in the future smaller comparative market analysis values from smaller homes at the Woods of Moccasin Wallow will not lower my value and cost me money.

I am open for discussion by phone from anyone.

--
Regards,

Bruce Wingfield
cell - 941-320-7554

The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for the use of the intended recipient and may be confidential and/or privileged. If any reader of this communication is not the intended recipient, unauthorized use, disclosure or copying is strictly prohibited, and may be unlawful. If you have received this communication in error, please immediately notify the sender by return e-mail, and delete the original message and all copies from your system. Thank you.

RE: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow
Phase 2 Revisions and Zoning Ordinance Modifications
Dale Johnson
to:
Margaret.Tusing
12/30/2014 02:38 PM
Cc:
bobbi.roy
Show Details

History: This message has been forwarded.

Margaret and Bobbi:

We did reach out to Mr. Brinkman to discuss his concerns and to provide whatever information he would like to have. He was not very amenable to any discussion or information relief.

Specifically, we do not have a homebuilder under contract at this time, so providing model information and home square footages is not possible at this point. The recorded Community Association documents ( Declaration, Articles of Incorporation, etc.) do not include deed restrictions or minimum size home square footage requirements for any of the existing Phase I lots. All existing homeowners in Phase I would have received copies of these documents at the time of purchase.

We are not seeking to change any of the lots in the existing Phase I development, where Mr. Brinkman now owns a home. The lots remaining in that phase of development are currently 70 foot lots and will accommodate a range of home square footages and values dictated by the market.

Phase II 50 foot lots are based upon what is marketable today. All 50 foot lots are located in a separate but adjacent phase from Phase I .

We are planning a town meeting for early January in an effort to answer homeowner questions regarding development of the overall project, repairs to the existing landscaping and irrigation (which are in process) repairs to the community building, upgrading the maintenance program, etc. There is a great deal of unfinished and deferred maintenance that we have been working to correct since our purchase in June 2014.

I wanted to respond in writing in to Mr. Brinkman's heartfelt but factually inaccurate e-mail.

I and the development team are available to answer questions or concerns at any time.

Regards,

Dale W. Johnson
Director of Development
Primerica Group One, Inc.
3629 Madaca Lane
Tampa, FL 33618
813-933-0629 ex 210
813-951-4862 cell
813-935-3420 fax

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**From:** Margaret.Tusing@mymanatee.org [mailto:Margaret.Tusing@mymanatee.org]
**Sent:** Monday, December 29, 2014 2:09 PM
**To:** Dale Johnson
**Subject:** RE: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications

The Planning Commission is scheduled for January 15, 2015 @ 9:00 a.m. and the BOCC is scheduled for February 5, 2015 @ 9:00 a.m.

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

From: "Dale Johnson" <DaleJohnson@mail.primericagroupone.com>
To: <Margaret.Tusing@mymanatee.org>
Date: 12/29/2014 02:03 PM
Subject: RE: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications

---

What is the schedule Planning commission hearing date and time?

Dale W. Johnson
Director of Development
Primerica Group One, Inc.
3629 Madaca Lane
Tampa, FL 33618
813-933-0629 ex 210
813-951-4862 cell
813-935-3420 fax

**From:** Margaret.Tusing@mymanatee.org [mailto:Margaret.Tusing@mymanatee.org]
**Sent:** Monday, December 29, 2014 11:20 AM
**To:** Caleb Grimes; Dale Johnson
**Subject:** Fw: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications

FYI....

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

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 12/29/2014 11:18 AM -----

From: Bobbi Roy/MCG
To: Chuck Brinkmann <cbrinkmann01@gmail.com>
Cc: Margaret Tusing/MCG@MCG, Robin Meyer/MCG@MCG, Marianne Lopata/MCG@MCG
Date: 12/29/2014 10:48 AM
Subject: Re: Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications

---

Dear Mr. and Mrs. Brinkmann,

On behalf of the Planning Commission, thank you for your email. This replay 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 of the Board of County Commissioners and 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 encourages and welcome.

Bobbi Roy
Manatee County Government
Building and Development Services Department
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34206-1000
Telephone: 941-748-4501 ext. 6878
bobbi.roy@mymanatee.org

**Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2 Revisions and Zoning Ordinance Modifications**

**Chuck Brinkmann** to: planning.agenda 12/27/2014 08:12 AM

Cc: Sherry Brinkmann

---

Dear Planning Commission:
Thank you for addressing our concerns.

We are Charles and Sherry Brinkmann, and we have lived in the Woods of Moccasin Wallow for over 2.5 years.

When we bought here we did so for the lot size, consistency of homes and the fact that it was not a "mega-development".

The initial developer, unknown to us, was in bankruptcy foreclosure proceedings at the time of our purchase.

The new owner is proposing a lot size reduction inconsistent with our phase.
This will mean smaller homes inconsistent with our phase.
This will lower our property values.

The new owner was aware prior to purchase the lot sizes and zoning of the sub-division as approved by Manatee County.

Now, after purchase, they want changes which will lower the values of those of us who purchased based on the plan approved by Manatee County.

They need to build according to what is currently approved.

Our concern also is that there are numerous lots in our existing phase one which are vacant.
What is to stop re-zoning these to a smaller size as well?

In the interest of those of us who live here, and to preserve the consistency of our development, please deny this change.

Please respond with an e-mail indicating this was received by the
correct department for review.

Sincerely,
Charles and Sherry Brinkmann
4917 89th LN East
Palmetto, FL 34221
(941) 224-7364

Case: PDMU/PDC-98-04(P)(R8)-DTS20140361-MEPS0000332/Woods of Moccasin Wallow Phase 2
Revisions and Zoning Ordinance Modifications
Chuck Brinkmann
to:
planning.agenda
12/27/2014 08:12 AM
Cc:
Sherry Brinkmann
Show Details

Dear Planning Commission:
Thank you for addressing our concerns.

We are Charles and Sherry Brinkmann, and we have lived in the Woods of Moccasin Wallow for over 2.5 years.

When we bought here we did so for the lot size, consistency of homes and the fact that it was not a "mega-development".

The initial developer, unknown to us, was in bankruptcy foreclosure proceedings at the time of our purchase.

The new owner is proposing a lot size reduction inconsistent with our phase.
This will mean smaller homes inconsistent with our phase.
This will lower our property values.

The new owner was aware prior to purchase the lot sizes and zoning of the sub-division as approved by Manatee County.

Now, after purchase, they want changes which will lower the values of those of us who purchased based on the plan approved by Manatee County.

They need to build according to what is currently approved.

Our concern also is that there are numerous lots in our existing phase one which are vacant.
What is to stop re-zoning these to a smaller size as well?

In the interest of those of us who live here, and to preserve the consistency of our development, please deny this change.

Please respond with an e-mail indicating this was received by the
correct department for review.

Sincerely,
Charles and Sherry Brinkmann
4917 89th LN East
Palmetto, FL 34221
(941) 224-7364

# PRELIMINARY SITE PLANS
# FOR
# THE WOODS OF MOCCASIN WALLOW

## MANATEE COUNTY, FLORIDA
## S21-T33S-R18E

*PREPARED FOR*
*MOCCASIN WALLOW HOLDINGS, LLC*
*3629 MADACA LANE*
*TAMPA, FLORIDA 33618*

**SITE DATA TABLE**

| | Acreage | Uses | Units / SF |
|---|---|---|---|
| Phase 1 | 62.51 | Residential & School (1)(2)(3)(4) | 52 Un / 70,000 SF |
| Phase 2 | 18.95 | Residential (2)(3)(4) | 65 Un (50'x120') |
| Phase 3 | 35.20 | Commercial | 266,206 SF |
| Phase 4 | 83.24 | Industrial | 340,400 SF |
| TOTAL | 199.90 | | |

NOTES:
(1) School Acreage within Phase 1 is 5.595 Ac.
(2) Gross Res Density (117 Units/75 Ac) = 1.56 Un/Ac
(3) Net Res Density (117 Units/26.8 Ac) = 4.09 Un/Ac
(4) Recreational Amenity Acreage = 49.07 Ac (Includes Wetlands, Ponds, and FC Comp Areas)

**PROJECT OPEN SPACE**

| Acreage | % Open Space Req | % Open Space Prov |
|---|---|---|
| 81.16 | 30% | 41% |

RESIDENTIAL USE:
Required setbacks: (Phase I)
Front: 20–feet
Side: 7.5–feet
Rear: 15–feet (Lot 15; 30–feet)
Water Features: 30–feet
Wetlands: 15–feet between upland edge of buffer and adjacent structure
Height: 35–feet (2–story)

Required setbacks: (Phase II – 50' Lots)
Front: 20–feet
Side: 5–feet
Rear: 15–feet
Water Features: 30–feet
Wetlands: 15–feet between upland edge of buffer and adjacent structure
Height: 35–feet (2–story)

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

COMMERCIAL SETBACKS:
Front: 45' from Moccasin Wallow Road (Lots C–1 through C–5, C–11 and C–12)
30' internal roadways
Side: 15' (30' between buildings)
Rear: 20'
Water Features: 30'

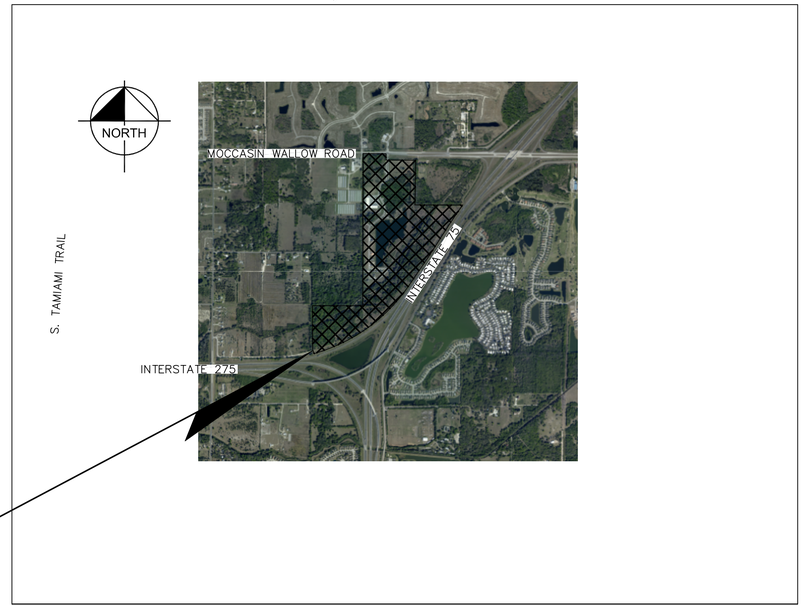
Wetland buffer to Structure: 15'
Height: 35–feet hotel, 45–feet.

INDUSTRIAL SETBACKS:
Front: 30'
Side: 25'
Rear: 30'
Height: 35–feet

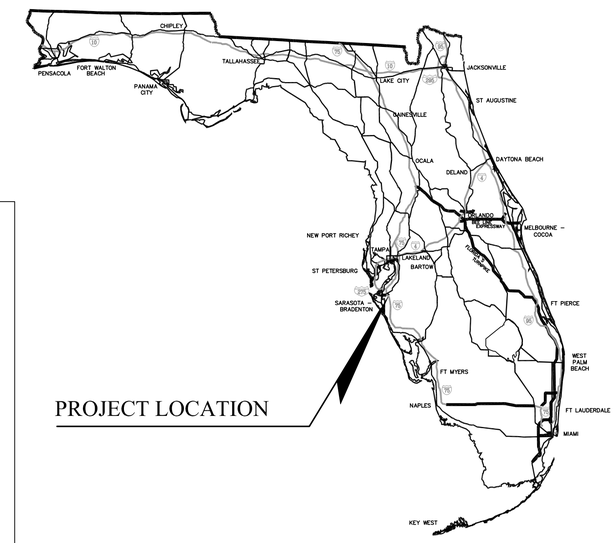
GENERAL NOTES
1. The developer shall provide all potable watwer and sanitary sewer infrastructure construction as required to provide service to each lot within the development as per Section 722 of the Land Development Code.
2. Phase III will tie into the County potable water system located within 49th Avenue East and 52nd Avenue East and the County sanitary sewer system located within 49th Avenue East and 52nd Avenue East. Phase IV will tie into the County potable water system located within 96th Street East and the County sanitary sewer system located within 96th Street East.
3. Minimum pavement width is 24–feet. Minimum right–of–way width is 50–feet.
4. The roadway is public
5. Each lot will meet the requirements of section 710 of the Land Development Code at the time of Final Site Plan submittal
6. The common space will be owned, controlled and maintained by the Woods of Moccasin Wallow lot owners and home owners association. The association shall provide maintenance of utilities in all non–dedicated areas.

TOTAL PROJECT ACREAGE:
197.02 ACRES

CONSTRUCTION SCHEDULE
PROJECT WILL BE CONSTRUCTED IN ALL PHASES AS DETERMINED IN THE FSP REVIEW PROCESS.




VICINITY MAP




| CONSTRUCTION | FDPE UTILITIES | SWFWMD ERP | COUNTY | SHEET | DESCRIPTION |
|---|---|---|---|---|---|
| * | * | * | * | C-01 | COVER SHEET |
| * | * | * | * | C-02 | PRELIMINARY SITE PLAN |
| * | * | * | * | C-02A | PRELIMINARY SITE PHASING PLAN |
| * | * | * | * | C-03 | 200 ACRE PROJECT OVERLAY/TREE GROUPING AERIAL |
| * | * | * | * | ~~C-04~~ | ~~PRELIMINARY LANDSCAPE/IRRIGATION PLAN & PARKING LOT DIMENSIONS~~ |
| * | * | * | * | ~~C-05~~ | ~~PRELIMINARY LANDSCAPE/IRRIGATION NOTES & DETAILS~~ |
| * | * | * | * | C-06 | 200 ACRE 25 YR & 100 YR FLOOD PLAIN & TOPORAPHIC CONTOURS |
| * | * | * | * | ~~C-07~~ | ~~TREE SURVEY FOR PRESERVATION & LANDSCAPE EASEMENT ASSESMENT~~ |

**MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES DEPARTMENT SIGNATURE BLOCK**

PROJECT NUMBER: PDMU/PDC–98–04 (P) (R–8) PROJECT NAME: THE WOODS OF MOCCASIN WALLOW

APPROVAL TYPE: PSP DTS NUMBER: _____

PROJECT PLANNER _____ DATE: _____
PROJECT ENGINEER _____ DATE: _____
CONCURRENCY _____ DATE: _____
ENVIRONMENTAL PLANNING DIVISION _____ DATE: _____
ENVIRONMENTAL HEALTH _____ DATE: _____
FIRE DISTRICT _____ DATE: _____

ATTENTION: THE COMBINATION OF THIS SIGNED PLAN AND ACCOMPANYING APPROVAL LETTER CONSTITUTES THE COMPLETE APPROVAL DOCUMENT. BOTH DOCUMENTS SHOULD BE PROVIDED TO INTERESTED PARTIES AND SUBMITTED WITH ANY BUILDING PERMIT APPLICATION. THERE MAY BE OTHER DOCUMENTS, INCLUDING A CLOS THAT AFFECT THIS PROJECT APPROVAL.

REC'D BY OWNER/AGENT: _____ DATE _____

PREPARED BY:


Engineering ~ Environmental
Water Resource
8043 Cooper Creek Blvd., Suite 210
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com CA 00007652




REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1. | 10-14-14 | Mods per Manatee County Comments | CRC |
| 2. | 11-25-14 | Mods per Manatee County Comments | CRC |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |


Engineering ~ Planning
Environmental Science
4260 West Linebaugh Avenue
Tampa, Florida 33624
Phone: 813.265.3130 Fax: 813.265.6610
www.wraengineering.com CA 00007652


DRAWING: COVER SHEET
DESIGNED: JD DRAWN: JD APPROVED: JD

PROJECT: WOODS AT MOCCASIN WALLOW
JOB #: 1047 SEC: 21 TWN: 33S RNG: 18E

Original Date: 08-22-2014

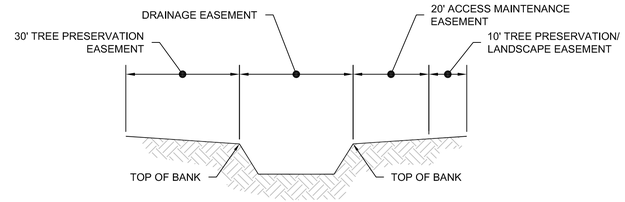
C-01

2014 WRA Plot Date: 11/26/2014 12:14:17 PM CAD File Name: S:\-PROJECT FILES\1047 - PRIMERICA - WOFMW DESIGN AND PERMITTING\CADD\PLANS\PLAN COVER.DWG

## TRANSPORTATION NOTE:

ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT – HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.

TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.




| UPLAND PRESERVATION TABLE | |
|---|---|
| UPLAND NO. | ACREAGE |
| UP-1 | 0.19 AC. |
| UP-2 | 1.00 AC. |
| UP-3 | |
| UP-4 | 0.34 AC. |
| UP-5 | 0.03 AC. |
| UP-6 | 0.04 AC. |
| UP-7 | 0.02 AC. |
| UP-8 | 0.06 AC. |
| UP-9 | 0.10 AC. |
| UP-10 | 0.35 AC. |
| UP-11 | 0.13 AC. |
| TOTAL | 2.26 AC. |

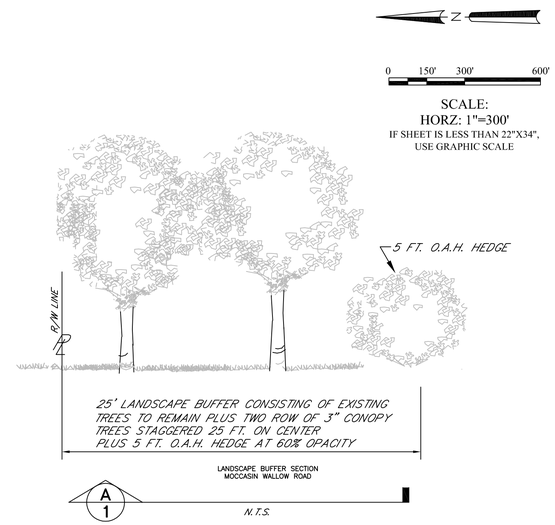
NOTE:
ALL UPLAND PRESERVATION AREAS SHALL BE CONSERVATION EASEMENTS

PHASE I:
FSP- 04-141
(APPROVED 07-05-2005)
RESIDENTIAL LOTS 1-27 & 80-102 & 125-126
SCHOOL

PHASE II:
FSP 05-115
RESIDENTIAL LOTS 28-79, 103-115,

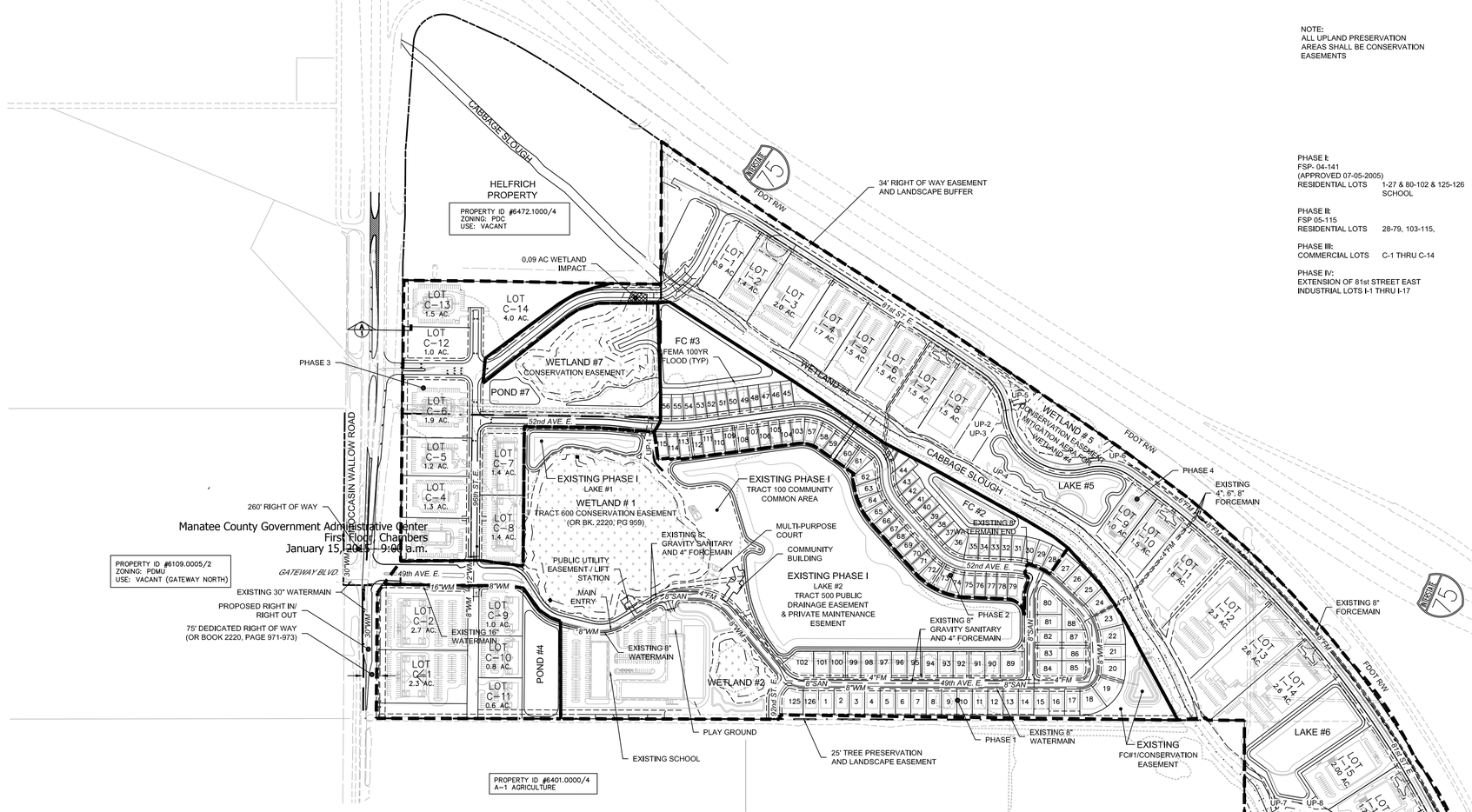
PHASE III:
COMMERCIAL LOTS C-1 THRU C-14

PHASE IV:
EXTENSION OF 81st STREET EAST
INDUSTRIAL LOTS I-1 THRU I-17




## NOTE:

THE BUILDING FOOTPRINTS, PARKING LAY-OUTS, AND REQUIRED MINIMUM SETBACKS DEPICTED ON THIS PRELIMINARY SITE PLAN ARE PRELIMINARY IN NATURE. THE FOOTPRINT AND PARKING LAY-OUT ARE BUT ONE POSSIBLE CONFIGURATION FOR THE LOT AND REPRESENT ONLY ONE OF THE POTENTIAL PERMITTED USES. BUILDING CONFIGURATIONS, SIZES, LOCATIONS (WHILE MAINTAINING THE MINIMUM REQUIRED SETBACKS), AND NUMBER OF PARKING SPACES ARE ALL SUBJECT TO CHANGE BASED ON THE NEEDS OF EACH LOT'S END-USER. AS A RESULT, THE CONTENTS OF THIS PRELIMINARY SITE PLAN ARE SUBJECT TO CHANGE AT THE FINAL SITE PLAN REVIEW STAGE WITH THE EXCEPTION THAT THE FLOOR AREA RATIO (FAR) WILL NOT EXCEED THAT PERMITTED BY THE PRELIMINARY SITE PLAN.




Manatee County Government Administrative Center
First Floor Chambers
January 15, 2015 9:00 a.m.

| TREE REMOVAL INVENTORY - PHASE I (COMPLETE) | | | | | | | |
|---|---|---|---|---|---|---|---|
| DESCRIPTION | CANOPY TREES | | | | PALM TREES | | |
| | 4"-15" | 16"-24" | 25"-30" | 31" + | 4"-15" | 16"-24" | 25"-30" |
| MOCCASIN WALLOW RD-ROW | 4 | 4 | 2 | 3 | 6 | 0 | 0 |
| SUBDIVISION-ROW | 28 | 18 | 4 | 4 | 102 | 11 | 0 |
| COMMON AREAS | 40 | 22 | 6 | 5 | 133 | 7 | 0 |
| RESIDENTIAL LOTS | 42 | 38 | 9 | 3 | 168 | 14 | 0 |
| IMPACT DURING CONSTRUCTION | 7 | 13 | 4 | 0 | 0 | 0 | 0 |
| TOTALS | 114 | 83 | 21 | 15 | 409 | 32 | 0 |

REQUIRED TREE REPLACEMENT SCHEDULE
NOTE: TREES PROPOSED FOR REMOVAL FROM WITHIN RESIDENTIAL LOTS AND MOCCASIN WALLOW ROAD-ROW ARE NOT COUNTED.

75 CANOPY TREES @ 3" CAL. (1:1 REPLACEMENT FOR TREES 4"-15" DBH)
134 (67x2) CANOPY TREES @ 5" CAL. (2:1 REPLACEMENT FOR TREES 16"-30" DBH)
235 PALM TREES SHALL BE REPLACED AT A 1:1 RATIO, OR RELOCATED ON-SITE

| TREE REMOVAL INVENTORY - PHASE II | | | | | | | |
|---|---|---|---|---|---|---|---|
| DESCRIPTION | CANOPY TREES | | | | PALM TREES | | |
| | 4"-15" | 16"-24" | 25"-30" | 31" + | 4"-15" | 16"-24" | 25"-30" |
| RIGHT OF WAY | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| COMMON AREA | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| RESIDENTIAL LOTS | 20 | 11 | 6 | 7 | 170 | 15 | 0 |
| INDUSTRIAL/COMMERCIAL LOTS | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| TOTALS | 20 | 11 | 6 | 7 | 170 | 15 | 0 |

REQUIRED TREE REPLACEMENT SCHEDULE

NOTE:
TREES PROPOSED FOR REMOVAL FROM WITHIN RESIDENTIAL LOTS ARE NOT COUNTED SO NO REPLACEMENTS REQUIRED

| TREE REMOVAL INVENTORY - PHASE III | | | | | | | |
|---|---|---|---|---|---|---|---|
| DESCRIPTION | CANOPY TREES | | | | PALM TREES | | |
| | 4"-15" | 16"-24" | 25"-30" | 31" + | 4"-15" | 16"-24" | 25"-30" |
| RIGHT OF WAY | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| COMMON AREA | 40 | 22 | 3 | 5 | 150 | 5 | N/A |
| RESIDENTIAL LOTS | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| COMMERCIAL LOTS | 11 | 2 | 5 | 4 | 11 | 1 | 0 |
| TOTALS | 51 | 24 | 8 | 9 | 161 | 6 | 0 |

REQUIRED TREE REPLACEMENT SCHEDULE

51 CANOPY TREES @ 3" CAL. (1:1 REPLACEMENT FOR TREES 4"-15" DBH)
64 (32x2) CANOPY TREES @ 5" CAL. (2:1 REPLACEMENT FOR TREES 16"-30" DBH)
27 (9x3) CANOPY TREES @ 7" CAL. (3:1 REPLACEMENT FOR TREES 31"+ DBH)
167 PALM TREES SHALL BE REPLACED AT A 1:1 RATIO, OR RELOCATED ON-SITE

| TREE REMOVAL INVENTORY - PHASE IV | | | | | | | |
|---|---|---|---|---|---|---|---|
| DESCRIPTION | CANOPY TREES | | | | PALM TREES | | |
| | 4"-15" | 16"-24" | 25"-30" | 31" + | 4"-15" | 16"-24" | 25"-30" |
| RIGHT OF WAY | 74 | 48 | 10 | 13 | 231 | 16 | 0 |
| COMMON AREA | 40 | 22 | 3 | 5 | 150 | 5 | 0 |
| RESIDENTIAL LOTS | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| INDUSTRIAL LOTS | 11 | 2 | 5 | 4 | 11 | 1 | 0 |
| TOTALS | 125 | 72 | 18 | 22 | 392 | 22 | 0 |

REQUIRED TREE REPLACEMENT SCHEDULE

125 CANOPY TREES @ 3" CAL. (1:1 REPLACEMENT FOR TREES 4"-15" DBH)
180 (90x2) CANOPY TREES @ 5" CAL. (2:1 REPLACEMENT FOR TREES 16"-30" DBH)
66 (22x3) CANOPY TREES @ 7" CAL. (3:1 REPLACEMENT FOR TREES 31"+ DBH)
414 PALM TREES SHALL BE REPLACED AT A 1:1 RATIO, OR RELOCATED ON-SITE

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1. | 10-14-14 | Mods per Manatee County Comments | CRC |
| 2. | 11-25-14 | Mods per Manatee County Comments | CRC |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |


Engineering ~ Planning
Environmental Science
4260 West Linebaugh Avenue
Tampa, Florida 33624
Phone: 813.265.3130 Fax: 813.265.6610
www.wragroupinc.com CA 0000765


DRAWING
PRELIMINARY SITE PLAN
DESIGNED: JD DRAWN: JD APPROVED: JD

PROJECT
WOODS AT MOCCASIN WALLOW
JOB #: 1047 SEC: 21 TWN: 33S RNG: 18E

Original Date: 08-22-2014

C-2

CAD File Name: S:\-PROJECT FILES\1047 - PRIMERICA - WOFMW DESIGN AND PERMITTING\CADD\PLANS\PLAN_FSP.DWG
Plot Date: 11/25/2014 11:58:43 AM
2014 WRA

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1. | 10-14-14 | Mods per Manatee County Comments | CRC |
| 2. | 11-25-14 | Mods per Manatee County Comments | CRC |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |

Engineering ~ Planning
Environmental Science
4260 West Linebaugh Avenue
Tampa, Florida 33624
Phone: 813.265.3130 Fax: 813.265.6610
www.wradesignengineering.com CA 00007632

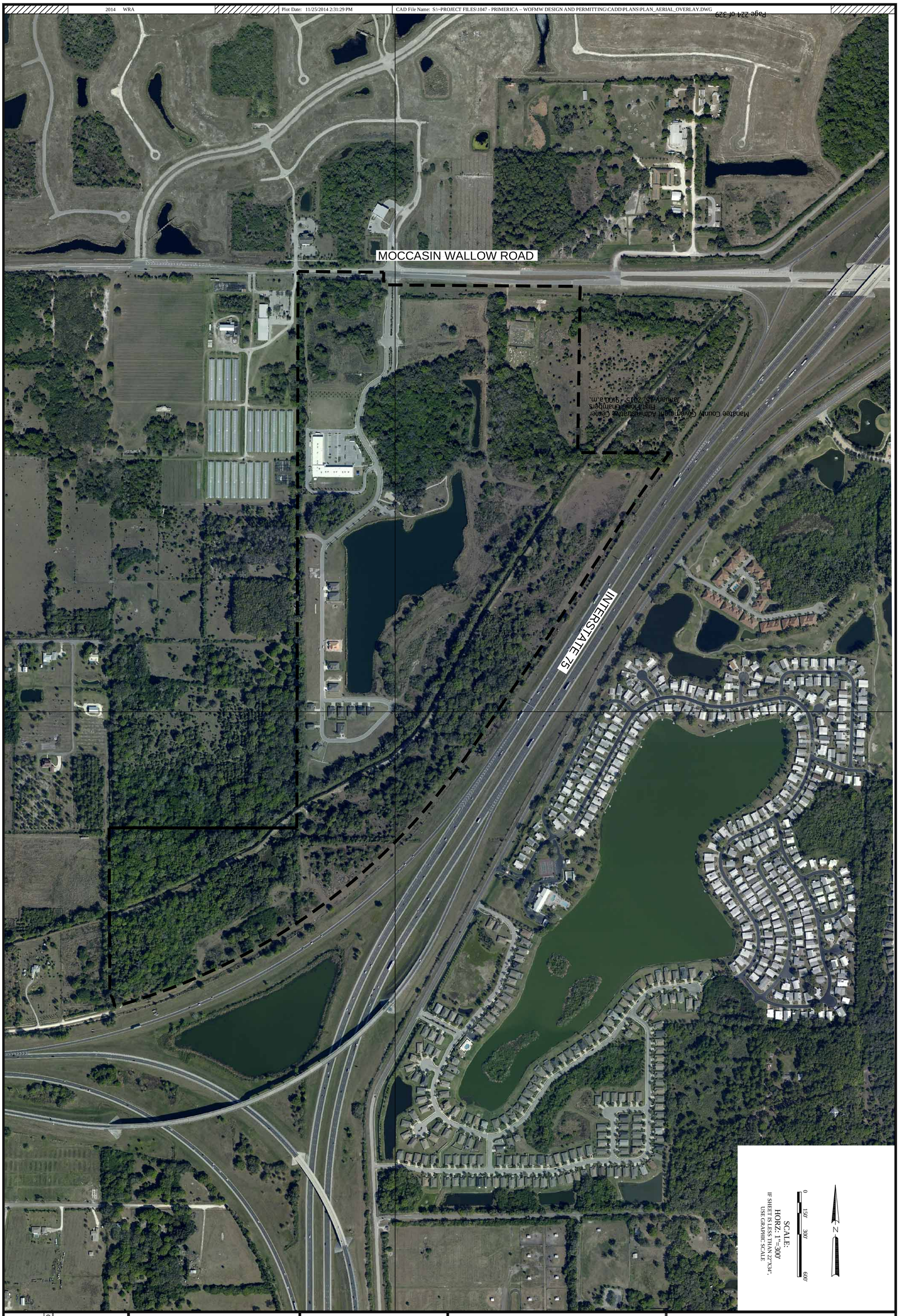
DRAWING
PRELIMINARY SITE PHASING PLAN
DESIGNED: JD DRAWN: JD APPROVED: JD

PROJECT
WOODS AT MOCCASIN WALLOW
JOB #: 1047 SEC.: 21 TWN: 33S RNG: 18E

Original Date: 08-22-2014

C-2A

CAD File Name: S:\-PROJECT FILES\1047 - PRIMERICA - WOFMW DESIGN AND PERMITTING\CADD\PLANS\PLAN_PSP.DWG
Plot Date: 11/26/2014 12:11:52 PM
2014 WRA




| PROJECT | DRAWING |
|---|---|
| WOODS AT MOCCASIN WALLOW | PROJECT OVERLAY - TREE GROUPING AERIAL |
| JOB #: 1047 SEC: 21 TWN: 33S RNG: 18E | DESIGNED: JD DRAWN: JD APPROVED: JD |

Engineering ~ Planning
Environmental Science
4260 West Linebaugh Avenue
Tampa, Florida 33624
Phone: 813.265.3130 Fax: 813.265.6610
www.wraengineering.com CA 00007652

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1. | 10-14-14 | Mods per Manatee County Comments | CRC |
| 2. | 11-25-14 | Mods per Manatee County Comments | CRC |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |

C-3

Original Date: 08-22-2014

NOTES:

1. ZONE AE BASE FLOOD ELEVATION (BFE) REFERENCE NGVD29 DATUM, NGVD29 = NAVD88 + 0.96'.
2. FLOOD ZONE BOUNDARIES AND BASE FLOOD ELEVATIONS DETERMINED FROM FEMA FIRM NOS. 12081C0157E & 12081C0159E, DATED MARCH 17, 2014.
3. FLOOD ZONE BOUNDARIES ONLY PROVIDED WITHIN PROJECT LIMITS.

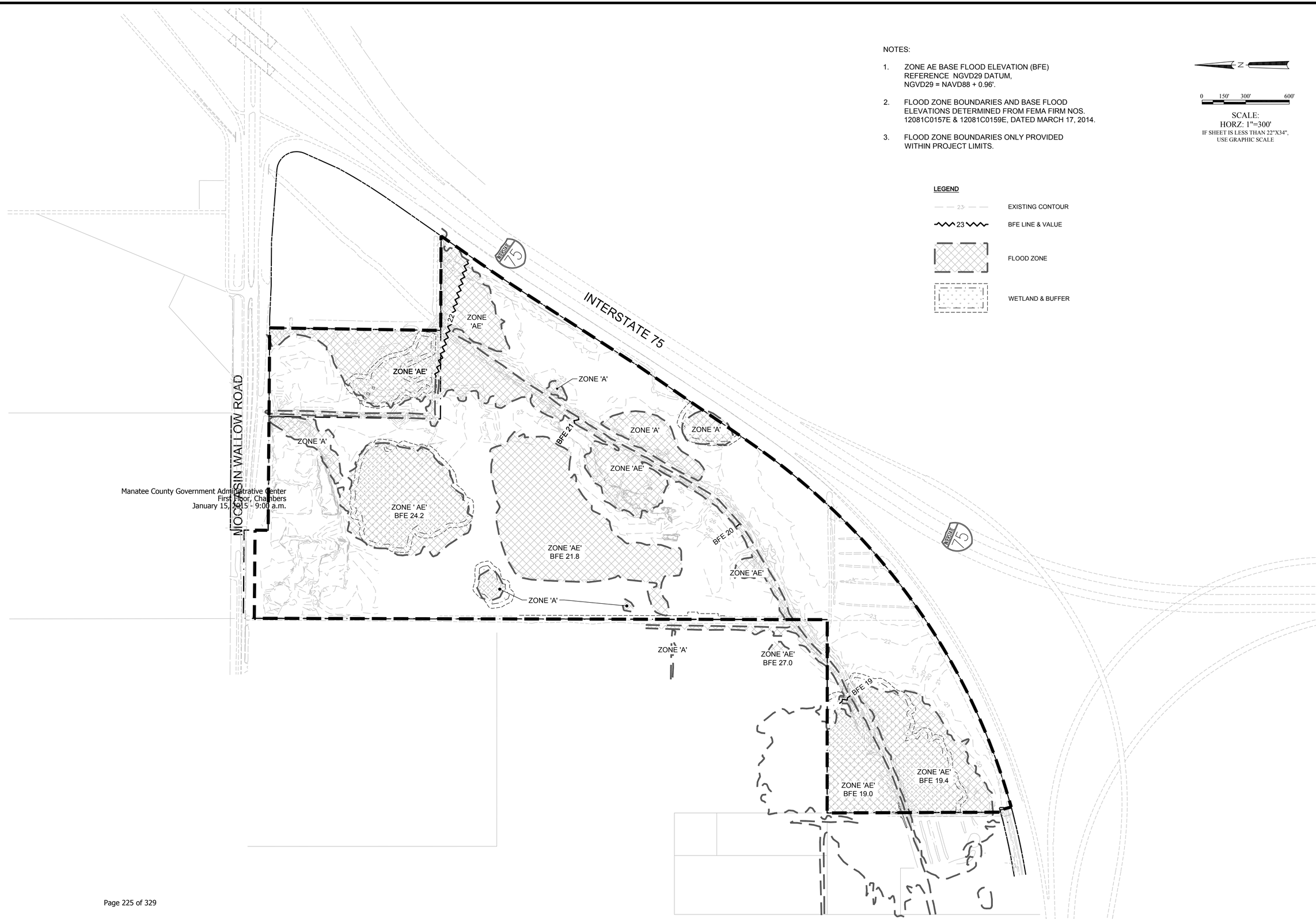
N

0 150' 300' 600'

SCALE:
HORZ: 1"=300'
IF SHEET IS LESS THAN 22"X34", USE GRAPHIC SCALE

**LEGEND**

- EXISTING CONTOUR
- BFE LINE & VALUE
- FLOOD ZONE
- WETLAND & BUFFER




REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1. | 10-14-14 | Mods per Manatee County Comments | CRC |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |


Engineering ~ Planning
Environmental Science
4260 West Linebaugh Avenue
Tampa, Florida 33624
Phone: 813.265.3130 Fax: 813.265.6610
www.wraengineering.com CA 00007652


DRAWING
TOPO & 100-500 YEAR FLOOD PLAIN

DESIGNED: JD DRAWN: JD APPROVED: JD

PROJECT
WOODS AT MOCCASIN WALLOW

JOB #: 1047 SEC: 21 TWN: 33S RNG: 18E

Original Date: 08-22-2014

C-6

CAD File Name: S:\~PROJECT FILES\1047 - PRIMERICA - WOFMW DESIGN AND PERMITTING\CADD\PLANS\PLAN_TOPO_FLOODMAP.DWG

Plot Date: 10/16/2014 1:36:13 PM

2014 WRA

January 15, 2015 Planning Commission Agenda
Agenda Item #6

Subject
PDR-03-59(P)(R)-Prospect Bradenton Investments, LLC/Palma Sola Bay Club-DTS20140362-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, making a specific finding that the proposed buildings exceeding 35 feet in height are consistent with LDC Section 603.7.4.9; I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-03-59(P)(R); APPROVAL of the Preliminary Site Plan with Stipulations 1 - 26; GRANTING Special Approval for a project: 1) partially located within the Coastal High Hazard Area and 2) adjacent to a perennial stream (Palma Sola Creek); as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

1. Mr. Bob Lombardo, P.E. of Lombardo, Foley & Kolarik, agent for the owner, is requesting approval of an

amended Preliminary Site Plan and stipulations previously approved by Ordinance No. PDR-03-59(Z)(P). The amendments include: increasing the maximum number of multi-family residential units from 201 to 207; clarifying that Stipulation No. 11, the emergency access point onto Palma Sola Boulevard can also be utilized for construction traffic access; revising Stipulation #23 to allow the construction of an observation deck on the west side of Palma Sola Boulevard, the deck will not allow the mooring of boats; and increasing the height of Buildings #1 and #9 to 40'-2½" to be consistent with the other 21 buildings in the development and amending stipulations for compliance with current codes.

2. The 31.24± acre project is located at 3410 77th Street West. The 0.2 acres located west of Palma Sola Boulevard is in the RES-6 (Residential – 6 dwelling units per acre) and the remaining property is located in the RES-16 (Residential – 16 dwelling units per acre) Future Land Use Categories. RES-16 allows consideration of suburban or urban residential uses; the project gross density is 6.63 du/ac and the net density is 10.94 du/ac.

3. Special Approvals: Partially located within the Coastal High Hazard Area and a Perennial Stream (Palma Sola Creek). These Special Approvals were approved with the previous application and the proposed revisions do not affect staff support of these Special Approval requests.

4. The project provides 12.12 acres of open space (38.8%); exceeding the requirements of the Planned Development District.

5. Project access is from 75th Street West and an emergency and proposed construction access on Palma Sola Boulevard.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on December 17, 2014

Reviewing Attorney
Schenk

Instructions to Board Records
N/A

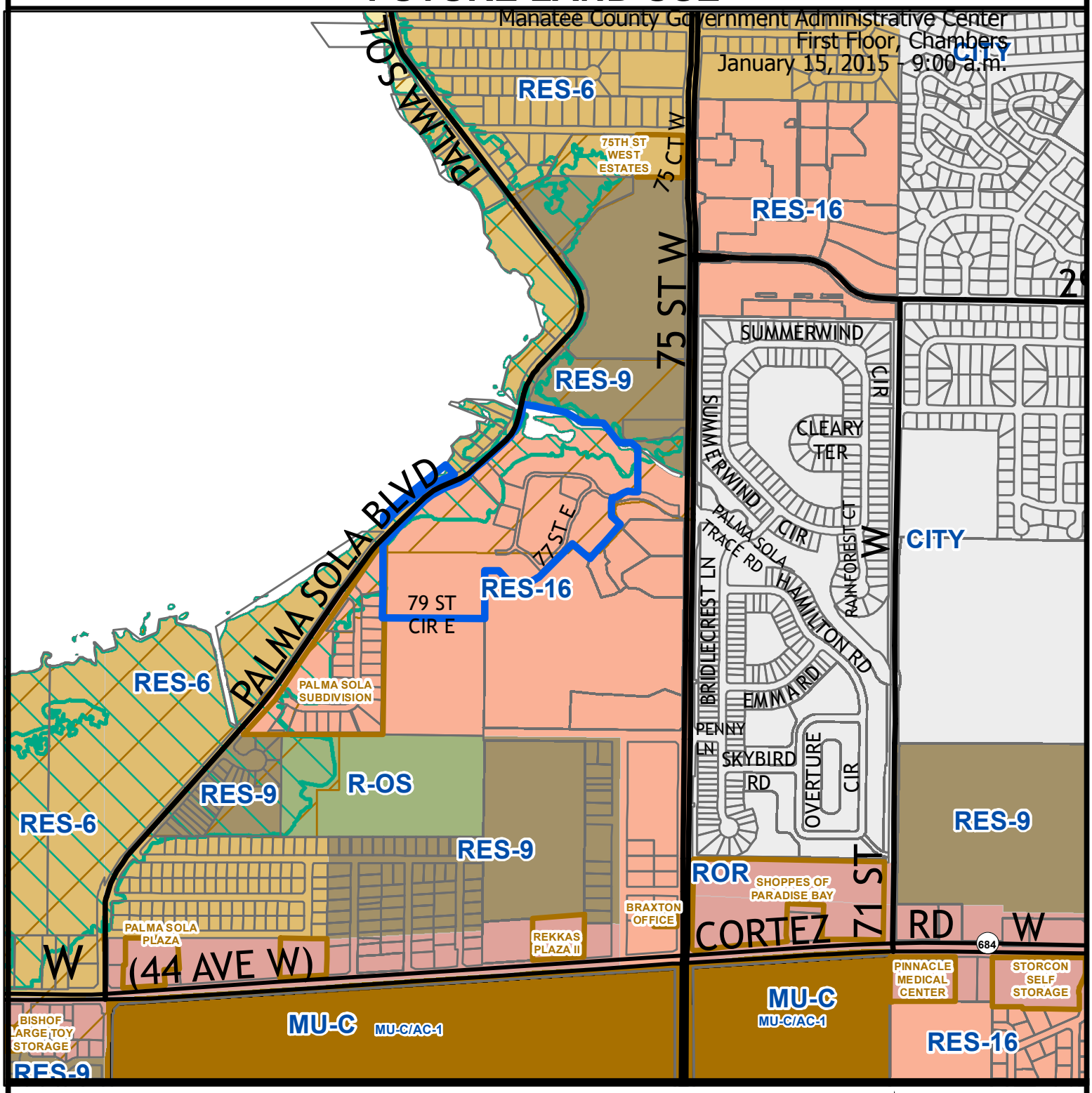
Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: Map FLU-PDR-03-59(P)(R)-Palma Sola Bay Club-1-15-15PC.pdf
Attachment: Map Zoning-PDR-03-59(P)(R)-Palma Sola Bay Club-1-15-15PC.pdf
Attachment: Map Aerial 1-PDR-03-59(P)(R)-Palma Sola Bay Club-01-15-15PC.pdf
Attachment: Map Aerial 2-PDR-03-59(P)(R)-Palma Sola Bay Club-01-15-15PC.pdf
Attachment: Staff Report-PDR-03-59(P)(R)-Palma Sola Bay Club-01-15-15PC.pdf
Attachment: Ordinance PDR-03-59(Z)(P)-Palma Sola Bay Club-01-15-15PC.pdf

Attachment: Building Elevations 1-Palma Sola Bay Club-1-15-15PC.pdf
Attachment: Building Elevations 2-Palma Sola Bay Club-1-15-15PC.pdf
Attachment: Copy of Newspaper Advertising - Palma Sola Bay Club - PDR-03-59(P)(R) - Bradenton Herald.pdf
Attachment: Copy of Newspaper Advertising - Palma Sola Bay Club - PDR-03-59(P)(R) - Sarasota Herald.pdf
Attachment: Traffic Impact Statement-Palma Sola Bay Club-01-15-15PC.pdf
Attachment: Site Plan - Palma Sola Bay Club - PDR-03-59(P)(R)01-15-15PC.pdf

# FUTURE LAND USE




Parcel ID #(s) 5157300359, 5157301009, 5157300409, 5157301509

Manatee County Staff Report Map

Map Prepared 10 / 2014

1 inch = 875 feet

Project Name: Palma Sola Bay Club
Project #: PDR-03-59 (P)(R)
DTS#: 20140362
Proposed Use: Residential

S/T/R: S6 T35 R17
Acreage: ± 31.24
Existing Zoning: PD-R
Existing FLU: RES-16
Overlays: NONE
Special Areas: NONE

CHHA

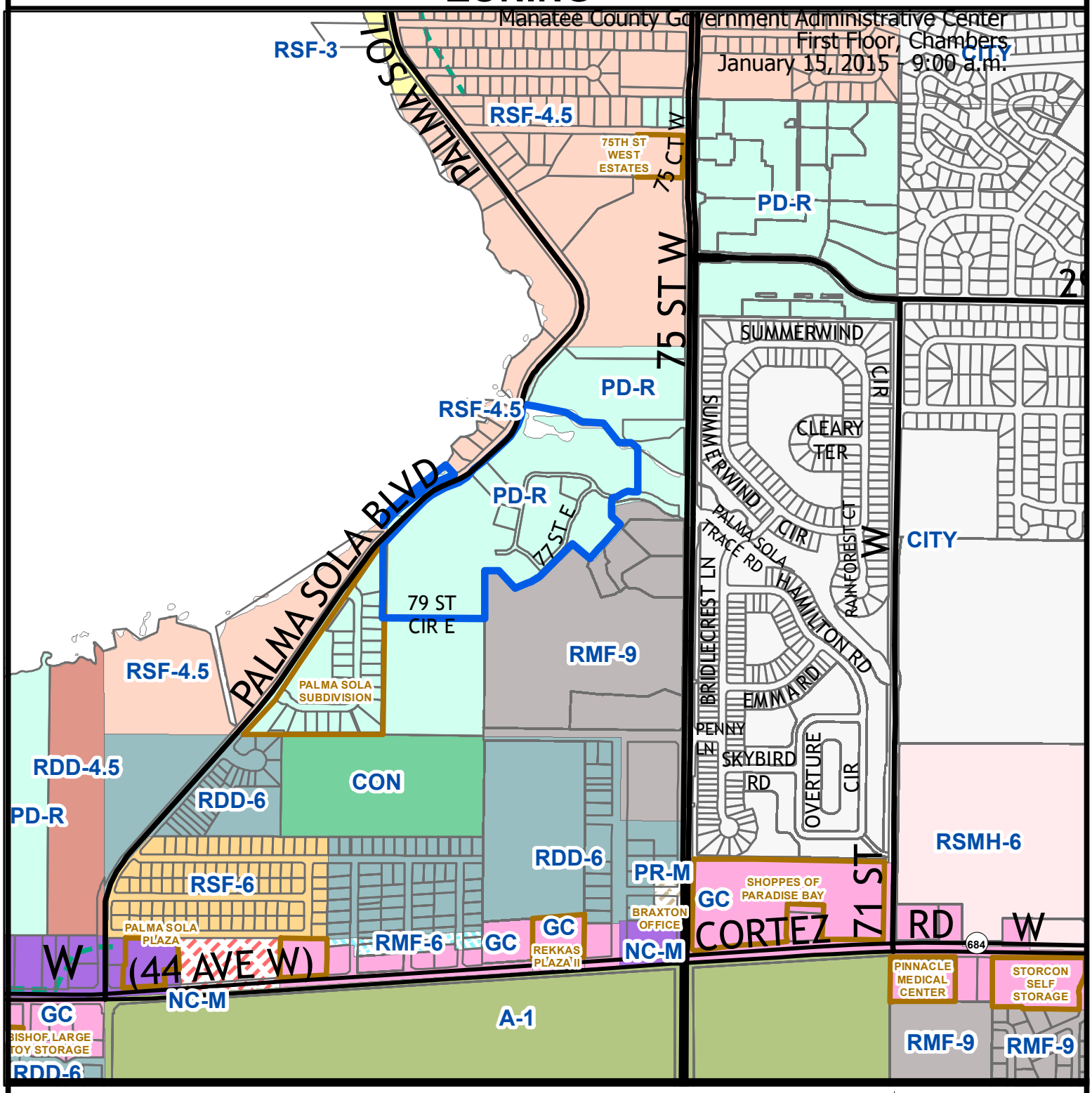
Coastal Evacuation Area



CHH: Y
Watershed: NONE
Drainage Basin: DIRECT RUNOFF TO BAY
Commissioner: John Chappie

# ZONING

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.




Parcel ID #(s) 5157300359, 5157301009, 5157300409, 5157301509

Manatee County
Staff Report Map
Map Prepared 10 / 2014
1 inch = 875 feet

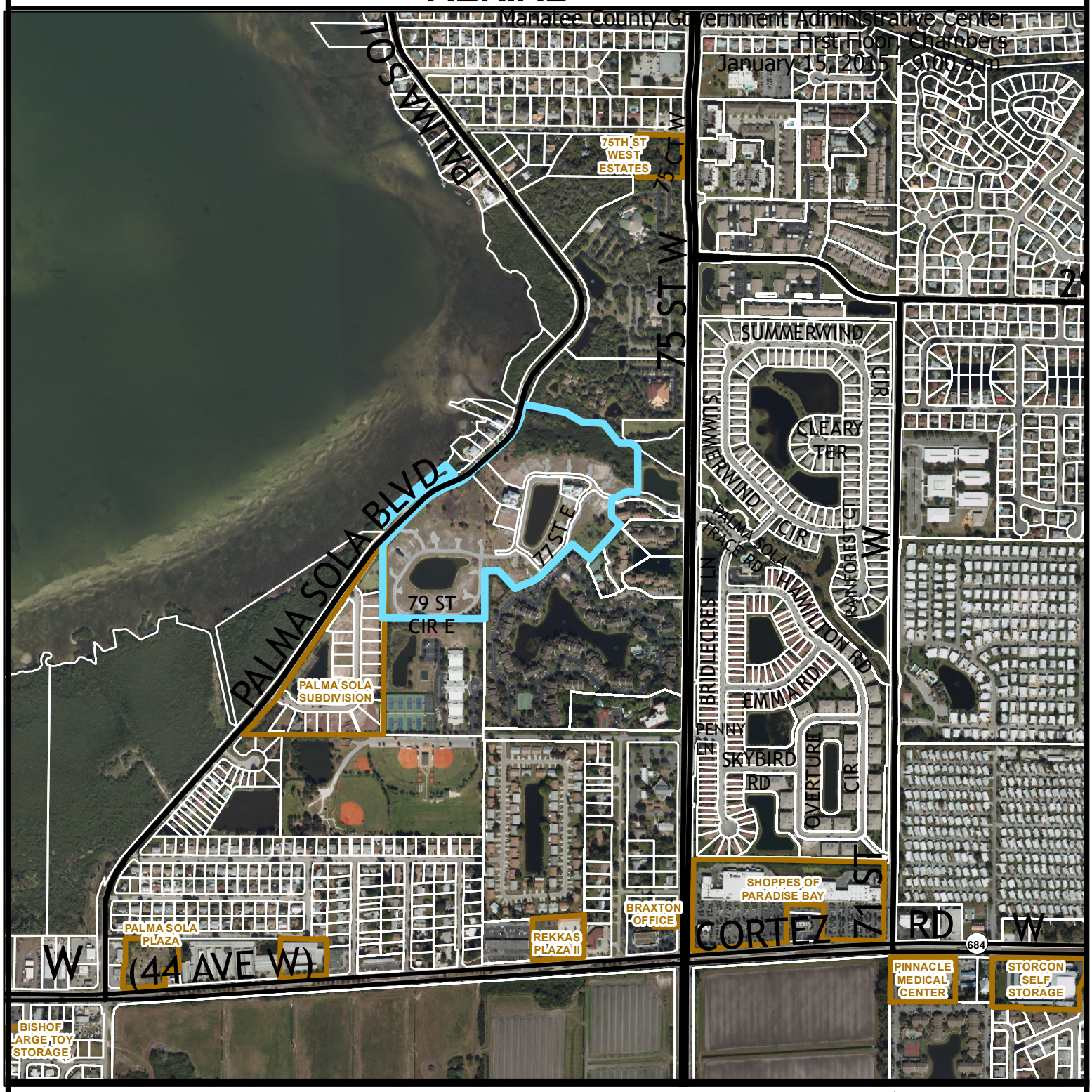
Project Name: Palma Sola Bay Club
Project #: PDR-03-59 (P)(R)
DTS#: 20140362
Proposed Use: Residential

S/T/R: S6 T35 R17
Acreage: ± 31.24
Existing Zoning: PD-R
Existing FLU: RES-16
Overlays: NONE
Special Areas: NONE



CHH: Y
Watershed: NONE
Drainage Basin: DIRECT RUNOFF TO BAY
Commissioner: John Chappie

# AERIAL




Parcel ID #(s) 5157300359, 5157301009, 5157300409, 5157301509

Manatee County
Staff Report Map

Map Prepared 10 / 2014

1 inch = 875 feet

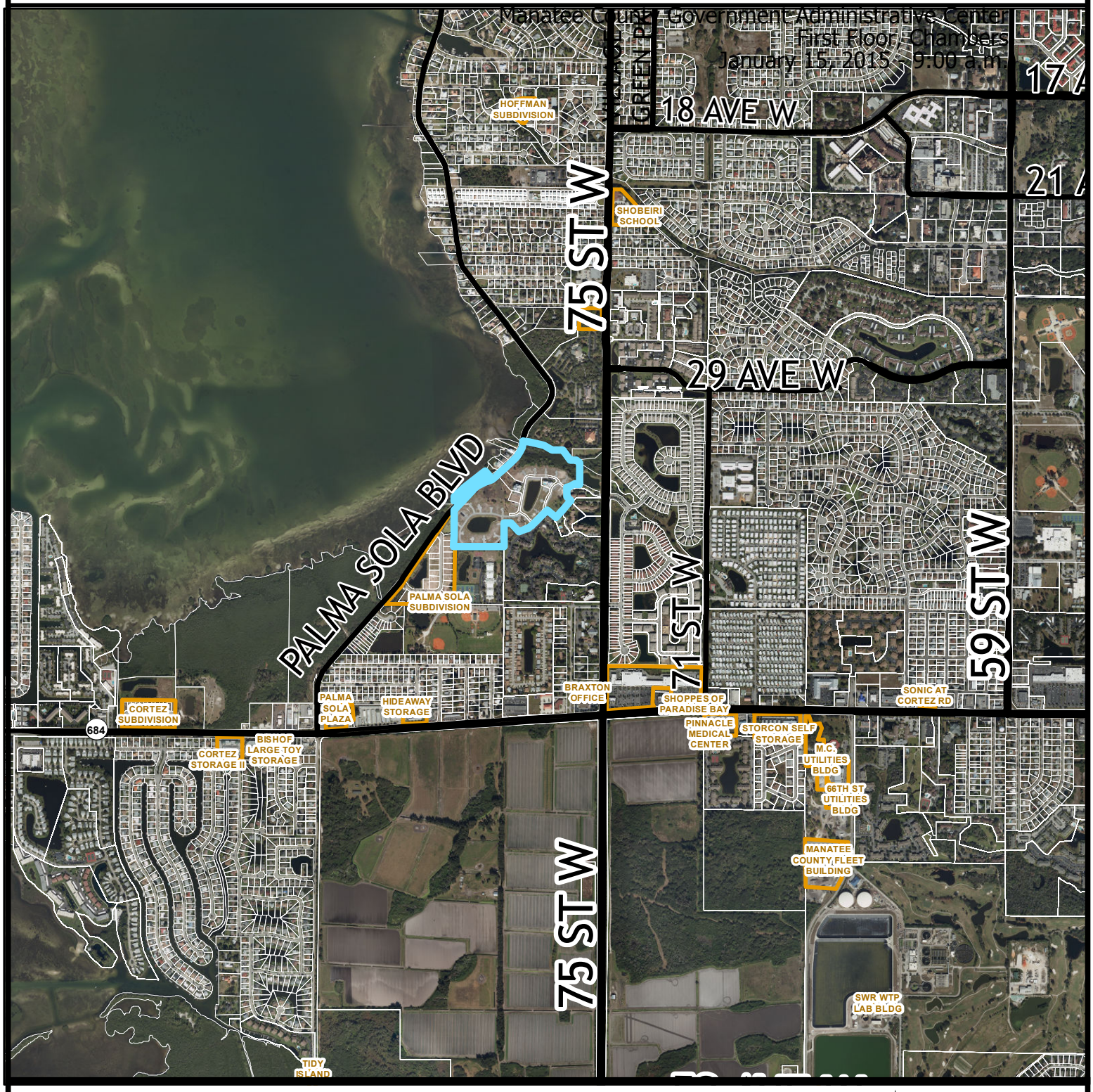
Project Name: Palma Sola Bay Club
Project #: PDR-03-59 (P)(R)
DTS#: 20140362
Proposed Use: Residential

S/T/R: S6 T35 R17
Acreage: ± 31.24
Existing Zoning: PD-R
Existing FLU: RES-16
Overlays: NONE
Special Areas: NONE



CHH: Y
Watershed: NONE
Drainage Basin: DIRECT RUNOFF TO BAY
Commissioner: John Chappie

# AERIAL




Parcel ID #(s) 5157300359, 5157301009, 5157300409, 5157301509

Manatee County
Staff Report Map

Map Prepared 10 / 2014

1 inch = 1,777 feet

Project Name: Palma Sola Bay Club
Project #: PDR-03-59 (P)(R)
DTS#: 20140362
Proposed Use: Residential

S/T/R: S6 T35 R17
Acreage: ± 31.24
Existing Zoning: PD-R
Existing FLU: RES-16
Overlays: NONE
Special Areas: NONE



CHH: Y
Watershed: NONE
Drainage Basin: DIRECT RUNOFF TO BAY
Commissioner: John Chappie

P.C.: 01/15/2015

**PDR-03-59(P)(R) – PROSPECT BRADENTON INVESTMENTS, LLC / PALMA SOLA BAY CLUB**
**(DTS #20140362; Buzzsaw # B0000341)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend a Preliminary Site Plan and stipulations as previously approved by Ordinance No. PDR-03-59(Z)(P); the amendments include: amending the maximum number of multi-family residential units from 201 to 207; amending stipulations pertaining to operation of the emergency access point onto Palma Sola Boulevard; amending the heights of two buildings generally located on either side of the emergency access entrance from two to three stories over parking and labeled Buildings Nos. 1 and 9 on the Preliminary Site Plan; amending stipulations to allow the option of an observation deck as depicted on the Preliminary Site Plan; amending stipulations for compliance with current codes; said Preliminary Site Plan pertains to property located at 3410 77th Street West in Bradenton on 31.24± acres in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date.

**P.C.:** 01/15/2015 **B.O.C.C.:** 02/05/2015

**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, making a specific finding that the proposed buildings exceeding 35 feet in height are consistent with LDC Section 603.7.4.9; I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDR-03-59(P)(R); APPROVAL of the Preliminary Site Plan with Stipulations 1 - 26; GRANTING Special Approval for a project: 1) partially located within the Coastal High Hazard Area and 2) adjacent to a perennial stream (Palma Sola Creek); as recommended by staff.**

| PROJECT SUMMARY | |
|---|---|
| **CASE#** | PDR-03-59(P)(R) DTS #20140362<br>Buzzsaw #B00000341 |
| **PROJECT NAME** | Palma Sola Bay Club PSP Revisions |
| **ADDRESS** | 3410 77th Street West, Bradenton |
| **GENERAL LOCATION** | 34th Avenue West between 75th Street West and Palma Sola Boulevard |
| **APPLICANT(S):** | Prospect Bradenton Investments, LLC |
| **EXISTING ZONING:** | PDR (Planned Development Residential) |
| **FUTURE LAND USE CATEGORY** | • RES-6 (0.2 acres - west of Palma Sola Boulevard)<br>• RES-16 (31.04 acres - east of Palma Sola Boulevard) |
| **DENSITY** | 6.63 du/ac (gross)<br>10.94 du/ac (net) |
| **EXISTING USE(S)** | Condominium Building 12 with required roadways, drainage, water, sewer and recreational amenities including swimming pool and recreational room |
| **PROPOSED USE(S):** | 207 Multi-Family Residential Units with recreational amenities including an observation deck |
| **ACREAGE** | 31.24± acres |
| **OPEN SPACE** | 12.12 acres (38.8%) |
| **RECREATIONAL AMENITIES** | Existing: swimming pool and recreational room<br>Proposed: observation deck located on the west side of Palma Sola Boulevard |
| **ACCESS** | 75th Street West<br>Emergency and construction (proposed) access on Palma Sola Boulevard |
| **FLOOD ZONES** | Project site lies in VE with Base Flood Elevations of 13' & 14' NAVD 1988 (observation deck only) and AE with Base Flood Elevations of 11' & 12' NAVD 1988 per FIRM Panels 12081C0282E and 12081C0234E, effective 03/17/2014 |
| **UTILITY CONNECTIONS** | County water and sanitary sewer exist within the development |

| | |
|---|---|
| **SPECIAL APPROVALS** | • Partially located within Coastal High Hazard Area<br>• Perennial Stream (Palma Sola Creek) |
| **SURROUNDING USES & ZONING** | |
| **NORTH** | St. Peter and Paul Catholic Church and single family homes / PDR and RSF-4.5 |
| **SOUTH** | Multi-family Residential (Vista at Palma Sola and The Lakes) / RMF-9, Palma Vista Subdivision and a school / PDR |
| **EAST** | Heather Run Condominiums / PDR<br>75th Street West |
| **WEST** | Single Family Residential / RSF-4.5<br>Palma Sola Boulevard |
| **CASE MANAGER:** | Margaret Tusing |
| **STAFF RECOMMENDATION:** | APPROVAL with Stipulations |

## DETAILED DISCUSSION

**History**

Palma Sola Bay Club is a multi-family development that was originally approved on November 30, 2004 (PDR-03-59[Z][P]). The 31.24 acre site is located on 34th Street West between 75th Street West and Palma Sola Boulevard, is zoned PDR (Planned Development – Residential) and is within the RES-16 (Residential – 16 dwelling units per acre) and RES-6 (Residential – 6 dwelling units per acre) Future Land Use Categories. The RES-6 FLUC is the waterfront property located west of Palm Sola Boulevard (0.2 acres).

The original application was for 207 multi-family units with two project entrances. The Applicant submitted information (including a Traffic Impact Analysis) for 207 units and project entrances from 75th Street West and Palma Sola Boulevard. Manatee County staff reviewed and recommended approval of the project based on that unit number and entrances. Ordinance No. PDR-03-59(Z)(P) limited the height of Buildings #1 and #9 to two stories over parking with a reduction to the total number of units from 207 to 201 (6 units) and Stipulation No. 11 limited the connection to Palma Sola Boulevard to an “emergency” access only.

Subsequent to this approval, the Final Site Plan for the entire project was approved and site infrastructure was completed in 2007 (roadways, stormwater system, potable water, sanitary sewer and building-ready pads). The Recreation Center and Building #12 were partially constructed.

New owners purchased the project in 2013 and re-started development. The Recreation Center received a Certificate of Occupancy on September 16, 2013 and Building #12

received a Certificate of Occupancy on February 20, 2014. A building permit was issued for Building #11 on January 27, 2014 and construction is on-going.

Administrative Modifications to the site plan were approved on January 8, 2014. These modifications included:

- An entry gate at the project entrance (located west of 75th Street West at approximately Building 18).
- Removal of the tennis court.
- Revise landscaping plan to provide appropriate street trees and palm trees in certain locations.
- Increase building height from 37' to 42.5' for Buildings 2-8 and 10-23 and increase building height from 27' to 31' for Buildings 1 and 9 (15% of approved 37' and 27' height in accordance with LDC Section 603.6.2.1.6).

**Current Request**

The current owner is requesting four modifications to the approved project. The modifications are:

1. Buildings #1 and #9 – increase the number of stories from 2 to 3 which increases the number of units from 6 units per building to **9 units** per building (total increase of 6 units). The building configuration will be the same as the other buildings within the project.

2. Revise Stipulation #11 to clarify that the access drive on Palma Sola Boulevard can also be utilized for construction traffic access.

3. Revise Stipulation #23 to allow the construction of a 20'x20' observation deck that will be connected to the uplands by an elevated 4' walkway (that is 10' wide at the upland connection point). The amended stipulation is drafted to require the design of the observation deck be such so as to prevent the docking of boats.

4. Increase the height of Buildings #1 and #9 from 31-feet to 40'-2½" which is consistent with the height approved for the other buildings within the development. This requested change is an increase of 9'-2½".

## STAFF SUMMARY, ANALYSIS AND RECOMMENDED CHANGES

***Applicant Requests***

**1. INCREASE THE NUMBER OF UNITS**

**Staff Analysis**

The Applicant is requesting that the number of total units increase from the approved 201 units to 207 units. The additional units will be in Buildings #1 and 9. In addition, the height of the structure is changing from 2 stories over parking to 3 stories over parking (31' to 40'-2½").

**Staff Recommendation**
Staff recommends approval of this request. The additional 6 units increase the overall density from 6.09 du/gross acre vs. 6.63 du/gross acre and have no adverse impacts upon the demand for public services, the size of the building footprint, or transportation.

**2. REVISE STIPULATION 11 TO READ AS FOLLOWS:**

11. The access point to Palma Sola Boulevard shall be limited for use as ~~to~~ an emergency access point only and for use on an interim basis by construction vehicles until such time as construction is completed (the last Certificate of Occupancy is issued). The access point may be open to project traffic at such time as improvements to Palma Sola Boulevard are made including a pedestrian system, when authorized by the Transportation Director.

**Staff Analysis**
The requested revision is to clarify that this access point can also be used for construction traffic. Typically, construction access is not reviewed, approved, nor prohibited during the review of the PSP. Consequently, there was not a necessity to clearly indicate that this access could also be used for construction traffic. The applicant is requesting, and staff agrees, that allowing construction traffic to utilize this entrance which is adjacent to a public right-of-way (Palma Sola Boulevard) is a reasonable request and is not detrimental to area traffic. All of the infrastructure improvements (clearing, roadways, water, sanitary sewer, and drainage) have been made to the site; the construction that will occur on-site will be the individual condominium buildings which do not generally require the use of heavy construction equipment.

**Staff Recommendation**
Staff recommends that Stipulation No. 11 be revised to clarify that the entrance on Palma Sola Boulevard can also be utilized for construction traffic.

**3. REVISE STIPULATION NO. 23 TO READ AS FOLLOWS:**

23. The observation deck as detailed on PSP Sheet 2 of 3 dated 07/2014 is the only waterfront structure that is permitted to be constructed within this project. The observation deck shall be designed to function only for people standing on the deck and to prevent the mooring of boats. The Applicant shall post signs prohibiting the mooring of boats. Details of the construction of the observation deck shall be submitted to the County with the Final Site Plan. ~~No docks, piers, or other waterfront structures may be constructed on this site~~.

**Staff Analysis**
The Applicant proposes the construction of an observation deck to allow condominium residents access to the waterfront. No mangroves will be impacted with the construction of this observation deck.

**Staff Recommendation**
Staff supports this limited, non-intrusive use of the waterfront. The observation deck will be a maximum of 20'x20' (400 SF) and will be connected to the uplands by an elevated 4'x10' walkway (40 SF). No mangrove impacts will occur with the construction of the deck. The revised stipulation language prohibits the docking / mooring of boats.

**4. INCREASE HEIGHT FOR BUILDINGS #1 AND #9**

**Staff Analysis**
Original Approval
Buildings #1 and # 9 – approved building height – 27-feet (2 stories over parking)
Buildings #2 - #8 and #10 - #23 – approved building height – 37-feet (3 stories over parking)

Administrative Revision (approved January 8, 2014 in accordance with LDC Section 603.6.2.1.6 – 15% increase to approved height)
Buildings # 1 and # 9 – 27-feet with 15% increase = 31-feet (2 stories over parking)
Buildings #2 - #8 and #10 - #23 – 37-feet with 15% increase = 42.5-feet (3 stories over parking)

The Applicant is requesting that the height for Buildings #1 and #9 be increased to match the heights approved for the other 21 buildings within the project.

**Staff Recommendation**
The Applicant has provided sufficient evidence as required by LDC Section 603.7.4.9 (refer to "Compliance with the Land Development Code, Height" for the detailed staff review of this LDC Section) and staff recommends approval of the height increase.

**Staff Request**

The Utility Engineering Division of the Public Works Department requests that a stipulation be added because portions of the project infrastructure have not been operational since its installation in 2007. Stipulation 26 has been added.

**ENVIRONMENTAL INFORMATION**

**Wetlands**
Wetland impacts and mitigation were previously addressed and are not affected by this new request.

**Uplands**
Upland habitat and preservation areas were already addressed and are not affected by this new request.

**Endangered Species**
Endangered species were already addressed and are not affected by this new request.

**Landscaping/Buffers**
It appears that the proposed changes do not involve landscaping or buffering requirements.

**Trees**
Tree removal and replacement were already addressed and are not affected by this new request.

## STAFF RECOMMENDED STIPULATIONS

The following are the original stipulations from Development Order PDR-03-59(Z)(P). Any revisions to the stipulations are redlined.

**LANDSCAPING**

1. The greenbelt buffer shall be at least 20 feet wide along the south and southwest property lines (except abutting the Heather Run Condos). This buffer shall include canopy trees (3" caliper planted every 40 ft. on center) and understory trees (2" caliper planted every 25 ft. on center), in offset rows and shrubbery at least 36" in height at planting every 36 inches on center. ***(Completed)***

2. Irrigation for this project shall use the lowest quality of water available for irrigation purposes. Use of Manatee County public potable water supply shall be prohibited for in- ground irrigation systems. ***(Completed)***

3. The roadway buffer on Palma Sola Boulevard shall be a minimum of 30 feet wide and shall contain canopy trees (3" caliper planted 40 ft. on center), understory trees (2" caliper planted 25 ft. on center) and shrubbery (36" in height at planting 36 inches on center). For those areas abutting buildings 1 and 9, this buffer shall also include clusters of at least 3 palm trees, a minimum of 16 ft. in height at planting, with clusters spaced every 15 feet. ***(Completed)***

**DESIGN AND LIGHTING**

4. The design of the buildings shall be in substantial conformance with the building elevations and photographs entered into the record at the public hearings for this case.

5. The design and shielding of any on-site lighting for common areas shall comply with Section 709.2.2 of the LDC. In addition, pole and building mounted lights in common areas shall be limited to 16 ft. in height and directed to the interior of the development using horizontal cut off fixtures. Use of decorative street lights or building lights may be permitted. A lighting plan showing the detail of the proposed lighting shall be submitted for review and approval by the Planning Department with the Final Site Plan.

6. Both a fire alarm system and a fire sprinkler system are required in each building.

7. Fire hydrants shall be installed within 400 ft. of the main entrance of all principle buildings and shall be no more than 800 ft. apart, as measured from normal access routes. Fire hydrants shall be installed on a minimum of a six inch line. The base of each hydrant shall be at finished grade.

8. Buildings 1 and 9 are within 50 ft. of the velocity zone. They must be built to V-zone standards or a detailed engineering study (wave analysis or soil analysis to be determined) regarding velocity zone design may be submitted with the Building Permit application.

9. Swimming pools shall meet all standards of Chapter 64E-9, FAC. Full details of the pool and pool area shall be submitted with the Final Site Plan. ***(Swimming pool has been permitted and constructed.)***

**TRANSPORTATION**

10. The applicant shall construct a five foot wide sidewalk or bike lane or other alternative approved pursuant to Land Development Code Section 719 or contribute the cost of a 5' concrete sidewalk for the balance of the frontage along Palma Sola Boulevard to the sidewalk fund. ***(The applicant made the contribution on 11/18/2005 to Account #167-0000000-36-9-0000.)***

11. The access point to Palma Sola Boulevard shall be limited for use as ~~to~~ an emergency access point only and for use on an interim basis by construction vehicles until such time as construction is completed (the last Certificate of Occupancy is issued). The access point may be open to project traffic at such time as improvements to Palma Sola Boulevard are made including a pedestrian system, when authorized by the Transportation Director. ***(Applicant requested revision; staff supports revision.)***

12. The applicant shall grant full rights of ingress and egress to the Heather Run Condominium by means of easement to be recorded prior to Final Site Plan approval for this project. This easement must be shown and approved on the Final Site Plan and in a form and content consistent with language from the County Attorney's office. ***(Completed; easement recorded in OR Book 1095, page 2601)***

13. An additional 10 ft. of right of way on 75th Street West must be dedicated for future roadway expansion. This shall be dedicated prior to or in conjunction with Final Site Plan approval. ***(Completed; dedication made May 22, 2007 and recorded in OR Book 2212, page 4864)***

14. The Final Site Plan shall show street numbers for all streets within this project.

**ENVIRONMENTAL/FLOODPLAIN** (revision to Stipulation 23; added Stipulation 26)

15. This site appears to contain indicator species, as indicated on the Biodiversity Hotspots Map. An evaluation of this site for critical habitat and species must be performed as required pursuant to Comprehensive Plan Policy 3.3.2.3. Prior to Final Site Plan approval, the developer shall conduct additional surveys for the presence of threatened and endangered species. ***(Completed)***

16. Signs shall be placed adjacent to wetland buffers and conservation easements indicating that the area is a "Conservation Area", as required pursuant to Section 719.11.1.3.3 of the Code. The type and locations of such signs shall be shown and approved by the EMD and the Final Site Plan. ***(Completed)***

17. Prior to Final Site Plan approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands and wetland buffers shall be dedicated to the County in accordance with Section 719.11.1.3 of the LDC. The conservation easement shall include language which clearly prohibits the trimming or cutting of mangroves to a height less than the height of the mangroves existing at the time of this approval. ***(Completed)***

18. Prior to any development-related land clearing activities (including exotic species removal), all applicable County approvals must be obtained through the Planning Department and Environmental Management Department. ***(Completed)***

19. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners in the project of the Hurricane Evacuation Plan approved by the Public Safety Department for this project. ***(Completed)***

20. All infrastructure, including lift stations, cleanouts, and manhole rims shall be located above the 100 year floodplain. All manholes proposed in the 100 year floodplain shall be designed to meet the standards of Section 718.6.1.4 and 722.8.1.8 of the Code. The sewer system shall be located and designed to avoid impairment and contamination of aquifers and flood waters. All infrastructure shall be privately maintained. However, the Project Management Department may approve service cleanouts and manhole rims installed no lower than 4 inches above the 25 year flood elevation. Design drawings must demonstrate tamper proof water tight manholes and cleanouts. Lift station hatches shall be at least 4 inches above the 100 year elevation or 12 inches above the 25 year flood elevation, whichever is higher.

21. The project shall not increase the FEMA 100 year floodplain, velocity zone, or base flood elevations; and shall meet all FEMA requirements and guidelines, where applicable.

22. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of

Historical Resources and treatment of such resources and shall be determined in cooperation with the Division of Historical resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, F.S., shall be followed.

23. The observation deck as detailed on PSP Sheet 2 of 3 dated 07/2014 is the only waterfront structure that is permitted to be constructed within this project. The observation shall be designed to function only for people standing on the deck and to prevent the mooring of boats. The Applicant shall post signs prohibiting the mooring of boats. Details of the construction of the observation deck shall be submitted to the County with the Final Site Plan. ~~No docks, piers, or other waterfront structures may be constructed on this site~~. ***(Applicant requested revision; staff supports revision)***

24. Upland Preservation Areas shall be clearly delineated, labeled and quantified on the Final Site Plans. Upland Preservation Areas shall be consistent with those shown on the Preliminary Site Plan. ***(Completed)***

25. A Wetland Buffer Restoration Plan should be submitted to the EMD for review and approval with the Final Site Plan in accordance with Section 719.11.2.1. of the LDC. The plan shall include both supplemental plantings and ongoing removal of exotic, nuisance vegetation. ***(Completed)***

26. A portion of the development's existing water and wastewater systems have not been put into service as of the effective date of this Ordinance. The existing water and wastewater systems within this development shall be recertified through the Public Works Infrastructure Inspection Section. The recertification process shall include, at a minimum, the inspection and testing of the systems prior to placing them into service. ***(Staff requested stipulation)***

## REMAINING ISSUES OF CONCERN

No remaining issues.

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

*This discussion is limited to the four (4) requested revisions to Zoning Ordinance PDR-03-59(Z)(P)*

**Physical Characteristics:** The project infrastructure has been installed and Building #12 has a certificate of occupancy, Building #11 is under construction, and the recreational building and swimming pool are complete.

**Public Utilities, Facilities and Services:** The project site has been developed and potable water, sanitary sewer, and drainage facilities have been constructed within the project

boundaries. The proposed revisions will not impact the provision of these services. The building footprints do not change.

**Major Transportation Facilities:** The project access is from 75th Street West via 34th Avenue West. An emergency access is located on Palma Sola Boulevard (part of the Applicant's request is to clarify that this entrance can also be used for construction traffic).

**Compatibility:** The project is located in area with single-family homes to the north and south, Palma Sola Boulevard and Palma Sola Bay to the west, and several multi-family developments to the east.

**Transitions:** The requested changes do not impact project transitions.

**Design Quality:** The requested changes do not impact the design quality of the project.

**Relationship to Adjacent Property:** The proposed changes do not change or impact the relationship to adjacent properties.

**Access, Streets, Drives, Parking and Service Areas:** The proposed changes do not revise any of these design elements.

**Pedestrian Systems:** Original Stipulation 10 required the applicant to construct a sidewalk or bike lane or contribute the cost of the sidewalk on Palma Sola Boulevard. Payment was made November 18, 2005 to Account #167-0000000-36-9-000.

**Density/Intensity:** The gross density is 6.63 du/ac (previous gross density was 6.09 du/ac) and the net density is 10.94 du/ac. Both are below the allowable density for the RES-16 future land use designation and are compatible with existing densities in the area.

**Height:** The following is an analysis of the requested height increase. The specific finding is limited to the requested height increase for Buildings #1 and #9 from the administratively approved 31' to 40'-2½". The analysis is based on a review of the factors to be considered under LDC Section 603.7.4.9.

Compatibility:
The site is not located within a designated Entranceway nor is it adjacent to the waterfront. The proposed height of 40'-2½" for Buildings #1 and #9 does not adversely impact surrounding development because the buildings are either adjacent to roadways and/or other buildings within the development. Since the buildings are located on the east side of Palma Sola Boulevard, they should not have an adverse effect on waterfront vistas. Each building has a relatively small building footprint (roughly 80'x80'), so mass of the structure is not an issue.

Relationship to Adjacent Properties
As shown in the attached photographs of the actual building design, the buildings have various architectural details that bump out and recede throughout the façade. The

rooflines are also varied with cupolas, pitched roofs, and stairwells. The building heights are lower at the street perimeter and internal corridors. The building setback from the

property line is 37-feet which conforms with the required setback in LDC Section 603.7.4.9(2)a.

Roofline Design
As shown in the attached photographs, the building roofline is articulated by including varied hips and gables that encompass the external balconies. The roofline features are the most predominate and architecturally distinguishing feature of the building design along with the feature stairways. The articulation gives a modulated and pleasing exterior elevation.

Façade Design
The buildings have a modulated façade and varied rooflines incorporating a myriad of design components and planes that help to reduce the massive appearance of the buildings. The building design includes articulated rooflines, balconies and other architectural features. Additionally, portions of the buildings exceed the minimum required setbacks by providing these modulations.

Building Materials
The building materials include stucco, wood, and metal as well as coordinated paint colors (refer to attached photographs). The materials are consistent and compatible with surrounding properties.

Open Space
The project provides 38.8% open space; 25% is required.

Comprehensive Plan
A typical building section/elevation as well as actual photographs have been provided to satisfy this requirement.

**SPECIFIC FINDING FOR STRUCTURES EXCEEDING 35-FEET IN HEIGHT**
Based on a review of the factors to be considered under LDC Section 603.7.4.9, the Board of County Commissioners finds that the development and specifically Buildings #1 and #9, as approved and stipulated, is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development because the required building setbacks provide adequate separation, the roofline design is sufficiently articulated, and the project exceeds the minimum open space requirements.

**Fences and Screening:** The proposed changes do not involve revisions to fences and screening.

**Yards and Setbacks:** The proposed changes do not involve revisions to approved yards and/or setbacks. The building footprints will remain the same as previously approved.

**Trash and Utility Plant Screens:** Screening will be provided as required by the LDC.

**Signs:** Signs will meet the requirements of LDC Section 724.
**Landscaping:** Project landscaping has been approved as part of the Final Site Plan approval; the proposed changes do not involve landscaping or buffering requirements.

**Mixed Use or Entranceway Designation:** This project is not located within the Entranceway nor is it a mixed use project.

**Water Conservation:** The project will meet the minimum requirements of the Manatee County Land Development Code.

**Rights-of-Way:** Right-of-way for Palma Sola Boulevard was required to be dedicated as part of the original approval (Stipulation 13). The required right-of-way was dedicated on May 22, 2007 (OR Book 2212, page 4864). All other public rights-of-way do not require additional right-of-way.

**Utility Standards:** Manatee County utility standards were met with the installation of the infrastructure in this project. The requested revisions will not impact the system. Stipulation 26 is included to address any potential concerns with the existing water and wastewater systems.

**Stormwater Management:** The stormwater management system is existing and the requested revisions will not impact the system.

**Open Space:** The open space provided is approximately 12.12 acres (38.8%) of the site which exceeds the minimum standard for a Planned Development (25%).

## COMPLIANCE WITH COMPREHENSIVE PLAN

**The site is in the RES-6 and RES-16 Future Land Use Category. The RES-6 property is 0.2 acres and development is limited to the observation deck. A list of Comprehensive Plan Policies applicable to the RES-16 portion of the property is attached. This project was specifically reviewed for compliance with the following policies:**

**Policy 2.1.2.7 Appropriate Timing.**
The timing is appropriate given development trends in the area. The surrounding area is characterized mostly by residential developments including single family detached, attached, and multi-family. Public utilities are available and exist within the project boundaries.

**Policy 2.2.1.12.1 Intent (RES-16).**
The residential use is consistent with the intent of the RES-16 FLUC which provides for low density urban, or a clustered low-moderate density urban, residential development.

**Policy 2.2.1.12.2 Range of Potential Uses (RES-16).**
Suburban or urban residential uses are in the range of potential uses.

**Policy 2.6.1.1 Compatibility.**
The Preliminary Site Plan design is compatible with surrounding development because the multi-family residential use is comparable with the surrounding residential developments.

**Policy 2.6.5.4 Preserve/Protect Open Space.**
The site plan shows 38.8% open space (12.12± acres); 25% is required.

## TRANSPORTATION

**Major Transportation Facilities**
The site is adjacent to 75th Street West which is designated as a four lane arterial and has a planned right of way width of 120 feet.

**Transportation Concurrency**
Transportation Concurrency was evaluated for the project. The applicant prepared a Traffic Impact Statement (TIS) to determine impacts to the segment of 75th Street West, near the project site. The results of the TIS, which was reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate at the level of service (LOS) "D" performance standard with project-related traffic and with no off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below).

**Access**
The Traffic Impact Statement also included review of the site access points. The project will have access via one driveway connection to 75th Street West. There are no comments regarding access.

## CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

### TRANSPORTATION CONCURRENCY

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

| NEAREST THOROUGHFARE | LINK(S) | ADOPTED LOS | FUTURE LOS (W/PROJECT) |
|---|---|---|---|
| 75th Street West | 2000 | 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.

## SPECIAL APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

1. **Comprehensive Plan Policy 2.2.2.5 – requires projects partially located in the Coastal High Hazard Area (CHHA) to obtain special approval.**

   **Staff Analysis and Recommendation**
   The Comprehensive Plan requires projects which are at least partially in the CHHA to obtain Special Approval. The Plan requires those parcels to rezone to Planned Development. This Applicantion complies with that requirement.

   **Finding for Specific Approval**
   Notwithstanding the requirements of Comprehensive Plan Policy 2.2.2.5, the Board finds that the purpose of the Comprehensive Plan, specifically that projects which are at least partially in the CHAA to rezone to Planned Development has been satisfied.

2. **Comprehensive Plan Policy 3.2.2.1 requiring projects adjacent to a perennial lake or stream to obtain Special Approval.**

   **Staff Analysis and Recommendation**
   This project is adjacent to Palma Sola Creek. The proposed change to the number of units does not alter the requirements and the stormwater management system has been completed.

   **Finding for Specific Approval**
   Notwithstanding the requirements of Comprehensive Plan Policy 3.2.2.1, the Board finds that the purpose of the Comprehensive Plan, specifically that projects which are adjacent to a perennial stream rezone to Planned Development, has been satisfied.

## ATTACHMENTS

1. **Applicable Comprehensive Plan Policies**
2. **Development Order PDR-03-59(Z)(P)**
3. **Building Elevation / Photographs for Height Analysis**
4. **Copy of Newspaper Advertising**
5. **Traffic Impact Statement**

## APPLICABLE COMPREHENSIVE PLAN POLICIES

| | |
|---|---|
| Policy: 2.1.2.3 | Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development. |
| Policy: 2.1.2.7 | Review all proposed development for compatibility and appropriate timing. This analysis shall include:<br>- consideration of existing development patterns,<br>- types of land uses,<br>- transition between land uses,<br>- density and intensity of land uses,<br>- natural features, |

- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services.
- limiting urban sprawl
- applicable specific area plans
- (See also policies under Objs. 2.6.1 - 2.6.3)

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

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

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

Policy: 2.2.1.12.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
6 dwelling units per acre

Maximum Net Residential Density:
12 dwelling units per acre
(except within the WO or CSVA Overlay Districts pursuant to Policies 2.3.1.4 and 4.3.1.5)

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

Policy: 2.2.1.12.4 Other Information:

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

(b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.

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

(d) Small commercial (professional) office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1

and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

Policy: 2.2.1.15 **RES-16:** Establish the Residential-16 Dwelling Units/Acre future land use category as follows:

Policy: 2.2.1.15.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for moderate density urban residential uses. Also, to provide for a complement of residential support uses normally utilized during the daily activities residents of these moderate density urban areas. Lodging places may also be located within this future land use category (see also Objective 6.1.3).

Policy: 2.2.1.15.2 Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, low intensity recreational facilities, public or semi-public uses, schools, lodging places, and appropriate water-dependent/water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4).

Policy: 2.2.1.15.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
16 dwelling units per acre

Minimum Gross residential Density: 13.0 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

28 dwelling units per acre in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing" (except within the WO or CHHA Overlay Districts pursuant to Policies 2.3.1.5 and 4.3.1.5)

Maximum Floor Area Ratio:
0.25 (0.35 for mini-warehouse uses only)
1.00 inside the CRA's and UIRA

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

Policy: 2.2.1.15.4 Other Information:

a) All mixed and multiple-use projects, or projects containing any lodging place not consistent with the locational criteria for medium commercial uses contained in this element, shall require special approval, as defined herein, and as further defined in any development regulations developed pursuant to § 163.3202, F.S.

b) All projects for which either gross residential density exceeds 9 dwelling units per acre, or for which any net residential density exceeds 12 units per acre, shall require special approval.

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

d) Development of densities greater than 9 du/ga in areas that are not substantially or completely developed with residential uses exceeding 9 du/ga at time of plan adoption shall require approval pursuant to policy 2.6.2.5.

e) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provision Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates, and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2)

Policy: 2.2.2.4 **CEA:** Establish the Coastal Evacuation Area Overlay District as follows:

Policy: 2.2.2.4.1 Definition: The geographic area which lies within the evacuation area for a Category 1 hurricane as established by the Manatee County Emergency Management Division of the Public Safety Department in conjunction with the Tampa Bay Regional Planning Council, as updated on a periodic basis.

Policy: 2.2.2.4.2 Purpose:

(a) To limit population in the Category 1 hurricane evacuation area requiring evacuation during storm events.

(b) To limit the amount of infrastructure, both private and public, within the CEA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.

(c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CEA, and reduce the risk of exposing lives or property to storm damage.

(d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.

(e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.

(f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy: 2.2.2.4.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CEA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element. Compliance with all goals, objectives, and policies listed in this subsection, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CEA Overlay District.

Policy: 2.2.2.4.4 Effect of Mapping:

(a) Any project which is at least partially within the CEA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CEA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CEA District, except where policies associated with the CEA Overlay conflict with such goals, objectives and polices. In this event, policies associated with the CEA Overlay shall override other goals, objectives and policies.

Policy: 2.2.2.4.5 Development Restrictions/conditions

a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal Evacuation Area.

Policy: 2.2.2.5 **CHHA:** Establish the Coastal High Hazard Area Overlay District as follows:

Policy: 2.2.2.5.1 Definition: The geographic area below the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges form Hurricanes (SLOSH) computerized storm surge model, pursuant to applicable law, as updated on a periodic basis.

Policy: 2.2.2.5.2 Purpose:

a) To limit population in the Coastal High Hazard Area Overlay District.

b) To limit the amount of infrastructure, both private and public, within the CHHA Overlay District and thereby limit magnitude of public loss and involvement in mitigating for loss of private infrastructure to Manatee County residents.

c) To, through exercise of the police power, increase the degree of protection to public and private property, and to protect the lives of residents within the CHHA, and reduce the risk of exposing lives or property to storm damage.

d) To accomplish shoreline stabilization along coastal areas by limiting development activity which may adversely impact shoreline stability.

e) To protect coastal water quality by reducing impervious surface along coastal areas, thereby reducing the risk of incomplete treatment of stormwater runoff before discharge into coastal waters.

f) To encourage, establish, and maintain vegetative and spatial buffer zones, in order to maintain the capacity of natural vegetative communities in mitigating the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.

Policy: 2.2.2.5.3 Applicable Goals, Objectives, and Policies: Goals, objectives, and policies pertaining to the CHHA Overlay District are contained under Objectives 4.3.1, 4.3.2, 4.4.2 and 4.4.3 of the Coastal Management Element. Compliance with all goals, objectives, and policies listed in these subsections, and with other applicable goals, objectives, policies, and development regulations is required for all activity within the CHHA Overlay District.

Policy: 2.2.2.5.4 Effect of Mapping:

a) Any project which is at least partially within the CHHA Overlay District shall be submitted for approval under the special approval process, except in the instance of any project on lands owned, leased or operated by the Manatee County Port Authority. The area designated under the CHHA Overlay District on the Future Land Use Map shall also be subject to all goals, objectives and policies for any future land use category overlaid by the CHHA District, except where policies associated with the CHHA Overlay conflict with such goals, objectives and policies. In this event, policies associated with the CHHA Overlay shall override other goals, objectives and policies. The extent and coverage of the area designated as CHHA is an approximation, and is subject to a more precise determination on any project within, or proximate to, that area shown on the Future land Use Map as CHHA. At the time of review of any such project for issuance of any development order establishing total or partial development potential, evaluation of a pre-development topographic survey of the site shall be utilized to determine the extent of the CHHA District Overlay.

b) See also objectives listed under Policy 2.2.2.5.3 above.

Policy: 2.2.2.5.5 Development Restrictions/Conditions

a) Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal High Hazard Area Overlay District.

Policy: 2.3.1.2 Minimize the alteration or relocation of any perennial lake or stream, or of adjacent jurisdictional wetlands by promoting the transfer of density/intensity away from the water body and out of the floodplain, except for improvements for public water supply sources, upon a finding of overriding public interest by the Board of County Commissioners. Also, limit the density or intensity credit which may be transferred from any acreage of altered or relocated wetlands to 50% of the maximum density or intensity associated with the future land use category on any such wetland. Any such reduction in density or intensity credit shall be in addition to any reduction (see Policy 2.3.1.1) caused by wetland acreage being in excess of 20% of gross project acreage.
Implementation Mechanism:

a) Planning Departments review any proposed site development plans to ensure compliance with this policy**.**

Policy: 2.3.3.2 Require that all fill within the 100-year floodplain shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within the 100-year floodplain. Areas within the 100-year floodplain adjacent to a tidally-influenced water body shall not be subject to this level of service performance standard.

Objective: 2.6.5 **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.

Implementation Mechanism(s):

a) Density or intensity increments in future land use categories reserved for planned unit developments only, through the special approval process.
b) Limitations on scale of development unless planned unit development is utilized through the special approval process.
c) Land development regulations developed pursuant to §163.3202, F.S., providing for a planned unit development review process that minimizes the duration of reviews, and the number of discretionary approvals.
d) Available clustering options for planned unit development projects.
e) Require planned development zoning to grant special approval for all projects within the MU category, excluding single family homes and related accessory uses on lots of record.

Objective 2.9.1 **Strong Communities:** Create and maintain communities which are characterized by their:

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

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

Policy: 2.9.1.5 Promote the development of pedestrian friendly designs.

Objective: 2.9.4 **Community Image:** Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.

**GOAL 3.2** **Protection of Surface and Groundwater Resources at Lowest Possible Cost for Potable Water Use, Recreational Use, and to Provide Aquatic Habitat for Native Flora and Fauna.**

Policy: 3.2.2.1 Require all projects that are adjacent to any perennial lake or stream, as reflected in the Manatee County Soil Survey, obtain special approval to ensure that project impacts on these water bodies are identified and minimized. [See policy 2.3.1.2]

Implementation Mechanism:

(a) Planning Department's review of all applicable development requests for 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.

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

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

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

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

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

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

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

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

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

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

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

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

Policy: 3.3.3.1 Participate in the development and preservation of natural area greenways which should include wildlife corridors, recreation areas, environmentally sensitive lands, and other cultural and historic resources which may serve the passive recreational needs of residents and visitors.

Exhibit "C"

FILED FOR RECORD
R. B. SHORE
2004 DEC 14 PM 3:03
CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

MANATEE COUNTY ZONING ORDINANCE
PDR-03-59(Z)(P) - PALMA SOLA BAY CLUB DEVELOPMENT/PALMA SOLA BAY CLUB

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE NO. 90-01 (THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF 0.6 ACRES FROM RSF-4.5/CH (RESIDENTIAL SINGLE-FAMILY-4.5 DWELLING UNITS PER ACRE/COASTAL HIGH HAZARD OVERLAY DISTRICT) TO PDR/CH (PLANNED DEVELOPMENT RESIDENTIAL/COASTAL HIGH HAZARD OVERLAY DISTRICT); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW 201 MULTI-FAMILY UNITS; GRANTING SPECIAL APPROVAL FOR A PROJECT WITHIN: 1) COASTAL PLANNING AREA; 2) PARTIALLY IN THE COASTAL STORM VULNERABILITY AREA, AND 3) INVOLVING THE TRANSFER OF WETLAND DENSITY; AND LIMITING BUILDINGS # 1 AND 9 TO 2 STORIES IN HEIGHT AND 27 FEET ABOVE THE FLOOD PROTECTION ELEVATION.

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

Section 1. FINDINGS OF FACT. The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Section 4 of this Ordinance from RSF-4.5/CH (Residential Single-Family 4.5 units per acre/Coastal High Hazard Area Overlay District) to PDR/CH (Planned Development Residential/ Coastal High Hazard Area Overlay District).

B. The Board of County Commissioners held a public hearing on November 30, 2004 regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

Section 2. The Preliminary Site Plan is hereby APPROVED to allow 201 multi-family units; GRANTING Special Approval for a project within: 1) Coastal Planning Area; 2) partially in the Coastal Storm Vulnerability Area, and 3) involving the transfer of wetland density; and limiting Buildings # 1 and 9 to 2 stories in height and 27 feet above the Flood Protection Elevation, with the following Stipulations:

STIPULATIONS

Landscaping:

1. The greenbelt buffer shall be at least 20 feet wide along the south and southwest property lines (except abutting the Heather Run Condos). This buffer shall include canopy trees (3" caliper planted every 40 ft. on center) and understory trees (2" caliper planted every 25 ft. on center), in offset rows and shrubbery at least 36" in height at planting every 36 inches on center.

2. Irrigation for this project shall use the lowest quality of water available for irrigation purposes. Use of Manatee County public potable water supply shall be prohibited for in- ground irrigation systems.

3. The roadway buffer on Palma Sola Boulevard shall be a minimum of 30 feet wide and shall contain canopy trees (3" caliper planted 40 ft. on center), understory trees (2" caliper planted 25 ft. on center) and shrubbery (36" in height at planting 36 inches on center). For those areas abutting buildings 1 and 9, this buffer shall also include clusters of at least 3 palm trees, a minimum of 16 ft. in height at planting, with clusters spaced every 15 feet.

Design and Lighting:

4. The design of the buildings shall be in substantial conformance with the building elevations entered into the record at the public hearings for this case.

5. The design and shielding of any on-site lighting for common areas shall comply with Section 709.2.2 of the LDC. In addition, pole and building mounted lights in common areas shall be limited to 16 ft. in height and directed to the interior of the development using horizontal cut off fixtures. Use of decorative street lights of building lights may be permitted. A lighting plan showing the detail of the proposed lighting shall be submitted for review and approval by the Planning Department with the Final Site Plan.

6. Both a fire alarm system and a fire sprinkler system are required in each building.

7. Fire hydrants shall be installed within 400 ft. of the main entrance of all principle buildings and shall be no more than 800 ft. apart, as measured from normal access routes. Fire hydrants shall be installed on a minimum of a six inch line. The base of each hydrant shall be at finished grade.

8. Buildings 1 and 9 are within 50 ft. of the velocity zone. They must be built to V-zone standards or a detailed engineering study (wave analysis or soil analysis to be determined) regarding velocity zone design may be submitted with the Building Permit application.

9. Swimming pools shall meet all standards of Chapter 64E-9, FAC. Full details of the pool and pool area shall be submitted with the Final Site Plan.

Transportation:

10. The applicant shall construct a five foot wide sidewalk or bike lane or other alternative approved pursuant to Land Development Code Section 719 or contribute the cost of a 5' concrete sidewalk for the balance of the frontage along Palma Sola Boulevard to the sidewalk fund.

11. The access point to Palma Sola Boulevard shall be limited to an emergency access point only. This access point may be open to project traffic at such time as improvements to Palma Sola Boulevard are made including a pedestrian system, when authorized by the Transportation Director.

12. The applicant shall grant full rights of ingress and egress to the Heather Run Condominium by means of easement to be recorded prior to Final Site Plan approval for this project. This easement must be shown and approved on the Final Site Plan and in a form and content consistent with language from the County Attorney's office.

13. An additional 10 ft. of right of way on 75th Street West must be dedicated for future roadway expansion. This shall be dedicated prior to or in conjunction with Final Site Plan approval.

14. The Final Site Plan shall show street numbers for all streets within this project.

Environmental/Floodplain:

15. This site appears to contain indicator species, as indicated on the Biodiversity Hotspots Map. An evaluation of this site for critical habitat and species must be performed as required pursuant to Comprehensive Plan Policy 3.3.2.3. Prior to Final Site Plan approval, the developer shall conduct additional surveys for the presence of threatened and endangered species.

16. Signs shall be placed adjacent to wetland buffers and conservation easements indicating that the area is a "Conservation Area", as required pursuant to Section 719.11.1.3.3 of the Code. The type and locations of such signs shall be shown and approved by the EMD and the Final Site Plan.

17. Prior to Final Site Plan approval, a Conservation Easement for the areas defined as post-development jurisdictional wetlands and wetland buffers shall be dedicated to the County in accordance with Section 719.11.1.3 of the LDC. The conservation easement shall include language which clearly prohibits the trimming or cutting of mangroves to a height less than the height of the mangroves existing at the time of this approval.

18. Prior to any development-related land clearing activities (including exotic species removal), all applicable County approvals must be obtained through the Planning Department and Environmental Management Department.

19. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners in the project of the Hurricane Evacuation Plan approved by the Public Safety Department for this project.

20. All infrastructure, including lift stations, cleanouts, and manhole rims shall be located above the 100 year floodplain. All manholes proposed in the 100 year floodplain shall be designed to meet the standards of Section 718.6.1.4 and 722.8.1.8 of the Code. The sewer system shall be located and designed to avoid impairment and contamination of aquifers and flood waters. All infrastructure shall be privately maintained. However, the Project Management Department may approve service cleanouts and manhole rims installed no lower than 4 inches above the 25 year flood elevation. Design drawings must demonstrate tamper proof water tight manholes and cleanouts. Lift station hatches shall be at least 4 inches above the 100 year elevation or 12 inches above the 25 year flood elevation, whichever is higher.

21. The project shall not increase the FEMA 100 year floodplain, velocity zone, or base flood elevations; and shall meet all FEMA requirements and guidelines, where applicable.

22. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources and shall be determined in cooperation with the Division of Historical resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, F.S., shall be followed.

23. No docks, piers, or other waterfront structures may be constructed on this site.

24. Upland Preservation Areas shall be clearly delineated, labeled and quantified on the Final Site Plans. Upland Preservation Areas shall be consistent with those shown on the Preliminary Site Plan.

25. A Wetland Buffer Restoration Plan should be submitted to the EMD for review and approval with the Final Site Plan in accordance with Section 719.11.2.1. of the LDC. The plan shall include both supplemental plantings and ongoing removal of exotic, nuisance vegetation.

SPECIFIC APPROVAL:

1. Specific Approval of an alternative to Section 907.9.4.2 of the Land Development Code to allow a cul-de-sac street longer than 800 ' in length.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property identified in Section 4 herein from RSF-4.5/CH (Residential Single-Family 4.5 units per acre/Coastal High Hazard Area Overlay District) to PDR/CH (Planned Development Residential/ Coastal High Hazard Area Overlay District), and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.
THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY OF "PALMA SOLA BOULEVARD":
BEGIN 330 FT. WEST OF THE NORTHEAST CORNER OF U.S. GOVERNMENT LOT 2 IN SECTION 6; THENCE WEST 330 FT.; THENCE SOUTH 330 FT.; THENCE EAST 330 FT. AND THENCE NORTH 330 FT. TO THE POINT OF BEGINNING.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 30th day of November, 2004.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: _____
Chairman

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

By: _____

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO., FLA.

STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 7th day of December, 2004
R.B. SHORE
Clerk of Circuit Court
By: _____ D.C.

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO., FLA.

# Building Elevations

# Building Elevations

**Bradenton Herald**
Dec. 31, 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, January 15, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU / PDC-98-04(P)(R8)/ MOCCASIN WALLOW
HOLDINGS, LLC WOODS OF MOCCASIN WALLOW PHASE 2 REVISIONS AND ZONING
ORDINANCE MODIFICATIONS/ (DTS #20140361;
Buzzsaw # B0000332)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, pertaining to approximately 197.02ñ acres on the south side of Moccasin Wallow Road and West of I-75, extending south to I-275 in the PDMU/PDC (Planned Development Mixed Use and Planned Development Commercial) zoning districts; approving a revised Preliminary Site Plan by increasing the number of Phase 2 residential lots from 52 to 65 single family lots and increasing the total number of lots from 104 to 117 single family lots, by decreasing the lot size of 65 lots from 70' of frontage and a minimum lot size of 8,400 square feet to 50' of frontage and a minimum lot size of 6,000 square feet, by reducing the side yard setback from 7.5' to 5' and amending and restating the approved zoning ordinance; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-59(P)(R) - PROSPECT BRADENTON INVESTMENTS, LLC / PALMA SOLA BAY CLUB (DTS #20140362;
Buzzsaw # B0000341)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend a Preliminary Site Plan and stipulations as previously approved by Ordinance No. PDR-03-59(Z)(P); the amendments include: amending the maximum number of multi-family residential units from 201 to 207; amending stipulations pertaining to operation of the emergency access point onto Palma Sola Boulevard; amending the heights of two buildings generally located on either side of the emergency access entrance from two to three stories over parking and labeled Buildings Nos. 1 and 9 on the Preliminary Site Plan; amending stipulations to allow the option of an observation deck as depicted on the Preliminary Site Plan; amending stipulations for compliance with current codes; said Preliminary Site Plan pertains to property located at 3410 77th Street West in Bradenton on 31.24ñ acres in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date.

PDC-14-26(Z)(P) - MICHAEL TODD REED LLC / PARRISH STORAGE 2 (DTS 20140365)
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 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and

providing an effective date.

PDR-14-25(Z)(P) - EMPIRE STATE HOLDING GROUP, LLC
& NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC/INDIGO SUBDIVISION - MEPS00000250 - DTS 20140399)

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 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district; the site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East,(South County); approving a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences; repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, 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
12/31/2014

**Sarasota Herald-Tribune**
Dec. 31, 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, January 15, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU / PDC-98-04(P)(R8) /MOCCASIN WALLOW HOLDINGS, LLC WOODS OF MOCCASIN WALLOW PHASE 2 REVISIONS AND ZONING ORDINANCE MODIFICATIONS/ (DTS #20140361; Buzzsaw # B0000332)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, pertaining to approximately 197.02Â± acres on the south side of Moccasin Wallow Road and West of I-75, extending south to I-275 in the PDMU/PDC (Planned Development Mixed Use and Planned Development Commercial) zoning districts; approving a revised Preliminary Site Plan by increasing the number of Phase 2 residential lots from 52 to 65 single family lots and increasing the total number of lots from 104 to 117 single family lots, by decreasing the lot size of 65 lots from 70' of frontage and a minimum lot size of 8,400 square feet to 50' of frontage and a minimum lot size of 6,000 square feet, by reducing the side yard setback from 7.5' to 5' and amending and restating the approved zoning ordinance; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-59(P)(R) - PROSPECT BRADENTON INVESTMENTS, LLC / PALMA SOLA BAY CLUB (DTS #20140362; Buzzsaw # B0000341)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend a Preliminary Site Plan and stipulations as previously approved by Ordinance No. PDR-03-59(Z)(P); the amendments include: amending the maximum number of multi-family residential units from 201 to 207; amending stipulations pertaining to operation of the emergency access point onto Palma Sola Boulevard; amending the heights of two buildings generally located on either side of the emergency access entrance from two to three stories over parking and labeled Buildings Nos. 1 and 9 on the Preliminary Site Plan; amending stipulations to allow the option of an observation deck as depicted on the Preliminary Site Plan; amending stipulations for compliance with current codes; said Preliminary Site Plan pertains to property located at 3410 77th Street West in Bradenton on 31.24Â± acres in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date.

PDC-14-26(Z)(P) - MICHAEL TODD REED LLC / PARRISH STORAGE 2 (DTS 20140365)
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 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-25(Z)(P) - EMPIRE STATE HOLDING GROUP, LLC & NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC/INDIGO SUBDIVISION - MEPS00000250 - DTS 20140399)
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 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district; the site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East,(South County); approving a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences; repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, 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: December 31, 2014

**Lombardo, Foley & Kolarik, Inc.**
**Post Office Box 188**
**Palmetto, Florida 34220**

**Phone: (941) 722-4561** **FAX: (941) 729-6248** **E-Mail: lomfole@lfk-inc.com**

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

LETTER OF TRANSMITTAL

To: Mr. Jason Utley, AICP, Transportation Systems Modeler
Manatee County Government
1022 26th Avenue East
Bradenton, FL 34208

Attention:

Date: October 28, 2014
Job No.
Re: Palma Sola Bay Club
DTS20140362 / PDR-03-59(P)(R)

☐ Fax No.: | No. of Pages: , including cover. | From:

We are sending you ☒ Attached ☐ Under separate cover, via E-mail, the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Specifications
☐ Copy of letter ☐ Change Order ☒ See below

| ORIGINALS | MYLAR'S | COPIES | CD'S | DESCRIPTION |
|---|---|---|---|---|
| | | 1 | | Signed and sealed Traffic Impact Statement revised October 22, 2014. |

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Returned for corrections ☐ Submit ___ copies for distribution
☐ For your use ☐ Approved as noted ☐ PRINTS RETURNED AFTER LOAN TO US ☐ Resubmit ___ copies for approval
☒ As requested ☐ For review and comments ☐ FOR BIDS DUE _____, 2014 ☐ Return ___ corrected prints
☐ _____

REMARKS:

**You requested that the TIS be revised to agree with the new template County is using. There were no changes to trips or conclusions.**

Copy To: Mr. Scot Hamilton w/ enc.
Patricia Petruff, Esq. w/ enc.
Mr. Frank Tetel w/ enc.

Signed: _____
Robert J. Lombardo, P.E.
President



If enclosures are not as noted, kindly notify us at once.

# Palma Sola Bay Club

**TRAFFIC IMPACT STATEMENT**
**Submitted September 18, 2014: Revised October 22, 2014**
**DTS Application Number: 20140362/Project Number: PDR-03-59(P)(R)**

## Narrative

The 31.2 +/- acre site is located west of 75th Street West, north of 40th Avenue West and mostly east of Palma Sola Blvd. The applicant is proposing to modify the Preliminary Site Plan to allow for the construction of six (6) additional dwelling units and an observation deck at the shoreline of Palma Sola Bay Club.

## Trip Generation

Table 1 below indicates the estimated trips using ITE Trip Generation 9th Edition.

**TABLE 1**

| ITE Code | Land Use Type | Size (Dwelling Units) | PM Peak-Hour Trips In | PM Peak-Hour Trip Out | PM Peak-Hour Total Trips |
|---|---|---|---|---|---|
| 230 | Residential Condominium / Townhouse | 6 | 4 | 2 | 6 |
| | Total | 6 | 4 | 2 | 6 |

## Capacity

Table 2 below indicates the impacted roadway links and the project traffic impacts on the impacted links and the capacity of those facilities.

**TABLE 2**

| Link No. | Road Name | From Street | To Street | Cross Section | Peak Hour Base | Peak Hour Reserved | Peak Hour Total | Peak-Hour two-way LOS Standard Service Volume | Estimated Project Traffic | Avail Peak Hour Capacity (with Project traffic loaded) | 5% Peak Hour LOS Vol |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2000 | 75th Street West | 18th Ave W | Cortez Road | 4D | 1,573 | 227 | 1,800 | 2,620 | 6 | 814 | 131 |



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

**Significance**

A roadway is determined to be significantly impacted if a project's proposed traffic is greater than 5% of the adopted two-way LOS Standard Service Volume. Table 2 indicates that the project does not generate 5% of the adopted two-way LOS Standard Service Volume of 75th Street West from 18th Avenue West to Cortez Road. However, first impacted thoroughfare links are considered "significantly" impacted. For these smaller-type developments, Manatee County's Traffic Impact Analysis Requirements and Procedures allow for concurrency findings to be made through a Traffic Impact Statement (TIS) instead of a Traffic Impact Analysis (TIA).

**Level of Service**

Based upon information in Table 2, the segment of 75th Street West from 18th Avenue West to Cortez Road Link Number 2000 appears to be operating at or above the currently adopted LOS standard (D) according to the most recent Manatee County Link Sheet, during the PM peak-hour.

**Right of Way**

All required right-of-way was dedicated several years ago with the Final Site Plan for the roads, drainage, water and sewer.

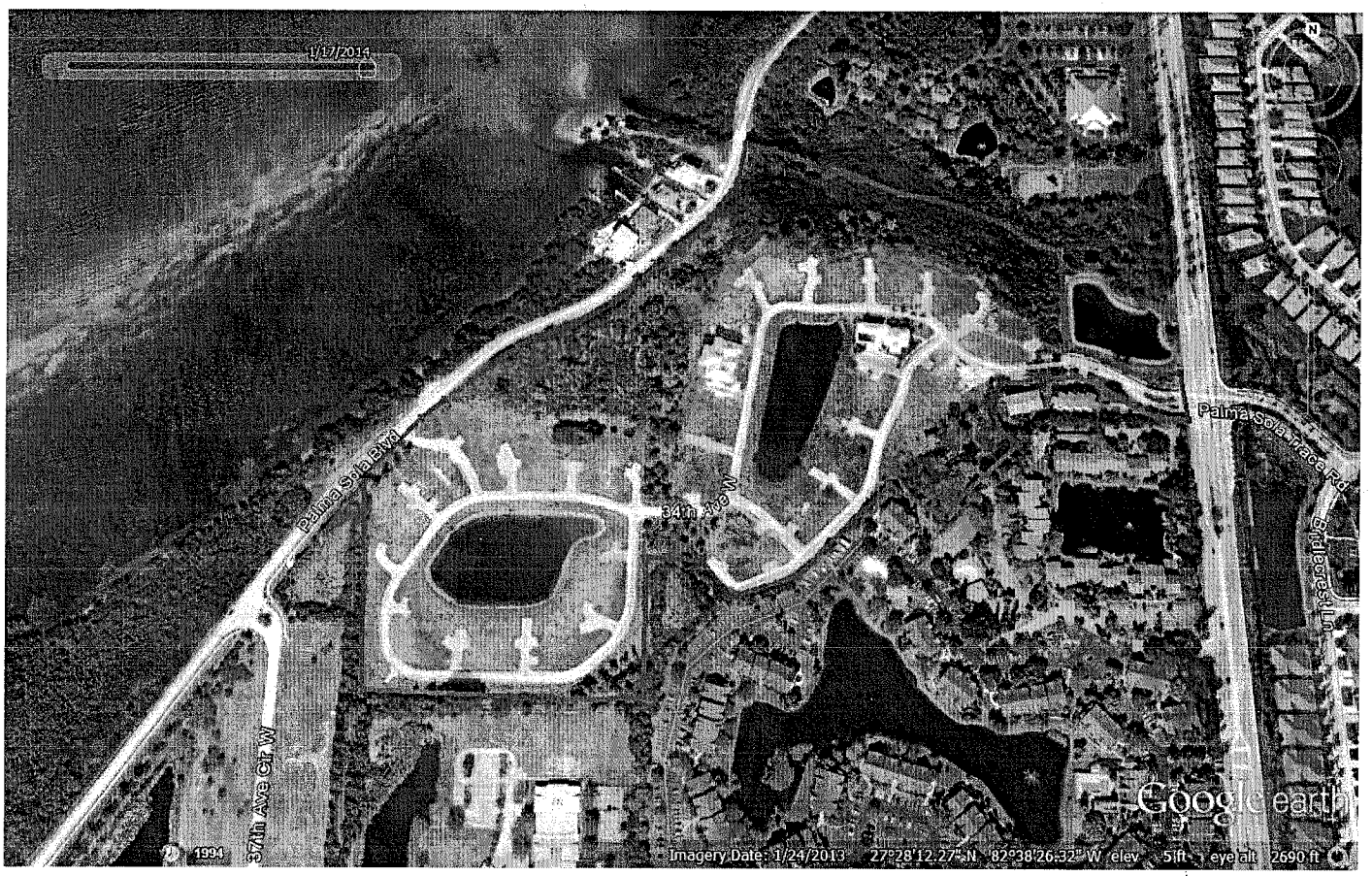
**Access**

No new additional access points proposed.

**Conclusion**

This project does not appear to create adverse transportation impacts on adjacent roadway facilities.

**Site Location**




ROBERT J. LOMBARDO LICENSE No 20528 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert J. Lombardo, P.E. #20528
Lombardo, Foley & Kolarik, Inc.

# GENERAL DEVELOPMENT PLAN / PRELIMINARY SITE PLAN

## FOR

# PALMA SOLA BAY CLUB

### GENERAL NOTES

1. PROJECT ACREAGE WAS 33 ACRES ± WHEN ORIGINALLY APPROVED. PROJECT IS NOW 31.24 ACRES AFTER R/W DEDICATION.
2. PROPERTY IS UNDER DEVELOPMENT AND IS ZONED PDR & PDR/CH. FUTURE LAND USE CLASSIFICATION IS RES-16
3. TOPOGRAPHIC CONTOURS TAKEN FROM FIELD INFORMATION COMPILED BY LOMBARDO, FOLEY AND KOLARIK, INC. ELEVATIONS BASED ON NGVD 1929 DATUM. CONVERSION TO NAVD = NGVD - 0.99 FT.
4. THE SITE LIES IN FLOOD ZONE VE AND AE, PANEL NO. 12081C0282E & 284E. FLOOD PROTECTION ELEVATION IS ONE (1) FOOT ABOVE THE FEMA BASE FLOOD ELEVATION.
5. WETLAND DELINEATION BY FLORIDA PERMITTING, INC. (DECEMBER, 2003 AND FEB. 8, 2005) THERE IS A PERENNIAL STREAM (PALMA SOLA CREEK) WHICH FLOWS ALONG THE NORTHERN BOUNDARY.
6. PROJECT PROPOSES:
   DWELLING UNITS:
   THE PROPOSED 9 UNIT CONDOMINIUM BUILDINGS CONSIST OF 3 LIVING FLOORS, (ABOVE PARKING). EACH FLOOR CONSISTS OF 3 DWELLING UNITS, ONE IS A TWO-BEDROOM UNIT (1,650 NET SQUARE FOOT), AND THE OTHER TWO ARE 3 BEDROOM UNITS (1,870 NET SQUARE FOOT).
   DENSITY: WETLAND ACREAGE AMOUNTS TO JUST UNDER 20% AND DOES NOT QUALIFY FOR DENSITY TRANSFER.
   207 UNITS ON 33.0 GROSS ACRES = 6.27 UNITS PER ACRE = GROSS RESIDENTIAL DENSITY BASED ON ORIGINAL ACREAGE. THE GROSS RESIDENTIAL DENSITY BASED ON CURRENT ACREAGE IS 207 UNITS ON 31.24 ACRES = 6.63 UNITS PER ACRE. PROPOSED BUILDING UNIT GROSS SQUARE FOOTAGE : 26,600
7. THE SWFWMD WETLAND ACREAGE IS 6.22 AC. WHICH IS 18.85 % OF THE OVERALL ORIGINAL PROJECT ACREAGE.
8. SITE DATA:

| | |
|---|---|
| NET DEVELOPMENT AREA: | 18.91 AC |
| WETLAND (SWFWMD): | 6.12 AC. |
| WETLAND BUFFERS: | 2.62 AC |
| STORMWATER LAKES: | 2.62 AC |
| LANDSCAPE BUFFERS: | 0.87 AC |
| TOTAL AREA: | 31.24 AC |

   OPEN SPACE: 25% OF LAND AREA REQUIRED.

| | |
|---|---|
| TOTAL AREA: | 12.12 AC (38.80 % OF SITE) |
| WETLANDS: | 50% OF OPEN SPACE TOTAL. |
| WETLAND BUFFERS: | 21% OF OPEN SPACE TOTAL. |
| STORMWATER LAKES: | 21% OF OPEN SPACE TOTAL. |
| LANDSCAPE BUFFERS: | 8% OF OPEN SPACE TOTAL. |

9. THE PROJECT STARTED CONSTRUCTION IN JAN. 2006 AND WILL BE COMPLETED BY DEC. 2017. THE BUILDINGS WILL BE CONSTRUCTED IN 24 PHASES. ALL PHASES MAY BE CONSTRUCTED CONCURRENTLY. ALL BUILDING PERMITS WILL BE OBTAINED PRIOR TO THE EXPIRATION OF THE CERTIFICATE OF LEVEL OF SERVICE. THE INFRASTRUCTURE HAS BEEN COMPLETED. THE RECREATION CENTER AND BUILDING #12 ARE COMPLETE. BUILDING #11 IS UNDER CONSTRUCTION.
10. THERE ARE NO KNOWN HISTORIC RESOURCES OR BUILDINGS ON-SITE.
11. SIGNAGE WAS CONSTRUCTED. THE SIGNS WILL MEET THE REQUIREMENTS OF SECTION 724 OF THE LAND DEVELOPMENT CODE. FOR THE LOCATION OF THE SIGNS SEE SHEET 4.
12. THE COMMON OPEN SPACE WILL BE MAINTAINED, OWNED AND CONTROLLED BY THE CONDOMINIUM ASSOCIATION.
13. BUILDING 12 AND THE RECREATION CENTER WERE BUILT TO THE INITIAL APPROVED BUILDING HEIGHT MAXIMUM OF 37 FT. BUILDINGS 1 THRU 8 AND 10 THRU 23 ARE APPROVED AT 40'-23' 2. BUILDINGS 1 AND 9 ARE PROPOSED TO BE THE SAME.
14. THE SITE LIES WITHIN THE COASTAL PLANNING AREA.
15. PARKING

| | |
|---|---|
| RESIDENTIAL UNITS | 207 UNITS 1 |
| RECREATIONAL BUILDING | 3306 S.F. |
| POOL AREA | 756 S.F. |
| **PARKING REQUIRED** | |
| RESIDENTIAL PARKING REQUIRED 2.1 SPACES/UNIT | 437 SPACES 1 |
| RECREATION BUILDING 250 S.F./SPACE | 14 SPACES |
| POOL AREA 200 S.F./SPACE | 4 SPACES |
| | 455 SPACES 1 |
| **PARKING PROVIDED** | |
| UNDER PROPOSED RESIDENTIAL BUILDINGS | 411 SPACES |
| OUTSIDE PARKING AREAS | 56 SPACES |
| TOTAL PARKING PROVIDED | 467 SPACES |

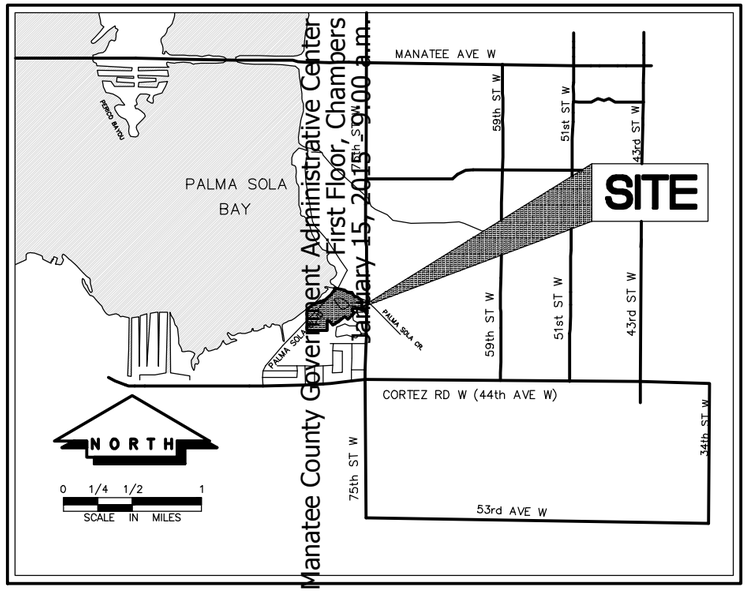
14. RECLAIMED LINES HAVE BEEN EXTENDED INTO THE SITE.
17. THERE ARE NO KNOWN WELLS ON THIS SITE.
18. A SPECIFIC EASEMENT HAS BEEN GRANTED TO MANATEE COUNTY FOR THE PURPOSE OF ACCESS TO READ WATER METERS.
19. SOLID WASTE DISPOSAL WILL BE ACCOMPLISHED WITHIN THE GROUND FLOOR OF EACH BUILDING. INDIVIDUAL CANS SHALL BE KEPT WITHIN THE BUILDING AND WILL BE MOVED CURBSIDE ON COLLECTION DAYS. THE RECREATIONAL BUILDING AND POOL AREA WILL HAVE A CAN PICK-UP AREA ON THE NORTH SIDE OF THE BUILDING.
20. A STATEMENT OF SCHOOL NEEDS WAS PROVIDED WITH THE GENERAL DEVELOPMENT / PRELIMINARY SITE PLAN SUBMITTAL IN 2003. A REQUEST WILL BE PROVIDED FOR THE MODIFICATION TO ADD SIX UNITS. 2
21. LANDSCAPING WILL BE ACCOMPLISHED PURSUANT TO SECTION 715 OF THE LAND DEVELOPMENT CODE. REFER TO PLANS PREPARED BY JOHN MOODY AND ASSOCIATES, INC.
22. THE WEST AND EAST SECTORS OF THIS PLAN WILL MAKE UP THE TWO PHASES OF THIS DEVELOPMENT. ALL UTILITIES WERE CONSTRUCTED FOR BOTH PHASES IN 2007.
23. BUILDING SETBACK EXCEED REQUIREMENTS OF SECTION 603.7.4.7 OF THE LAND DEVELOPMENT CODE.

| | REQUIRED MIN. | ESTABLISHED |
|---|---|---|
| FRONT SETBACK: | 20' | 37' |
| SIDE SETBACK: | 8' | 15' |

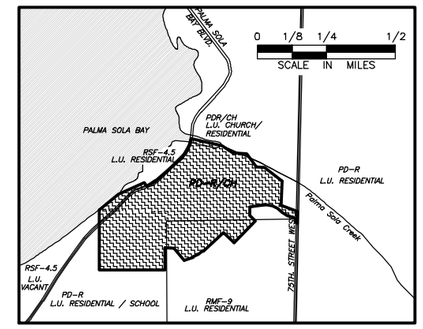
   ALL BUILDINGS MUST BE SETBACK 20' FROM PROPOSED EDGE OF STREET PAVEMENT.
24. ALL SEWER AND WATER FACILITIES WILL BE PRIVATELY MAINTAINED.
25. THE MINIMUM SQUARE FOOTAGE OF THE POOL AND RECREATION AREA IS:

| | |
|---|---|
| BATHROOM/BAR AREA | 795 SQ FT |
| POOL/POOL DECK AREA | 756 SQ FT/2052 SQ FT POOL DECK |
| RECREATION CENTER | 3306 SQ FT |

26. POOL FACILITY WILL COMPLY WITH ALL PROVISIONS OF THE LAND DEVELOPMENT CODE SECTION 703.2.23 SPECIFICALLY, ALL FENCES OR OTHER BARRIERS WHICH ENCLOSE OR PROTECT THE POOL OR YARD AREA FROM UNAUTHORIZED ACCESS SHALL BE AT LEAST FOUR (4) FEET IN HEIGHT WITH THE VERTICAL PROTECTIVE BARRIER MATERIAL SUCH THAT A FOUR (4) INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. ALL ENTRYWAYS TO FENCED OR ENCLOSED POOLS SHALL HAVE SELF-CLOSING, SELF-LATCHING SAFETY LATCHES AT A MINIMUM HEIGHT OF THREE FEET SIX INCHES (3'6") ABOVE GRADE. DURING SWIMMING POOL CONSTRUCTION, THE CONTRACTOR SHALL INSTALL AND MAINTAIN A TEMPORARY OR PERMANENT ENCLOSURE IN ACCORDANCE WITH THE ABOVE REQUIREMENTS. NO TEMPORARY ENCLOSURE MAY BE REMOVED UNTIL A PERMANENT ENCLOSURE HAS BEEN PROPERLY INSTALLED. PERMANENT ENCLOSURES SHALL BE PROPERLY INSTALLED PRIOR TO FINAL INSPECTION. FOR SAFETY REASONS, A TELEPHONE FOR POOL USERS, SHALL BE READILY ACCESSIBLE ADJACENT TO THE POOL.
27. THE DRAINAGE, SANITARY SEWER AND POTABLE WATER SYSTEM WAS CONSTRUCTED AND AS-BUILTS WERE APPROVED AND THE SYSTEMS HAVE BEEN PLACED INTO SERVICE BY ALL APPROPRIATE AGENCIES.
28. ALL PROSPECTIVE UNIT OWNERS SHALL BE PROVIDED INFORMATION REGARDING THE HURRICANE EVACUATION PLAN APPROVED BY THE PUBLIC SAFETY DEPARTMENT. 2




**LOCATION MAP**




**ZONING MAP**

INDEX


AERIAL PHOTOGRAPH ..... 1
GENERAL DEVELOPMENT PLAN / PRELIMINARY SITE PLAN ..... 2
UTILITY PLAN ..... 3


## SECTION 6, TWP. 35 S., RGE. 17 E.
## MANATEE COUNTY, FLORIDA

## DATE: SEPTEMBER, 2003
## REVISION DATE: JULY, 2014

**Manatee County Building and Development Services Department Signature Block**

Project number: _____ Project Name: PALMA SOLA BAY CLUB

Approval Type: GENERAL DEVELOPMENT PLAN/ PRELIMINARY SITE PLAN DTS Number: _____

| | | |
|---|---|---|
| PROJECT PLANNER | | DATE |
| PROJECT ENGINEER | | DATE |
| CONCURRENCY | | DATE |
| ENVIRONMENTAL PLANNING | | DATE |
| ENVIRONMENTAL HEALTH | | DATE |
| FIRE DISTRICT | | DATE |

Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.

Rec'd by OWNER/AGENT: _____ DATE _____

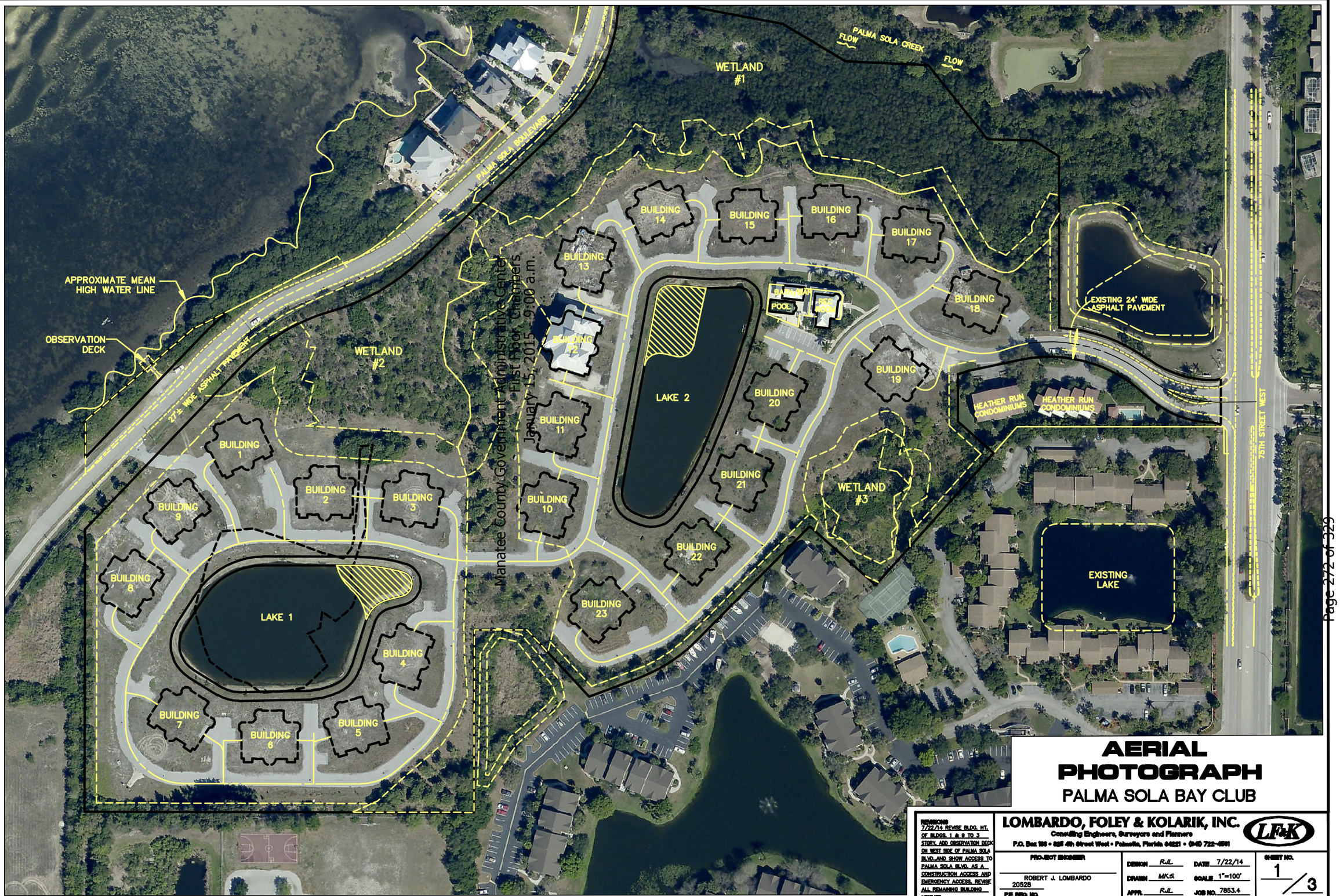
**REVISIONS**

1 7/22/14 REVISE BLDG. HT. OF BLDGS. 1 & 9 TO 3 STORY,ADD OBSERVATION DECK ON WEST SIDE OF PALMA SOLA BLVD., AND SHOW ACCESS TO PALMA SOLA BLVD. AS A CONSTRUCTION ACCESS AND EMERGENCY ACCESS, REVISE ALL REMAINING BUILDING HEIGHTS.

2 9/18/14 COUNTY COMMENTS


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


**CLIENT:**
**PROSPECT BRADENTON INVESTMENTS, LLC**




# AERIAL PHOTOGRAPH

## PALMA SOLA BAY CLUB

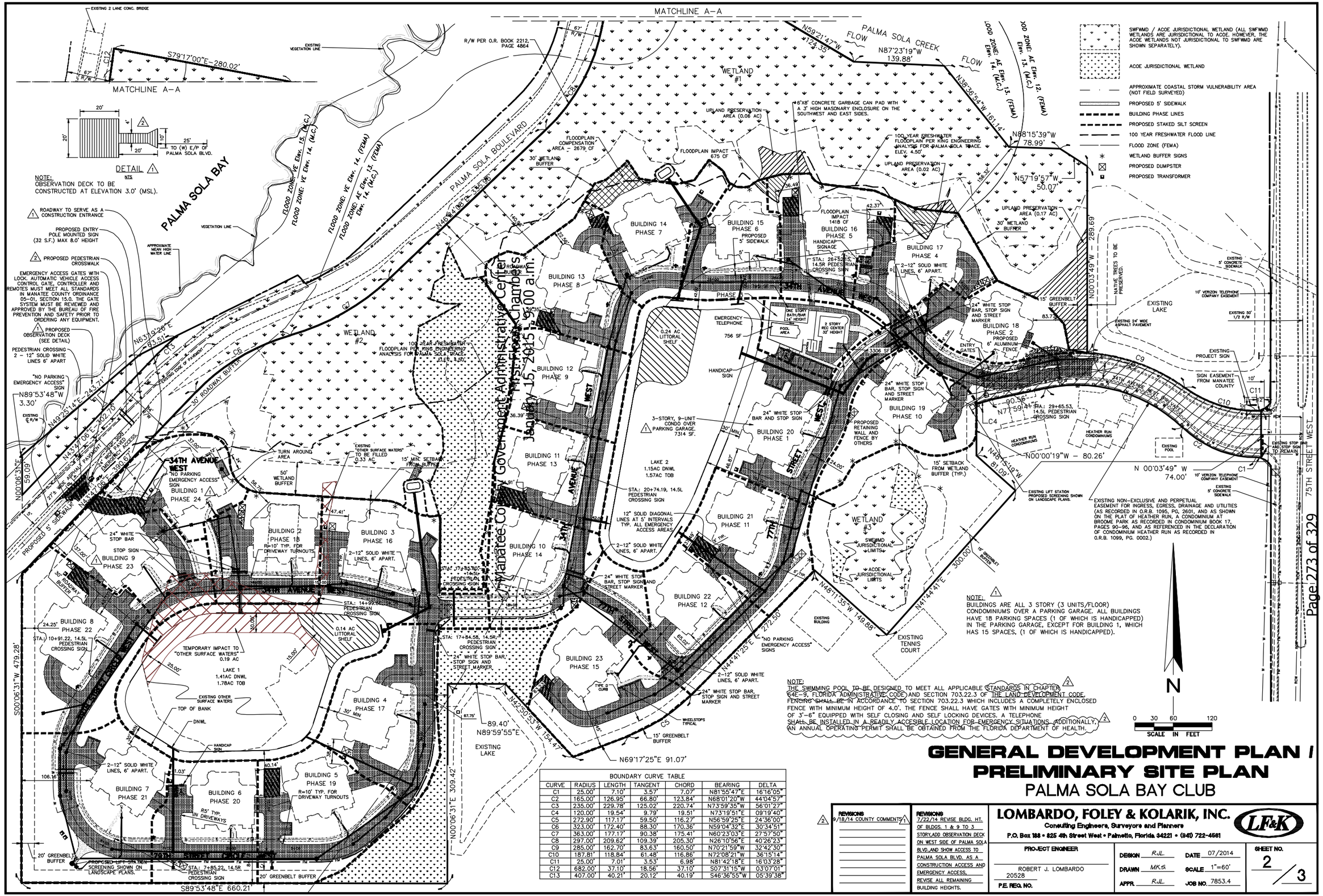
REVISIONS
7/22/14 REVISE BLDG. HT. OF BLDGS. 1 & 9 TO 3 STORY, ADD OBSERVATION DECK ON WEST SIDE OF PALMA SOLA BLVD. AND SHOW ACCESS TO PALMA SOLA BLVD. AS A CONSTRUCTION ACCESS AND EMERGENCY ACCESS. REVISE ALL REMAINING BUILDING HEIGHTS.

**LOMBARDO, FOLEY & KOLARIK, INC.**
Consulting Engineers, Surveyors and Planners
P.O. Box 190 • 605 4th Street West • Palmetto, Florida 34221 • (941) 722-4591

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

| | | | |
|---|---|---|---|
| DESIGN | R.J.L. | DATE | 7/22/14 |
| DRAWN | MK.R. | SCALE | 1"=100' |
| APPR. | R.J.L. | JOB NO. | 7853.4 |

SHEET NO. 1 / 3




| BOUNDARY CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C1 | 25.00' | 7.10' | 3.57' | 7.07' | N81°55'47"E | 16°16'05" |
| C2 | 165.00' | 126.95' | 66.80' | 123.84' | N68°01'20"W | 44°04'57" |
| C3 | 235.00' | 229.78' | 125.02' | 220.74' | N73°59'35"W | 56°01'27" |
| C4 | 120.00' | 19.54' | 9.79' | 19.51' | N73°19'51"E | 09°19'40" |
| C5 | 272.90' | 117.17' | 59.50' | 116.27' | N56°59'25"E | 24°36'00" |
| C6 | 323.00' | 172.40' | 88.30' | 170.36' | N59°04'32"E | 30°34'51" |
| C7 | 363.00' | 177.17' | 90.38' | 175.41' | N60°23'03"E | 27°57'50" |
| C8 | 297.00' | 209.62' | 109.39' | 205.30' | N26°10'56"E | 40°26'23" |
| C9 | 285.00' | 162.70' | 83.63' | 160.50' | N70°21'59"W | 32°42'30" |
| C10 | 187.81' | 118.84' | 61.48' | 116.86' | N72°08'21"W | 36°15'14" |
| C11 | 25.00' | 7.01' | 3.53' | 6.98' | N81°42'18"E | 16°03'28" |
| C12 | 682.00' | 37.10' | 18.56' | 37.10' | S07°31'15"W | 03°07'01" |
| C13 | 407.00' | 40.21' | 20.12' | 40.19' | S46°36'55"W | 05°39'38" |

REVISIONS
2 9/18/14 COUNTY COMMENTS 1

REVISIONS
1 7/22/14 REVISE BLDG. HT. OF BLDGS. 1 & 9 TO 3 STORY,ADD OBSERVATION DECK ON WEST SIDE OF PALMA SOLA BLVD.,AND SHOW ACCESS TO PALMA SOLA BLVD. AS A CONSTRUCTION ACCESS AND EMERGENCY ACCESS, REVISE ALL REMAINING BUILDING HEIGHTS.

# GENERAL DEVELOPMENT PLAN / PRELIMINARY SITE PLAN

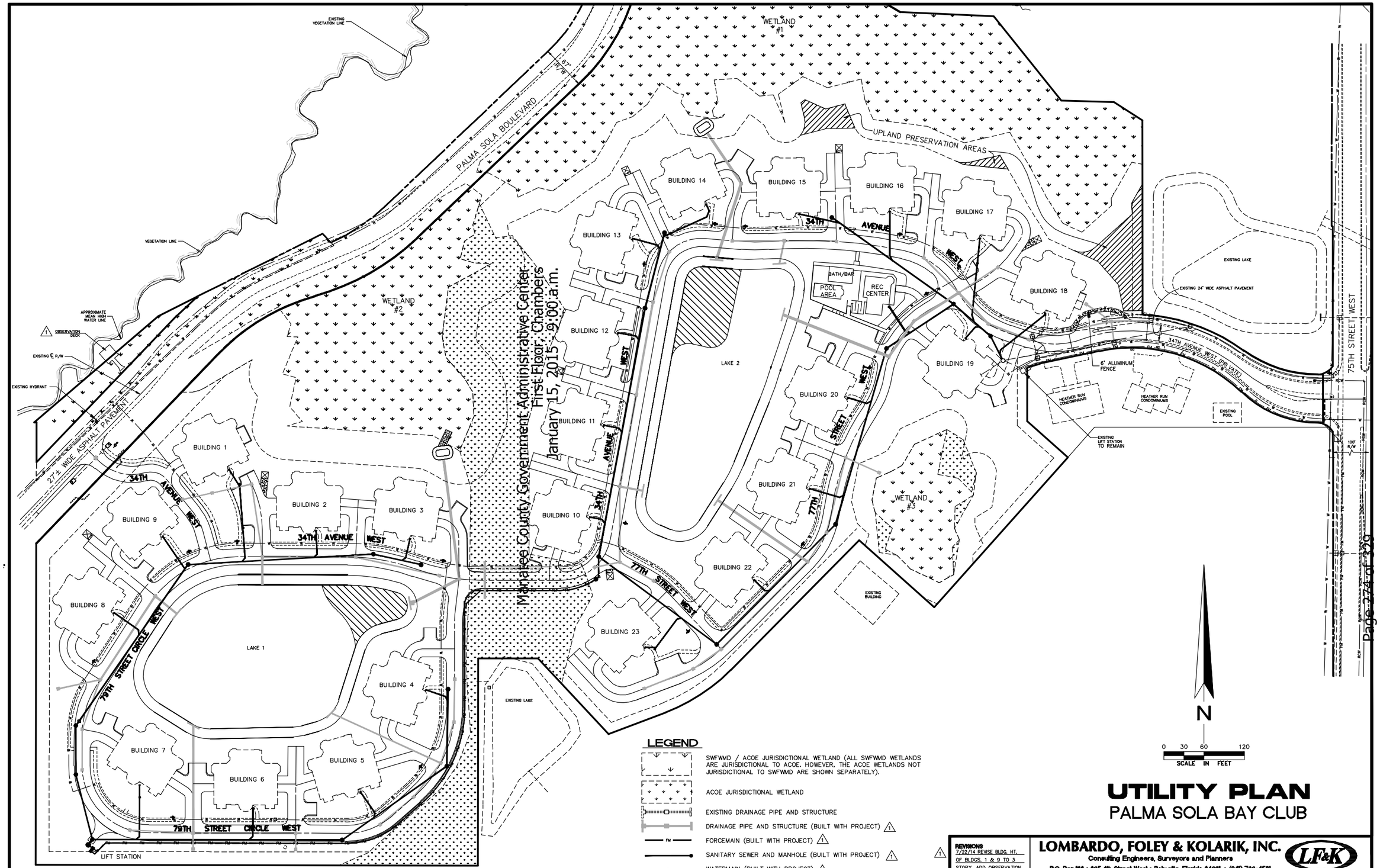
## PALMA SOLA BAY CLUB


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


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

DESIGN RJL DATE 07/2014
DRAWN MKS SCALE 1"=60'
APPR. RJL JOB NO. 7853.4

SHEET NO. 2 / 3




# UTILITY PLAN

## PALMA SOLA BAY CLUB

| REVISIONS |
|---|
| 1 7/22/14 REVISE BLDG. HT. OF BLDGS. 1 & 9 TO 3 STORY, ADD OBSERVATION DECK ON WEST SIDE OF PALMA SOLA BLVD.,AND SHOW ACCESS TO PALMA SOLA BLVD. AS A CONSTRUCTION ACCESS AND EMERGENCY ACCESS, REVISE ALL REMAINING BLDG. HEIGHTS. |

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

LF&K

| PROJECT ENGINEER | | | |
|---|---|---|---|
| ROBERT J. LOMBARDO | DESIGN R.J.L. | DATE 7/22/14 | SHEET NO. 3 |
| 20528 | DRAWN M.K.S. | SCALE 1"=60' | |
| P.E. REG. NO. | APPR. R.J.L. | JOB NO. 7853.4 | / 3 |

January 15, 2015 Planning Commission Agenda
Agenda Item #7

Subject
PDC-14-26(Z)(P)-Michael Todd Reed, LLC/Parrish Storage 2-DTS20140365-Quasi-Judicial-Rossina Leider

Briefings
None

Contact and/or Presenter Information

Rossina Leider

Principal Planner

941 748 4501 ext. 6859

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDC-14-26(Z)(P); APPROVAL the Preliminary Site Plan with Stipulations A.1–A.8, B.1–B.4, C.1-C.2 and D.1; GRANTING Special Approval for a project: 1) with mixed and multiple uses in the UF-3 and RES-6 FLUC's, 2) exceeding 30,000 square feet of non-residential gross building area within the UF-3 and RES-6 FLUC's, and 3) exceeding 5,000 square feet building footprint in the Parrish Commercial Village (PCV) Overlay District; ADOPT the Findings for Specific Approval; GRANTING Specific Approval for alternatives to LDC Sections 710.2.17.2 (Off-Street Loading), 710.1.6 (Parking Ratios), 715.3.2.c.2 – Figure 715D (Screening Buffers), 715.3.1.g (Perimeter Landscape Requirement – Vehicular Use Area), 604.11.4.6.1 (Roadway Buffer in the PCV Overlay District), and 714.8.7 (Tree Replacement Size); and DENYING Specific Approval for alternatives to LDC Sections 604.11.5.3.B (Additional Architectural Design Considerations in the PCV Overlay District), and 704.47.5 (Mini-warehouse Screening), as recommended by the staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

• The 11.16± acre vacant site is made up of two parcels located on the east side of US 301 N, approximately 1,000 feet south of the CR 675.
• The site is zoned VIL/PCV (Village/Parrish Commercial Village Overlay District) and within the UF-3 (Urban Fringe – three dwelling units per acre) (6.09 acres) and RES-6 (Residential – six dwelling units per acre) (5.07 acres) Future Land Use Categories (FLUC).
• The request is to rezone the property to PDC (Planned Development Commercial) retaining the Parrish Commercial Village Overlay District (PCV) and approve a Preliminary Site Plan for a total of 75,990 square feet of non-residential uses compose by commercial service uses (health spa and self-service carwash) and mini-warehouses with accessory outdoor storage.
• The Preliminary Site Plan shows three phases and includes:
- A total of eleven buildings with a maximum building height of 25 feet (one story) consist of:
? 59,310 square feet of mini-warehouses (108 units) in eight (8) buildings (Buildings 3 to 11 – Phase I), and an accessory outdoor storage area (motorhomes and boats) surrounded by the mini-warehouses buildings,
? 2,680 square feet building for self-service carwash (Building 2 – Phase II), and
? 14,000 square feet building for a health spa with a covered pool (Building 1 – Phase 3).
- 77 parking spaces including six (6) handicap spaces.
- Solid waste cans enclosure to serve the health spa and the carwash, and a dumpster for the mini-warehouse and outdoor storage component of the project.
- One access point from US 301 North, a designated six–lane arterial roadway.
- A 28-foot wide access driveway that provides connection to proposed buildings and parking areas, and into a private access easement (20 feet wide) to the east (64th Street East) which runs parallel to the south property boundary to serve a single-family unit and includes a shell road (15 feet wide and ±1,270 feet in length). The remaining two-way internal driveways will be 24 feet in width.
- A 25 foot wide roadway buffer along US 301 N, and the following screening buffers :
? 8 feet wide buffer for vehicular use area along the western portion of the south property line (±330 linear feet). The first ±130 linear feet of the buffer is adjacent to the property line, and the remaining portion of the buffer (±200 linear feet) is separated from the property line 20 feet by the previously referenced access easement (64th Street East).
? 15 feet wide buffer along the eastern portion of the south property line (±800 linear feet) where mini-warehouse use abuts residential property. The buffer is separated 20 feet from the property line by the referenced easement.
? An opaque wall (metal) is proposed for the rear of the mini-warehouse structures to serve as the decorative fence required for screening for this type of use (LDC Section 704.47.5).
? Foundation and vehicular use landscaping is provided.
- Stormwater facility on the eastern portion of the site, and
- 29.65% of open space (3.31 acres) which exceeds the minimum requirement (20% required for a project within the Parrish Commercial Village Overlay District).
• The site lies in Zone X per FIRM Panel 12081C0183E, effective 03/17/2014, and is not located within the FEMA 2014 FIRM 100-year floodplain or the Manatee County 25-year floodplain. However, the eastern portion of the project is located within the 100-year floodplain pursuant to the Gamble Creek Watershed Study. A drainage easement is required and stipulated (Stipulation C.2) for the portion of an existing ditch within the northern boundary of the project.
• There are no jurisdictional wetlands within the boundary of this proposal, and no habitat on-site. There are no known historic or archaeological resources on the site.
• Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a mixed and multiple non-residential uses project exceeding 30,000 square feet of gross building area within the UF-3 and RES-6 FLUC's, and for exceeding 5,000 square feet building footprint in the PCV Overlay District. The purpose of the Special Approval request is satisfied since:
- Proposed uses are consistent with the intent and range of potential uses of the UF-3 and RES-6 FLUC's,

which provides areas for neighborhood retail and residential support uses for daily activities of residents.
- The proposed FAR (0.156) is below to the maximum threshold allowed in the UF-3 and RES-6 FLUC (0.23 and 0.35 for mini-warehouse use only).
- The site is eligible to be considered for commercial development since it is within 1,000 feet of two functionally classified roadways (US 301 and CR 675) complying with the requirements of the commercial locational criteria (within 1,500 feet of two functionally classified roadways).
- The proposal includes six buildings that exceed the maximum building footprint (5,000 sq. ft.) within the PCV Overlay District which appear will not create external impacts that would adversely affect surrounding developments since:
? Building 1 (health spa with covered pool) with a 14,000 sq. ft. footprint will be setback 25 feet from the US 301, facing the roadway buffer which include a water feature, and with a design that will include architectural features (covered porch with bump outs) that help to minimize a massive building perception.
? Buildings 4, 5, 6, 9, and 10, related to the mini-warehouse component of the project and with a footprint that varies from 7,500 and 8,770 square feet, will be setback from the US 301 more than 400 feet and a maximum height of 25 feet which will help to minimize the perception of massive buildings from this corridor.
• The applicant requests Specific Approval to:
1. Alternative for the minimum required off-street loading area for personal service establishment uses (LDC Section 710.2.17.2),
2. Reduced parking ratios for the mini-warehouse component of the project ( LDC Section 710.1.6),
3. Alternative for screening buffer along the western portion of the south property boundary (LDC Section 715.3.2.c.2, Figure 715D),
4. Planting alternative for vehicular use area (LDC Section 715.3.1.g),
5. Reduced required screening buffer width along the eastern portion of south property boundary (LDC Section 715.3.2.c.2, Figure 715 D),
6. Planting alternative for Roadway Buffer in the PCV Overlay District (LDC Section 604.11.4.6.1),
7. Reduced replacement tree sizes (LDC Section 714.8.7),
8. Allow metal exterior panels to be used on buildings facades (LDC Section 604.11.5.3.B), and
9. Allow that the rear of the mini-warehouse buildings and screening wall between buildings will be metal walls (LDC Section 704.47.5).
• Staff supports the above listed 1 thru 7 Specific Approval requests. However, staff recommends denial of Specific Approval for alternatives to LDC Sections 604.11.5.3.B and 704.47.5 (listed as requests 8 and 9) since the elevations provided by the applicant do not include enough detail to determine that the metal exterior panels are an alternative that provides equal or superior architectural design than that provided by the allowed materials per the PCV Overlay District applicable regulations related to “building design” (pre-cast concrete, decorative concrete block, stucco, quarried stone, cast stone, brick, wood, and wood-like materials).
• Staff recommends approval of this request, with stipulations.

County Attorney Review
Other (Requires explanation in field below)

Explanation of Other
Sarah Schenk reviewed and responded by email on December 15, 2014

Reviewing Attorney
Schenk

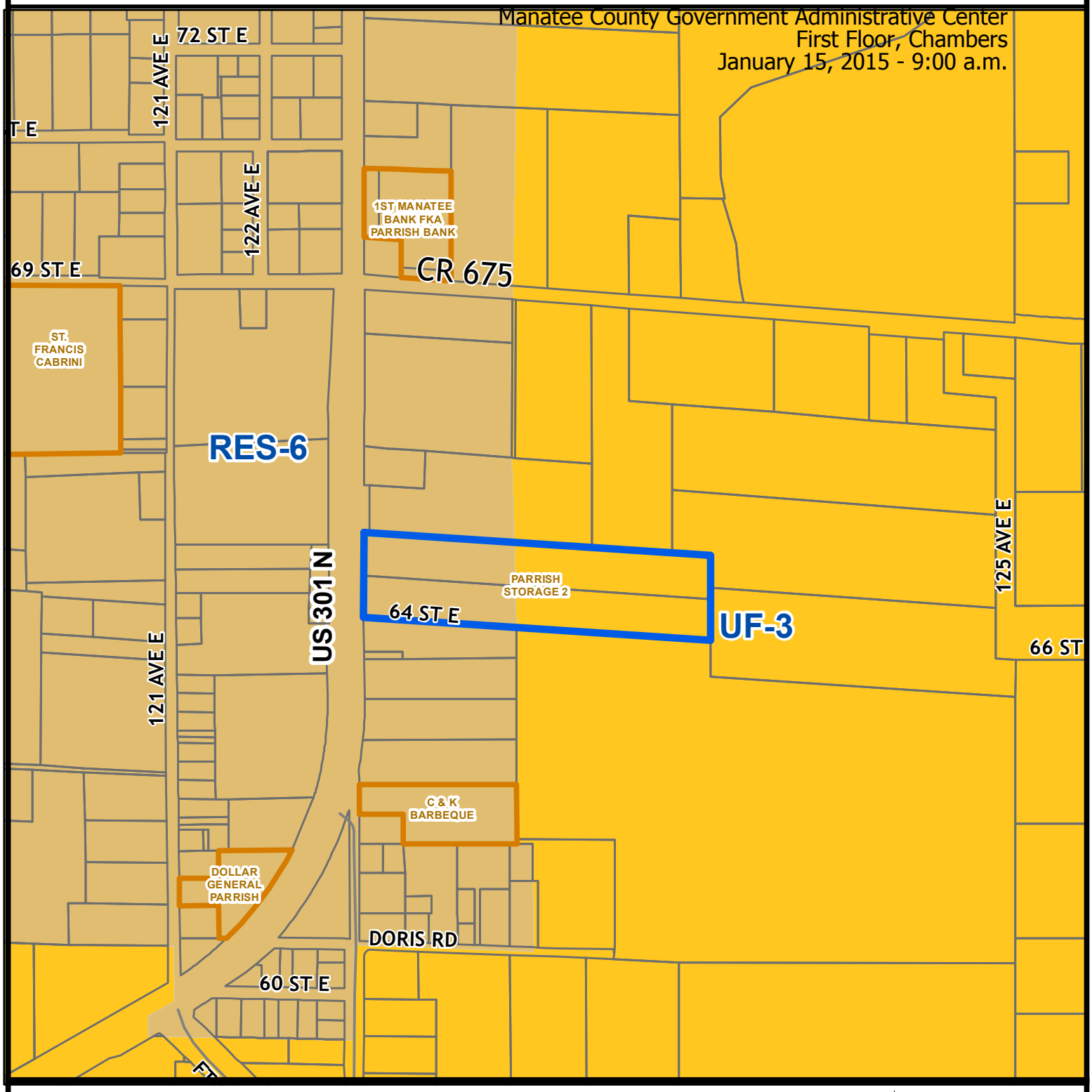
Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: Map FLU-PDC-14-26(Z)(P)-ParrishStorage2-01-15-15PC.pdf
Attachment: Map Zoning-PDC-14-26(Z)(P)-Parrish Storage 2-01-15-15 PC.pdf
Attachment: Map Aerial 1 -PDC-14-26(Z)(P)-ParrishStorage2-01-15-15PC.pdf
Attachment: Map Aerial 2-PDC-14-26(Z)(P)-ParrishStorage2-01-15-15PC.pdf
Attachment: Staff Report-PDC-14-26(Z)(P)-Parrish Storage 2-01-15-15PC.pdf
Attachment: Specific Approval Request letter- Parrish Storage 2-01-15-15 PC.pdf
Attachment: Affidavit of Zoning Disclosure-Parrish Storage 2-01-15-15 PC.pdf
Attachment: Copy of Newspaper Advertising - Parrish Storage 2 - PDC-14-26(Z)(P) - Bradenton Herald.pdf
Attachment: Copy of Newspaper Advertising - Parrish Storage 2 - PDC-14-26(Z)(P) - Sarasota Herald.pdf
Attachment: Traffic Impact Statement-Parrish Storage-01-15-15PC.pdf
Attachment: Preliminary Site Plan-Parrish Storage 2-01-15-15 PC.pdf
Attachment: Elevations.pdf

# FUTURE LAND USE




Parcel ID #(s) 464608009, 464607001

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 544 feet

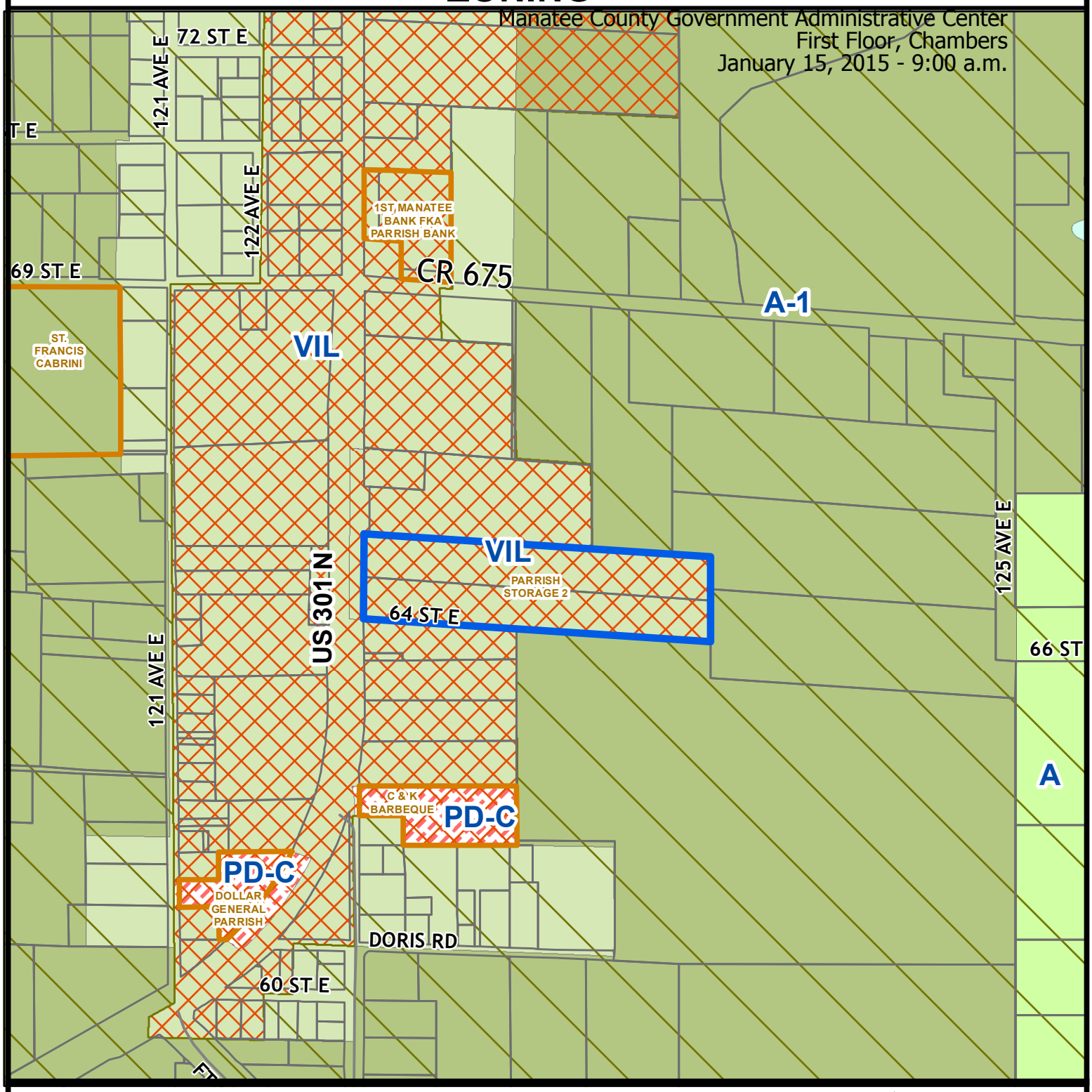
Project Name: Parrish Storage 2
Project #: PDC-14-26 (Z)(P)
DTS#: 20140365
Proposed Use: Commercial

S/T/R: S29 T33 R19
Acreage: 11.16
Existing Zoning: VIL
Existing FLU: RES-6, UF-3
Overlays: PCV
Special Areas: NONE



CHH: N
Watershed: NONE
Drainage Basin: GAMBLE CREEK SINK
Commissioner: Larry Bustle

# ZONING




Parcel ID #(s) 464608009, 464607001

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 544 feet

Project Name: Parrish Storage 2
Project #: PDC-14-26 (Z)(P)
DTS#: 20140365
Proposed Use: Commercial

Parrish_Comm_Village_Overlay

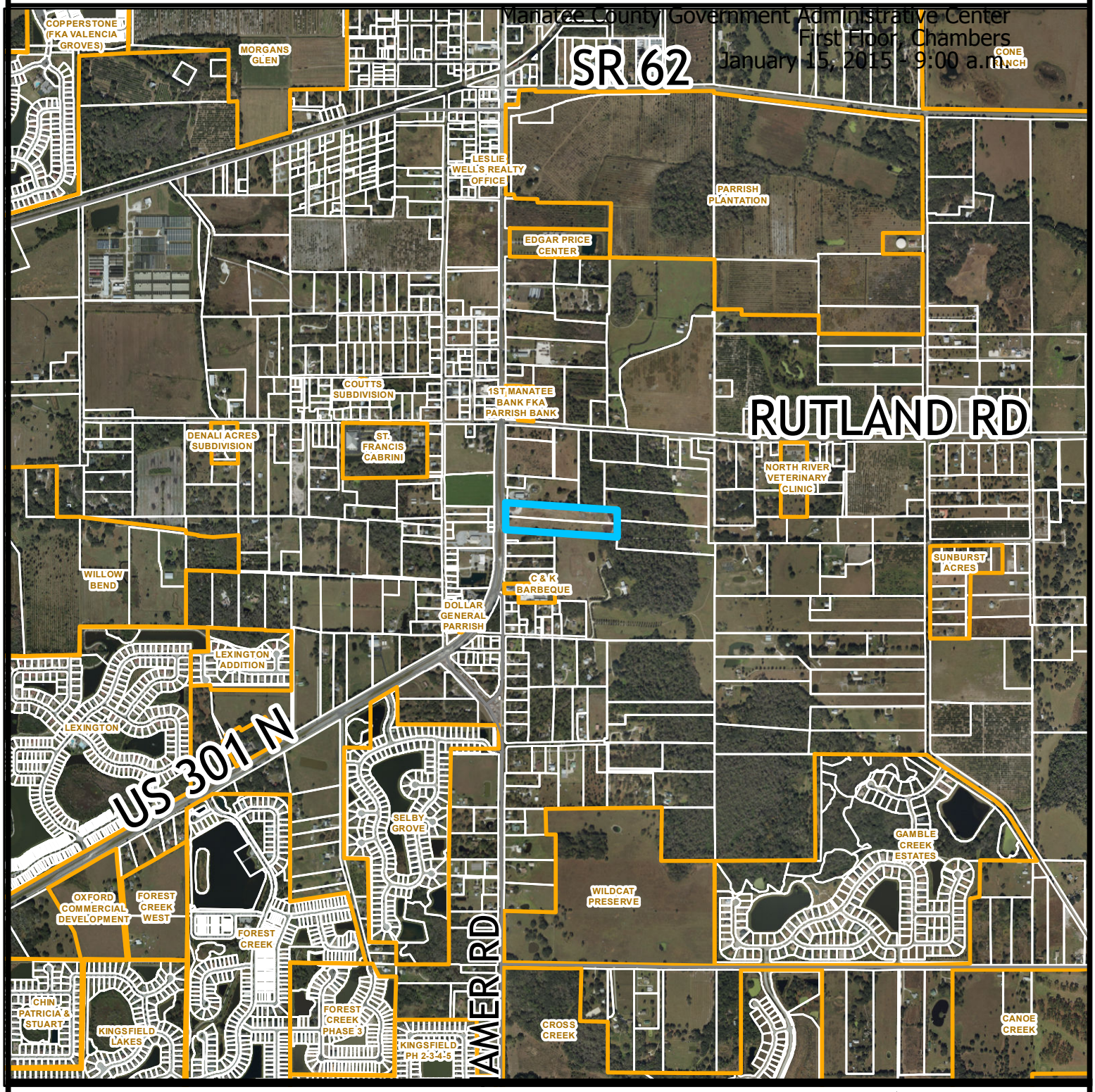
S/T/R: S29 T33 R19
Acreage: 11.16
Existing Zoning: VIL
Existing FLU: RES-6, UF-3
Overlays: PCV
Special Areas: NONE



CHH: N
Watershed: NONE
Drainage Basin: GAMBLE CREEK SINK
Commissioner: Larry Bustle

# AERIAL

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.




Parcel ID #(s) 464608009, 464607001

Manatee County
Staff Report Map

Map Prepared 4 / 2014

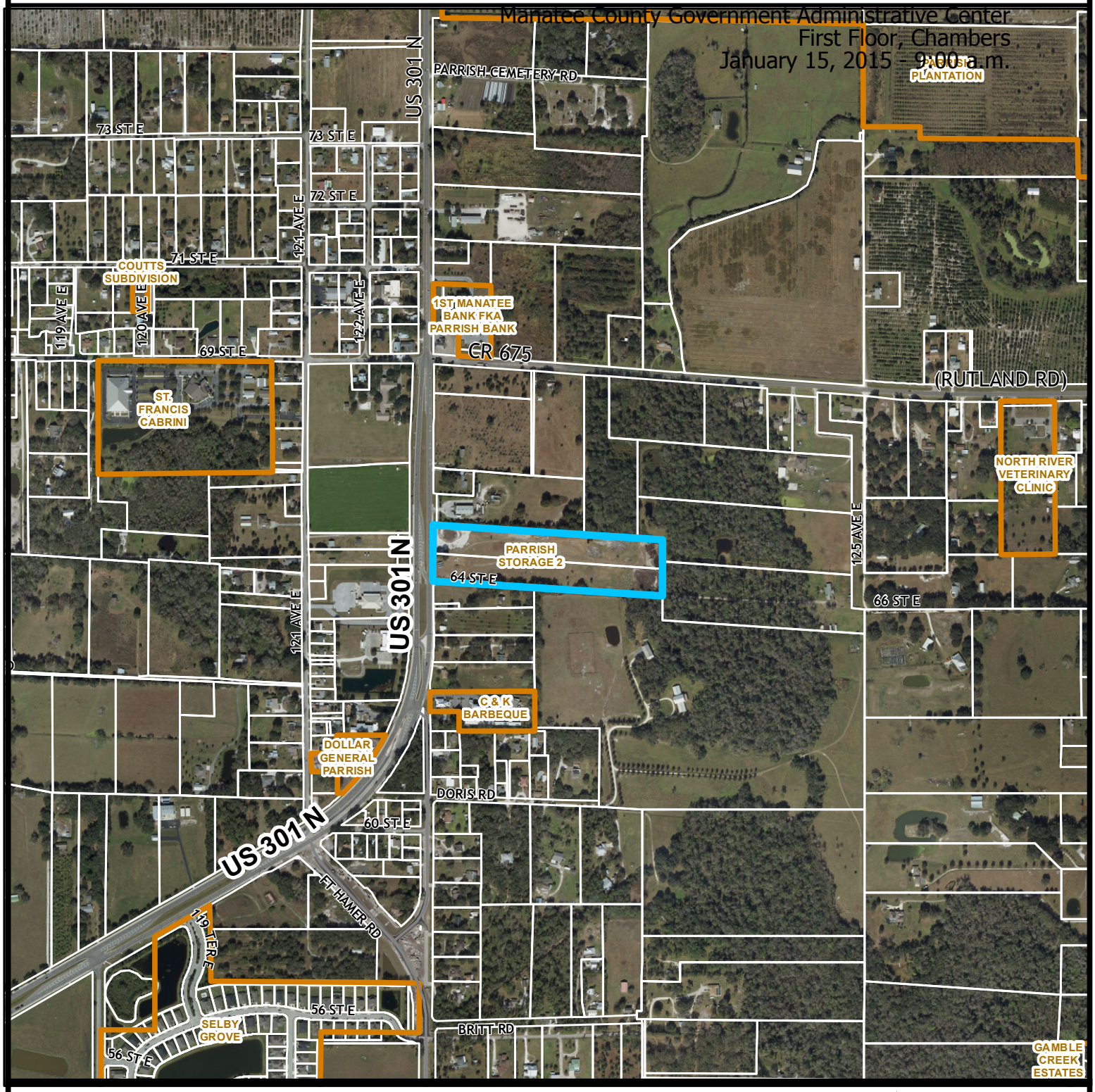
1 inch = 1,697 feet

Project Name: Parrish Storage 2
Project #: PDC-14-26 (Z)(P)
DTS#: 20140365
Proposed Use: Commercial

S/T/R: S29 T33 R19
Acreage: 11.16
Existing Zoning: VIL
Existing FLU: RES-6, UF-3
Overlays: PCV
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: GAMBLE CREEK SINK
Commissioner: Larry Bustle

# AERIAL




Parcel ID #(s) 464608009, 464607001

Manatee County
Staff Report Map

Map Prepared 4 / 2014

1 inch = 823 feet

Project Name: Parrish Storage 2
Project #: PDC-14-26 (Z)(P)
DTS#: 20140365
Proposed Use: Commercial

S/T/R: S29 T33 R19
Acreage: 11.16
Existing Zoning: VIL
Existing FLU: RES-6, UF-3
Overlays: PCV
Special Areas: NONE



CHH: N
Watershed: NONE
Drainage Basin: GAMBLE CREEK SINK
Commissioner: Larry Bustle

**PDC-14-26(Z)(P) – MICHAEL TODD REED LLC / PARRISH STORAGE 2 (DTS 20140365)**

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 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**P.C.: 01/15/15** **B.O.C.C.: 02/05/15**

**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. PDC-14-26(Z)(P); APPROVAL the Preliminary Site Plan with Stipulations A.1–A.8, B.1–B.4, C.1-C.2 and D.1; GRANTING Special Approval for a project: 1) with mixed and multiple uses in the UF-3 and RES-6 FLUC's, 2) exceeding 30,000 square feet of non-residential gross building area within the UF-3 and RES-6 FLUC's, and 3) exceeding 5,000 square feet building footprint in the Parrish Commercial Village (PCV) Overlay District; ADOPT the Findings for Specific Approval; GRANTING Specific Approval for alternatives to LDC Sections 710.2.17.2 (Off-Street Loading), 710.1.6 (Parking Ratios), 715.3.2.c.2 – Figure 715D (Screening Buffers), 715.3.1.g (Perimeter Landscape Requirement – Vehicular Use Area), 604.11.4.6.1 (Roadway Buffer in the PCV Overlay District), and 714.8.7 (Tree Replacement Size); and DENYING Specific Approval for alternatives to LDC Sections 604.11.5.3.B (Additional Architectural Design Considerations in the PCV Overlay District), and 704.47.5 (Mini-warehouse Screening), as recommended by the staff.**

**(COMMISSIONER BUSTLE)**

| PROJECT SUMMARY | |
|---|---|
| **CASE#** | **PDC-14-26(Z)(P) / DTS#20140365** |
| **PROJECT NAME** | **Parrish Storage 2** |
| **APPLICANT(S):** | **Michael Todd Reed** |
| **EXISTING ZONING:** | **VIL (Village)** |
| **PROPOSED USE(S):** | **Commercial Services and Mini-Warehousing:**<br>- **14,000 sq. ft. of Health Spa**<br>- **2,680 sq. ft. of Self-service Carwash**<br>- **59,310 sq. ft. of Mini-warehousing** |
| | |
| **CASE MANAGER:** | **Rossina Leider** |
| **STAFF RECOMMENDATION:** | **Approval** |

## DETAILED DISCUSSION

The 11.16± acre vacant site is made up of two parcels located on the east side of US 301 N, approximately 1,000 feet south of the CR 675. The site is zoned VIL/PCV (Village/Parrish Commercial Village Overlay District) and within the UF-3 (Urban Fringe – three dwelling units per acre) (6.09 acres) and RES-6 (Residential – six dwelling units per acre) (5.07 acres) Future Land Use Categories (FLUC).

The proposal includes a total of 75,990 square feet of non-residential uses compose by commercial service uses (health spa and self-service carwash) and mini-warehouses. According to LDC Figure 6-1, Personal Services Establishments (health spa) and self-service carwash are Administrative Permit (AP) uses in the Village zoning district, and mini-warehouse is a Special Permit (SP) use. However, based on the proposed type and amount of non-residential uses, the planned development process is necessary to acquire Special Approval for a mixed and multiple uses project that exceeds 30,000 square feet of non-residential gross building area within the RES-6 and UF-3 FLUC's, and for exceeding 5,000 square feet building footprint in the PCV Overlay District.

The request is to rezone the property to PDC (Planned Development Commercial) retaining the Parrish Commercial Village Overlay District (PCV) and approve a Preliminary Site Plan for 16,680 square feet of commercial service uses (health spa and self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage area.

The applicant submitted a site plan that includes the following:

- A total of eleven buildings consist of a 14,000 square foot building for a health spa with a covered pool (Building 1), a 2,680 square foot building for self-service carwash (Building 2), 59,310 square feet of mini-warehouses (108 units) in eight (8) buildings (Buildings 3 to 11), and an accessory outdoor storage area (motorhomes and boats) surrounded by the mini-warehouses buildings. The proposed Floor Area Ratio (FAR) is 0.156, and maximum building height is 25 feet (one story).
- 77 parking spaces including six (6) handicap spaces,
- Solid waste cans enclosure to serve the health spa and the carwash, and a dumpster for the mini-warehouse and outdoor storage component of the project.
- One access point from US 301 North, a designated six–lane arterial roadway.
- A 28-foot wide access driveway that provides connection to proposed buildings and parking areas, and into a private access easement (20 feet wide) to the east (64th Street East) which runs parallel to the south property boundary to serve a single-family unit and includes a shell road (15 feet wide and ±1,270 feet in length). The remaining two-way internal driveways will be 24 feet in width.
- A 25 foot wide roadway buffer along US 301 N, and the following screening buffers :
    - 8 feet wide buffer for vehicular use area along the western portion of the south property line (±330 linear feet). The first ±130 linear feet of the buffer is adjacent to the property line, the remaining portion of the buffer (±200 linear feet) is separated from the property line 20 feet by the previously referenced access easement (64th Street East).
    - 15 feet wide buffer along the eastern portion of the south property line (±800 linear feet) where mini-warehouse use abuts residential property. The buffer is separated 20 feet from the property line by the above referenced easement.
    - An opaque wall (metal) is proposed for the rear of the mini-warehouse structures to serve as the decorative fence required for screening for this type of use (LDC Section 704.47.5).
    - Foundation and vehicular use landscaping is provided.
- Stormwater facility on the eastern portion of the site, and
- 29.65% of open space (3.31 acres) which exceeds the minimum requirement (20% required for a project within the Parrish Commercial Village Overlay District).

The site plan shows three phases:

<u>Phase I:</u> Mini-warehouse buildings (Building 3 thru 11) for a total of 59,310 square feet of storage uses, outdoor storage area for motorhome and boats, access driveway, and all required improvements related to stormwater, dumpsters, buffering, screening and landscaping.

<u>Phase II</u>: Self -service carwash building (2,680 sq. ft.) and 5 parking spaces.

<u>Phase III</u>: Health spa building (14,000 sq. ft.) and 72 parking spaces (6 handicap spaces).

As stated previously, Special Approval is required to be granted by the Board of County Commissioners, through the planned development process, for a mixed and multiple non-residential uses project exceeding 30,000 square feet of gross building area within the UF-3 and RES-6 FLUC's, and for exceeding 5,000 square feet building footprint in the PCV Overlay

District. The purpose of the Special Approval request is satisfied since:

- Proposed uses are consistent with the intent and range of potential uses of the UF-3 and RES-6 FLUC's, which provides areas for neighborhood retail and residential support uses for daily activities of residents.
- The proposed FAR (0.156) is below to the maximum threshold allowed in the UF-3 and RES-6 FLUC (0.23 and 0.35 for mini-warehouse use only).
- The site is eligible to be considered for commercial development since it is within 1,000 feet of two functionally classified roadways (US 301 and CR 675) complying with the requirements of the commercial locational criteria (within 1,500 feet of two functionally classified roadways).
- The proposal includes six buildings that exceed the maximum building footprint (5,000 sq. ft.) within the PCV Overlay District which appear will not create external impacts that would adversely affect surrounding developments since:
    - Building 1 (health spa with covered pool) with a 14,000 sq. ft. footprint will be setback 25 feet from the US 301, facing the roadway buffer which include a water feature, and with a design that will include architectural features (covered porch with bump outs) that help to minimize a massive building perception.
    - Buildings 4, 5, 6, 9, and 10, related to the mini-warehouse component of the project and with a footprint that varies from 7,500 and 8,770 square feet, will be setback from the US 301 more than 400 feet and a maximum height of 25 feet which will help to minimize the perception of massive buildings from this corridor.

The site lies in Zone X per FIRM Panel 12081C0183E, effective 03/17/2014, and is not located within the FEMA 2014 FIRM 100-year floodplain or the Manatee County 25-year floodplain. However, the eastern portion of the project is located within the 100-year floodplain pursuant to the Gamble Creek Watershed Study. A drainage easement is required and stipulated (Stipulation C.2) for the portion of an existing ditch within the northern boundary of the project.

There are no jurisdictional wetlands within the boundary of this proposal, and no habitat on-site. There are no known historic or archaeological resources on the site.

The applicant hosted a meeting with the Parrish Civic Association on June 3, 2014. The applicant explained the scope of the project including proposed uses and building architectural design features. The applicant states that no major concerns were raised during the meeting.

The applicant requests Specific Approval to:

1. Alternative for the minimum required off-street loading area for personal service establishment uses (LDC Section 710.2.17.2)
2. Reduced parking ratios for the mini-warehouse component of the project ( LDC Section 710.1.6)
3. Alternative for screening buffer along the western portion of the south property boundary (LDC Section 715.3.2.c.2, Figure 715D)

4. Planting alternative for vehicular use area (LDC Section 715.3.1.g)
5. Reduced required screening buffer width along the eastern portion of south property boundary (LDC Section 715.3.2.c.2, Figure 715 D)
6. Planting alternative for Roadway Buffer in the PCV Overlay District (LDC Section 604.11.4.6.1)
7. Reduced replacement tree sizes (LDC Section 714.8.7)
8. Allow metal exterior panels to be used on buildings facades (LDC Section 604.11.5.3.B), and
9. Allow that the rear of the mini-warehouse buildings and screening wall between buildings will be metal walls (LDC Section 704.47.5)

Staff supports the above listed 1 thru 7 Specific Approval requests. However, the proposal is not in compliance with the PCV Overlay District applicable regulations related to "building design" which not take in consideration the use of exterior metal panels for the building facades. The elevations provided by the applicant do not include enough detail to determine that the metal exterior panels are an alternative that provides equal or superior architectural design than that provided by the allowed materials (pre-cast concrete, decorative concrete block, stucco, quarried stone, cast stone, brick, wood, and wood-like materials). In consequence, staff recommends denial to Specific Approval for alternatives to LDC Sections 604.11.5.3.B and 704.47.5.

Staff recommends approval of this request, with stipulations.

| SITE CHARACTERISTICS AND SURROUNDING AREA | |
|---|---|
| **ADDRESS:** | **12155 and 12159 U.S. 301 North** |
| **GENERAL LOCATION:** | **East side of U.S. 301 N, approximately 1,000 south of CR 675** |
| **ACREAGE:** | **11.16 ± acres (486,129.6 square feet)** |
| **EXISTING USE(S):** | **Vacant land** |
| **FUTURE LAND USE CATEGORY(S):** | • **UF-3 (Urban Fringe – three dwelling units per acre) (6.09 acres)**<br>• **(RES-6 (Residential, six dwelling units per acre) (5.07 acres)** |
| **FLOOR AREA RATIO (FAR):** | **0.1563** |
| **OVERLAY:** | **1. Parrish Commercial Village** |
| **SPECIAL APPROVAL(S):** | **1. Mixed and multiple use project within the UF-3 and RES-6 FLUC's**<br>**2. Exceeding 30,000 square feet of non-residential gross floor area within the UF-3** |

| | |
|---|---|
| | **and RES-6 FLUC's**<br>**3. Exceeding 5,000 square feet building footprint in the PCV Overlay District** |
| **SPECIFIC APPROVAL(S):** | **1. Alternative for the minimum required off-street loading area for personal service establishment uses (LDC Section 710.2.17.2)**<br>**2. Reduced parking ratios for the mini-warehouse component of the project ( LDC Section 710.1.6)**<br>**3. Alternative for screening buffer along the western portion of the south property boundary (LDC Section 715.3.2.c.2, Figure 715D)**<br>**4. Planting alternative for vehicular use area (LDC Section 715.3.1.g)**<br>**5. Reduced required screening buffer width along the eastern portion of south property boundary (LDC Section 715.3.2.c.2, Figure 715 D)**<br>**6. Planting alternative for Roadway Buffer in the PCV Overlay District**<br>**7. Reduced replacement tree sizes (LDC Section 714.8.7)**<br>**8. Allow metal exterior panels to be used on buildings facades (LDC Section 604.11.5.3.B)**<br>**9. Allow that the rear of the mini-warehouse buildings and screening wall between buildings will be metal walls (LDC Section 704.47.5)** |
| **SURROUNDING USES & ZONING** | |
| **NORTH** | **Motor vehicle repair zoned VIL (Village) and vacant land zoned A-1 (Suburban Agriculture)** |
| **SOUTH** | **Single-family residences zoned VIL (Village) and A-1 (Suburban Agriculture)** |
| **EAST** | **Vacant land and single-family residence zoned A-1 (Suburban Agriculture).** |
| **WEST** | **Across U.S. 301, vacant land (abandoned groves), single-family residences, and United States Post Office zoned VIL (Village).** |

| SITE DESIGN DETAILS | | | |
|---|---|---|---|
| **BUILDING SQUARE FOOTAGE:** | **75,990 square foot gross buildings area:**<br>- **14,000 sq. ft. health spa**<br>- **2,680 sq. ft. self-service carwash**<br>- **59,310 sq. ft. mini-warehouses (eight buildings and 108 units)** | | |
| **MINIMUM SETBACKS FOR PCV OVERLAY DISTRICT:**<br>**(*) Adjacent to residential use or zoning** | | **Required** | **Proposed** |
| | **Front** | **25'** | **25'** |
| | **North Side** | **8'/25' (*)** | **28'** |
| | **South Side** | **8'/25' (*)** | **35'** |
| | **Rear** | **15'/25' (*)** | **290'** |
| **OPEN SPACE REQUIRED:** | **20% or 2.23± acres required (97,139 sq. ft.)** | | |
| **OPEN SAPCE PROVIDED:** | **29.65% or 3.31± acres provided (144,183.6 sq. ft.)** | | |
| **ACCESS:** | **US 301 N** | | |
| **FLOOD ZONE(S)** | **X per Firm Panel 12081C0183E, effective 3/17/2014** | | |
| **AREA OF KNOWN FLOODING** | **Yes. This project is located in Gamble Creek watershed. 50% reduction in allowable runoff is required** | | |
| **UTILITY CONNECTIONS** | **County water and sewer. Connection to the County water and/or sewer systems may require off-site improvements.** | | |
| **ENVIRONMENTAL INFORMATION** | | | |
| **Overall Wetland Acreage:** | **None** | | |
| **Proposed Impact Acreage:** | **None** | | |

Wetlands:
According to the environmental narrative provided by DSA dated May 13, 2014 there are no wetlands on-site.

Uplands:
According to the environmental narrative, there is no native habitat on-site.

Endangered Species:
According to the environmental narrative there were 2 gopher tortoise burrows found and mapped along the north property line. The response letter for the first round of comments indicates that the gopher tortoises have since left the area. An updated listed species survey will be required prior to Final Site Plan approval to verify this. A stipulation requiring this is provided.

Trees

A removal and replacement table will be required with the Final Site Plan and staff anticipated replacements may be fulfilled through the minimum required landscaping for the project. Staff has recommended and support request for Specific Approval for Section 714.8.7 of the LDC to allow smaller replacement trees of 3”/4”/4” in lieu of 3”/5”/7”.

Landscaping /Buffers

The site plan depicts a 25’ wide area for the roadway buffer, however, staff has recommended Specific Approval to allow a reduction of the required roadway buffer landscape material in the Parrish Commercial Village Overlay, from 3 canopy trees, 4 understory trees and 50 shrubs per 100 linear feet to 2 canopy trees, 2 understory trees and 33 shrubs per 100 linear feet.

Perimeter buffer requirements where the commercial use abuts residential (the western one third of the south property line) are 10 feet of width with one of the options allowed under Figure 715.C for screening. Specific Approval for a reduction from 10’ to 8’ is being requested for this buffer as well, since the main access point (driveway) to the project as well as the presence of an existing 20’ wide access easement (driveway to the parcel east of the project area) do not allow the full 10’ buffer to be provided where it would normally be. The applicant has chosen understory trees and hedge material, which in this case will also serve to meet requirements for vehicle use are screening.

There is no requirement along the north property line where the commercial use will be abutting another commercial use. In this location the minimum 8’ wide buffer is provided for separation of the vehicle use are from the property line. Screening material such as bushes or hedges material will be required to screen this area.

Screening for the mini-warehouse is required to be in accordance with Section 715 Buffer Matrix, which includes a 20’ wide perimeter buffer adjacent to residential (the south boundary of the mini-warehouse use) with several options for the screening material. The applicant is requesting Specific Approval to this section to reduce the perimeter buffer from 20’ to 15’, as the presence of the existing 20’ access easement does not allow the full 20’ to be provided outside of the easement. The screening landscape material will be provided in accordance with this section. The applicant is proposing to provide the required “wall or fence” through use of the back of the buildings. All other perimeter areas either do not require screening or will have such through the fulfillment of the foundation landscaping for the mini-warehouse use. The applicant will be providing this required landscape area of 40 square feet per 1,000 square feet of mini-warehouse use in various locations around the perimeter of the buildings.

## NEARBY DEVELOPMENT

### RESIDENTIAL

| PROJECT | LOTS / UNITS | DENSITY | FLUC | YEAR APPROVED |
|---|---|---|---|---|
| Lakeside Preserve (f.k.a Selby Groves) | 174 units | 1.96 | UF-3 | 2004 |
| Gamble Creek | 165 units | 1.01 | UF-3 | 2004 |
| Cross Creek | 1,282 units | 1.95 | UF-3 | 2012 |
| The Aviary | 784 units (SFD, SFSD, & SFA) | 1.96 | UF-3 | 2013 |
| Manning Subdivision | 87 units (SFD) | 1.59 | UF-3 | 2007 |

### NON-RESIDENTIAL

| PROJECT | SQ. FT. | FAR | FLUC | YEAR APPROVED |
|---|---|---|---|---|
| Parrish Dollar General | 9,100 sq. ft. | 0.11 | RES-6 | 2013 |
| C & K Barbecue & Parrish Storage | - 2,000 sq. ft. restaurant<br>- 50,000 sq. ft. mini-warehouses | 0.21 | RES-6 | 2010 |
| Parrish Fire Station | 7,680 sq. ft. | 0.04 | RES-6 | 1997 |
| Parrish Church | 14,748 sq. ft. | 0.04 | RES-6 | 2004 |
| Parrish Rural Health | 15,075 sq. ft. | 0.086 | UF-3 & RES-6 | 2004 |

### MIXED USE

| PROJECT | LOTS / UNITS & SQ. FT. | DENSITY & FAR | FLUC | YEAR APPROVED |
|---|---|---|---|---|
| Cone Ranch | 1,999 units (SFD, SFSD & MF) | 1.70 du/ac | UF-3 | 2009 |
| | - 81,939 sq. ft. commercial<br>- 4,493 sq. ft. day care center | 0.23 FAR (max.) | | |
| The Parrish Plantation | 488 units (SFD & SFA) | 2.36 du/ac | UF-3 | 2013 |
| | - 116,100 sq. ft. commercial | 0.10 FAR | | |

| | | | | |
|---|---|---|---|---|
| | - 83,000 sq. ft. office | | | |
| **Morgan's Glen** | **286 units 227,121 sq. ft. commercial & office** | **1.72 du/ac 0.15 FAR** | **UF-3** | **2009** |
| **Wildcat Preserve** | **242 units (SFD)** | **2.93** | **UF-3** | **2013** |
| | - **51,346 sq. ft. commercial & office** | **0.23 (max)** | | |
| **Villages of Amazon** | **1,999 units (SFD, DFSD & SFA)** | **1.66 du/ac** | **UF-3** | **2014** |
| | - **40,000 sq. ft. commercial**<br>- **20,000 sq. ft. office** | **0.23 FAR (max)** | | |

## POSITIVE ASPECTS

- The proposed facility will provide convenience service choices (health spa, carwash, and mini-warehouses) for nearby residents, motorists, and visitors to the area.
- Parrish and the nearby area are experiencing significant growth. The timing appears to be consistent with development trends in the surrounding area.
- The site has frontage along and direct access to an arterial roadway (US 301 N).

## NEGATIVE ASPECTS

- US 301 is a limited access facility.
- Reduction of the required buffer width along the south property boundary adjacent to residential use.
- Residences to the south and east may be impacted by noise, and glare.
- The size of the proposed buildings may create visual impacts.
- Metal exterior panels are proposed to be used for the facades of the health spa and mini-warehouses buildings. Metal siding is not a permitted building material in the Parrish Commercial Village Overlay.

## MITIGATING FACTOR

- FDOT will allow a left-in, right-in and right-out only.
- Proposed buildings will be setback at least 35 feet away to adjacent residential properties and adequate screening is provided.
- Site development is subject to Parrish Commercial Village Overlay regulations which include measures to mitigate visual impacts and ensure that the project will be compatible with the character of the surrounding area. Staff is recommending a stipulation (A.5) that buildings design shall comply with the regulations of the LDC Section 604.11.5 (Parrish Commercial Village Overlay District – Building Design).
- Staff is recommending a stipulation (A.6) that the screening of the mini-warehouse component of the project will be consistent with the requirements of LDC Section 704.74.5.

## PLANNING COMMISSION AND STAFF RECOMMENDED STIPULATIONS

### A. DESIGN AND LAND USE CONDITIONS:

1. All requirements of LDC Section 604.11 (Parrish Commercial Village Overlay District) shall be complied with at time of Final Site Plan approval, with the exception of those requirements in which Specific Approval was granted with this request.

2. All roof mounted HVAC equipment shall be screened from view from adjacent roadway and residential uses. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings. Details of screening shall be submitted with the Final Site Plan.

3. Pole signs are prohibited in the PCV Overlay District. The permitted ground sign shall be limited to a monument sign, six feet in height and no more than 32 square feet. The design of the ground sign and its support structures shall be consistent with the style of the buildings and shall use natural elements such as wood, stone, or similar materials. The sign design and detail shall be reviewed with the future building permit.

4. Dumpster screening shall consist of building materials and colors matching the proposed mini-warehouse buildings on site.

5. The design of the buildings shall comply with the LDC Section 604.11.5 regulations. Building elevations shall be submitted with the Final Site Plan for review and approval.

6. The mini-warehouse buildings shall be screening with an opaque fence or wall consistent with the LDC Section 704.74.5 regulations. Elevations of proposed screening shall be submitted with the Final Site Plan for review and approval.

7. Any gates within the project shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and resolutions.

8. The hours during which construction activities may occurs shall be limited from 7 a.m. to 8 p.m., Monday thru Saturday.

### B. ENVIRONMENTAL CONDITIONS:

1. Applicant shall provide landscaping as indicated in Specific Approvals, where they are granted and shall show such detail with the Final Site Plan. All other landscaping requirements shall be in accordance with the LDC.

2. Prior to commencement of construction the applicant shall either demonstrate there is no requirement to obtain permits for relocation of gopher tortoises on-site or, if there is a need to, provide copies of the proper permits to EPD staff.

3. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers shall be dedicated to the County prior to Final Site Plan approval.

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

**C. STORMWATER CONDITIONS:**

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

2. A Drainage Easement (Top-of-Bank to Top-of-Bank) shall be dedicated to Manatee County for the portion of the existing drainage ditch within the northern boundary of the project. This Drainage Easement shall be dedicated prior to Final Site Plan approval. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

**D. INFRASTRUCTURE CONDITIONS:**

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

## REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

The applicant is requesting Specific Approval to allow the use of exterior metal panels on the facades of the health spa and mini-warehouse buildings (LDC Section 604.11.5.3.B), and to allow that the rear wall of the mini-warehouse structures that can serve as an opaque fence will be built using “metal panels” instead of concrete or masonry (LDC Section 704.47.5). Staff is not in support of the above referenced request since the applicant has not provided enough documentation which demonstrates the inclusion of alternative façade treatments that will satisfy the public purposes of these regulations to an equivalent or greater degree. Staff is recommending stipulations A.5 and A.6 to ensure that the project will comply with the requirements of LDC Sections 604.11.5 (PCV Overlay District – Building Design) and 704.47.5 (Mini-warehouses screening).

| COMPLIANCE WITH LDC | | | | |
|---|---|---|---|---|
| Standard(s) Required | Design Proposal | Compliance | | Comments |
| | | Y | N | |
| BUFFERS | | | | |
| 25' wide along U.S. 301 with 3 canopy trees, 4 understory trees, & 50 shrubs per 100 LF | 25' wide w/ 2 canopy trees, 2 understory trees & 33 shrubs per 100 LF | | N | Proposed buffer width meets PCV standard. Applicant request Specific Approval to provide a planting alternative |
| 10' wide buffer for commercial service uses adjacent to residential along the western portion of south boundary (± 330 LF) with 2 ½ canopy trees & 33 shrubs per 100 LF | 8' wide w/ 1 intermediate or understory tree per 20 LF & shrubs or hedges (80% opacity at 42" height) | | N | Applicant request Specific Approval to provide 8' wide buffer for vehicular use area to be planted with 1 intermediate or understory tree per 20 LF & shrubs or hedges (80% opacity at 42" height) |
| 20' wide buffer for mini-warehouse use adjacent to residential along the eastern portion of south boundary (± 800 LF) | 15' wide w/ 2 canopy trees & 33 shrubs | | N | Applicant request Specific Approval to reduce buffer width from 20' to 15' |
| Foundation landscaping | | Y | | Meets minimum standards |
| Rear wall of mini-warehouse buildings to be used as a required fence (LDC Section | | | N | Applicant request Specific Approval to use metal walls instead concrete or masonry walls |
| Buffer Landscaping | Yes | Y | | Meets minimum standard |
| SIDEWALKS | | | | |
| 5' wide sidewalk, exterior | 5' wide sidewalk existing along US 301 | Y | | Meets standard |
| 5' wide internal sidewalk | 5' wide sidewalk to connects US 301 & main building | Y | | Shown. Meets PCV standard |

| | | | | |
|---|---|---|---|---|
| | **entrance** | | | |
| **ROADS & RIGHTS-OF-WAY** | | | | |
| **24' Internal driveways (two-way)** | **15', 18' & 30' (mini-warehouse portion only) for one way** | **Y** | | **28' feet wide driveway at the project entrance is proposed. Meets standard** |

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

**Physical Characteristics**
The ±11.16-acre site is currently vacant and made up of two rectangular parcels with frontage along the US 301 N (±346 feet - west property boundary). According to the ecological statement provided by the applicant, there are no wetlands or upland habitat on- site.

**Public Utilities, Facilities and Services**
The site will be served by County water and sewer. There is a 24" potable water main and 18" HDPE sanitary force main along US 301 N. Connection to the County water and/or sewer systems may require off-site improvements. The developer shall be responsible for extending sanitary sewer service to the site and connecting to the sanitary sewer system in accordance with the County's utility engineering standards. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant.

The lowest quality water available for irrigation will be used (i.e. well or stormwater pond draw-down).

**Compatibility**
To the north, the site is surrounding by a commercial service establishment (motor vehicle repair) zoned VIL, and vacant land zoned A-1. To the south, there are single-family residences zoned VIL and A-1. To the east, there is vacant land and a single-family residence zoned A-1. To the west, across US 301, there are single-family residences, vacant land, and the United States Post Office zoned VIL. The proposed uses are comparable with the existing development trends of nearby properties to along US 301, which is characterized for a mix of commercial, offices, and services uses; also, they are consistent with the purpose of the PCV Overlay District which promotes new and renovated commercial development that will coexist harmoniously with the existing Parrish community.

PDC zoning requires approval of a site plan by the Board of County Commissioners to address any compatibility concerns. Also, PDC zoning provides greater flexibility for the project to establish appropriate buffers to help minimize any compatibility and transition concerns with the surrounding residential zoning and land uses to the south.

Special Approval is required for a mixed and multiple use project in the UF-3 and RES-6 FLUC, which may be acquired through the planned development process.

**Transitions**

The site is located in an area that is experiencing significant growth. The U.S. 301 corridor going northeast towards Parrish is rapidly transitioning from rural and agricultural uses to suburban-oriented uses, with substantial residential development. The timing of this request appears to be consistent with the growing development trends in the surrounding area and appropriate for commercial services and mini-warehouse uses along this segment of U.S. 301.

**Relationship to Adjacent Property**

To the north, proposed buildings (health spa and mini-warehouse) will be separated at least 28 feet from the property line, where the site abuts commercial (motor vehicle repair establishment) and vacant agriculture properties. To the south and east, proposed buildings (self-service car wash and mini-warehouses) will be setback at least 35 feet from adjacent residential properties.

**Design Quality**

The applicant proposes a preliminary site plan for 75,990 square feet of non-residential uses in a total of 11 buildings. Commercial service uses (health spa, and self-service carwash) will be located on the front portion of the site (two buildings), since the mini-warehouse component of the project will be separated at least 350 feet away from the front property line (eight buildings). Also, the proposal includes an outdoor storage area that is surrounded by the mini-warehouse buildings.

According to the applicant the health spa building (80’ x 150’), which is closest to the US 301 is designed with a covered porch (6’ wide, 103’ in length, and with 10’x 15 bump outs) and with picket railings, metal roofing with gable ends, and main façade adorn with stone and lap siding.

The carwash building is a rectangular structure with 4 service bays that will be setback 230 feet away of the US 301 and 40 feet from the south property line.

The mini-warehouse component of the project comprises eight buildings (rectangular and staggered shape) with sizes that vary between 970 sq. ft. and 8,770 sq. ft. The buildings are arranged in the way that creates an enclosed complex with internal circulation areas and an outdoor storage area in the center.

The applicant is requesting Specific Approval for alternatives to:

- LDC Section 604.11.5.3.B to allow that metal exterior panels will be used on the buildings facades for the health spa (Building 1) and mini-warehouse buildings (Buildings 3 to 11), and
- LDC Section 704.74.5 to allow that the rear wall of the mini-warehouse structures that can serve as an opaque fence will be built using “metal panels” instead of concrete or masonry.

The project is subject to the Parrish Overlay District regulations which include standards for building design regarding architectural styles, design considerations (roofing material and design, massing reduction, building materials and color, architectural accents details, etc.). The elevations provided by the applicant do not include enough detail to support the above referenced Specific Approvals since:

- Only the main façade (west 301 view) and the left portion of east façade (covered entrance) of the health spa building incorporate the use of stucco and stone to embellish the building, and there are sections of these facades that appear to remain metal siding which is not permitted. The use of metal vertical siding is shown in the remaining portion of the east façade, and on the north and south facades.
- Metal vertical siding is shown in all facades of the mini-warehouse buildings without the use of any type of alternative treatments that enhance the facades and provide mitigation to visual impacts and therefore meet the intent of the code.

Staff is recommending stipulations A.5 and A.6 to ensure that the project will comply with the requirements of LDC Sections 604.11.5 (PCV Overlay District – Building Design) and 704.47.5 (Mini-warehouses screening).

**Parking and Service Areas**

A total of 83 parking spaces are required including four (4) handicap spaces (70 spaces for the health spa, and 13 for the mini-warehouses) plus 4 stacking spaces per wash bay. The site plan shows a total of 77 parking spaces which includes six (6) handicap spaces and 15 stacking spaces for the carwash. The applicant request Specific Approval to provide only two spaces for the mini-warehouse manager's office since the design provides for more than 1,000 linear feet of loading zones on front of the buildings (30' wide one way driveways).

One (1) loading space is required for the first 10,000 square feet of gross floor area for personal service establishments, plus one (1) space for each additional 15,000 square feet or major fraction thereof (Standard B). The applicant request Specific Approval to eliminate the loading space requirement for the personal service establishment component of the project since the nature of the proposed use will not require the delivery of merchandise or supplies by large trucks.

It appears that the proposed numbers of parking spaces and services areas will support the proper function of different components of the project. Staff is in support of the Specific Approvals requested by the applicant.

**Streets and driveways**

No new streets are proposed. The plan shows 24 feet wide two-way driveways except for the access driveway that provides connection from US 301 N to proposed buildings and parking areas, and to adjacent property to the east (20 feet wide private access easement and ±1,270 feet in length) which is 28 feet wide. The proposal includes one-way internal driveways varied width (15' for the round-a-bout close to the entrance and 30' for the mini-warehouse component of the project).

Parking areas, access points, internal drives, and pedestrian ways are designed to provide for safe internal circulation on the site.

**Pedestrian Systems**
The design shows adequate pedestrian circulation. A five-foot wide sidewalk exists along US 301 N. Five-foot wide internal sidewalk provides connection from the access point to the entrance of the main building (health spa).

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

**Intensity**
The Floor Area Ratio (FAR) of 0.157 is below the maximum FAR (0.23 and 0.35 for mini-warehouse use only) allowed for a project within the UF-3 and RES-6 FLUC's.

**Height**
The maximum building height allows in the PCV Overlay District is 35 feet. The site plan indicates a proposed maximum building height of 25 feet.

**Fences, Screening and Landscaping**
A 25-foot wide landscaped roadway buffer is proposed along US 301, planting with 2 canopy trees, 2 understory trees, and 33 shrubs per 100 linear feet. Perimeter landscaped buffer is proposed along the south property boundary as follows:

- 8 feet wide for the first 330 linear feet where commercial service uses abuts residential use, planting with 1 intermediate or understory tree per 20 linear feet and shrubs or hedges (80% opacity at 42" height) , and
- 15 feet wide buffer (±800 linear feet) where mini-warehouse use abuts residential property, planting with 2 canopy trees and 33 shrubs per 100 linear feet.

Additionally, the applicant proposes that the rear wall of the mini-warehouse buildings be used as the required fence for screening purposes for this type of use consistent with LDC Section 704.47.5). Specific Approval have been requested to allow "metal walls" instead "concrete or masonry walls", and staff is in support of the request since the building will not be visible from the street and foundation landscaping will be provided contiguous to the rear of the mini-warehouse buildings.

No screening buffer is required along the north and east property boundary where proposed uses abut commercial and agricultural properties. Landscaping for vehicular use areas and buildings foundation will be provided according to the requirements of LDC Sections 715.3.1, 715.3.3, and 704.47.6.

**Yards and Setbacks**
The minimum setbacks required for a in the PDC zoning district are as follow:

Front yard: 30' along thoroughfare streets & 35'along local streets
Side yard: 15'
Rear yard: 20'

However, the proposed setbacks meet the requirements of the Parrish Commercial Village (PCV) Overlay District which are shown in the chart below:

| Type | Front | North Side | South Side | Rear |
|---|---|---|---|---|
| Minimum setback required for PCV Overlay District | 25'/10'(*) | 8'/25'(**) | 8'/25'(**) | 15'/25'(**) |
| Proposed Setbacks | 25' | 28' | 35' | 290' |

(*) For properties with frontage along US 301 between Moccasin Wallow Road & CR 657 if an outdoor gathering space, or a porch or gallery is provided.
(**) Adjacent to residential uses or zoning.

**Trash and Utility Plant Screens**
The site plan shows a designated area for dumpsters to serve the mini-warehouse component of the project (northeast portion of the site), and can enclosures for the health spa and carwash. The dumpsters and can enclosures are placed away from the adjacent residential uses to alleviate any potential noise impacts, and in compliance with the regulations of the LDC Section 728.5.1.

**Signs**
The PCV Overlay District prohibits pole signs and limits ground signs to a monument sign, six (6) feet in height and no more than 32 square feet. Signs will be reviewed with the future Building Permit.

**Utility Standards**
Connection to Manatee County utilities is required and will be reviewed in greater detail with future Final Site Plan.

**Stormwater Management**
The project lies in Zone X per FIRM Panel 12081C0183E, effective 03/17/2014.

The design of the stormwater facilities will be required to meet the requirements of LDC Section 717 and the adopted Manatee County Development Standards for the treatment of stormwater. Stormwater facilities will be reviewed in greater detail with future site plan submittals.

**Open Space.**
The site plan shows 29.65% or 3.31 acres of open space is provided with this project.

## COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

**Policy 2.1.2.7 Appropriate Timing.** The timing is appropriate given development trends in the area. The surrounding area is characterized by a mix of agricultural, residential, commercial, mini-warehouses, and community service uses.

**Policies 2.2.1.11.1 & 2.2.1.12.1 Intent.** The intent of the UF-3 and RES-6 FLUC's is to identify areas established for a low density urban, or a clustered low-moderate density urban, residential environment. Also, to provide for a complement of residential support uses normally utilized during the daily activities of residents of these low or low-moderate density urban areas.

**Policies 2.2.1.11.2 & 2.2.1.12.2 Range of Potential Uses.** Suburban or urban residential uses, neighborhood retail uses, short term agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low intensity recreational uses, and appropriate water-dependent/water-related/water-enhanced uses are included in the range of potential uses for a project within the UF-3 and RES-6 FLUC's.

**Policy 2.2.1.12.3 Range of Potential Density/Intensity.** The proposed FAR (0.1563) is in compliance and below to the maximum threshold allowed in the UF-3 and RES-6 FLUC's (0.23 and 0.35 for mini-warehouse use only).

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

**Policy 2.6.5.4 Preserve/Protect Open Space.** The Preliminary Site Plan shows 29.65% open space (3.31± acres) which exceeds the minimum requirement. 20% (2.23± acres) of open space is required for project within the PDC zoning district and PCV Overlay District.

## TRANSPORTATION

**Major Transportation Facilities**

The site is adjacent to U.S. 301, which is designated as a six lane arterial roadway with a planned right of way width of 150 feet.

**Transportation Concurrency**

Transportation Concurrency was evaluated for the project. The applicant prepared a Traffic Impact Statement (TIS) to determine impacts to the segment of U.S. 301, near the project site. The results of the TIS, which was reviewed and approved by the Transportation Planning Division, indicated that the impacted roadway segment is expected to operate at the level of service (LOS) "D" performance standard with project-related traffic and with no off-site concurrency-related improvements being required for the project (see Certificate of Level of Service Compliance table below).

**Access**

The Traffic Impact Statement also included review of the site access points. The project will have access via one driveway connection to U.S. 301. As U.S. 301 is a state maintained facility, site-related improvements may be required by FDOT.

## CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

### TRANPORTATION CONCURRENCY

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

| NEAREST ROADWAY | LINK(S) | ADOPTED LOS | FUTURE LOS (W/PROJECT) |
|---|---|---|---|
| U.S. 301 | 3413) | D | D |

### OTHER CONCURRENCY COMPONENTS

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

## SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS

**Applicant Request:**

1. **Alternative to LDC Section 710.2.17.2 – Off-Street Loading**
   LDC Section 710.2.17.2 requires one (1) loading space for the first 10,000 square feet of gross floor area for personal service establishments, plus one (1) space for each additional 15,000 square feet or major fraction thereof (Standard B). The applicant requests to eliminate the loading space requirement for the personal service establishment component of the project.

   **Staff Analysis and Recommendation**
   Staff is in support of the request since proposed uses of Building 1 (health spa) and Building 2 (self-service car wash) will not require the delivery of supplies by large trucks.

   **Finding for Specific Approval**
   Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.2.17.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree, because the nature of the proposed use will not require that a loading space will be provided.

2. **Alternative to LDC 710.1.6 – Parking Ratios**
   LDC Section 710.1.6 requires one parking space per 10 storage units plus two parking spaces at manager's office = 13 spaces (11 spaces for 108 units and 2 spaces for the

manager's office). The applicant request to reduce the parking spaces to two spaces for the manager's office.

**Staff Analysis and Recommendation**

The applicant is proposing 30 feet wide one way traffic driveways along to the north and south mini-warehouse buildings (Buildings 4, 5, 6, 9 and 10) which allows for more than 1,000 linear feet of loading zones on front of the buildings. Such area can handle approximately 42 vehicles which should provide for adequate parking and loading area for the mini-storage units.

**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 purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate parking is provided.

3. **Alternative to LDC Section 715.3.2.c.2 (Figure 715 D) – Screening Buffers**

LDC Section 715.3.2.c.2, Screening Buffers requires a 10' perimeter buffer where commercial service uses are adjacent to residential use. The request is to allow a reduction to the buffer width along the western portion of the south property line where the proposal shows vehicular use area (project access driveway and existing access easement) adjacent to residential from 10' to 8'.

**Staff Analysis and Recommendation**

Staff is in support of the request for Specific Approval for an alternative to Section 715.3.2.c.2 of the LDC to allow a reduction from 10' to 8', which is necessary to maintain connection to the existing driveway, which provides access to the parcel east of the project. The first ±130 linear feet of the buffer will be adjacent to the property line, with the remaining portion (±200 linear feet) to be located immediately north of the existing 20' access easement. The required screening and buffering material will be provided within this 8' buffer area.

**Finding for Specific Approval**

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the required screening and buffering material will still be provided within the narrower buffer area.

4. **Alternative to LDC Section 715.3.1.g – Perimeter Landscaping Requirements (Vehicular Use Area)**

LDC Section 715.3.1.g, Perimeter Landscaping Requirements (Vehicle Use Area) requires a minimum width of 8' with one canopy tree per 40 linear feet and either shrubs, hedges, berming or fences, or any combination thereof, to reach a height of 42" two (2) years after installation, and being 80% opaque. The request is to allow planting of intermediate or understory trees in lieu of canopy trees in the amount of 1 per 20 linear feet along with the shrubs or a hedge for screening to serve as buffering between the commercial use and the adjacent residential use to the south.

**Staff Analysis and Recommendation**
Staff is in support of the request for Specific Approval for an alternative to Section 715.3.1.g of the LDC to allow the smaller intermediate of understory trees in place of canopy trees together with the required hedge or shrubs to be 80% opaque and 42" in height within 2 years of planting, since there is not adequate space to accommodate canopy trees in the required buffer.

**Finding for Specific Approval**
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.1.g, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because screening of the vehicle use area will still be accomplished by the landscape plantings to be provided in this location.

5. **Alternative to LDC Section 715.3.2.c.2 (Figure 715 D) – Screening Buffers**
LDC Section 715.3.2.c.2, Screening Buffers requires a 20' perimeter buffer where mini-warehouse use is adjacent to residential use. The applicant is proposing a reduction of this buffer from 20 to 15 feet.

**Staff Analysis and Recommendation**
Staff is in support of the request for Specific Approval for an alternative to Section 715.3.2.c.2 of the LDC to allow a reduction of the screening buffer from 20 to 15 feet, since the buffer abuts a 20' wide open area (existing access easement), and the applicant will provide the required amount of landscaping material in the buffer. The buffer will be north of the access easement, and will extend from 330 linear feet east of the southwest corner of the site approximately 800 feet to the east.

**Finding for Specific Approval**
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.2.c.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate screening and buffering material will be provided within the reduced width buffer area.

6. **Alternative to LDC Section 604.11.4.6.1 – Roadway Buffer**
LDC Section 604.11.4.6.1 requires a minimum roadway buffer width of 25' planting with 3 canopy trees, 4 understory trees, and 50 shrubs per 100 linear feet. The request is to allow an option to the planting requirement to provide 2 canopy trees, 2 understory trees, and 33 shrubs per 100 linear feet.

**Staff Analysis and Recommendation**
Staff is in support of the request for Specific Approval for an alternative to Section 604.11.4.6.1 of the LDC to allow the roadway buffer to be planted with 2 canopy trees, 2 understory trees, and 33 shrubs per 100 linear feet, since no parking areas are proposed along the front of the buildings adjacent to the US 301, and the amount of proposed material is adequate to provide beautification of the development, and will allow the visibility of a porch or gallery part of health spa building as well as a water feature from the street.

**Finding for Specific Approval:**
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.11.4.6.1, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because adequate screening will be provided.

7. **Alternative to LDC Section 714.8.7 – Tree Replacement Size**
LDC Section 714.8.7 requires replacement tree calipers to be three, five, or seven inches depending on the size of the tree removed. The request is to allow replacement tree calipers to be three or four inches.

**Staff Analysis and Recommendation**
Staff is in support of the request for Specific Approval for an alternative to Section 714.8.7 of the LDC to allow replacement tree sizes at 3”/4”/4” instead of 3”/5”/7”. Staff believes that smaller size trees typically acclimate to the planting area quicker and typically provide healthier trees. Additionally, the recommended trees sizes are more readily available in local nurseries.

**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.

8. **Alternative to LDC Section 604.11.5.3.B. – Additional Architectural Design Considerations**
LDC Section 604.11.5.3.B requires that material on all facades (except windows) shall be limited to pre-cast concrete, decorative concrete block, stucco, quarried stone, cast stone, brick, , wood, and wood-like materials. The request is to allow metal exterior panels to be used on the facades of the health spa (Building 1) and the mini-warehouse structures (Buildings 3 to 11).

**Staff Analysis and Recommendation**
Staff is not in support of the request for Specific Approval for an alternative to Section 604.11.5.3.B of the LDC to allow metal exterior panel to be used on the facades of the health spa (Building 1) and the mini-warehouse structures (Buildings 3 to 11) since :
- Only the west façade and the left portion of east façade of the health spa building incorporate the use of stucco and stone to enhance the facades, with sections of these facades that appear to remain metal siding which is not permitted. Metal vertical siding is shown in the remaining facades.
- Metal vertical siding is using on all facades of the mini-warehouse buildings without any alternative treatment to mitigate visual impacts and therefore meet the intent of the code.

**Finding for Specific Approval:**
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 604.11.5.3.B, the Board finds that the purpose of the LDC regulation has not been satisfied to an equivalent degree by the proposed design because alternative features or treatments to minimize the visual impact of metal siding have not been proposed.

9. **Alternative to LDC Section 704.47.5 – Mini-warehouses screening**
LDC Section 704.47.5 requires that the rear of a mini-warehouse structure will be a concrete or masonry wall when it will be served as the required fence option for mini-warehouses. Also, requires that the separation between mini-warehouse buildings will be screening with a minimum six (6) foot high concrete block or masonry wall. The applicant request is to allow that the rear of the mini-warehouse buildings and screening wall between buildings will be metal walls.

**Staff Analysis and Recommendation**
Staff is not in support of the request for Specific Approval for an alternative to Section 704.47.5 of the LDC to allow that the rear of the mini-warehouse buildings and screening wall between buildings will be metal walls since the design does not incorporate any feature or treatment to minimize potential visual impacts that will be create for the use of metal sidings.

**Finding for Specific Approval:**
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 704.47.5, the Board finds that the purpose of the LDC regulation has not been satisfied to an equivalent degree by the proposed design which does not provide alternative features or treatments to mitigate the adverse visual impacts of exterior metal panels.

## SPECIAL APPROVAL – FINDINGS

"Special Approval" is a process requiring an additional level of review pursuant to the Comprehensive Plan. It is defined as a development order review and approval process entailing, at a minimum, project review and approval by the Manatee County Board of County Commissioners or the specific delegation of any specific review and approval process, or part thereof, to one or more County departments with option for appeal to the BOCC. The planned development process allows the Board of County Commissioners to approve stipulations to ensure compatibility with surrounding zoning and land uses and address any specific issues related to the development.

Special Approval is required for a project:

**Mixed and Multiple Non-Residential Use Exceeding 30,000 square feet of gross building area within the UF-3 and RES-6 FLUC's**
The Comprehensive Plan requires Special Approval for a mixed and multiple non-residential uses project exceeding 30,000 square feet of gross building area within the UF-3 and RES-6 FLUC's (Policies 2.2.1.11.4 and 2.2.1.12.4).

The proposal is for 75,990 square feet of non-residential uses to include commercial

service uses (health spa and self-service car wash) and mini-warehouses. The proposed uses are consistent with the intent and range of potential uses for a project within UF-3 and RES-6 FLUC's, and the project FAR (0.156) is below the maximum threshold allowed (0.23).

The site is eligible for commercial development since it is within 1,500 feet of the intersection of an arterial (US 301) and a collector roadway (CR 675) complying with the requirements of the commercial locational criteria.

In addition, the proposed facility will provide for convenience service choices for residents and visitor in the area, and the design considered adequate buffers and screening.

**Exceeding 5,000 square feet building footprint in the Parrish Commercial Village Overlay District**

The Land Development Code Section 604.11.4.3.3 requires Special Approval for buildings that exceed 5,000 square feet footprint within the Parrish Commercial Village Overlay.

The proposal includes six buildings that exceed the maximum allowed building footprint (5,000 sq. ft.) which appears will not create external impacts that would adversely affect surrounding developments since:

- Five of referenced buildings (mini-warehouse structures) are located more than 400 feet away to the project frontage along the US 301 and their size will not be noticeable from this corridor.
- The larger proposed building (health spa) will be setback 25 feet from the US 301 on front of the roadway buffer, and its design will include architectural features that will reduce the perception of a massive building and minimize adverse visual impacts.

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

**ATTACHMENTS**

1. **Applicable Comprehensive Plan Policies**
2. **Request for Specific Approval**
3. **Zoning Disclosure Affidavit**
4. **Copy of Newspaper Advertising**
5. **Traffic Impact Statement (TIS)**
6. **Building Elevations**

**APPLICABLE COMPREHENSIVE PLAN POLICIES**

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

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

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

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

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

Policy: 2.2.1.12.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
6 dwelling units per acre

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

Maximum Net Residential Density:
12 dwelling units per acre

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

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

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

Policy: 2.2.1.12.4

Other Information:

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

b) All projects for which gross residential density exceeds 4.5 dwelling units per acre, or in which any net residential density exceeds 6 dwelling units per acre shall require special approval.

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

d) Professional office uses not exceeding 3,000 square feet in gross floor area within this category may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions Section E (1) provided such office is located on a roadway classified as a minor or principal arterial, however, not including interstates and shall still be consistent with other commercial development standards and with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).

Policy: 2.6.1.1

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

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

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

Implementation Mechanism(s):

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

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

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

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

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

**Marie McCaughan, P.E.**
**FL # 64639**
4012 Cortez Rd West, Ste 200
Bradenton, FL 34210
Ph: 941.758.0228
Fx: 941.727.8313

12/12/2014

Manatee County Building and Development Services
Att: Rosina Leider
1112 Manatee Avenue West
Bradenton, FL 34205

Re: **Reed Property LLC , Parrish Storage 2**
PDC-14-26(Z)(P)
DTS #20140365(2)

**To**: Manatee County

Request special approval for:

1.) Elimination of loading zone for health spa.
This type of use does not have deliveries from large trucks.
A covered drop off area has been provided for patients, this area is protected from parking lot traffic.

2.) Elimination of parking for a mini storage units.
Historically the way these units are accessed is the renter parks directly in front of the unit to access it. Wide, one way drive aisles have been provided to facilitate this. There is sufficient space that if someone parks a vehicle in front of a unit another vehicle can still easily get by.

3.) Request relief from 604.11. 5.3 (B)

The style of these buildings utilize the approved architectural style designation "A" 604.11.511

On the spa building, which is the closest to highway 301 is 80'x150'. We are proposing a covered porch with white picket railings across 103' of the 150'. This is a 6' wide porch with (2)10'x15' bump outs. These complement the 39' bump out that is integral with the building. We will be roofing the "bump outs" with gable ends. Stone and lap siding elements will adorn the Highway 301 frontage façade along with the façade that faces the roundabout drive aisle to minimize the metal building facade. A minimal amount of the metal building steel exterior panels will be visible. The propose porch exceeds the 40% required to reduce the front yard buffer from 25' to 10'. We will be maintaining the 25' buffer yet requesting approval to reduce landscape requirements to meet the 10' buffer requirements. This requirement is 2 canopy tree's, 2 understory tree's and 33 shrubs. We want the public sides of this building to show the Parrish style.

December 12, 2014

4.) Specific approval requested for the mini warehouse buildings to be allowed to be metal buildings. Again the mini warehouse buildings are in excess of 350 lineal feet from Highway 301 North right of way.

5.) Specific approval requested to reduce 10' buffer requirement for separation of commercial service uses adjacent to residential along the western portion of south boundary (+330 LF) with 2 ½ canopy trees and 33 shrubs per 100 LF to an 8' wide buffer w/ 1 intermediate or understory tree per 20 LF and shrubs or hedges (80% opacity at 42" height).

6.) Reduction of the 20' wide buffer for mini warehouse use adjacent to residential along the eastern portion of south boundary (+800LF) to be reduced to 15' wide w/ 2 canopy trees and 33 shrubs.

7.) Buildings #3 through #11 are metal buildings and comprise the mini storage aspect of the proposed development. The concept is to have all circulation interior of the buildings. This allows the exterior walls of the storage buildings to form the security wall thereby eliminating the need for an additional fence. In the case of this project this wall would be grey metal. All roofs will be blue metal. This concept allows the landscaping to be placed adjacent to the buildings providing additional visible distraction, and softening of visible impact.
This wall being metal requires specific approval from 704.47.5 which states that mini storage requires the wall options does not list a metal wall as one of the approved wall materials.

8.) Specific approval requested for tree replacement size adjustment to be reduced to 3 or 4" calipers tree.

If you have any additional questions please feel free to contact me *941-758-0228*

*Sincerely:*

MARIE A. McCAUGHAN
LICENSE
No. 64639
STATE OF FLORIDA
PROFESSIONAL ENGINEER

12/12/14

Marie McCaughan, P.E.

c.c. Reed

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

Project name: Parrish Storage 2
Reed Properties LLC

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

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

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

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

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

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

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

| NAME, ADDRESS AND OFFICER<br>Check if owner (X) or contract purchaser ( ) | PERCENTAGE<br>STOCK, INTEREST OR OWNERSHIP |
|---|---|
| Michael Todd Reed | 50% |
| Gayle W Reed | 50% |
| | |

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

Signature: [signature]

(Applicant): [signature]

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20 day of August 2014 by Michael Todd Reed Gayle W Reed, ~~who is~~ personally known to me or who has produced _____ as identification.
(type of identification)

[signature]
Notary Signature

My Commission Expires: _____

Print or type name of Notary

Commission No: _____

Title or Rank

C M WHITE
MY COMMISSION # EE186880
EXPIRES June 27, 2016
(407) 398-0153 FloridaNotaryService.com

Revised 2/8/10
B-4

**Bradenton Herald**
Dec. 31, 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, January 15, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU / PDC-98-04(P)(R8)/ MOCCASIN WALLOW
HOLDINGS, LLC WOODS OF MOCCASIN WALLOW PHASE 2 REVISIONS AND ZONING
ORDINANCE MODIFICATIONS/ (DTS #20140361;
Buzzsaw # B0000332)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, pertaining to approximately 197.02ñ acres on the south side of Moccasin Wallow Road and West of I-75, extending south to I-275 in the PDMU/PDC (Planned Development Mixed Use and Planned Development Commercial) zoning districts; approving a revised Preliminary Site Plan by increasing the number of Phase 2 residential lots from 52 to 65 single family lots and increasing the total number of lots from 104 to 117 single family lots, by decreasing the lot size of 65 lots from 70' of frontage and a minimum lot size of 8,400 square feet to 50' of frontage and a minimum lot size of 6,000 square feet, by reducing the side yard setback from 7.5' to 5' and amending and restating the approved zoning ordinance; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-59(P)(R) - PROSPECT BRADENTON INVESTMENTS, LLC / PALMA SOLA BAY CLUB (DTS #20140362;
Buzzsaw # B0000341)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend a Preliminary Site Plan and stipulations as previously approved by Ordinance No. PDR-03-59(Z)(P); the amendments include: amending the maximum number of multi-family residential units from 201 to 207; amending stipulations pertaining to operation of the emergency access point onto Palma Sola Boulevard; amending the heights of two buildings generally located on either side of the emergency access entrance from two to three stories over parking and labeled Buildings Nos. 1 and 9 on the Preliminary Site Plan; amending stipulations to allow the option of an observation deck as depicted on the Preliminary Site Plan; amending stipulations for compliance with current codes; said Preliminary Site Plan pertains to property located at 3410 77th Street West in Bradenton on 31.24ñ acres in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date.

PDC-14-26(Z)(P) - MICHAEL TODD REED LLC / PARRISH STORAGE 2 (DTS 20140365)
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 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and

providing an effective date.

PDR-14-25(Z)(P) - EMPIRE STATE HOLDING GROUP, LLC
& NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC/INDIGO SUBDIVISION - MEPS00000250 - DTS 20140399)

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 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district; the site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East,(South County); approving a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences; repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, 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
12/31/2014

**Sarasota Herald-Tribune**
Dec. 31, 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, January 15, 2015 at 9:00 a.m. at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDMU / PDC-98-04(P)(R8) /MOCCASIN WALLOW HOLDINGS, LLC WOODS OF MOCCASIN WALLOW PHASE 2 REVISIONS AND ZONING ORDINANCE MODIFICATIONS/ (DTS #20140361; Buzzsaw # B0000332)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, pertaining to approximately 197.02Â± acres on the south side of Moccasin Wallow Road and West of I-75, extending south to I-275 in the PDMU/PDC (Planned Development Mixed Use and Planned Development Commercial) zoning districts; approving a revised Preliminary Site Plan by increasing the number of Phase 2 residential lots from 52 to 65 single family lots and increasing the total number of lots from 104 to 117 single family lots, by decreasing the lot size of 65 lots from 70' of frontage and a minimum lot size of 8,400 square feet to 50' of frontage and a minimum lot size of 6,000 square feet, by reducing the side yard setback from 7.5' to 5' and amending and restating the approved zoning ordinance; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

PDR-03-59(P)(R) - PROSPECT BRADENTON INVESTMENTS, LLC / PALMA SOLA BAY CLUB (DTS #20140362; Buzzsaw # B0000341)
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, to amend a Preliminary Site Plan and stipulations as previously approved by Ordinance No. PDR-03-59(Z)(P); the amendments include: amending the maximum number of multi-family residential units from 201 to 207; amending stipulations pertaining to operation of the emergency access point onto Palma Sola Boulevard; amending the heights of two buildings generally located on either side of the emergency access entrance from two to three stories over parking and labeled Buildings Nos. 1 and 9 on the Preliminary Site Plan; amending stipulations to allow the option of an observation deck as depicted on the Preliminary Site Plan; amending stipulations for compliance with current codes; said Preliminary Site Plan pertains to property located at 3410 77th Street West in Bradenton on 31.24Â± acres in the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; repealing ordinances in conflict; providing for severability, and providing an effective date.

PDC-14-26(Z)(P) - MICHAEL TODD REED LLC / PARRISH STORAGE 2 (DTS 20140365)
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 11.16 acres on the east side of U.S. 301 North, approximately 1,000 feet south of CR 675, at 12155 and 12159 U.S. 301 North, Parrish from VIL/PCV (Village/Parrish Commercial Village Overlay District) zoning district to the PDC/PCV (Planned Development Commercial) zoning district; retaining the Parrish Commercial Village Overlay District; approving a Preliminary Site Plan for 75,990 square feet of commercial service uses (14,000 square feet health spa and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouses with accessory outdoor storage; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

PDR-14-25(Z)(P) - EMPIRE STATE HOLDING GROUP, LLC & NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC/INDIGO SUBDIVISION - MEPS00000250 - DTS 20140399)
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 111.32 acres for total acreage of 151.32 acres (40.21 acres already rezoned) from the A (General Agriculture - One dwelling unit per five acres) to PDR (Planned Development Residential) zoning district; the site is on the east side of White Eagle Boulevard (f.k.a. Pope Road) and north side of 44th Avenue East,(South County); approving a Preliminary Site Plan for an additional 333 lots for a total of 453 lots for single-family detached residences; repealing ordinances in conflict; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, 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: December 31, 2014

**TRAFFIC IMPACT STATEMENT**
**Submitted October 2, 2014; Revised October 14, 2014**
**DTS Application Number: 20140365/Project Number: PDC-14-26(Z)(P)**

## Narrative

This project is located at 12155 and 12159 U.S. Highway 301 in Parrish, Florida on a 11.16 acre site. The project is a "Personal Service Establishment" that consists of a health spa with fitness and rehabilitative services. It will house an indoor swimming pool. This facility will consist of 14,000 square feet of space.

There will be a self-service carwash consisting of approximately 2,800 square feet or four (4) wash stalls.

There will be a mini-warehouse/mini-storage facility with outside storage for motorhomes and boats. The building area will consist of 59,740 square feet. It will consist of nine (9) buildings.

## Trip Generation

Table 1 below indicates the estimated trips using ITE Trip Generation 9th Edition.

**TABLE 1**

| ITE Code | Land Use Type | Size | PM Peak-Hour Trips In | PM Peak-Hour Trip Out | PM Peak-Hour Total Trips |
|---|---|---|---|---|---|
| 492 | Health/Fitness Club | 14,000 sq. ft. | 28 | 21 | 49 |
| 947 | Self-Service Car Wash | 4 wash stalls | 11 | 11 | 22 |
| 151 | Mini-Warehouse | 59,740 sq. ft. | 8 | 8 | 16 |
| | Total | | 47 | 40 | 87 |

## Capacity

Table 2 below indicates the impacted roadway links and the project traffic impacts on the impacted links and the capacity of those facilities.

**TABLE 2**

| Link No. | Road Name | From Street | To Street | Cross Section | Peak Hour Base | Peak Hour Reserved | Peak Hour Total | Peak-Hour two-way LOS Standard Service Volume | Estimated Project Traffic | Avail Peak Hour Capacity (with Project traffic loaded) | 5% Peak Hour LOS Vol |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 3414 | U.S. 301 | Fort Hamer Road | C.R. 675 | 4D | 666 | 1,041 | 1,707 | 3,200 | 87 | 1,406 | 160 |

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**Significance**

A roadway is determined to be significantly impacted if a project's proposed traffic is greater than 5% of the adopted two-way LOS Standard Service Volume. Table 2 indicates that the project does not significantly impact the adjacent functionally classified (concurrency regulated) roadway segment (U.S. 301 from Fort Hamer Road to C.R. 675). For smaller-type developments which do not significantly impact adjacent transportation facilities, Manatee County's Traffic Impact Analysis Requirements and Procedures require the analysis of immediately accessed adjacent public roadways.

**Level of Service**

Based upon information in Table 2, the segment of U.S. 301 from Fort Hamer Road to C.R. 675 Link Number 3414 appears to be operating at or above the currently adopted LOS standard (D) according to the most recent Manatee County Link Sheet, during the PM peak-hour.

**Right of Way**

Based upon the Comprehensive Plan's Future Traffic Circulation Map, the segment of U.S. 301 from Fort Hamer Road to C.R. 675 has a future right of way need of 150 feet (75 foot half width). The applicant will work with the Florida Department of Transportation to ensure sufficient area to accommodate any future right of way needs for U.S. 301.

**Access**

The applicant will work with the Florida Department of Transportation regarding access onto U.S. 301. For access on U.S. 301, please contact Kyle Green with FDOT at 863.519.2739.

**Conclusion**

This project does not appear to create adverse transportation impacts on adjacent roadway facilities.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

**Site Location**

MARIE A. McCAUGHAN
LICENSE No. 64639
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Marie McCaughan P.E.
FL 64639
4012 Cortez Rd. W #2201
Bradenton, FL 34210

10/15/14

# PARRISH STORAGE 2
# PRELIMINARY SITE PLAN
## 12155 & 12159 US 301 N.
## PARRISH, FL

## MANATEE COUNTY, FLORIDA
## SECTION 29 TOWNSHIP 33S RANGE 19E

1. THE EXISTING SITE CONTAINS 11.16 ± ACRES AND IS ZONED VILTO BE REZONED TO PDC
2. FUTURE LAND USE IS RES–6 & UF–3 – ZONING VIL – PROPOSED ZONING PDC
3. THE LOT WILL BE USED FOR A HEALTH SPA, CARWASH & MINI–STORAGE W/ OUTSIDE VEHICLE STORAGE.
4. 24" WATERLINE AND 18" HDEP FORCEMAIN ARE AVAILABLE AT THE RIGHT OF WAY OF US. HWY 301. SEE PLANS FOR LOCATION.
   THE SITE IS WILL HAVE TWO WATER SERVOCES 1" AND A 4" SERVICE FOR THE FIRE LINE. SEE CALCULATIONS BELOW.
5. EXISTING EASEMENTS ARE SHOWN ON THE SURVEY AND FINAL SITE PLAN.
6. THE SITE CONTAINS NO HISTORIC STRUCTURES.
7. THE SITE IS LOCATED IN FLOOD ZONE "X" PER FIRM PANEL 12081C0183E (DATED 03–17–2014). NGVD X 0.96 = NAVD
8. THE SITE DOES NOT CONTAIN ANY WETLANDS.
9. THE SITE DOES NOT CONTAIN A WELL. AN IRRIGATION WELL IS PROPOSED.
10. THE TREES ARE LOCATED ON LANDSCAPE PLAN AND DENOTED IN TREE TABULATION ON LANDSCAPE PLAN.

PROPOSED SITE CONDITIONS

1. PROPOSED 10 BUILDING TO BE USED AS FOLLOWS:
   BUILDING 1: 14,000 SQ.FT. HEALTH SPA W/ INTERIOR POOL.
   BUILDING 2: 2680 SF AS SELF SERVICE CARWASH
   BUILDINGS 3 THRU 10: 59,310 SF AS MINIWHAREHOUSE AND MINISTORAGE
2. PARKING AREA IS SHOWN ON THE FINAL SITE PLAN ALONG WITH ALL PERTINENT DIMENSIONS.
3. SETBACKS WERE APPROVED AT THE GENERAL PLAN DEVELOPMENT STAGE:

| SETBACKS | BUILDING | SETBACKS | MAX. HEIGHT |
|---|---|---|---|
| FRONT | 25.0' | 25.0' REQ | 25' |
| SIDEYARD (NORTH) | 29.7' | 10.0' REQ | |
| SIDEYARD (SOUTH) | 30.0' | 25.0' REQ | |
| REAR (WEST) | 290' + . | 25.0' REQ. | |

4. REQUIRED YARDS ARE SHOWN ON THE DWG.
5. REQUIRED MIN. OPEN SPACE = 20%
   OPEN SPACE PROVIDED = 30%
6. NO RECREATION OR PUBLIC SPACE IS PROPOSED FOR THIS PROJECT.
7. LANDSCAPING AND DETAILS ARE SHOWN ON THE LANDSCAPE PLAN SHEET.
8. MATERIALS AND PROCEDURES ALONG WITH IRRIGATION METHODS ARE DESCRIBED ON LANDSCAPE PLAN.
9. BUFFERING, WALLS, AND FENCES AS REQ'D ARE DELINEATED ON THE DWG AND BUFFER DETAIL.
10. PROPOSED SIGN IS SHOWN ON FINAL SITE PLAN.
11. EX. FIRE HYDRANT IS SHOWN ON DRAWING WITH FIRE FLOW DATA.
12. PROPOSED LIGHTING SHALL BE LESS THAN 400 WATTS AND WILL COMPLY WITH LDC 709.2.2.
13. STORMWATER MANAGEMENT FACILITIES ARE SHOWN STORMWATER PLAN AND CALCULATIONS ARE IN A "STORMWATER CALC'S SECTION" ON STORMWATER PLAN:

| | | |
|---|---|---|
| PROP. IMPERVIOUS AREA= | 6.003 AC | 261490.6 SF |
| PROP. OPEN DRY POND= | 1.575 AC | 68,670.0 SF |
| GREEN AREA = | 1.78 +1.53=3.3 AC | 144,183.6 SF |

15. GROSS SITE AREA= 11.16 AC = 486,129.6 AC

16. ALLOWABLE GROSS FLOOR AREA (GFA) CALCULATIONS: FAR .157

| ZONING | LOT AREA (sf) | ALLOWABLE GFA(%) | ALLOWABLE GFA (sf) |
|---|---|---|---|
| VIL | 486,129.6 | 23 | 111,809.8 sf |

TOTAL ALLOWABLE GFA = 111,809.8 sf
PROPOSED GFA = 75,990 sf
TOTAL GFA = 75,990 < 111,809 sf O.k.

17. TOTAL BUILDING AREA = 75,990 SF
23. TOTAL OPEN SPACE = (1.78+1.53)=3.3 ac (144,183.6 SF)
24. OPEN SPACE (%) PROVIDED = 144183.6/486129.6*100 = 29.7%
25. IF ANY EASEMENT IS PROPOSED IT SHALL BE RECORDED PRIOR C.O.
26. PARKING CALCULATONS PERSONAL SERVICE @ 1/200 – SWIMMING POOL @ $\frac{1}{200}$
    14,000 SQ.FT./200 = 70 REQUIRED .
27. MINISTORAGE/MINIWHAREHOUSE SPECIAL CONSIDERATION REQUESTED DO TO NO NEED. PATRONS PULL UP TO UNIT ENTERANCE. TO LOAD AND UNLOAD. 2 SPACES FOR OFFICE
28. CARWASH – FULLY AUTOMATIC – SPACE FOR 4 STACKING PER BAY REQUIRED AND PROVIDED.
29. PROJECT WILL BE A 3 PHASE PROJECT. START MARCH 2015, FINISH MARCH 2017

## PROPERTY DESCRIPTION

PARCEL 1
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 33S, RANGE 19E, MANATEE COUNTY FLORIDA; THENCE N 85°54' 17" W, ALONG THE SOUTH LINE OF SAID SECTION 29, 1219.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 85°54' 17" W, ALONG SAID SOUTH LINE, 1402.09 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF STATE ROAD 43 (US HIGHWAY 301); THENCE N 00°15' 45" E, ALONG SAID EAST RIGHT–OF–WAY LINE, 173.44 FEET; THENCE S 86°02' 18" E, 1401.55 FEET; THENCE S 00°09' 16" W, 176.74 FEET, TO THE SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT OVER THE SOUTH 20 FEET, EAST 30' AND A TRIANGULAR AREA AT THE SE INTERSECTION THEREOF MADE BY A 10'X10' AREA AT SAID INTERSECTION LESS THE AREA NORTH OF THE DIAGONAL.

PARCEL 2
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 33S, RANGE 19E, MANATEE COUNTY FLORIDA; THENCE N 85°54' 17" W, ALONG THE SOUTH LINE OF SAID SECTION 29, 1219.00 FEET; THENCE N 00° 09' 16" E, 176.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°09' 16" E, 176.74 FEET; THENCE N 86° 10' 19"W, 1401.00 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF STATE ROAD 43 (US HIGHWAY 301); THENCE S 00°15' 45" W, ALONG SAID EAST RIGHT–OF–WAY LINE, 173.44 FEET; THENCE S 86°02' 18" E, 1401.55 FEET TO THE SAID POINT OF BEGINNING. SUBJECT TO AN EASEMENT OF THE EAST 30 FEET THEREOF.

## SEWER LINE CALCULATIONS

PROPOSED FIXTURE UNITS AT HEALTH SPA
Based on FBC 2010 Plumbing
2 Drinking fonts @ 0.5 = 1.0 fu
6 W.C. Public–tank @ 5.0 fixture units = 30.0 fu
6 Lavatory Publix @ 2.0 fixture units = 12.0 fu
1 Service Sink @ 2.0 fixture units = 2.0 fu
2 Showerheads–public @ 3.0 fixture units = 6.0 fu1
1 Urinal–public @ 4.0 fixture units = 4.0 fu
1 Washing machine–private 8#@ 2.0 fixture unit=2.0 fu
4 Floor drain @ 2.0 fixture units = 8.0 fu

TOTAL FIXTURE UNITS @ Spa = 59.0 fu =31.7 gpm

Proposed 4"ø PVC PIPE (SDR26)

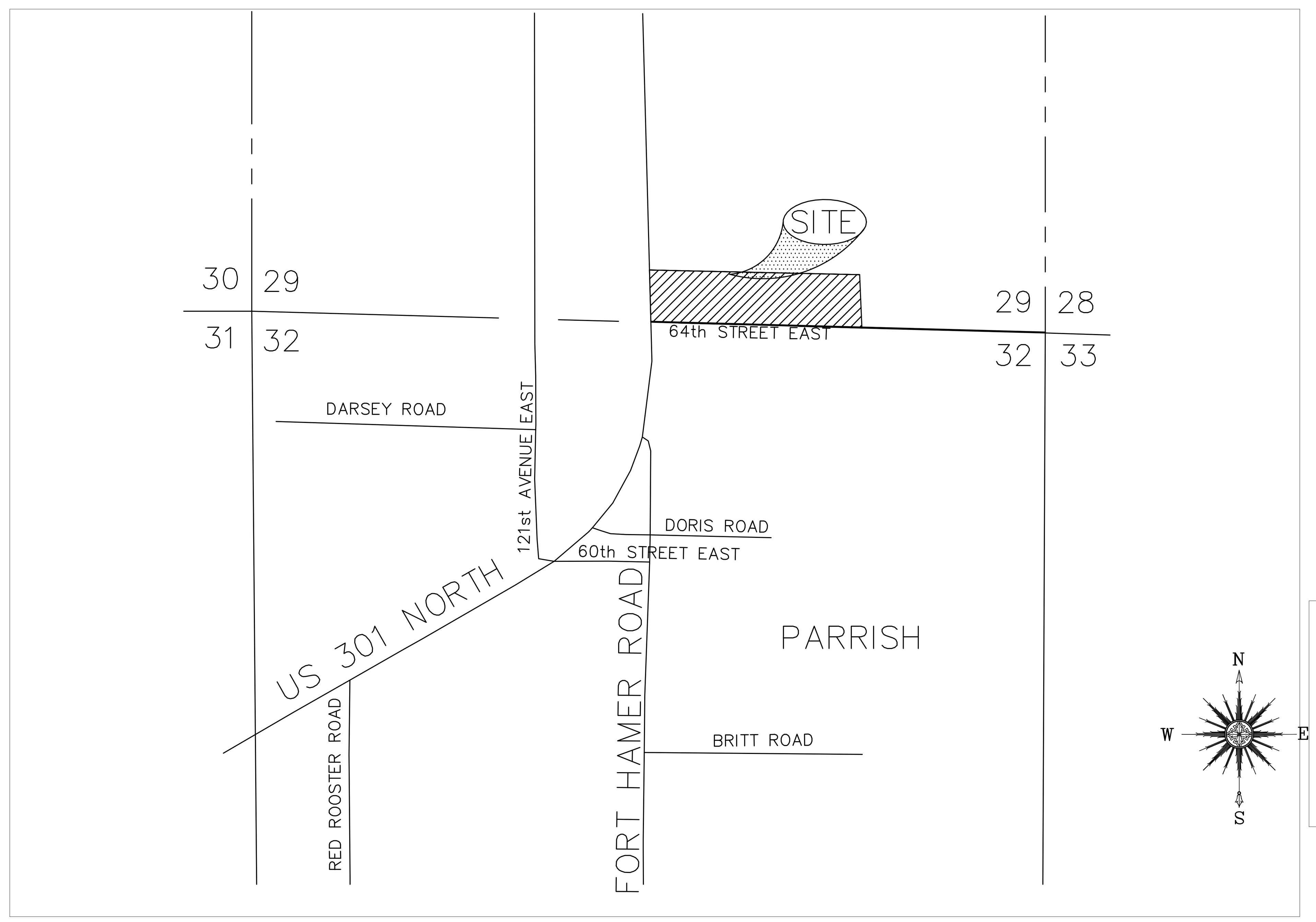
Ministorage buildings
3 W.C. Public @ 5.0 fixture units = 15.0 fu
3 Lavatory Public @ 2.0 fixture units = 6.0 fu
2 Drinking Fonts @ 0.5 = 1.0 fu
1 Mop sink @ 2.0 fixture units = 2.0 fu
1 Hose bib @ 1.0 fixture units = 1.0 fu
2 Floor drain @ 2.0 fixture units = 4.0 fu

TOTAL FIXTURE UNITS @ Ministorage =29 fu = 22.9 gpm

LOAD FROM CARWASH = 4 gpm

TOTAL GPM = 26.9 gpm

Proposed 4"ø PVC PIPE (SDR26)




VICINITY MAP
NOT TO SCALE

NOTE: ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT–HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.
– TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS WITHIN PUBLICALY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTAINANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.


INDEX TO PAGES

1. COVER SHEET
2. PRELIMINARY SITE PLAN
3. LANDSCAPE


## WATER METER CALCULATIONS

### MINISTORAGE & CARWASH

HOSE CONN. 1 X2.6 = 2.6 LOAD
LAUNDRY TRAY 1 x 1.4=1.4 LOAD
WC. – 3 x 5.0 f.u. = 15.0 LOAD
LAV – 3 x 2.0 f.u.= 6.0 LOAD
URINAL 1x3=3 LOAD
DRINK FONT 2x.25= 0.5 LOAD
TOTALMINISTORAGE LOAD = 25.9 LOAD
25.9 LOAD = 21.8 GPM

3 SELFSERVICE BAY x 3 WASH/HR x 15.7 GPM/WASH =
3 x 3 WASH/HR X 15.7 GAL/WASH = 141.3 GAL/HR
1 SELFSERVICE BAY x 3 WASH/HR x 32.3 GPM/WASH =
1 x 3 WASH/HR X 32.3 GAL/WASH = 96.9 GAL/HR
CARWASH LOAD = 238.2 GAL/HR = 3.97 GPM
TOTAL LOAD = 21.8 GPM + 3.97 GPM = 25.77 GPM

THEREFORE A 1" METER IS REQUIRED
AND 1" BACK FLOW PREVENTER

### SPA WATERMETER CALCS.

WC. – 6x 2.2 f.u. = 13.2 LOAD
LAV – 6x 1.4 f.u.= 8.4 LOAD
HOSE CONN. 1 X2.6 = 2.6 LOAD
MOP SINK 1 x 3.0 = 3.0 LOAD
URINAL 1x3=3 LOAD
WASHING MACHINE 1x1.4 = 1.4 LOAD
SHOWER 2x4=8 LOAD
DRINK FONT 2x.25= .5 LOAD
TOTAL PROJECT LOAD = 43.7 LOAD
43.7 LOAD = 27.0 GPM
THEREFORE A 1" METER IS REQUIRED

AND 1" BACK FLOW PREVENTER

## HYDRANT
## FIRE FLOW DATA

| | |
|---|---|
| FIRE DISTRICT: PARRISH FIRE DEPARTMENT | FIRE DISTRICT: PARRISH FIRE DEPARTMENT |
| FOR EXISTING HYDRANT | FOR EXISTING HYDRANT |
| 12149 US 301 N (64TH ST. EAST | 12165 US 301 N |
| FLOW = 36 | FLOW = 34 |
| STATIC = 74 | STATIC = 74 |
| RESIDUAL = 66 | RESIDUAL = 66 |
| GPM calc. @ 20psi = 1119gpm | GPM calc. @ 20psi = 1087gpm |
| TEST DATE: 8/2014 | TEST DATE: 8/2014 |

NOTES:
1. "ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL MEET OR EXCEED MANATEE COUNTY PUBLIC WORK UTILITY STANDARDS."
SANITARY SEWER LIFT STATION SHALL BE ON SITE
2. THE PROPOSED LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED AFTER COMPLETION AND ACCEPTANCE.
3. WATER TO BE SUPPLIED BY MANATEE COUNTY PUBLIC WORKS. ALL WATER AND SEWER MAINS WILL MAINTAIN 3' MIN. COVER.
4. SOLID WASTE DISPOSAL BY MANATEE COUNTY PUBLIC WORKS

MARIE A. McCAUGHAN LICENSE No. 64639 STATE OF FLORIDA PROFESSIONAL ENGINEER
12/30/14

## PRELIMINARY SITE PLAN

Approval type________ Project Name ________
APPROVED ________ ________
Date File Number

PROJECT PLANNER (PD) ________
PROJECT ENGINEER (PW) ________
CONCURRENCY (PD) ________
NATURAL RESOURCES DEPT. ________
ENVIRONMENTAL HEALTH ________
FIRE DISTRICT ________
OWNER AGENT ________

Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application


COPYRIGHT © 2014
EB'S DRAFTING
BUILDER TO VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO BEGINNING CONSTRUCTION



EB'S DRAFTING SERVICE
4012 CORTEZ ROAD WEST
SUITE 2201
BRADENTON, FLORIDA 34210
(941) 758 – 0228



MARIE A. McCAUGHAN, P.E.
PROFESSIONAL ENGINEER
FL. #64639
4012 Cortez Rd. West, Suite 2201
BRADENTON, FL., 34210
(941)758–0228 FAX (941) 727–8313

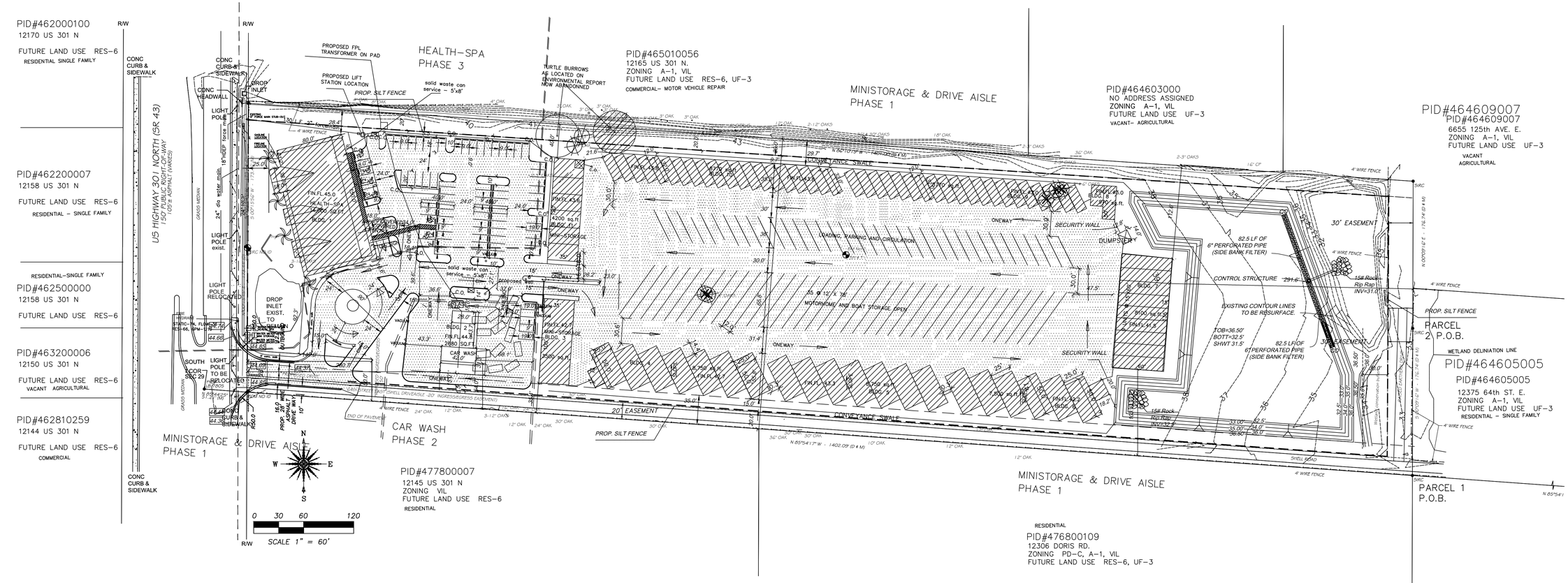

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(d) AND CHAP. 633, LAWS OF FLORIDA.

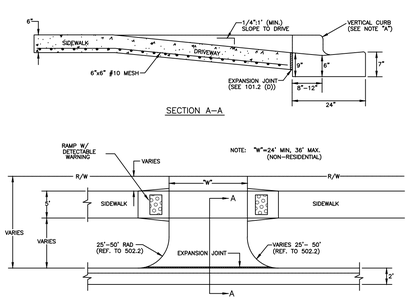
THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY, IN COMPLIANCE WITH FBC 2010 AND ASCE 7–10.

DATE 04/28/14
SCALE AS NOTED
DR.BY JAA
CK.BY MMc
REVISIONS 10/2/14 10/31/14 12/24/14 12/30/14

JOB PARRISH STORAGE 2
12155 & 12159 US 301 N
PARRISH, FL
DESCRIPTION COVER SHEET

JOB NO.
SHEET C OF 2
SEAL




A) IF REPLACING VERTICAL CURB AND GUTTER, REPLACE WITH MIAMI CURB AND GUTTER.
* NO CHANGE WITH 3' VALLEY CROSSING

B) SIDEWALK, CONSTRUCT WITH 6" CONCRETE, 6"X6" #10 MESH, 3000 PSI AT 28 DAYS.

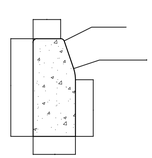
C) DRIVEWAY CONSTRUCTED WITH 6" CONCRETE WITH 6"X6" #10 MESH, 3000 PSI AT 28 DAYS.

D) EXPANSION JOINT 1/2" PREFORMED JOINT FILLER PER FDOT SECTION 932-1.1 OR APPROVED ALTERNATE.
* IF DRIVE IS WIDER THAN 12', ADD JOINTS AT 10' CENTERS

E) 5' SIDEWALK ON LOCAL STREETS, 5' SIDEWALK ON THOROUGHFARES.
(MIXED USE PATHS MAY REQUIRE 8' SIDEWALKS PER LAND DEVELOPMENT CODE.)

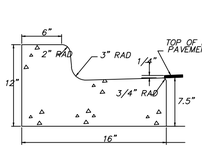
## COMERCIAL & INDUSTRIAL DRIVEWAY

N.T.S. #101.3



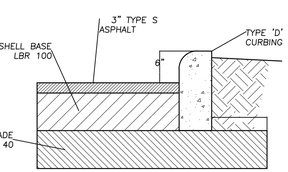
## TYPE 'D' CURB

N.T.S.



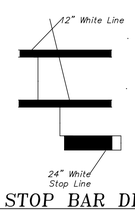

## TYPE "AB" CURB

N.T.S.



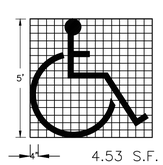

## PARKING LOT SECTION

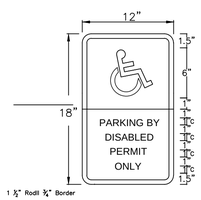
N.T.S.



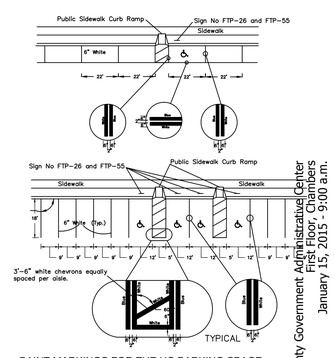

## STOP BAR DETAIL

N.T.S.



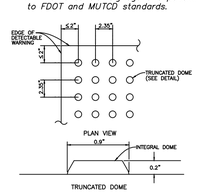




Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and white in color.




PAINT MARKINGS FOR THE HC PARKING SPACE.
*The traffic pavement marking shall be on Traffic Paint and shall conform to the color, reflectorization, and dimension specifications for paint markings as specified in the LDR and Florida Deparment of Transportation Index #17346. Special Marking Areas (Parking).*

*All Traffic control signage and pavement markings shall conform to FDOT and MUTCD standards.*




CURB RAMP DETECTABLE WARNING DETAIL

NOTES:

DETECTABLE WARNINGS ON WALKING SURFACES

THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

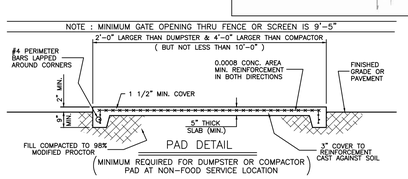
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCH, A HEIGHT OF NOMINAL 0.2 INCH AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCH AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

THE MATERIAL USED TO PROVIDE CONTRAST SHOULD CONTRAST BY AT LEAST 70%. CONTRAST IN PERCENT IS DETERMINED BY:

WHERE B1 = LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA.

NOTE THAT IN ANY APPLICATION BOTH WHITE AND BLACK ARE NEVER ABSOLUTE; THUS, B1 NEVER EQUALS 100 AND B2 IS ALWAYS GREATER THAN 0.




## COMPACTOR & DUMPSTER PAD TYPICAL DETAILS

N.T.S. US-18

Manatee County Government Administrative Center
1112 Manatee Ave. West, Chambers
January 15, 2015 - 9:00 a.m.

MARIE A. McCAUGHAN LICENSE No. 64639 STATE OF FLORIDA PROFESSIONAL ENGINEER

1/30/15

COPYRIGHT © 2013
EB'S DRAFTING
BUILDER TO VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO BEGINNING CONSTRUCTION

EB'S DRAFTING SERVICE
4012 CORTEZ ROAD WEST
SUITE 2201
BRADENTON, FLORIDA 34210
(941) 758 - 0228

MARIE A. McCAUGHAN, P.E.
PROFESSIONAL ENGINEER
FL #64639
4012 Cortez Rd. West, Suite 2201
BRADENTON, FL. 34210
(941)758-0228 FAX (941) 727-8313

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM REQUIREMENTS OF THE LOCAL APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(a) AND CHAP. 633, LAWS OF FLORIDA.

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL DESIGN AND SYSTEMS ONLY, IN COMPLIANCE WITH FBC 2010 AND ASCE 7-10.

| | |
|---|---|
| DATE | 06/03/14 |
| SCALE | 1"=60' |
| DR.BY | JAA |
| CK.BY | MMc |
| REVISIONS | 12/30/14 |
| | 12/31/14 |
| | 12/24/14 |

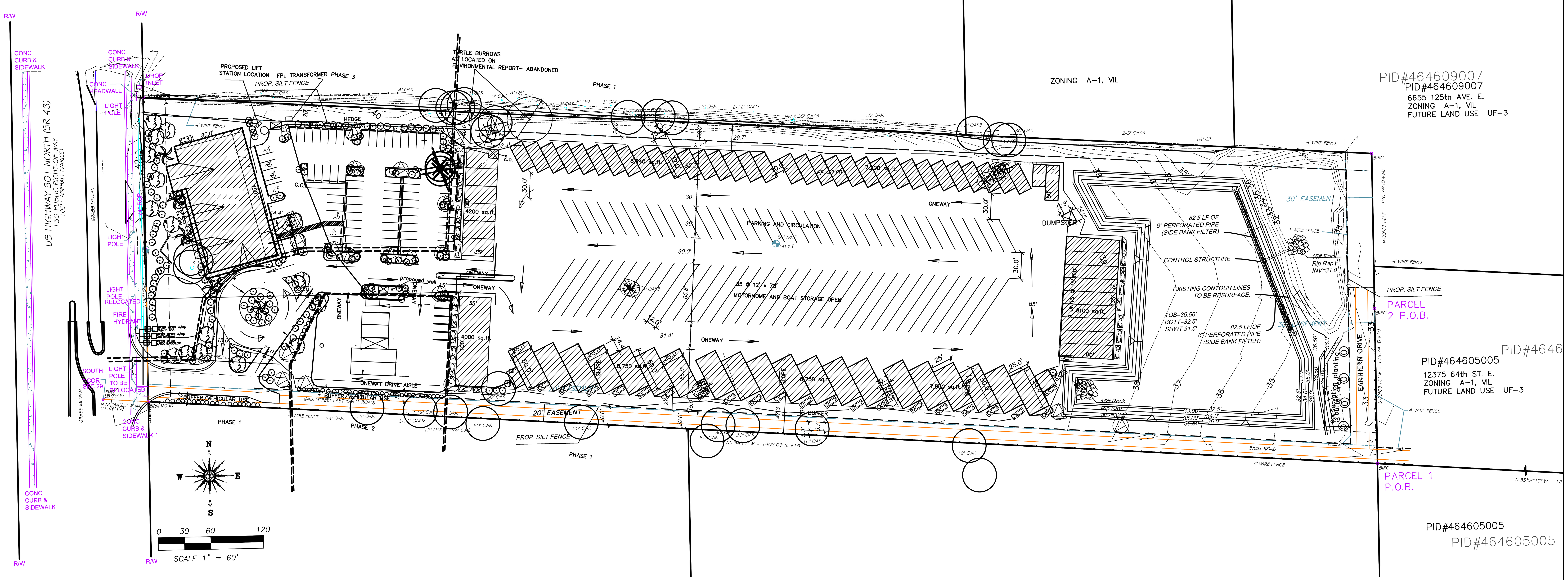
JOB: REED STORAGE 2
12155 & 12159 US 301 N
PARRISH, FL 34219

DESCRIPTION: PRELIMINARY SITE PLAN

JOB NO.

SHEET 2

SEAL




## Erosion and Sediment Control Plan (ESCP)

*508.3.4.7.j.Erosion and Sediment Control Plan (ESCP) identifying construction sequencing, Best Management Practices (BMPs) to minimize erosion and sedimentation and to manage the quality and quantity of stormwater runoff during and after construction, and other practices employed to minimize fugitive particulate emissions during and after construction. The ESCP is as follows:*

*1. Details of construction sequencing, dewatering activities and sump locations, stockpile areas and/or deposition areas for excavated materials*

*a. Description of land clearing/disturbing activities, existing site conditions and adjacent land uses/areas that might be affected by land clearing/disturbances.*

*Proposed site is to be cleared of existing grass and weeds, a silt fence will be install prior any construction activity, the site contains some existing canopy trees that will be removed from the site (see tree tabulation and plan for location). No dewatering activites are proposed. The project proposed a dry ponds system, the system will be discharge to existing dicth thru a control structure.*

*b. Identification of stockpile areas and/or deposition areas for excavated materials.*

*No stockpiles are proposed, as any excavated material is to be used in the grading plan.*

*c. Description of potential on-site problem areas such as steep grade changes, highly erodable soils, areas adjacent to wetlands, surface waters, or upland preservation areas.*

*There are no anticipated problem areas.*

*d. Construction scheduling, including the expected starting and stabilization dates.*

*Start Date: March 2015*

*Completion Date: March 2017*

*e. Identification of disturbed areas where construction will not be ongoing, and final grade will not be achieved within fourteen (14) days, and an indication of temporary stabilization measures.*

*Possible disturbed area at Slopes of the proposed dry (4:1) pond and may exceed 14-day period, but will be contained by silt screen.*

*2. Details of Best Management Practices and Fugitive Particulate Abatement Methods.*

*a. Details, drawings and cross-sections of erosion and sediment control devices, if different from the approved Final Site Plan/Construction Plans, and when they will be installed.*

*Stormwater plan on ST1 of FSP provides details of ESCP.*

*b. Maintenance program for erosion and sediment control devices including inspection frequency and maintenance activities.*

*The site will be monitored daily for conformance to ESCP. Any deviations to ESCP will be corrected immediately.*

*c. Haul routes and details of apron stabilization at ingress/egress points to rights-of-way.*

*The point of access is Hwy 301 and private easement. The curb cut is existing and if necessary, a gravel bed at that point shall be installed to control fugitive particulates.*

*d. Details/location of equipment washing area.*

*None proposed.*

*e. Details of fugitive particulate abatement methods.*

*The site will be sprinkled daily or as needed to control fugitive particulates.*

*f. Contractor information, including a twenty-four-hour, seven-day contact and phone numbers.*

*Developer: Owner (Todd Reed)*

*Address: 14400 Lee Road, Wimauma, Fl 33598*

*Phone number: (941) 776-2528*

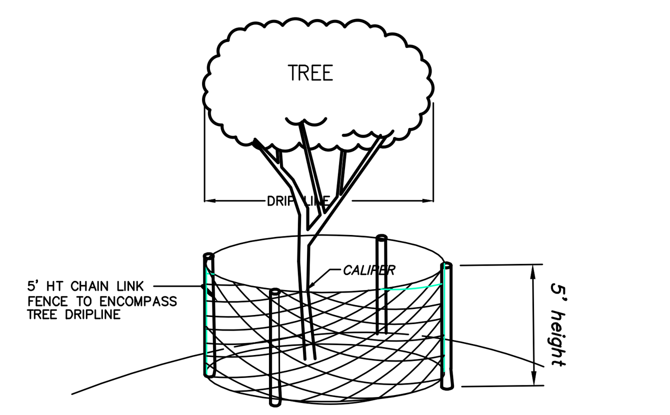
*Contractor: To be determined.*

*3. Details of dewatering activities and locations, drawings and cross-sections of dewatering sumps.*

*None proposed or required.*

*4. Water Quality Monitoring Plan and monitoring stations (if applicable).*

*None proposed or required.*




TREE PROTECTION DURING DEVELOPMENT

THE TREES TO REMAIN WILL BE PROTECTED WITH A CHAIN LINK FENCE 5' HIGH.
THE PROTECTION BARRICADES SHALL BE IN PLACE PRIOR TO AND THRU CONSTRUCTION.

NOTES:

*NO GROUND DISTURBING ACTIVITIES OR VEHICLE TRAVEL WILL OCCUR WITHIN THE DRIP LINE OF THE EXISTING TREES DESIGNATED TO BE PRESERVED.*

*1. Minimum amount of tree radius to be protected is the canopy dripline.*

*2. Barriers are to remain until all paving, construction and heavy equipment is out of the area.*

## *TREE PROTECTION*

## PLANTING SPECS

1.) ALL MATERIAL IS TO BE FLORIDA No.1 OR BETTER.
2.) NO SUBSTITUTIONS SHALL BE MADE UNLESS APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
3.) ALL BIDS FOR WORK/MATERIALS MUST BE UNIT PRICED.
4.) QUANTITIES. LISTED ON PLANT KEY ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS AS SPECIFIED ON PLANS.
5.) LANDSCAPE CONTRACTOR SHALL FINISH GRADE (WITHIN FIRST FEW INCHES) ALL PLANTING AREAS AS NEEDED. BEFORE INSTALLING OF LANDSCAPE MATERIALS.
6.) SOD TO BE FREE OF ALL PESTS OR DISEASE AND SHALL BE LAID EVEN WITHOUT GAPS.
7.) ALL PLANTING BEDS TO BE PREPARED WITH 2" OF CYPRESS BARK MULCH. "FLORI MULCH" FORESTRY RESOURCES IS ACCEPTABLE ALTERNATE.
8.) ALL PLANT MATERIAL SHALL HAVE ALL APPLICATION OF SLOW RELEASE FERTILIZER (AGRI-FORM OR SIMILAR) AT TIME OF INSTALLATION. WITH BACKFILL MATERIAL.
9.) PALMS AND TREES SHALL BE BRACED ACCORDING TO SOUND NURSERY PRACTICE. NAILING DIRECTLY INTO TRUNK IS NO ACCEPTABLE.
10.) ALL PLANTS ARE TO BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR 180 DAYS UPON COMPLETION OF WORK. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE PROPER WATERING AND SAFEGUARD AGAINST DAMAGE OF ANY KIND DURING THE INSTALLATION UNTIL FINAL APPROVAL OF THE WORK.
11.) SHRUBS REQUIRED SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

| MINIMUN SIZE AT PLANTING | HEDGE | VEHICLE USE AREA ISLANDS |
|---|---|---|
| HEIGHT | 24 INCHES | 8 INCHES |
| GALLONS | 3 GALLONS | 1 GALLON |

12.) THE FOLLOWING SPECIES ARE PROHIBITED FOR PLANTING: MELALEUCA QUINQUENERVIA, SCHINUS TEREBINTHEFOLIUS,CASUARINA SPECIES, RHODOMYRTUS TOMENTOSA, MIMOSA PIGRA, DALBERGIA SISSOO, CUPANIOPSIS ANACARDIOIDES. (SEE SECCION 715.4.D, LDC.)
13). NUISANCE EXOTIC SPECIES SHALL BE REMOVED IN ACCORDANCE WITH SECTION 715.4.E OF THE LAND DEVELOPMENT CODE: " Nuisance, Exotic Plant Species Management. All nuisance, exotic plant species shall be removed from upland portions of land development sites during construction unless Special Approval is granted. An Exotic Plant Species Management Plan shall be approved by the Director of Environmental Management prior to or concurrent with Final Site Plan or Construction Plan approval. The management plan shall provide for the continued, phased, removal of nuisance, exotic plant species that become reestablished within common areas of a residential development and open spaces within non-residential projects, for the life of the project."

## IRRIGATION

1.) IRRIGATION SYSTEMS SHALL NOT BE INSTALLED THROUGH AREAS IN WHICH EXISTING PLANT COMMUNITIES AND ECOSYSTEMS ARE MAINTAINED IN A NATURAL STATE. OVERSPRAY ONTO THESE AREAS SHALL BE MINIMIZED. 2.) SPRINKLER HEADS IRRIGATING LAWNS OR OTHER HIGH DEMAND AREAS SHALL BE DESIGNED ON SEPARATE ZONES FROM THOSE SERVING TREES, SHRUBBERY OR OTHER REDUCED WATER REQUIREMENT AREAS.
3.) AUTOMATICALLY CONTROLLED IRRIGATION SYSTEMS SHALL BE OPERATED BY AN IRRIGATION CONTROLLER THAT IS CAPABLE OF WATERING HIGH DEMAND AREAS ON A DIFFERENT SCHEDULE THAN LOW DEMAND AREAS.
4.) IRRIGATION SYSTEMS SHALL BE DESIGNED AND MAINTAINED SO WATER APPLIED TO NON PERVIOUS SURFACES IS ELIMINATED OR KEPT THAT TO PRACTICAL MINIMUM.
5.) LOW TRAJECTORY SPRAY NOZZLES SHALL BE USED WHERE PRACTICAL TO MINIMIZE WIND EFFECT ON SPRAY STREAM.
6.) IRRIGATION CONTRACTOR SHALL UTILIZE LOW VOLUME APPLICATORS WHEREVER POSSIBLE.
7.) RAIN/MOISTURE SENSING DEVICES SHALL BE EMPLOYED ON ANY IRRIGATION SYSTEM WILL RECIEVE WATER FROM THE PROPOSED WELL.. DRIP OR MICROJET DEVICES SHALL BE EMPLOYED WHERE POSSIBLE.
8.) SYSTEM SHALL BE 100% COVERAGE WHERE REQ. , FULLY AUTOMATIC. AND COMPLY WITH SECTION 715.7 OF THE MCLDC.

**NOTE:**
*All on-site water, sanitary sewer and irrigation is to be privately maintained. All Construction shall be completed in accordance with Manatee Development Standards, latest edition.*

## LANDSCAPING CALCS

ROADWAY BUFFER
301 BUFFER: (25' wide actual ,, 10' req.)
REQ'D: 2 Canopy trees/100 l.f of Roadway buffer.
347 l.f x 2/100 l.f = 7 Canopy trees + 2 understory/100 = 7 understory
33 Shrubs/100 Roadway Buffer =
300 l.f. x 33/100 = 99 Shrubs

PROVIDED: 7 Canopy trees 7 understory trees and 99 Shrubs along the West Roadway boundary

PERIMETER BUFFER
North boundry COMMERCIAL USE EXIST. (8' wide)
NO LANDSCAPE BUFFER REQUIRED
THIS BOUNDRY HAS AN EXIST. DRAINAGE DITCH. THIS DITCH IS HEAVILY WOODED ON BOTH SIDES. ALL EXIST. VEG. ON PROJECT SIDE TO REMAIN.

PROVIDED: The existing swale provides a 80% opaque buffer without any additional shrubs.
REAR/EAST BOUNDARY: (20' wide)
EXISTING NATURAL AREA TO REMAIN.30 ' buffer on balance. CLOSEST PROPOSED BUILDING IS 290' FROM Property line.
Buffer to be planted per mc specs.
64TH ST. – South BOUNDRY: Ingress/Egress easement. (REQ.20' for miniwarehouse) 10' buffer for SPA and carwash. rear 300' 10' buffer req. East property line 20' buffer req. NO BUILDINGS.
REQ'D: 2 Canopy trees/100 l.f of Perimeter buffer.
1400 l.f – 300 = 1100 L.F. x 2/100 l.f =22 Canopy trees REQ. 33 Shrubs/100 Perimeter buffer=
1100 l.f x 33/100 = 363 Shrubs
PROVIDED: 22 Canopy trees and 363 Shrubs along South property line

## LANDSCAPING CALCS

### FOUNDATION LANDSCAPING

BUILDING 1: 14,000 sf x20sf/1000sf=280 sf
Provided = 280 sf of foundation landscaping.
BUILDING 2: 2680 sfx20sf/1000sf=53.6 sf
BUILDING 3: 3500 sfx40sf/1000sf= 140 sf
BUILDING 4: 8750 sfx40sf/1000sf=360sf
BUILDING 5: 8750 sfx40sf/1000sf=360sf
BUILDING 6: 7500 sfx40sf/1000sf=300sf
BUILDING 7: 8100 sfx40sf/1000sf=324sf
BUILDING 8: 970 sfx40sf/1000sf=39 sf
BUILDING 9: 8770 sfx40sf/1000sf= 351sf
BUILDING 10: 8770 sx40f/1000sf=351sf
BUILDING 11: 4200 sfx40sf/1000sf=168sf
Total required 3-11 = 2343 sq.ft.req.
TOTAL REQUIRED -2797 sq.ft. REQ. and proposed

### LANDSCAPING (VEHICLE USE AREAS)

ALL VEHICLE USE AREAS > 1000 S.F. REQUIRE 360 S.F OF PLANTING AREA PER SECTION 715.3.1 OF THE MCLDC 78ps/20space = 3.9 x 360 = 1404 sf. req

REQUIRED:
78 PS/20 PS = 3.9 x 4 trees = 16 req.
17 Canopy trees provided
3.9 x 20 Shrub = 78 Shrubs
PROVIDED:
17 Canopy trees and 80 Shrubs

## LANDSCAPE LEGEND

=EX. CANOPY TREE TO REMAIN (11)

=EX. TREE TO BE REMOVED (9)
4-4" OAK – 4-3" REPLACEMENT REQ.
3-3" OAK – NO REPLACEMENT REQ.
2-6" OAK– 2-3" REPLACEMENT REQ.

REPLACEMENT TREE
= PROPOSED CANOPY TREE
3" CALIPER (OAK)
SOUTHERN MAGNOLIA,
TABABUI, DOUBLE PALMS
14 PROPOSED

= PROPOSED CANOPY TREE
3" CALIPER (OAK)
SOUTHERN MAGNOLIA
TABABUI, DOUBLE PALMSI
13 proposed

= PROPOSED ACCENT TREE
PALMS – NO CRITERIA

= BLUE BAMBOO
SHRUB – 5' @ PLANTING – 15'+ 18 MONTHS

= RELOCATED JUVENILLE OAK, SLASH PINE OR OTHER APPROVED TREE FOR CONSERVATION BUFFER

= PROPOSED SHRUBS –
WALTERS VIBURNUM HEDGE
WILD COFFEE, PITTOSPORUM, MEXICAN SUNFLOWER
24" Min. ht @ planting
3 gal. @ 36" o.c.

= PROP. FOUNDATION LANDSCAPING
VIBURNUM HEDGE, WILD COFFEE, MEXICAN SUNFLOWER
PITTOSBURNUM each pllanting= 60 sq.ft.

= LANDSCAPING BUFFER

= IRRIGATION LINE

SEDIMENT CONTROL BARRIER

Manatee County Government Administrative Center
First Floor, Chambers
January 15, 2015 - 9:00 a.m.

MARIE A. McCAUGHAN LICENSE No. 64639 STATE OF FLORIDA PROFESSIONAL ENGINEER
12/30/14


COPYRIGHT © 2013
EB'S DRAFTING
BUILDER TO VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO BEGINNING CONSTRUCTION



**EB'S DRAFTING SERVICE**
4012 CORTEZ ROAD WEST
SUITE 2201
BRADENTON, FLORIDA 34210
(941) 758 – 0228

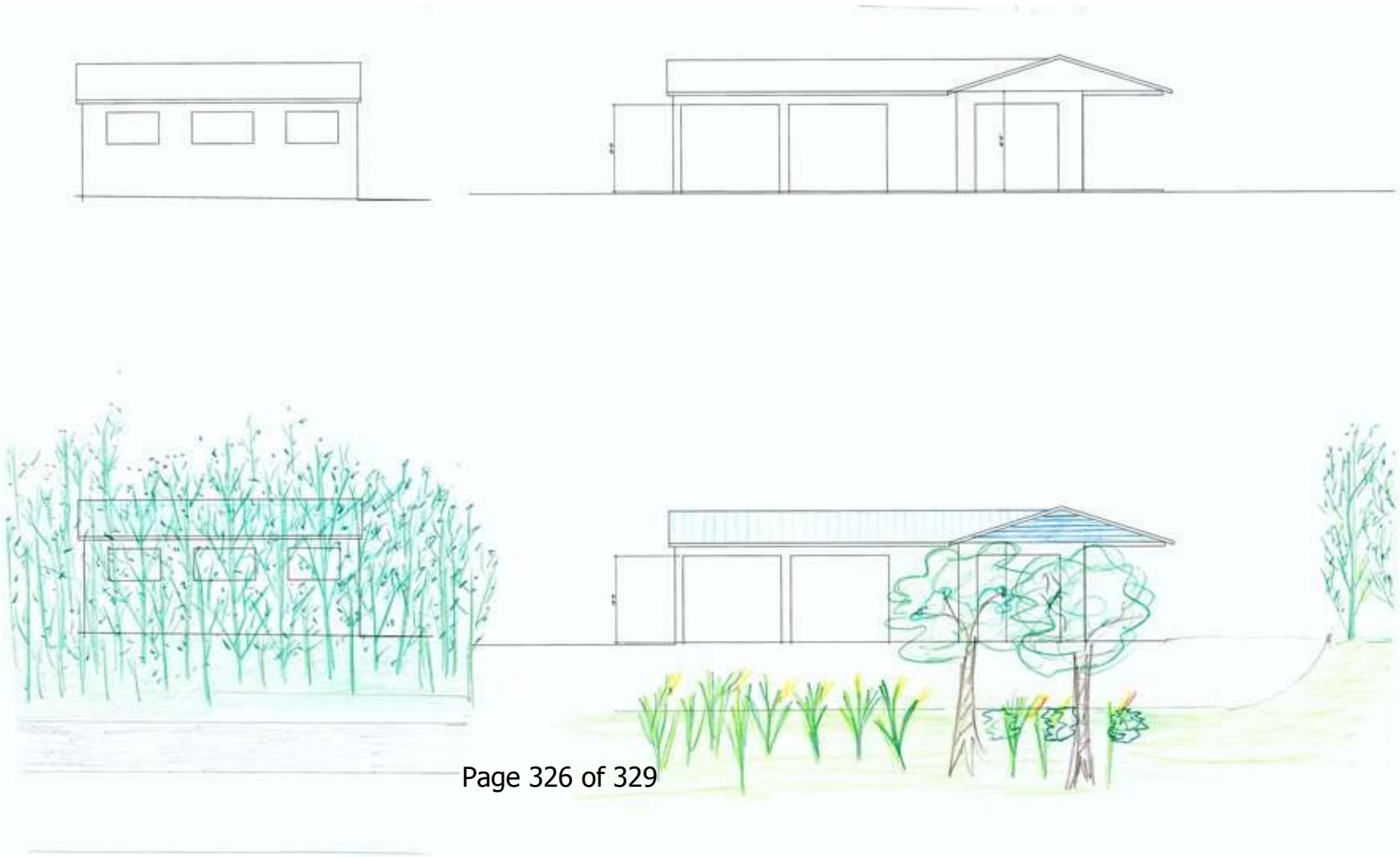

TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553.79(7)(d) AND CHAP. 633, LAWS OF FLORIDA.

THESE PLANS HAVE BEEN REVIEWED FOR ADEQUACY OF STRUCTURAL COMPONENTS AND SYSTEMS ONLY, IN COMPLIANCE WITH FBC 2010 AND ASCE 7-10.

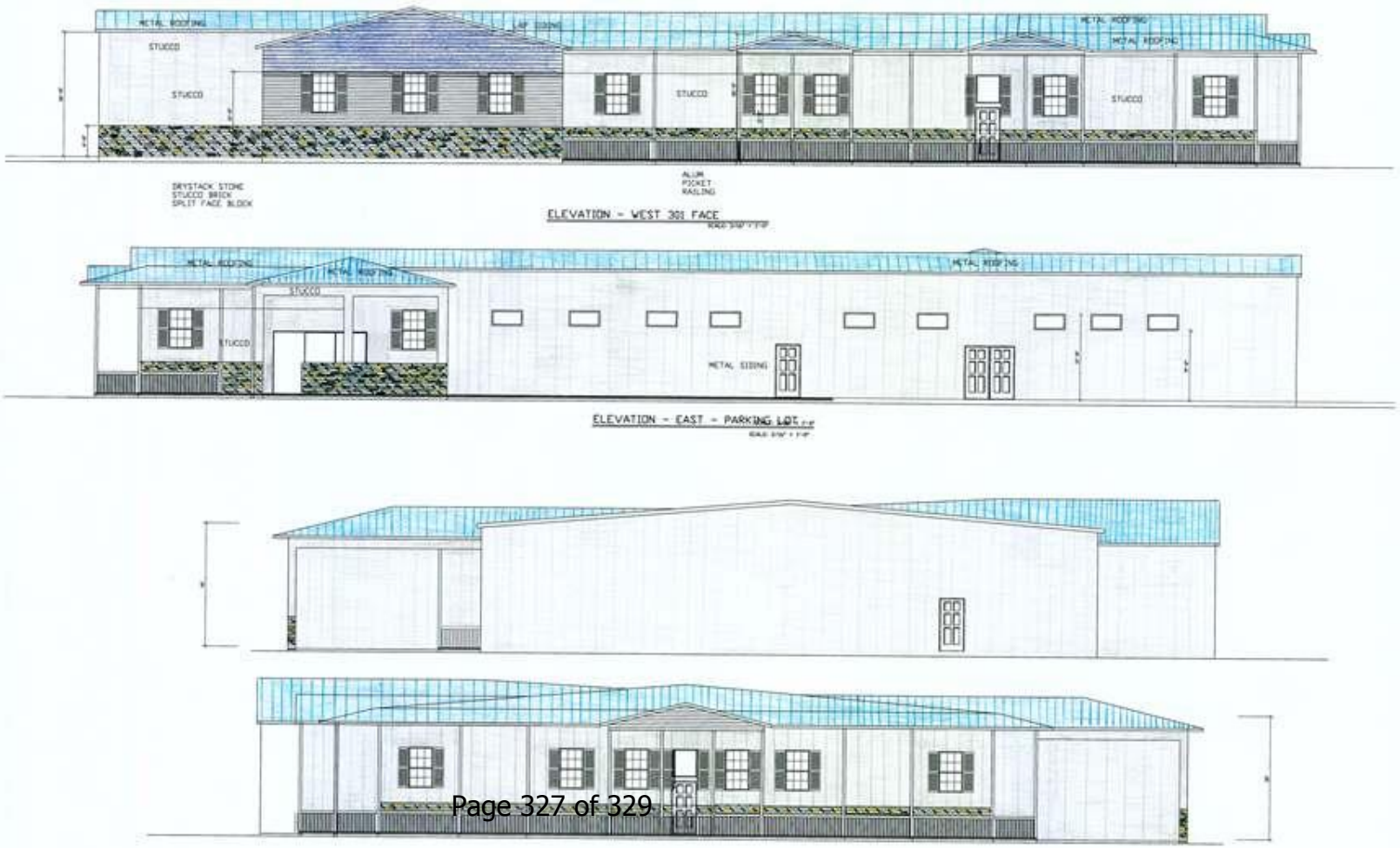

**MARIE A. McCAUGHAN, P.E.**
**PROFESSIONAL ENGINEER**
FL. #64639
4012 Cortez Rd. West, Suite 2201
BRADENTON, FL., 34210
(941)758-0228 FAX (941) 727-8313


| | |
|---|---|
| DATE | 06/03/14 |
| SCALE | 1"=60' |
| DR.BY | JAA |
| CK.BY | MMc |
| REVISIONS | 10/2/14, 10/31/14, 12/24/14, 12/30/14 |
| JOB | REED STORAGE 2<br>12155 & 12159 US 301 N<br>PARRISH, FL 34219 |
| DESCRIPTION | LANDSCAPE PLAN |
| JOB NO. | |
| SHEET | 3 |
| SEAL | |

# CARWASH ELEVATION



# HEALTH SPA ELEVATION



# SOUTH & EAST ELEVATION

# STREET VIEW