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Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - May 14, 2015

May 14, 2015 Planning Commission Meeting

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman)

1. Worksession - Planning Officials Training Part1 by the University of Florida - to be held after the public hearing is adjourned

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

CITIZEN COMMENTS

CONSENT AGENDA

Building and Development Services Department

2. PDR-15-01(Z)(P) - Soho Mendoza, LLC/Willow Hammock - DTS20150012 - MEPS387 - * Schenk

Attachment: Staff Report - Willow Hammock - PDR-15-01(Z)(P) - 5-14-15 PC.pdf

Attachment: Zoning Disclosure Affidavit - Willow Hammock - PDR-15-01(Z)(P) - 5-14-15 PC.pdf

Attachment: Request for Special Approval - Willow Hammock - PDR-15-01(Z)(P) - 5-14-15 PC.pdf

Attachment: Affidavit of Publishing - Willow Hammock - PDR-15-01(Z)(P) - Sarasota Herald Tribune - 5-14-15 PC.pdf

Attachment: Affidavit of Publishing - Willow Hammock - PDR-15-01(Z)(P) - Bradenton Herald - 5-14-15 PC.pdf

Attachment: Traffic Analysis - Willow Hammock - PDR-15-01(Z)(P) - 5-14-15 PC.pdf

Attachment: Preliminary Site Plan - Willow Hammock - PDR-15-01(Z)(P) - 5-14-15 PC.pdf

Attachment: Maps Future Land Use, Zoning, Aerial- Willow Hammock

PDR1501 5-14-15.pdf

3. Z-14-05-24/7 Development Holdings, LLC/ SR 70 and 66th Rezone- MEPS360-DTS20140473- Quasi-Judicial- Rossina Leider * Schenk

Attachment: Maps Future Land Use, Zoning, Aerial- SR 70 & 66th Z1405- 5-14-15.pdf

Attachment: Staff Report SR 70 & 66th ST Rezone- Z-14-05- 150514.pdf

Attachment: 24 7 Zoning Disclosure affidavit.pdf

Attachment: Affidavit of Publishing - SR 70 and 66th St. Rezone - Z-14-05 - Sarasota Herald Tribune - 5-14-15PC.pdf

Attachment: Affidavit of Publishing - SR 76 and 66th Street Rezone - Z-14-05 - Bradenton Herald - 5-14-15 PC.pdf

4. LDCT-14-06/ Ordinance 15-03- Land Development Code Text Amendment- Manufacturing Development Plan Program- Legislative- John Barnott * Clague

Attachment: Staff Report ORD 15-03 Manufacturing Development Program - 5-14-15 PC.pdf

Attachment: Affidavit of Publishing - LDC Amendment - Manufacturing Plan Program - Ordinance 15-03 - 5-14-15 PC.pdf

Attachment: Affidavit of Publishing - Ordinance 15-03 - Manufacturing Plan Program - Sarasota Herald Tribune.pdf

Attachment: Ordinance - LDC Amendment Ordinance 15-03 - Manufacturing Plan Program - 5-14-15 PC.pdf

Attachment: Figure 604.13.2 boundaries of MDO.pdf

REGULAR

ADJOURN

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

May 14, 2015 Planning Commission Meeting
Agenda Item #1

Subject

Worksession - Planning Officials Training Part1 by the University of Florida - to be held after the public hearing is adjourned

Briefings

None

Contact and/or Presenter Information

Contact:

John Osborne, AICP, Planning Official

941-748-4501 ext. 6825

or

Bobbi Roy, Planning Coordinator

941-748-4501 ext. 6878

Action Requested

n/a

Enabling/Regulating Authority

n/a

Background Discussion

The worksession will begin after the public hearing has adjourned.

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

May 14, 2015 Planning Commission Meeting
Agenda Item #2

Subject

PDR-15-01(Z)(P) - Soho Mendoza, LLC/Willow Hammock - DTS20150012 - MEPS387 -

Briefings

None

Contact and/or Presenter Information

Presenter:

Stephanie Moreland, Principal Planner

941-748-4501 ext. 3880

Contact:

Bobbi Roy, Planning Coordinator

941-748-4501 ext. 6878

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-15-01(Z)(P); and APPROVAL of the Preliminary Site Plan with Stipulations A.1-A.4, B.1-B.6, C.1-C.3, and D.1; GRANTING Special Approval for a project: 1) exceeding a gross density of two dwelling units per acre in RES-3 Future Land Use Category (FLUC); 2) a project in a designated Entranceway; and 3) adjacent to a perennial stream; as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- Ms. Rachel Layton, and James Brearley, Agents for Soho Mendoza, LLC, requests a rezone of approximately 147.93± acres from the A-1 (Suburban Agriculture-One dwelling unit per acre) to PDR (Planned Development Residential) zoning district; and approval of a Preliminary Site Plan for 299 lots for single-family detached residences. The site is on the west side of I-75 and north side of Mendoza Road, at 5000-37th Street East, Ellenton, a designated Entranceway.
- The site is in the A, and X Flood Zone Categories (FIRM Panel 12081C0167E, effective March 17, 2014).
- 113.20± acres are in the RES-3 (Residential – three dwelling units per acre) FLUC. 34.73± acres are designated RES-6 (Residential – six dwelling units per acre). RES-3 and RES-6 FLUCs list suburban or urban residential uses in the range of potential uses for consideration.
- The project has established gross density compliance with the Future Land Use Map. The maximum number of dwelling units permitted for the two FLUC's is 548.
- Special Approval is required for a project exceeding a gross density of two dwelling units per acre in RES-3 Future Land Use Category (FLUC); in a designated Entranceway; and adjacent to a perennial stream.
- Planned development is the process necessary to achieve Special Approval. Planned development zoning also provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts such as noise from I-75 and surrounding agricultural neighborhoods.
- The Land Development Code (LDC) requires two means of access for a project with more than 100 units. The Preliminary Site Plan shows a boulevard entrance (2nd means of access) and an emergency access connecting a future right of way for the extension of 49th Avenue East (Experimental Farm Road). The right of way extends southward to Mendoza Road and northward to Ellenton Gillette Road.
- There are 12.40± acres of wetlands and 5.86± acres of wetland buffers. There are no impacts proposed to the wetlands and wetland buffers.
- Schools servicing this site are Tillman Elementary, Lincoln Middle and Palmetto High schools.
- The applicant hosted a neighborhood meeting with the residents on 3/9/15. Concerns raised include traffic and circulation routes.
- According to the design, lots for single-family detached residences are proposed along the eastern boundary of the site adjacent to I-75 and the southern boundary adjacent to Mendoza Road. Staff has a concern that future residents may be subject to noise from vehicles traveling along I-75 and Mendoza Road.
- To address any potential noise impacts from vehicles travelling on I-75, the design shows a 100-foot wide landscaped roadway buffer will be installed adjacent to I-75. In addition to landscaping, the buffer will include a wall. Staff recommends the wall be constructed on top of a berm. The height and type of wall and berm should be determined when a noise study is completed prior to Final Site Plan approval.
- Additionally, a 20-foot wide landscaped roadway buffer will be provided along Mendoza Road. Staff recommends an extension of the wall and berm along Mendoza Road.
- 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 April 24, 2015.

Reviewing Attorney

Schenk

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

- Attachment: Staff Report - Willow Hammock - PDR-15-01(Z)(P) - 5-14-15 PC.pdf
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- Attachment: Maps Future Land Use, Zoning, Aerial- Willow Hammock PDR1501 5-14-15.pdf

P.C. 5/14/15

PDR-15-01(Z)(P) – SOHO MENDOZA, LLC/WILLOW HAMMOCK
DTS# 20150012 MEPS #387

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 147.93 acres from A-1 (Suburban Agriculture-One dwelling unit per acre) to PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 299 lots for single-family detached residences; The site is on the west side of I-75 and north side of Mendoza Road, at 5000 37th Street East, Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

P.C.: 5/14/15

BOCC: 6/4/15

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-15-01(Z)(P); and **APPROVAL** of the Preliminary Site Plan with Stipulations A.1-A.4, B.1–B.6, C.1-C.3, and D.1; **GRANTING** Special Approval for a project: 1) exceeding a gross density of two dwelling units per acre in RES-3 Future Land Use Category (FLUC); 2) a project in a designated Entranceway; and 3) adjacent to a perennial stream; as recommended by staff.

| PROJECT SUMMARY | |
|------------------------------|---|
| Case #: | PDR-15-01(Z)(P), MEPS#387, dts#20150012 |
| PROJECT NAME: | Willow Hammock Subdivision |
| APPLICANT(S): | Soho Mendoza, LLC |
| EXISTING ZONING: | A-1 (Suburban Agriculture-One dwelling unit per acre) |
| PROPOSED USE(S): | 299 lots for single-family detached residences |
| | |
| CASE MANAGER: | Stephanie Moreland |
| STAFF RECOMMENDATION: | Approval |

| DETAILED DISCUSSION |
|---|
| <p>The site is on the west side of I-75, and north side of Mendoza Road (north county), in a designated Entranceway. The proposed project is required to meet all applicable Entranceway standards listed in LDC Section 737.</p> <p><u>Request:</u></p> <p>The request seeks a rezone of 147.93± acres to PDR (Planned Development Residential) and approval of a Preliminary Site Plan for 299 lots for single-family detached residences.</p> <p>The site is in the A, and X Flood Zone Categories (FIRM Panel 12081C0167E, effective March 17, 2014).</p> <p>113.20± acres are in the RES-3 (Residential – three dwelling units per acre) FLUC. 34.73± acres are designated RES-6 (Residential – six dwelling units per acre). RES-3 and RES-6 FLUCs list suburban or urban residential uses in the range of potential uses for consideration.</p> <p>To establish if a project with more than one FLUC meets gross density compliance, Manatee County Comprehensive Plan, Land Use Operative Provision provides a formula (maximum number of residential units = maximum gross density based on the FLUC x gross residential acreage for that area). When the formula is applied, the total number of residential units (299) proposed is below the maximum number of dwelling units permitted (548). Therefore, the project has established gross density compliance with the Future Land Use Map.</p> |

Special Approval is required because the site is in a designated Entranceway and the northern part of the site is adjacent to a perennial stream. Planned development is the process necessary to achieve Special Approval. Planned development zoning also provides greater flexibility for the project when establishing appropriate buffers and setbacks to help mitigate potential adverse impacts such as noise from I-75 and surrounding agricultural neighborhoods.

The Land Development Code (LDC) requires two means of access for a project with more than 100 units. The Preliminary Site Plan shows a boulevard entrance (2nd means of access) and an emergency access connecting a future right of way for the extension of 49th Avenue East (Experimental Farm Road). The right of way extends southward to Mendoza Road and northward to Ellenton Gillette Road.

There are 12.40± acres of wetlands and 5.86± acres of wetland buffers. There are no impacts proposed to the wetlands and wetland buffers.

Schools servicing this site are Tillman Elementary, Lincoln Middle and Palmetto High schools.

The applicant hosted a neighborhood meeting with the residents on 3/9/15. Concerns raised include traffic and circulation routes.

According to the design, lots for single-family detached residences are proposed along the eastern boundary of the site adjacent to I-75 and the southern boundary adjacent to Mendoza Road.

Staff has a concern that future residents may be subject to noise from vehicles traveling along I-75 and Mendoza Road.

To address any potential noise impacts from vehicles travelling on I-75, the design shows a 100-foot wide landscaped roadway buffer will be installed adjacent to I-75. In addition to landscaping, the buffer will include a wall. Staff recommends the wall be constructed on top of a berm. The height and type of wall and berm should be determined when a noise study is completed prior to Final Site Plan approval.

Additionally, a 20-foot wide landscaped roadway buffer will be provided along Mendoza Road. Staff recommends an extension of the wall and berm along Mendoza Road.

Staff recommends approval with stipulations.

| SITE CHARACTERISTICS AND SURROUNDING AREA | | | | |
|--|---|---------------|--------------------|----------------|
| GENERAL LOCATION: | West side of I-75 and north side of Mendoza Road. | | | |
| SIZE: | 147.93± acres | | | |
| EXISTING USE(S): | Vacant | | | |
| FUTURE LAND USE CATEGORIES: | FLUC | Acres | Max # Units | Density |
| | RES-3 | 113.20 | 340 | 3.00 |
| | RES-6 | 34.73 | 208 | 5.98 |
| | Total | 147.93 | 548 | 3.70 |
| GROSS DENSITY COMPLIANCE: | 548 lots permitted = 3.70 dwelling units per acre. 299 lots proposed = 2.02 dwelling units per acre. Project meets gross density compliance. | | | |
| NET DENSITY: | 2.31 dwelling units per acre | | | |
| SPECIAL APPROVAL(S): | <ol style="list-style-type: none"> 1. Project exceeding a gross density of two dwelling units per acre 2. Project in an Entranceway 3. Project adjacent to a perennial stream | | | |
| OVERLAY DISTRICTS: | None | | | |
| SURROUNDING USES & ZONING | | | | |
| NORTH | Vacant land zoned A-1 | | | |
| SOUTH | Across Mendoza Road, Ellenton Palms Subdivision, Woodland Hammock Subdivision (not yet constructed) zoned PDR and vacant land zoned A-1. Across I-75 is Tuscany Lakes Apartments zoned PDR. | | | |
| EAST | Across I-75, Trees Direct Mixed Use project (not yet constructed) zoned PDMU (Planned Development Mixed Use) | | | |
| WEST | Willow Walk Subdivision zoned PDR, Willow Trail Subdivision zoned RSF-3 | | | |

| | |
|--|---|
| | (Residential Single-Family-3 dwelling units per acre) |
|--|---|

WETLAND ACREAGE & IMPACTS

Wetland Impacts

Overall Wetland Acreage: 10.09± Acres
Proposed Impact Acreage: None

Wetlands:

According to the environmental narrative provided by Eco Consultants dated January 2015, there is a total of 10.09± acres of wetlands within the project boundary. No wetland or wetland buffer impacts are proposed with the project. The plan shows the required minimum 30' wetland buffers around all wetlands.

Uplands:

According to the environmental narrative and the FLUCCS Map provided, there is a total of 33.13± acres of native upland habitat within the project boundary, 28.39± acres of 414 - Pine Flatwoods and 4.74± acres of 438 - Mixed Hardwoods. The applicant has not indicated where native habitat preservation will occur within the project boundary.

Endangered Species:

According to the environmental narrative, there were no listed species found utilizing on-site habitats.

Trees

The applicant has not yet provided a tree survey for existing trees to be removed and replaced. However, there are notes on the preliminary landscape plan sheets indicating a survey will be provided with the Final Site Plan at which time removal and replacement will be addressed in accordance with Section 714 of the LDC. Since this was formerly a tree nursery, there do not appear to be many trees that will be subject to replacement and staff anticipates replacements may be accommodated on-site.

Landscaping/Buffers:

The preliminary landscape plan shows a 100' wide roadway buffer adjacent to the I-75 right-of-way. The other roadway buffers along Mendoza Road and the future 49th Ave. E. are shown at 20' in width with a proposed swale within the segments of the future 49th Ave. E. buffer that abut Lots 1 - 12 and Lots 219 - 226. According to the cross-section details provided on the site plan it appears the swale will be placed on the inside edge of the buffer, which will allow enough space for required plantings in the balance of the buffer. Staff will work out details of this with the Stormwater staff at Final Site Plan to ensure there are no conflicts between the two uses of this buffer area.

Details of plantings and other improvements to be placed within the various buffers are provided on the landscape sheets and will be in accordance with LDC requirements.

Street trees are shown to be provided in accordance with the recently revised Section 715.3.4 of the LDC. Species will be reviewed and approved at the Final Site Plan for appropriateness given the space available on lots for planting.

NEARBY APPROVED DEVELOPMENT

| PROJECT | LOTS / UNITS | DENSITY | Minimum Lot Size | APPROVED |
|-------------------------------------|--|-----------------------------|-------------------------|-----------------|
| Ellenton Palms | 165 units to include single-family detached & attached | 4.11 du/acre | 5,500 sq. ft. | 2010 |
| Tuscany Lakes/Oakley Place II & III | 350 multi-family & 129 single-family | 4.7 du/acre | 5,250 sq. ft. | 1999 |
| Trees Direct | Up to 500 multi-family units(may include 120-bed res facility & up to 150,000 sq. ft. commercial | 6.00 du/acre F.A.R. 0.23 | 6,000 sq. ft. | 2012 |
| Trevesta Subdivision | 800 single-family detached, 300 multi-family & 100,000 sq. ft. neighborhood retail | 2.50 du/acre F.A.R. 0.23 | 4,800 sq. ft. | 2015 |
| Willow Trail | 418 | 2.23 du/acre | 10,000 sq. ft. | 2007 |
| Willow Walk | 718 lots | 2.63 du/acre | 4,800 sq. ft. | 2014 |
| Woodland Hammock | 457 lots for single-family detached, attached and semi-detached | 2.85 du/acre | 1,980 sq. ft. | 2006 |

POSITIVE ASPECTS

- Adequate open space is provided.
- The nearby area is transitioning from agricultural uses to single-family residential development.
- This rezone may be considered a logical expansion of PDR zoning to the west and south.

NEGATIVE ASPECTS

- Future residents may be negatively impacted by noise from I-75 and adjacent agricultural uses.

MITIGATING MEASURES

- Staff recommends the inclusion of language in the Notice-to-Buyers informing homeowners of the presence of neighboring agricultural uses, including the use of pesticides and herbicides and of odors and noises usually associated with agricultural uses and traffic.

STAFF RECOMMENDED STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. All other applicable state permits shall be obtained before commencement of the development.
2. 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.
 - b) The presence of traffic noises from I-75.
 - c) There is a 170' wide Florida Power and Light Easement (FPL) which traverses the central part of the site from east to west.
 - d) There is a railroad tract further north of the FPL easement.
3. All walls and fences within the buffers shall be measured from the finished grade of the adjacent road or lot (exclusive of any swales), whichever is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.
4. Prior to Final Site Plan approval, a noise analysis shall be done based on the potential ten-lane configuration of I-75 and anticipated traffic in 2025.

Manatee County noise level criteria for residential properties

| MANATEE COUNTY NOISE STIPULATION |
|---|
| No residential dwelling units shall be allowed in areas where the exterior noise level is; Ldn > 65 dBA; Leq design hour > 65 dBA; or L10 design Hour > 68 dBA |

| |
|---|
| <p>Unless protected by some performance equivalent measure to achieve; Ldn #65dBA, Leq design hour # 65 dBA, or L10 design hour # 68 dBA</p> |
| <p>NOISE REDUCTION REQUIRED*</p> |
| <p>Sound attenuating barriers shall be provided between the residential units and the noise source.</p> |
| <p>Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and florida rooms.</p> |
| <p>Buildings shall be positioned to maximize the distance between the residential units and the noise source.</p> |

*For more detailed information see "The Noise Guidebook – A Reference document for implementing the Department of Housing and Urban Development's Noise Policy", prepared by the Environmental Planning Division, Office of Environmental and Energy.

B. ENVIRONMENTAL CONDITIONS:

1. Use of the existing vegetation within the 100' roadway buffer abutting I-75 shall be reviewed and approved with the Final Site Plan. Vegetation proposed for preservation shall be adequately protected and shall not consist of Nuisance Exotic Vegetation. The buffer shall contain vegetation, either by preservation or planting, meeting the minimum requirements of LDC Section 715 and 737.
2. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.
3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
4. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 519 of the LDC.
5. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well - used, capped, or plugged.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. STORMWATER CONDITIONS:

1. 100-year and 25-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
2. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat along Government Hammock Drain and associated lateral drainage systems within the project boundaries. In addition, a 20-foot wide Drainage-Maintenance Access Easement shall be provided from the top of bank of Government Hammock. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
3. Ten (10) feet separation shall be provided between accessory structures (i.e. Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.

D. UTILITIES CONDITIONS:

1. Connection to the County 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 County's Wastewater 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

None

COMPLIANCE WITH LDC

| Standard(s) Required | Design Proposal | Compliance | | |
|---|--|------------|---|---|
| | | Y | N | |
| BUFFERS | | | | |
| 20' roadway buffers required | 20' along Mendoza Rd. & 49 th St., 100' along I-75 | Y | | Shown |
| 15' perimeter buffer, | 20' | Y | | Shown |
| SIDEWALKS | | | | |
| 5' internal & exterior sidewalks /pedestrian system | Show Page 16 of 143 | | | Sidewalks shown on one side of internal roadways. No sidewalks shown on Mendoza Road. |

| ROADS & RIGHTS-OF-WAY | | | | |
|--|--|---|--|-------------------------|
| 50' wide internal rights of way | 50' | Y | | Shown |
| 24' wide paved roadways | 24' | Y | | Shown |
| DRAINAGE/FLOODING | | | | |
| Finished Flood Elevation | 21 inches above crown of road – 1 ft. above 100-year flood elevation | Y | | |
| ENVIRONMENTAL ISSUES | | | | |
| Exotic species removal | | Y | | To be verified with FSP |
| Wetland buffer signs | | Y | | |
| 30% or 44.39± acres Open Space required | 59.5% or 88.03 ± acres provided | Y | | |
| COMPLIANCE WITH THE LAND DEVELOPMENT CODE Factors for Reviewing Proposed Site Plans (Section 508.6) | | | | |

Physical Characteristics:

The site is on the west side of I-75 and north side of Mendoza Road in a designated Entranceway. The site is divided in three parts by a 170-foot wide Florida Power and Light Easement which centrally traverses the site from east to west. Further north a railroad tract crosses the site from east to west. There are wetlands on the site.

Public Utilities, Facilities and Services:

The site will connect to County water and sewer. The following water and wastewater facilities are in the vicinity of the proposed project:

There is a 20" potable water main along Mendoza Road. No reclaimed water is within a half mile of this development.

There is an 8" sanitary gravity sewer approximately 2,000' to the east along 60th Avenue East, 4" sanitary force main 2,800' to the east along Mendoza Road and 8" sanitary force main 3,900' to the east along Mendoza Road. The project is proposing to tie into the proposed gravity sewer system in Willow Walk.

Schools:

The site is in School Service Area One. Schools servicing the site are Tillman Elementary, Lincoln Middle and Palmetto High schools.

Compatibility:

The proposed project is compatible and consistent with the growing residential development trends in the area.

Transitions:

The site is in an area which is transitioning from suburban agricultural uses to residential developments. Timing of the request appears appropriate with the growing trends in the area.

Design Quality

The residential project consists of 299 lots for single-family detached residences. Typical lot sizes proposed are (40'x120') 4,800 square feet and (50x120) 6,000 square feet.

Yards and Setbacks:

The following chart indicates minimum proposed setbacks for the project:

| Use/Type | Front | Side | Rear | Minimum lot size |
|------------------------|-------|------|------|------------------|
| Single-family detached | 25' | 5' | 15' | 4,800 sf |
| Waterfront | 30' | | | |
| Wetland Buffer | 15' | | | |

sf- square feet

Streets, Drives, Parking and Service Areas:

The site has frontage along I-75, Mendoza Road and the future 49th Avenue East. The design shows the lots are planned adjacent to 50-foot wide internal roadways with 24-foot pavement widths. The internal roadway system will connect to the future 49th Avenue East which is planned to connect to Mendoza Road.

Pedestrian Systems:

The site is not within two miles of a school. Five foot wide sidewalks will be provided in accordance with LDC Section 722.

Natural and Historic Features, Conservation and Preservation Areas:

There are no known historic or archaeological resources on the site. The project proposes a maximum of 59.5% (88.03± acres) open space, 30% (44.38± acres) is required.

Density:

A gross density of 2.02 dwelling units per acre meets the threshold guidelines of the RES-3 and RES-6 FLUCs. Special Approval is required for a gross density exceeding two dwelling units per acre in RES-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:

A varied height berm with a 6-foot high wall is proposed in the 100-foot wide buffer along I-75.

Signs:

Signs will be reviewed with future building permits.

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.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

Policy 2.1.2.7. Appropriate Timing. The timing is appropriate given development trends in the area. The surrounding area is characterized by residential uses.

The following policies are applicable for the RES-3 FLUC:

- 1) The Manatee Comprehensive Plan designates 113.20± acres as RES-3.**

Policy 2.2.1.10.1 Intent: The site is intended for a moderate-density suburban, or clustered low density urban, residential environment.

Policy 2.2.1.10.2 Range of Potential Uses: Suburban or urban residential uses are listed in the range of potential uses.

The following policies are applicable for the RES-6 FLUC:

- 2) The Manatee Comprehensive Plan designates 34.73± acres as RES-6.**

Policy 2.2.1.12.1 Intent: The site is intended for a low density urban, or a clustered low-moderate density urban, residential environment.

Policy 2.2.1.12.2 Range of Potential Uses: Suburban or urban residential uses 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. The site design includes 10.09± acres of wetlands.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to Mendoza Road and future 49th Avenue East. Mendoza Road is designated as a two-lane collector roadway with a planned right of way width of 120 feet. Future 49th Avenue East is designated as a two-lane arterial roadway with a planned right of way width of 84 feet.

Future 49th Avenue East abuts the property on the western boundary and is proposed in a north-south alignment from Mendoza Road to the northern property boundary. The right-of-way dedication for the section of 49th Avenue East providing access to Willow Hammock is a private party commitment of the Willow Walk Local Development Agreement (LDA 14-02). Therefore, the Willow Hammock development is contingent upon the timing of this off-site dedication. The Developer shall construct 49th Avenue East from Mendoza Road to the north side of the southernmost project access prior to the first final plat approval or construction authorization that allows for creation of the first dwelling unit, consistent with Manatee County standards. See Access section below.

Transportation Concurrency

Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on Mendoza Road, Ellenton-Gillette Road and associated intersections. The TIA indicated that there are no off-site concurrency-related improvements required for the project (see Certificate of Level of Service Compliance table below).

Access

1. If 49th Avenue East is not completed prior to the first final plat, the developer shall construct 49th Avenue East from Mendoza Road to the north side of the southernmost project access prior to the first final plat approval.
2. When a new access to 49th Avenue East is proposed, the developer shall provide operational analysis of the access location. The analysis shall be prepared consistent with a methodology that has been reviewed and approved by Manatee County Public Works. The analysis shall be limited to an evaluation of operations of the access point to establish whether auxiliary lanes are required. Any recommended lanes shall be constructed prior to final plat or construction authorization for the portion of the development accessing that driveway. Each required left turn auxiliary lane shall have queue storage as determined by the analysis or 50 feet, whichever is greater, and each auxiliary lane shall have a deceleration and taper distance consistent with FDOT Standard Index 301.

3. Intersection of Mendoza Road and 49th Avenue East: Construct an eastbound left turn lane with 50 feet of queue storage and a deceleration and taper distance consistent with FDOT Standard Index 301 and construct a westbound right turn lane taper consistent with FDOT Standard Index 301 which shall be constructed prior to the first final plat approval or construction authorization that allows for creation of the first dwelling unit this improvement shall be subject to a binding executed construction contract or shall have funding commitments pursuant to a binding development agreement.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

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

| NEAREST THOROUGHFARE | LINK(S) | ADOPTED LOS | EXISTING LOS |
|------------------------------|---------|-------------|--------------|
| Mendoza Road | 2720 | D | C |
| Ellenton-Gillette Road | 2435 | D | C |
| 49 th Avenue East | TBD | D | N/A |

OTHER CONCURRENCY COMPONENTS

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

SPECIAL APPROVALS - ANALYSES, RECOMMENDATIONS, FINDINGS

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

- 1) Special Approval is required for a project exceeding a gross density of two dwelling units per acre in RES-3 Future Land Use Category (FLUC). According to Manatee County Comprehensive Plan, Policy 2.2.1.10.1, the intent of the RES-3 FLUC is to “establish a moderate-density suburban, or a clustered low density urban, residential environment.”

The site meets the intent of the RES-3 FLUC. The site is in an area where there is rapid growth. Willow Walk, to the west, was recently approved for 718 lots at a gross density of 2.63. Other surrounding developments are listed in the nearby approved development chart with gross density ranging from 2.23 to 6.00 dwelling units per acre.

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 TWO DWELLING UNITS IN RES-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) The project has frontage along I-75, a designated Entranceway. Manatee Comprehensive Plan, Policy 2.9.4.1 and LDC Section 737.4.1.1 require Special Approval for a project in the Entranceway. The planned development process is necessary to acquire Special Approval. The design shows a wall and berm will be installed within the proposed 100 foot-wide buffer along I-75 and in the 20-foot wide buffer along parts of the frontage along Mendoza Road.

FINDING FOR SPECIAL APPROVAL FOR A PROJECT IN AN ENTRANCEWAY

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

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

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

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 which indicates the proposed design will have no significant detrimental impacts on natural resources, adjacent land uses, and public facilities.

ATTACHMENTS

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

APPLICABLE COMPREHENSIVE PLAN POLICIES

The project was specifically reviewed for compliance with the following policies:

- Policy: 2.1.1.2 Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.
- Policy: 2.1.2.3 Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development if compatible with future areas of development.
- Policy: 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment area planning efforts when applicable in areas which are internal to, or are contiguous expansions of the built environment.
- Policy: 2.1.2.7 Review all proposed development for compatibility and appropriate timing. This analysis shall include:
- consideration of existing development patterns,
 - types of land uses,
 - transition between land uses,
 - density and intensity of land uses,
 - natural features,
 - approved development in the area,
 - availability of adequate roadways,
 - adequate centralized water and sewer facilities,
 - other necessary infrastructure and services.
 - limiting urban sprawl
 - applicable specific area plans
 - (See also policies under Objs. 2.6.1 - 2.6.3)

| | | |
|---------|------------|--|
| Policy: | 2.2.1.10 | RES-3: Establish the Residential-3 Dwelling Units/Gross Acre future land use category as follows: |
| Policy: | 2.2.1.10.1 | Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established for a moderate-density suburban, or a clustered low density urban, residential environment. Also, to provide a complement of residential support uses normally utilized during the daily activities of residents of these moderate density suburban, or low density urban areas. |
| Policy: | 2.2.1.10.2 | Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3 - 2.1.2.7): Suburban or urban residential uses, neighborhood retail uses, short-term agricultural uses other than special agricultural uses, agriculturally-compatible residential uses, public or semi-public uses, schools, low-intensity recreational uses, and appropriate water-dependent/water-related/water enhanced uses (see also Objectives 4.2.1 and 2.10.4). |
| Policy: | 2.2.1.10.3 | <p>Range of Potential Density/Intensity:</p> <p>Maximum Gross Residential Density: 3 dwelling units per acre</p> <p>Minimum Gross Residential Density: 2.5 only in CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing"</p> <p>Maximum Net Residential Density: 6 dwelling units per acre</p> <p>9 dwelling units per acre within the CRA's and UIRA</p> <p>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)</p> <p>Maximum Floor Area Ratio: 0.23 (0.35 for mini-warehouse uses only) 1.00 inside the CRA's and UIRA</p> <p>Maximum Square Footage for Neighborhood Retail Uses: Medium (150,000sf)</p> |
| Policy: | 2.2.1.10.4 | <p>Other Information: Page 24 of 143</p> <p>a) All mixed and multiple-use projects require special approval,</p> |

as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.

- b) All projects for which gross density exceeds 2.0 dwelling units per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval.
- c) Any nonresidential project exceeding 30,000 square feet of gross building area shall require special approval.

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

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

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

Policy: 2.2.1.12.3 Range of Potential Density/Intensity:

Maximum Gross Residential Density:
6 dwelling units per acre

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

Maximum Net Residential Density:
12 dwelling units per acre

16 dwelling units per acre within the CRA's and UIRA for residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing".
(except within the WO or CHHA Overlay Districts pursuant to Policy 2.3 of 4.3 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

| | |
|-----------------|---|
| | <ul style="list-style-type: none"> - limits on duration/operation of uses - noise attenuation techniques - limits on density and/or intensity [see policy 2.6.1.3] |
| Policy: 2.6.1.2 | Require the use of planned unit development, in conjunction with the mitigation techniques described in policy 2.6.1.1, for projects where project size requires the submittal of a site development plan in conformance with the special approval process in order to achieve compatibility between these large projects and adjacent existing and future land uses. |
| Policy: 2.6.1.3 | Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also policy 2.6.1.1). |
| Policy: 2.9.1.3 | Provide vehicular access between neighborhoods, particularly (but not exclusively) when part of a planned unit development containing more than one neighborhood. |
| Policy: 2.9.1.4 | Encourage the development of a variety of housing options and architectural styles within a community. (See also Obj. 6.1.1) |
| Policy: 2.9.1.5 | Promote the development of pedestrian friendly designs. |
| Policy: 2.9.1.6 | Promote the use of unifying design elements and features. |
| Policy: 2.9.1.7 | Encourage the development of community spaces, including usable open space and public access to water features. |
| Policy: 2.9.1.8 | Encourage the design of residential projects providing continuous green space connecting neighborhoods. |
| Policy: 2.9.1.9 | Require where feasible, pedestrian and bicycle access to community spaces, schools, recreational facilities, adjacent neighborhoods, employment opportunities, professional and commercial uses. (See also Obj. 3.3.3) |

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

Project name: Willow Hammock

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

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

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

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

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

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

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

| <u>NAME, ADDRESS AND OFFICER</u> | <u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u> |
|---|--|
| Check if owner (<input checked="" type="checkbox"/>) or contract purchaser (<input type="checkbox"/>) | |
| <u>SOHO Mendoza, LLC</u> | <u>100%</u> |
| <u>701 South Howard Avenue, Suite 106-322</u> | <u>Adam M. Hordell, Manager</u> |
| <u>Tampa, FL 33606</u> | <u>Charles J. Beck, Manager</u> |

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

Signature: [Handwritten Signature]

STATE OF FLORIDA
COUNTY OF Hillsborough

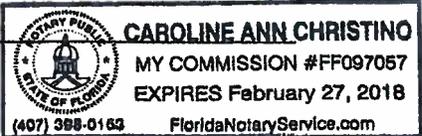
(Applicant): SOHO Mendoza LLC, Adam Hordell, Manager

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 17TH day of FEBRUARY, 2015
by Adam Hordell, who is personally known to me or who has produced _____
_____ as identification.
(type of identification)

[Handwritten Signature]
Notary Signature

My Commission Expires: 2-27-18

Caroline Christino
Print or type name of Notary

Commission No: _____

Revised 2/8/10
B-4

Title or Rank

March 5, 2015

SUBMITTED VIA BUZZSAW

Board of County Commissioners
Manatee County Government
Building & Development Services Department
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: Special Approval Requests
SOHO Mendoza, LLC/Willow Hammock
MEPS 387/DTS 20150012/PDR-15-01(Z)(P)
ZNS File No. 43860

Honorable Commissioners:

On behalf of the Applicant, we are respectfully requesting Manatee County's approval of the following Special Approvals with the request to rezone the subject parcel to Planned Development Residential to Preliminary Site Plan standards.

The Manatee County Comprehensive Plan provides that all projects proposed in the RES-3 Future Land Use Category require Special Approval pursuant to Policy 2.2.1.10.4.b. "All projects for which gross residential density exceeds 2.0 dwelling units per acre, or in which any net residential density exceeds 3 dwelling units per acre, shall require special approval." Special Approval is addressed through the rezoning of the property to Planned Development Residential (PDR). The proposed residential gross density is just above the threshold at 2.02 dwelling units per acre. The project does not exceed the net residential density of 3 dwelling units per acre.

The Manatee County Comprehensive Plan also provides that projects adjacent to a Perennial Stream require Special Approval pursuant to Policy 3.2.2.1. Special Approval is addressed through the adoption of a resolution following a duly noticed public hearing before the Board (LDC Section 605.4). As discussed during the February 25, 2015 Development Review Committee meeting, the stream will be re-routed through the project maintaining the historical flow of the stream. The project has been designed to meet the requirements of the Comprehensive Plan.

The Manatee County Land Development Code Chart 605 also provides that any project adjacent to all interstate connectors designated as entranceways require Special Approval. The project has been designed to meet the requirements of the Comprehensive Plan.

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Thank you for your consideration. Please do not hesitate to contact me with any questions regarding the Special Approval requests.

Very truly yours,
ZNS ENGINEERING, L.C.



RACHEL WHITCOMB LAYTON, AICP
Director of Planning

Attachments

cc: James Brearley, SOHO Mendoza, LLC
Nathan Kragt, P.E., ZNS Engineering, L.C.

AFFIDAVIT OF PUBLICATION

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

**STATE OF FLORIDA
COUNTY OF MANATEE**

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

Legal description documented below:

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

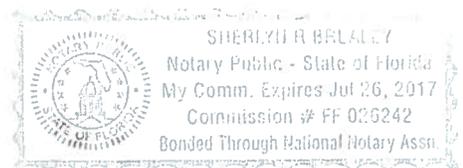
4/29 1x

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

SIGNED 

SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 29 DAY OF April, A.D., 2015
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.


Notary Public



Page 31 of 143

**NOTICE OF ZONING CHANGES
IN UNINCORPORATED
MANATEE COUNTY**

Manatee County Building and
Development Services Department
Manatee County, Florida

Date of pub: April 29, 2015

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

PDR-15-01(ZXP) - SOHO MENDOZA, LLC/WILLOW HAMMOCK / DTS# 20150012 MEPS #387

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 147.93 acres from A-1 (Suburban Agriculture-One dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 299 lots for single-family detached residences on the west side of I-75 and north side of Mendoza Road, at 5000 37th Street East, Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

Z-14-05 - 24/7 DEVELOPMENT HOLDINGS, LLC/SR 70 & 66th REZONE (MEPS00000360, DTS20140473)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.75 acres on the northwest corner of SR 70 East and 66th Street East, Bradenton from A (General Agriculture) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

BRADENTON HERALD

WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
102 Manatee Avenue West
Bradenton, FL 34205-8894
941-745-7066

Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

STATE OF FLORIDA
COUNTY OF MANATEE

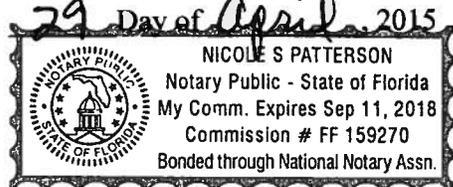
Page 33 of 143

Before the undersigned authority personally appeared Steve Mansfield, who, on oath, says that he is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Notice of Zoning Changes in Unincorporated Manatee County, Public Hearing, May 14, 2015 was published in said newspaper in the issue(s) of 04/29/2015.

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this




SEAL & Notary Public
Personally Known _____ OR Produced Identification _____

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

PDR-15-01(Z/P) - SOHO MENDOZA, LLC/WILLOW HAMMOCK/ DTS# 20150012 MEPS #387

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 147.93 acres from A-1 (Suburban Agriculture-One dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 299 lots for single-family detached residences on the west side of I-75 and north side of Mendoza Road, at 5000 37th Street East, Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

Z-14-05 - 24/7 DEVELOPMENT HOLDINGS, LLC/SR 70 & 68th REZONE (MEPS00000380, DTS20140473)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.75 acres on the northwest corner of SR 70 East and 68th Street East, Bradenton from A (General Agriculture) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners. Interested parties may examine the Official Zoning Atlas, 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 04/29/2015

WILLOW HAMMOCK

TRAFFIC IMPACT ANALYSIS

PDR-15-01(Z)(P)/MEPS 387/DTS #20150012

Prepared For:

SOHO MENDOZA, LLC.
701 South Howard Avenue
Suite 106-322
Tampa, Florida 33606

Prepared By:



RAYSOR Transportation Consulting, LLC.
19046 Bruce B. Downs Boulevard, Suite 308
Tampa, Florida 33647
(813) 625-1699 | (813) 413-7432 fx
ENB No. 27789

PROFESSIONAL ENGINEERING CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida, practicing with Raysor Transportation Consulting, LLC., a corporation authorized to operate as an engineering business (ENB No. 27789), by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby reported for:

PROJECT: Willow Hammock – Traffic Impact Analysis

LOCATION: Mendoza Road, Manatee County, Florida

REPORT DATE: April 3, 2015

PREPARED FOR: Soho Mendoza, LLC.

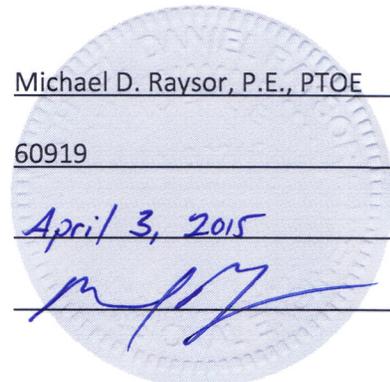
I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

NAME: Michael D. Raysor, P.E., PTOE

P.E. NO.: 60919

DATE: April 3, 2015

SIGNATURE: 





April 7, 2015

RE: Soho Mendoza, LLC/Willow Hammock – Traffic Impact Analysis

Petition # PDR-15-01/MEPS 387/DTS#20150012
Consultant: RAYSOR Transportation Consulting, LLC.

Dear Mr. Raysor,

Manatee County Transportation Planning Division staff have reviewed the Traffic Impact Analysis (TIA), dated April 1, 2015, for the above referenced project. The TIA is based on traffic impacts of 299 single family residential units with a proposed buildout date of 2018. Staff have found that the Applicant has addressed the County's transportation concurrency-related policy and regulatory requirements. Therefore, the Transportation Planning Division approves the study and finds that it may be used for identifying site-related improvements and the transportation-related conditions of the Certificate of Level of Service Compliance (CLOS).

For CLOS trip reservation purposes, the project will directly impact the following links:

- 1) Link # 2435 (Ellenton-Gillette Road from Mendoza Road to Memphis Road) with 99 net new pm peak-hour trips and
- 2) Link # 2720 (Mendoza Road from Ellenton-Gillette Road to 49th Avenue East) with 198 net new pm peak-hour trips and
- 3) Link # 2721 (Mendoza Road from 49th Avenue East to I-75) with 84 net new pm peak-hour trips and
- 4) Link # TBD (49th Avenue East from Mendoza Road to Project) with 282 net new pm peak-hour trips.

No background transportation concurrency improvements were identified.

No project-related transportation concurrency improvements were identified.

The TIA identified the following site related and access improvements which were attributed to the project traffic:

Access via 49th Avenue East

1. A portion of 49th Avenue East is required for access to the proposed development. Forty-ninth Avenue East is a planned thoroughfare facility of the Manatee County Comprehensive Plan. If 49th Avenue East is not completed prior to development, the developer shall construct 49th Avenue East from Mendoza Road to the north side of the southernmost project access prior to the first final plat approval or construction authorization that allows for creation of the first dwelling unit.

2. To the extent that 49th Avenue East is completed by other agencies or entities prior to the proposed development, the developer shall provide operational analysis of each proposed driveway access point on any then-existing segment of 49th Avenue East. Any such operational analysis shall be prepared consistent with a methodology that has been reviewed and approved by Manatee County Public Works. The purpose of the analysis shall be evaluate the overall operations of the access point to establish whether auxiliary lanes are required. Any recommended lanes shall be constructed prior to final plat or construction authorization for the portion of the development accessing that driveway. Each required left turn auxiliary lane shall have queue storage as determined by the analysis or 50 feet, whichever is greater, and each required auxiliary lane shall have a deceleration and taper distance consistent with FDOT Standard Index 301.

General Site Related & Access Improvements

3. Intersection of Mendoza Road and 49th Avenue East: Construct an eastbound left turn lane with 50 feet of queue storage and a deceleration and taper distance consistent with FDOT Standard Index 301 and construct a westbound right turn lane taper consistent with FDOT Standard Index 301 which shall be constructed prior to the first final plat approval or construction authorization that allows for creation of the first dwelling unit this improvement shall be subject to a binding executed construction contract or shall have funding commitments pursuant to a binding development agreement.

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 (04/07/2015) 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 (941.708.7450 x7272, clarke.davis@mymanatee.org) or me at the number below.

Sincerely,

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

WILLOW HAMMOCK

TRAFFIC IMPACT ANALYSIS

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WILLOW HAMMOCK

TRAFFIC IMPACT ANALYSIS

SECTION 1.0 INTRODUCTION

This report documents a traffic impact analysis (TIA) undertaken to analyze the proposed development of the Willow Hammock residential subdivision in Manatee County, Florida. This traffic study has been prepared in general accordance with Manatee County's *Traffic Impact Analysis Requirements and Procedures* (November 2012); as documented in the methodology statement provided in Appendix A.

SECTION 2.0 PROJECT DESCRIPTION

The project site is located at 5000 Mendoza Road (37th Street East), in unincorporated Manatee County, Florida (parcel numbers 745000000 and 718100001), as shown on the project location map (Figure 1.0). The project site is currently vacant, and is proposed to be developed with up to 299 single family residential units. Access to the project site is currently anticipated to be provided via connections to the future 49th Avenue corridor, where the project will construct the portion of 49th Avenue between Mendoza Road and the project site's southern driveway, as shown in Figure 2.0. The project is estimated to buildout within the anticipated CLOS period between 2015 and 2018.

SECTION 3.0 PROJECT SITE TRIP GENERATION

The daily and peak hour trip generation of the project site was estimated using trip characteristic data in accordance with the Institute of Transportation Engineers' *Trip Generation Manual* (ITE, 9th edition, 2012), as summarized in Table 1.0.

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 | 299 du | $\ln(T)=0.92$ $\ln(X)+2.72$ | 2,878 | $T=0.70(X)$ $+9.74$ | 219 | 55 | 164 | $\ln(T)=0.90$ $\ln(X)+0.51$ | 282 | 178 | 104 |

FIGURE 1.0 PROJECT SITE LOCATION



SECTION 4.0 PROJECT SITE TRIP DISTRIBUTION & ASSIGNMENT

The distribution and assignment of project generated traffic was estimated manually based on existing traffic patterns, as documented in Appendix B. The estimated distribution & assignment of project traffic is shown in Figures 3.0 and 4.0.

SECTION 5.0 STUDY AREA

The study area for the analysis was determined to consist of the adjacent regulated roadway segments to which the project has direct access, and the roadway segments where the project's PM peak hour trips are estimated to consume 5% or more of a given segment's service volume, as follows (refer to Appendix C):

- Mendoza Road from Ellenton-Gillette Road to I-75 (link no. 2720)
- Ellenton Gillette Road from Mendoza Road to Memphis Road (link no. 2435)
- 49th Avenue from Mendoza Road to Project Driveway (link no. n/a)

Intersections included in the study area were determined to consist of the following:

- Site Access Connection(s) to 49th Avenue
- Mendoza Road at 49th Avenue
- Mendoza Road at Ellenton-Gillette Road
- Ellenton-Gillette Road at Memphis Road

It is noted that the study area documented herein has been updated and revised from what was previously proposed in the methodology statement.

SECTION 6.0 COMMITTED IMPROVEMENTS

The following committed improvements were considered to be in place for the purposes of this analysis:

- Signalization and exclusive left-turn lanes at Mendoza Road / Ellenton-Gillette Road (Manatee County CIP Project No. TR00542)

FIGURE 3.0 PROJECT TRAFFIC DISTRIBUTION (PM PEAK HOUR)

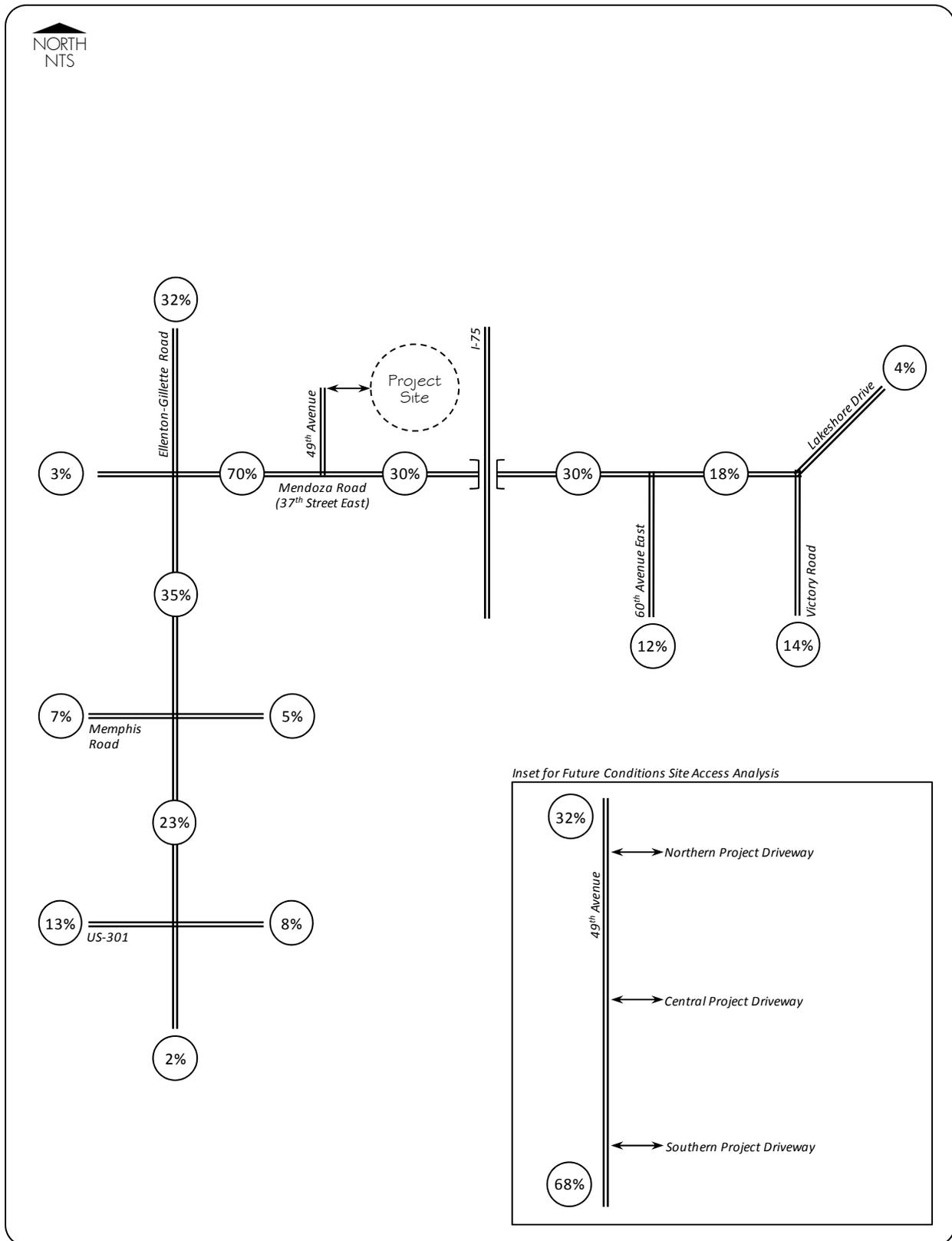
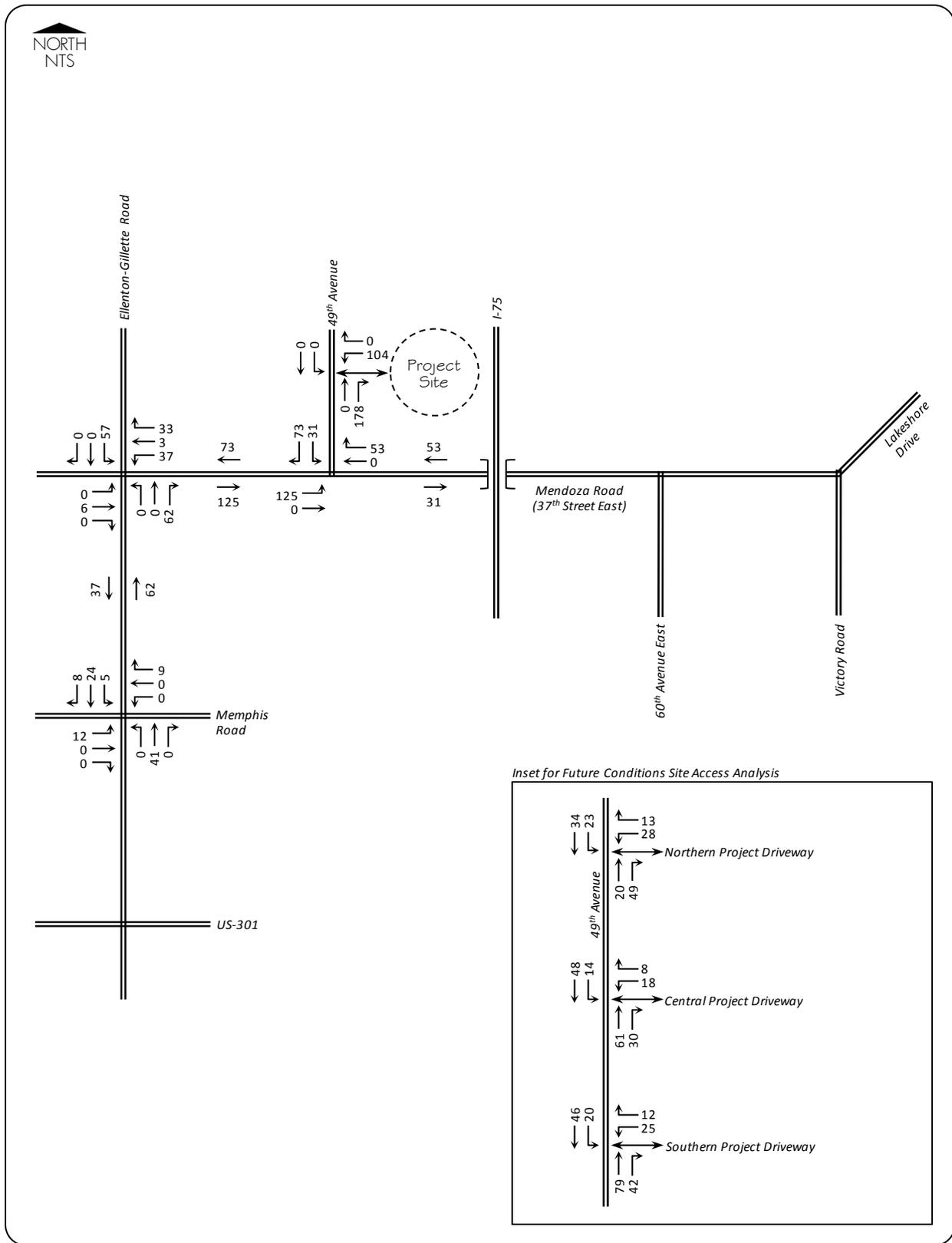


FIGURE 4.0 PROJECT TRAFFIC ASSIGNMENT (PM PEAK HOUR)



SECTION 7.0 TRAFFIC VOLUMES

Existing traffic volumes were obtained from manual intersection turning movement counts performed in December 2014. The counts were adjusted to reflect peak season conditions using FDOT 2013 seasonal adjustment factors. Traffic count data for existing conditions is provided in Appendix D. Future year background traffic volumes for the study area were calculated by adding reserved traffic volumes, as provided by staff (refer to Appendix E), to the existing traffic volumes. Total traffic volumes were calculated by adding project traffic to background traffic. In addition, a future year traffic volume estimate of 6,000 vpd was provided by County transportation staff for 49th Avenue for the purposes of site access analysis. Figures 5.0 through 7.0 illustrate the traffic volumes used in this analysis.

SECTION 8.0 OPERATIONAL ANALYSIS [OFF-SITE INTERSECTIONS]

Operational analyses for the off-site study intersections were undertaken for the following scenarios:

- Existing traffic on existing geometry.
- Background traffic on existing plus committed (E+C) geometry.
- Total traffic on existing plus committed (E+C) geometry.

Additional analysis scenarios (i.e., with improvements) were found to not be necessary based on the analysis results of the above scenarios. The intersection analyses were performed using Synchro analysis software (HCM methodology), using existing signal timings, except for the intersection of Ellenton-Gillette Road at Mendoza Road, where this traffic signal is a "committed" improvement, and signal timings were input to best match the traffic demands. Pursuant to methodology discussions, the analysis was performed for PM peak hour conditions. The results of the intersection analyses are summarized in Table 2.0 and worksheets documenting the analysis are provided in Appendix F (existing signal timings are provided in Appendix G).

The off-site study intersections were all identified to currently operate acceptably, and are anticipated to continue to operate acceptably for future background and total traffic conditions (i.e., all movements with v/c ratios less than 1.00).

FIGURE 5.0 EXISTING TRAFFIC VOLUMES (PM PEAK HOUR)

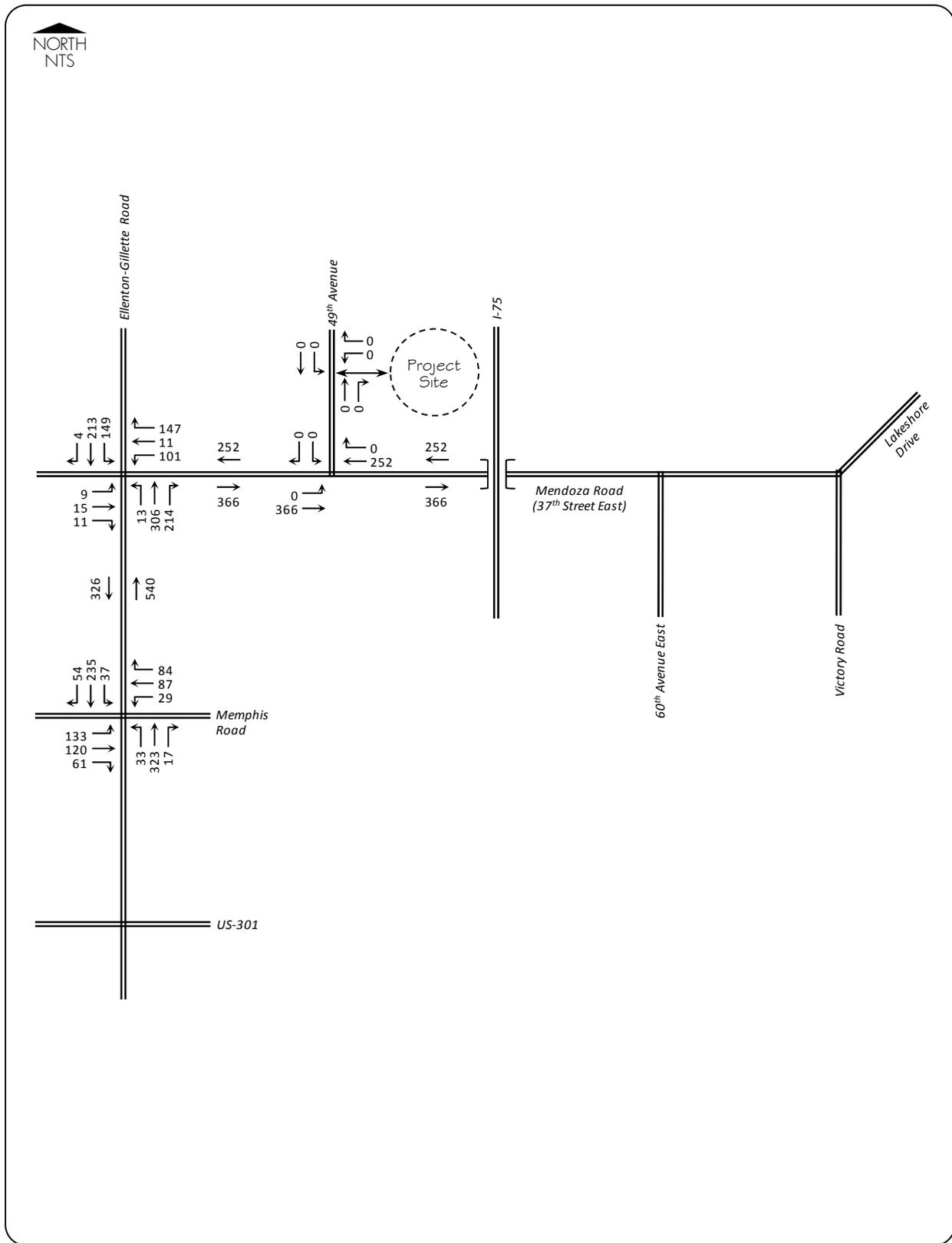


FIGURE 7.0 TOTAL TRAFFIC VOLUMES (PM PEAK HOUR)

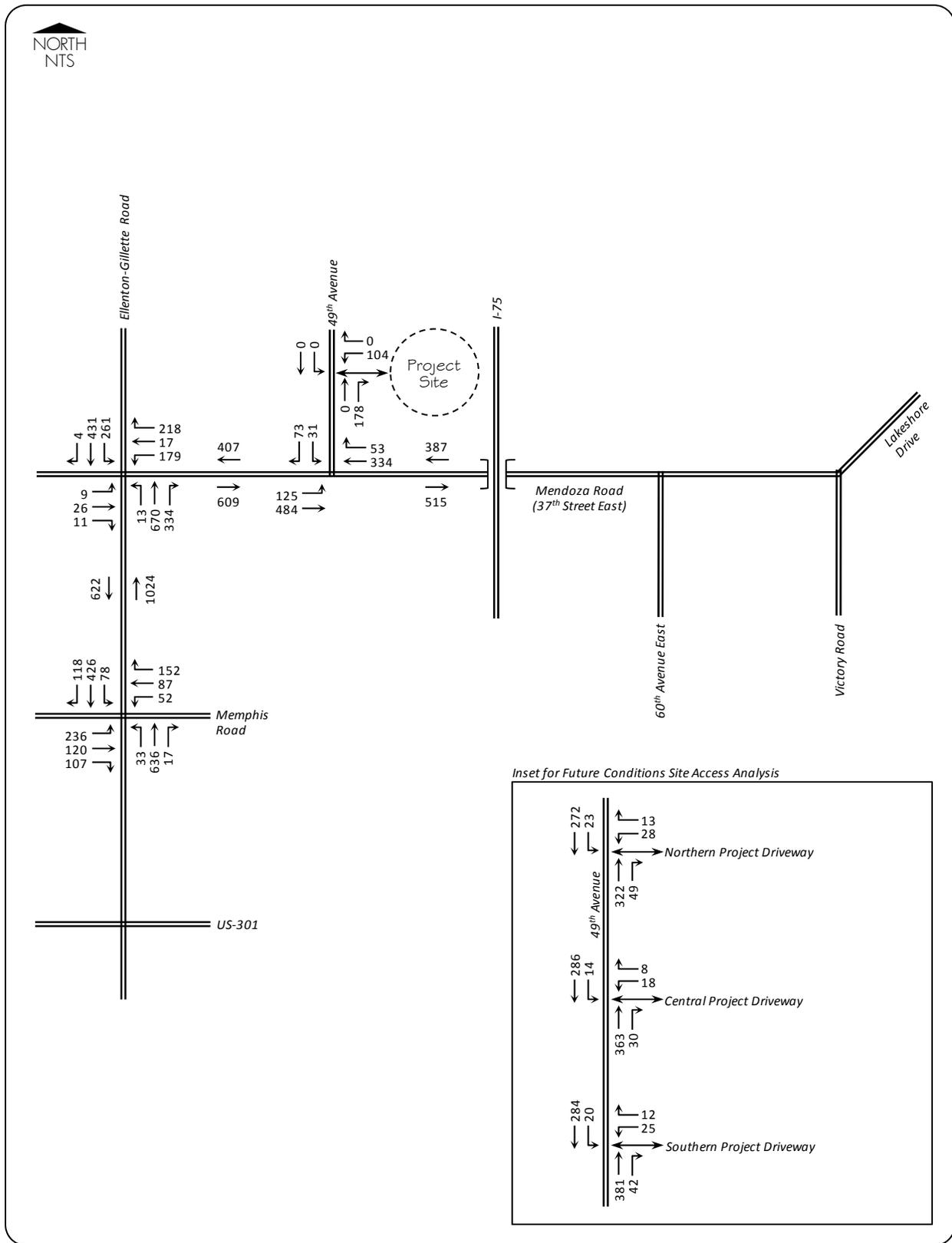


TABLE 2.0 OFF-SITE INTERSECTION ANALYSIS SUMMARY (PM PEAK HOUR V/C RATIOS)

| Intersection | Scenario | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|--------------------------------------|------------|-----------|------|-----|-----------|------|-----|------------|------|-----|------------|------|-----|
| | | L | T | R | L | T | R | L | T | R | L | T | R |
| Ellenton-Gillette Rd at Memphis Road | Existing | 0.31 | 0.33 | [3] | 0.10 | 0.45 | [3] | 0.12 | 0.68 | [3] | 0.14 | 0.57 | [3] |
| | Background | 0.72 | 0.51 | [3] | 0.19 | 0.68 | [3] | 0.15 | 0.91 | [3] | 0.41 | 0.73 | [3] |
| | Total | 0.82 | 0.54 | [3] | 0.19 | 0.73 | [3] | 0.15 | 0.92 | [3] | 0.46 | 0.74 | [3] |
| Ellenton-Gillette Rd at Mendoza Road | Existing | [3] | 0.17 | [3] | [3] | 0.85 | [3] | [3] | 0.01 | [3] | [3] | 0.15 | [3] |
| | Background | 0.11 | 0.32 | [3] | 0.67 | 0.19 | [3] | 0.03 | 0.90 | [3] | 0.74 | 0.36 | [3] |
| | Total | 0.13 | 0.37 | [3] | 0.85 | 0.23 | [3] | 0.03 | 0.97 | [3] | 0.95 | 0.35 | [3] |

[1] Not Applicable; [2] Unopposed Movement; [3] Shared Lane

SECTION 9.0 OPERATIONAL ANALYSIS [ROADWAY SEGMENTS]

Roadway segment analyses were undertaken in consideration of FDOT's Generalized Service Volume Tables (December 18, 2012), on a directional basis (refer to Appendix H). The results of the generalized analysis are summarized in Table 3.0, and indicate that all study segments were identified to currently operate acceptably, and are anticipated to continue to operate acceptably for future background and total traffic conditions; except for the segment of Ellenton-Gillette Road from Memphis Road to Mendoza Road.

TABLE 3.0 GENERALIZED ROADWAY SEGMENT ANALYSIS SUMMARY (PM PEAK HOUR)

| Roadway Segment | Dir. | LOS Std. | Service Volume | Existing Condition | | | Background Condition | | | Total Condition | | |
|---|------|----------|----------------|--------------------|-----|------|----------------------|-----|------|-----------------|-----|------|
| | | | | Volume | LOS | V/C | Volume | LOS | V/C | Volume | LOS | V/C |
| Link No. 2435 Ellenton-Gillette Road <i>Memphis Rd to Mendoza Rd</i> | NB | D | 792 | 540 | C | 0.68 | 962 | F | 1.21 | 1,024 | F | 1.29 |
| | SB | D | 792 | 326 | C | 0.41 | 585 | C | 0.74 | 622 | C | 0.79 |
| Link No. 2720 Mendoza Road <i>Ellenton-Gillette Rd to I-75</i> | EB | D | 1,190 | 366 | B | 0.31 | 484 | C | 0.41 | 609 | C | 0.51 |
| | WB | D | 1,190 | 252 | B | 0.21 | 334 | B | 0.28 | 407 | B | 0.34 |
| Link No. n/a 49th Avenue <i>Mendoza Rd to Project Site</i> | NB | D | 792 | -- | -- | -- | -- | -- | -- | 178 | C | 0.22 |
| | SB | D | 792 | -- | -- | -- | -- | -- | -- | 107 | C | 0.14 |

Based on the generalized analysis, the roadway segment of Ellenton-Gillette Road from Memphis Road to Mendoza Road was identified to currently operate acceptably, but is not anticipated to operate acceptably for future background and total traffic conditions. Therefore, a detailed analysis of this roadway segment was performed based on the Synchro intersection analysis, as summarized in Table 4.0 and further documented in Appendix H. The results of the detailed analysis indicate that the subject study segment is anticipated to operate acceptably for future background and total traffic conditions.

TABLE 4.0 DETAILED ROADWAY SEGMENT ANALYSIS SUMMARY (PM PEAK HOUR)

| Roadway Segment | Scenario | Direction | LOS Standard | Level of Service |
|--|--------------------|-----------|--------------|------------------|
| <i>Link No. 2435 Ellenton-Gillette Road Memphis Road to Mendoza Road</i> | Background Traffic | NB | D | B |
| | | SB | D | B |
| | Total Traffic | NB | D | B |
| | | SB | D | B |

SECTION 10.0 SITE ACCESS ANALYSIS

Operational analyses of the project site access connections were undertaken for PM peak hour total traffic conditions using Synchro analysis software (HCM methodology). The intersection of 49th Avenue at Mendoza Road will function as the project site driveway connection until such time that 49th Avenue is extended northward. Thus, two site access scenarios were analyzed as follows, where the analysis for the "future scenario" should be considered preliminary as the specific design and configuration of the driveway connections will not be finalized until such time that design plans for the 49th Avenue extension become available:

- Interim Scenario: Intersection of 49th Avenue at Mendoza Road.
- Future Scenario: Three project driveway connections to 49th Avenue.

The results of the site access analysis indicate that the site access intersections can be anticipated to operate acceptably for both scenarios, as summarized in Table 5.0 and further documented in Appendix I.

TABLE 5.0 SITE ACCESS ANALYSIS SUMMARY (PM PEAK HOUR V/C RATIOS)

| Scenario | Intersection | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|----------------|-------------------------------------|-----------|-----|-----|-----------|-----|-----|------------|-----|-----|------------|-----|------|
| | | L | T | R | L | T | R | L | T | R | L | T | R |
| Interim Access | Mendoza Road at 49th Avenue | 0.11 | [2] | [1] | [1] | [2] | [3] | [1] | [1] | [1] | 0.16 | [1] | 0.11 |
| Future Access | 49th Avenue at North Project Drive | [1] | [1] | [1] | 0.08 | [1] | [3] | [1] | [2] | [3] | 0.02 | [2] | [1] |
| | 49th Avenue at Center Project Drive | [1] | [1] | [1] | 0.05 | [1] | [3] | [1] | [2] | [3] | 0.01 | [2] | [1] |
| | 49th Avenue at South Project Drive | [1] | [1] | [1] | 0.08 | [1] | [3] | [1] | [2] | [3] | 0.02 | [2] | [1] |

[1] Not Applicable; [2] Unopposed Movement; [3] Shared Lane

A turn lane warrant and length evaluation was undertaken to identify if new site access related turn lanes would be needed on Mendoza Road at the project site driveway connection (i.e., 49th Avenue) for the "interim access scenario" and for each of the three project site driveway connections to 49th Avenue for the "future access scenario", as documented in Appendix J. The need for turn lanes on County transportation facilities was evaluated against criteria documented in NCHRP Report #279 for right-turn lanes and NCHRP Report #745 for left-turn lanes.

For the "interim access scenario", the results of this analysis identified that a new eastbound-to-northbound left-turn lane is warranted on Mendoza Road at 49th Avenue. The queue length for this turn lane was estimated as one vehicle (25 feet), however, pursuant to direction provided by County staff, a minimum queue length of 50 feet shall be provided. In addition to the queue length, a deceleration/taper and a transition will also be necessary, where the length of these turn lane components will be dependent upon the County designated design speed of Mendoza Road, which will need to be coordinated with staff upon final site plan permitting. A new westbound-to-northbound right-turn lane was found to not be warranted on Mendoza Road at 49th Avenue.

For the "future access scenario", the results of this analysis identified that southbound-to-eastbound left-turn lanes are anticipated to be warranted on 49th Avenue at each project site access connection (or those that will allow left-turn-in movements). The queue length for these turn lanes was estimated as one vehicle (25 feet), however, pursuant to direction provided by County staff, a minimum queue length of 50 feet shall be provided. In addition to the queue length, a deceleration/taper and a transition will also be necessary, where the length of these turn lane components will be dependent upon the County designated design speed of 49th Avenue, which will need to be coordinated with staff at such time that 49th Avenue enters its design phase.

It is noted that the need for turn lanes on 49th Avenue at the direct project site driveway connection for the "interim access scenario", was not evaluated, as only the project site will generate traffic on this segment of 49th Avenue until this roadway is extended northward to other area roadways; thus there will be no conflicting movements and turn lanes would not be warranted (for the "interim access scenario").

SECTION 11.0 NON-MOTORIZED TRAFFIC

Both Willow Hammock and the adjacent development of Willow Walk will provide a sidewalk along the north side of Mendoza Road. Willow Hammock will also provide a sidewalk along the east side of the section of 49th Avenue East that is being constructed. Willow Hammock is bound on the north by railroad tracks, on the east by I-75, and on the south by Mendoza Road and Turner Tree & Landscaping agricultural operations. The only adjacent residential neighborhood will be Willow Walk to the west, however, Willow Walk does not have any point of connectivity for Willow Hammock to tie into. Therefore, pedestrian connectivity will consist of the sidewalk system that will connect the entrances of the two developments.

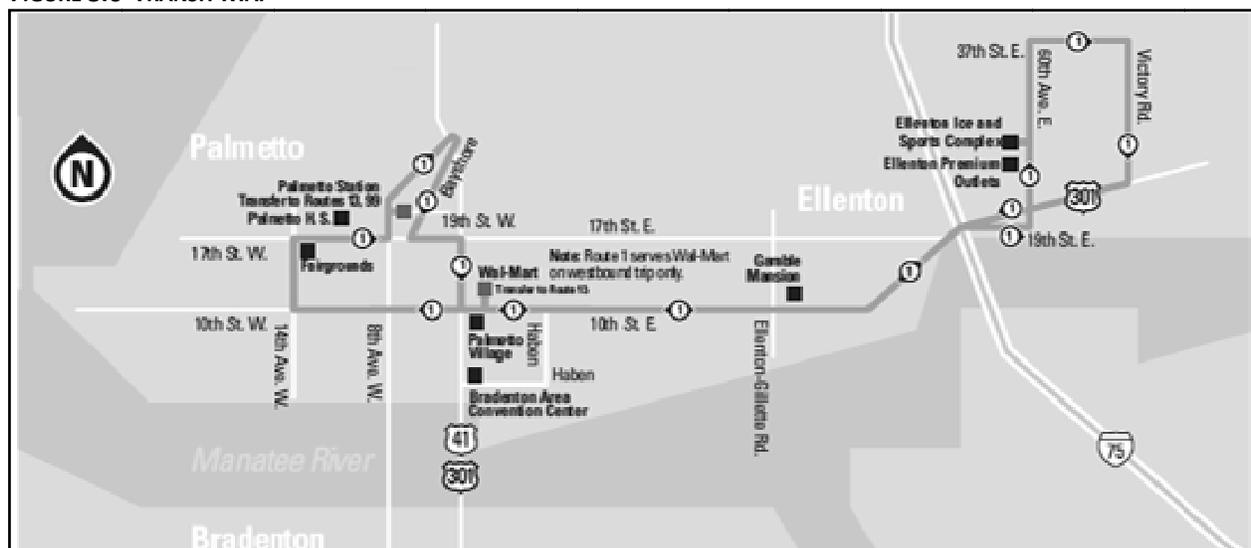
The functional objective of future north south connectivity of future thoroughfare facilities (49th Avenue/ 61st Street) will be accomplished through the reserved right-of-way that exists on the Willow Walk site south of the railroad tracks and on the western edge of the Willow Hammock site north of the railroad tracks.

The Willow Hammock development ends south of the railroad tracks and no future development is planned for the property north of the railroad tracks. Pedestrian access to the north will be possible through the 100 foot buffer along the eastern property edge.

A current map of those transit facilities in closest proximity to the site is shown as Figure 8.0.

The project is not located within two (2) miles walking distance of a public school.

FIGURE 8.0 TRANSIT MAP



SECTION 12.0 CONCLUSION

Based on the data, analyses and findings contained herein, the following is concluded in consideration of the development of the proposed Willow Hammock 299 lot residential subdivision:

- ❖ The project site is estimated to generate 2,878 daily trips, with 219 trips during the AM peak hour and 282 trips during the PM peak hour.
- ❖ The off-site study intersections were concluded to operate acceptably for all analysis scenarios.
- ❖ The study roadway segments were concluded to operate acceptably for all analysis scenarios.
- ❖ The site access intersections were concluded to operate acceptably for all analysis scenarios.
- ❖ The results of the turn lane warrant and length evaluation concluded that a new eastbound-to-northbound left-turn lane is warranted on Mendoza Road at 49th Avenue; which should be constructed with a minimum queue length of 50 feet, and applicable deceleration, taper and transition lengths to be coordinated with County staff upon final site plan permitting.
- ❖ Upon the extension of 49th Avenue northward to connect to other area roads, new southbound-to-eastbound left-turn lanes were found to be warranted on 49th Avenue at each project site access connection that will allow left-turn-in movements; however, these results should be considered preliminary as the specific design and configuration of the driveway connections will not be finalized until such time that design plans for the 49th Avenue extension become available.
- ❖ The following table (Table 6.0) summarizes the project trips assigned to each impacted link within the study area.

TABLE 6.0 PROJECT TRIPS ASSIGNED TO STUDY AREA IMPACTED LINKS

| Roadway Segment | PM Peak Hour Project Generated Trips | |
|--|--------------------------------------|-----|
| Link No. 2435 Ellenton-Gillette Road <i>Memphis Rd to Mendoza Rd</i> | Northbound | 62 |
| | Southbound | 37 |
| | Total Two-Way | 99 |
| Link No. 2720 Mendoza Road <i>Ellenton-Gillette Rd to 49th Avenue East</i> | Eastbound | 125 |
| | Westbound | 73 |
| | Total Two-Way | 198 |
| Link No. 2721 Mendoza Road <i>49th Avenue East to I-75</i> | Eastbound | 31 |
| | Westbound | 53 |
| | Total Two-Way | 84 |
| Link No. n/a 49th Avenue <i>Mendoza Rd to Project Site</i> | Northbound | 178 |
| | Southbound | 104 |
| | Total Two-Way | 282 |

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- ☒ PRELIMINARY PLANTING PLAN 1S-01 THRU 1S-06
- ☒ PRELIMINARY PLANTING NOTES & DETAILS 1S-07

- ☒ SHEETS INCLUDED

REZONE TO PLANNED DEVELOPMENT / PRELIMINARY SITE PLAN

TO SERVE:

WILLOW HAMMOCK

LOCATED IN:

**SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA**

EXISTING ZONING:

A-1

PROPOSED ZONING:

PDR

FUTURE LAND USE:

RES-3 (113.20 AC) 299 LOTS - RES-6 (34.73 AC) 0 LOTS

DESCRIPTION:

DESCRIPTION: PARCEL A (O.R.B. 1793, PAGE 6249)

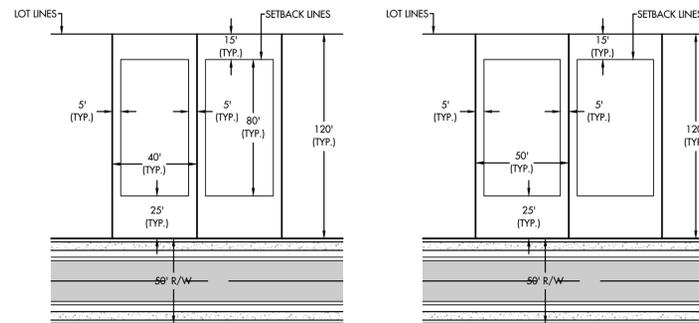
BEGINNING AT THE S.W. CORNER OF N.W. 1/4 OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE N 00°27'24" W, A DISTANCE OF 1329.77 FEET TO THE S.W. CORNER OF THE N.W. 1/4 OF SAID SECTION 4; THENCE CONTINUING N 00°27'24" W, ALONG THE WEST LINE OF SAID N.W. 1/4 OF N.W. 1/4, A DISTANCE OF 110.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE N 63°25'30" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1239.47 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #93 (I-75); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING SEVEN COURSES: S 13°57'17" E, A DISTANCE OF 520.12 FEET; THENCE S 10°08'59" E, A DISTANCE OF 926.93 FEET TO THE P.C. OF A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 85°37'49" W, A DISTANCE OF 5555.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 488.23 FEET THROUGH A CENTRAL ANGLE OF 05°02'07"; THENCE S 00°41'03" W, A DISTANCE OF 1302.39 FEET; THENCE N 89°41'21" W, A DISTANCE OF 526.21 FEET; THENCE S 85°02'05" W, A DISTANCE OF 652.76 FEET; THENCE S 00°18'31" W, A DISTANCE OF 20.19 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF MENDOZA ROAD; THENCE N 89°43'23" W, ALONG SAID MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 199.51 FEET TO THE WEST LINE OF SAID SECTION 4; THENCE N 00°28'28" W, A DISTANCE OF 1285.51 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

DESCRIPTION: PARCEL B (O.R.B. 1244, PAGE 3147)

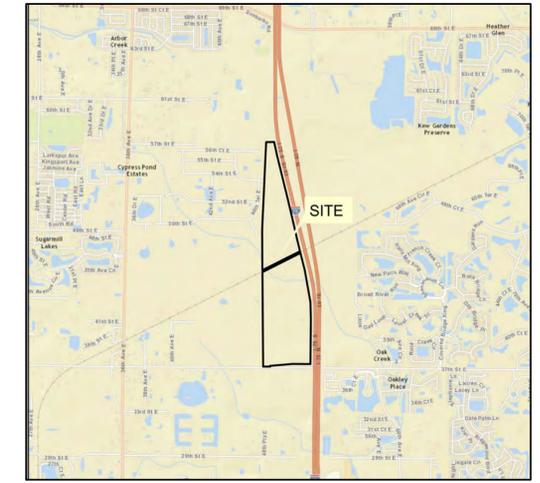
BEGINNING AT THE S.W. CORNER OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 02°39'13" E, A DISTANCE OF 2541.40 FEET TO THE N.W. CORNER OF THE S.W. 1/4 OF SAID SECTION 33; THENCE N 89°18'11" E, ALONG THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 33, A DISTANCE OF 234.26 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD #93 (I-75) ALSO BEING THE INTERSECTION WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 79°55'13" E, A DISTANCE OF 5903.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT ALSO BEING SAID RIGHT OF WAY LINE, A DISTANCE OF 399.26 FEET THROUGH A CENTRAL ANGLE OF 03°52'30"; THENCE S 13°57'17" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1275.92 FEET; THENCE S 13°11'26" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 941.95 FEET; THENCE S 13°11'26" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 257.90 FEET; THENCE S 13°57'17" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 370.60 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE S 63°25'30" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1226.15 FEET TO THE WEST LINE OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE N 00°27'24" W, ALONG SAID WEST LINE, A DISTANCE OF 1163.59 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 33, TOWNSHIP 33 SOUTH, RANGE 18 EAST AND SECTION 4, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTION OF RECORD.



TYPICAL 40' LOT LAYOUT
N.T.S.

TYPICAL 50' LOT LAYOUT
N.T.S.



VICINITY MAP

SITE DATA:

| | | | |
|---------------------|------------|--|----------------------|
| TOTAL PROJECT AREA: | 147.93± AC | OPEN SPACE | |
| NORTH PARCEL: | 56.00± AC | REQUIRED (30%): | 44.38± AC |
| SOUTH PARCEL: | 91.93± AC | PROVIDED: | 88.03± AC (59.5%) |
| TOTAL LOTS: | 299 UNITS | REC AREA: | 0.72 AC |
| 40' X 120' LOTS | 176 UNITS | OPEN WATER BODIES | 4.99 AC |
| 50' X 120' LOTS | 123 UNITS | WETLAND | 12.40 AC |
| | | WETLAND BUFFERS | 5.86 AC |
| | | NATIVE HABITAT PRESERVATION | 31.83 AC |
| | | OPEN SPACE (BUFFERS, EASEMENTS & OPEN SPACE) | 38.92 AC |
| | | NET AREA: | 128.95± AC |
| | | (TOTAL AREA - WETLANDS - REC. AREA (0.72 AC) - CONSERVATION EASEMENTS) | |
| | | GROSS DENSITY: | 2.02 UNITS PER ACRE |
| | | (TOTAL LOTS/TOTAL AREA) | |
| | | NET DENSITY: | 2.31 UNITS PER ACRE |
| | | (TOTAL LOTS/NET AREA) | |
| | | TYPICAL LOT SIZE: | 40' X 120' = 4800 SF |
| | | | 50' X 120' = 6000 SF |

BUFFERS:

| SETBACKS: | | MINIMUM REQUIRED | PROVIDED |
|-----------------|------|---|----------|
| FRONT: | 25' | ROADWAY (MENDOZA RD): | 20' |
| REAR: | 15' | ROADWAY (I-75): | 20' |
| SIDE: | 5/5' | ROADWAY (FUTURE 49TH AVE. E): | 20' |
| WETLAND BUFFER: | 15' | NORTH OF FPL EASEMENT: | 0' |
| SETBACK: | | SOUTH OF FPL EASEMENT: | 0' |
| | | SOUTH OF SEABOARD COASTLINE RAILROAD ROW: | 0' |
| | | WETLAND: | 30' |

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES SIGNATURE BLOCK

PROJECT NUMBER: PDR-15-01(2)(P) PROJECT NAME: WILLOW HAMMOCK

APPROVAL TYPE: 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 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 affects this project approval

Res'd by OWNER/AGENT _____ DATE _____



PREPARED FOR: SOHO MENDOZA, LLC
C/O JAMES BREARLEY
33 SOUTH GULFSTREAM AVE. #804A
SARASOTA, FL 34236

AUTHORIZED AGENT/PREPARER:
ZNS ENGINEERING
201 5th AVENUE DRIVE EAST
BRADENTON, FL 34208
(941) 748-8080

PROJECT DATA:
WILLOW HAMMOCK
43860

| REVISIONS | |
|-----------|-------|
| 1 | _____ |
| 2 | _____ |
| 3 | _____ |
| 4 | _____ |
| 5 | _____ |
| 6 | _____ |

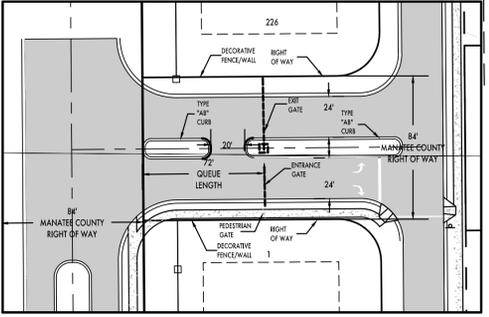
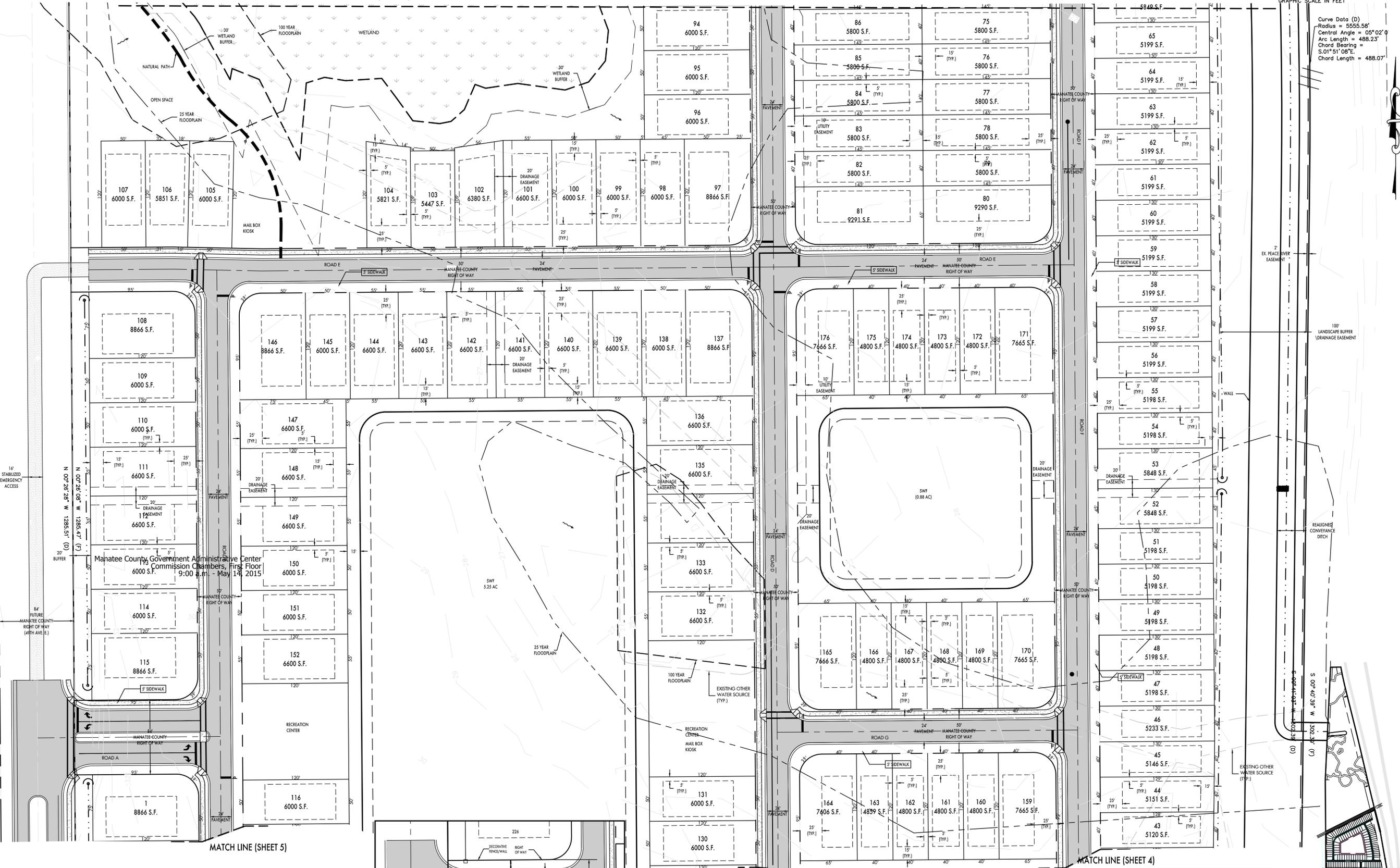
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MATCH LINE (SHEET 6)

MATCH LINE (SHEET 6)



Curve Data (D)
 Radius = 5555.58'
 Central Angle = 05° 02' 0"
 Arc Length = 488.23'
 Chord Bearing = S.01° 51' 08" E.
 Chord Length = 488.07'



NOTE
 DRAINAGE EASEMENT SHOWN ON THE PRELIMINARY SITE PLAN ARE CONCEPTUAL ONLY. EASEMENT WIDTH WILL BE DETERMINED AT FSP/CONSTRUCTION PLAN SUBMITTAL COMPLIANT WITH STORMWATER MANAGEMENT DESIGN MANUAL AND NO LESS 20 FEET WIDE.

LEGEND

| | |
|------------------|----------|
| PAVEMENT | [Symbol] |
| BUILDING SETBACK | [Symbol] |
| SIDEWALK | [Symbol] |
| WETLAND BUFFER | [Symbol] |
| GREENBELT BUFFER | [Symbol] |
| EASEMENT | [Symbol] |
| SWALE | [Symbol] |
| TOP OF BANK | [Symbol] |

KEY MAP

ZNS ENGINEERING
 ENGINEERS | PLANNERS | SURVEYORS
 LANDSCAPE ARCHITECTS

201 391 AVENUE NORTH EAST, BLDG 1000, FT. LAUDERDALE, FL 33309
 EMAIL: ZNS@ZNSENGINEERING.COM | TELEPHONE: (754) 341-2431 FAX: (754) 341-2431

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------------------------|
| 1 | 3/2/2015 | 1. UPDATED PLAN SET. SEE COMMENTS. |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

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PRELIMINARY SITE PLAN
 FOR:
WILLOW HAMMOCK

LOCATED IN:
 SECTION 4 & 33, TOWNSHIP 33 S & 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

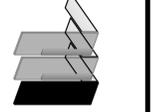
DESIGNED: J. HILLOCK
 DRAWN: [Name]
 DATE: 3/2/15
 FOR NO.: 438660
 SCALE: 1"=50'

SHEET 58

Thu, 05 Mar 2015 - 6:03pm X:\Acad\WILLOW HAMMOCK (SOHO) (438660)\PL\WH-PS.dwg



ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS
10000
201 SW AVENUE SUITE 1000
MIAMI, FL 33135
EMAIL: ZNS@ZNSENGINEERING.COM | TELEPHONE: (305) 441-2431

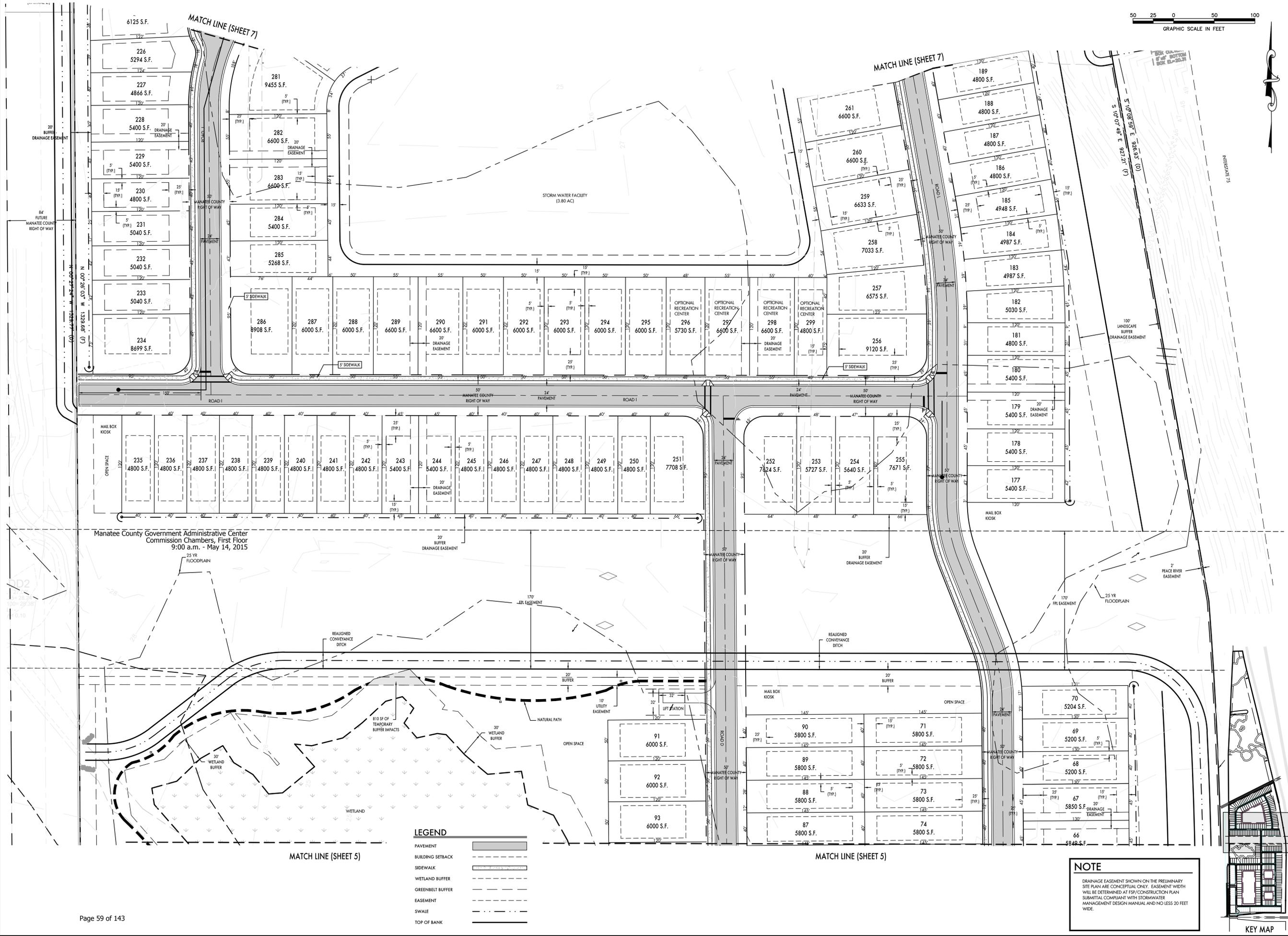


| NO. | DATE | REVISIONS |
|-----|----------|--------------------|
| 1 | 3/2/2015 | ISSUED FOR PERMITS |
| 2 | | |
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| 5 | | |
| 6 | | |
| 7 | | |

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PRELIMINARY SITE PLAN
FOR:
WILLOW HAMMOCK
LOCATED IN:
SECTION 4 & 33, TOWNSHIP 33 S & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

| | | |
|-------------|--------|--------|
| DESIGNED BY | BOX | |
| DRAWN | DATE | 3/2/15 |
| FOR NO. | 48860 | |
| SCALE | 1"=50' | |
| SHEET | 2 | |

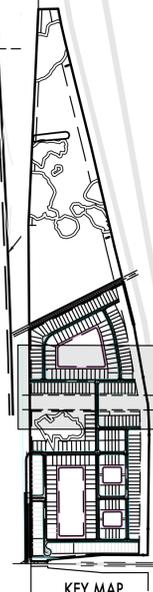


LEGEND

| | |
|------------------|--|
| PAVEMENT | |
| BUILDING SETBACK | |
| SIDEWALK | |
| WETLAND BUFFER | |
| GREENBELT BUFFER | |
| EASEMENT | |
| SWALE | |
| TOP OF BANK | |

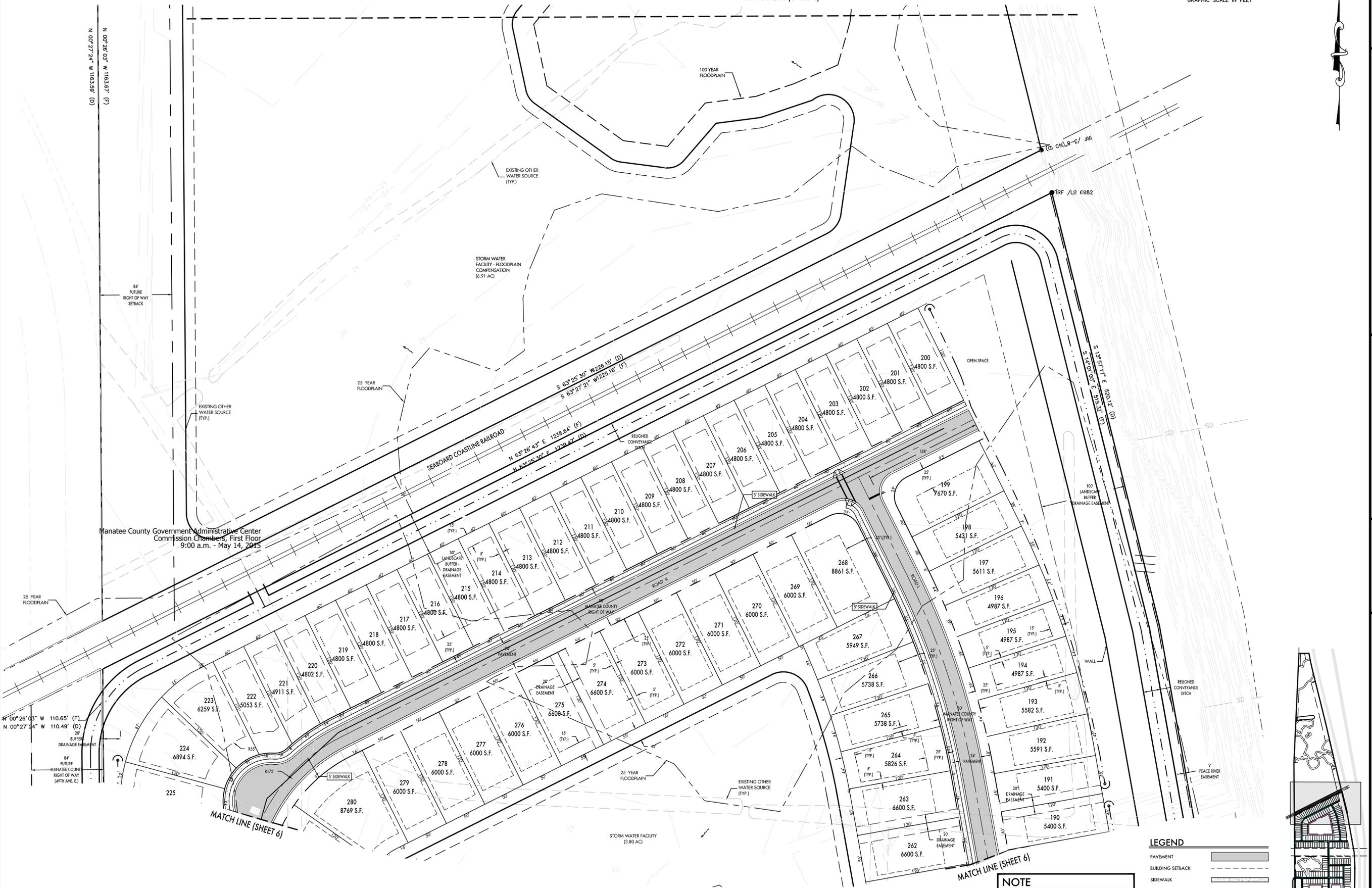
NOTE

DRAINAGE EASEMENT SHOWN ON THE PRELIMINARY SITE PLAN ARE CONCEPTUAL ONLY. EASEMENT WIDTH WILL BE DETERMINED AT FSP/CONSTRUCTION PLAN SUBMITTAL COMPLIANT WITH STORMWATER MANAGEMENT DESIGN MANUAL AND NO LESS 20 FEET WIDE.



Thu, 05 Mar 2015 - 6:04pm X:\Acad\WILLOW HAMMOCK (SOHO) (43860) PL\WH-PS.dwg

MATCH LINE (SHEET 8)



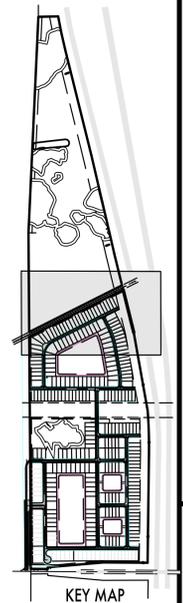
Manatee County Government Administrative Center Commission Chambers, First Floor 9:00 a.m. - May 14, 2015

MATCH LINE (SHEET 6)

MATCH LINE (SHEET 6)

NOTE DRAINAGE EASEMENT SHOWN ON THE PRELIMINARY SITE PLAN ARE CONCEPTUAL ONLY. EASEMENT WIDTH WILL BE DETERMINED AT FSP/CONSTRUCTION PLAN SUBMITTED COMPLIANT WITH STORMWATER MANAGEMENT DESIGN MANUAL AND NO LESS 20 FEET WIDE.

LEGEND table with symbols for Pavement, Building Setback, Sidewalk, Wetland Buffer, Greenbelt Buffer, Easement, Swale, and Top of Bank.

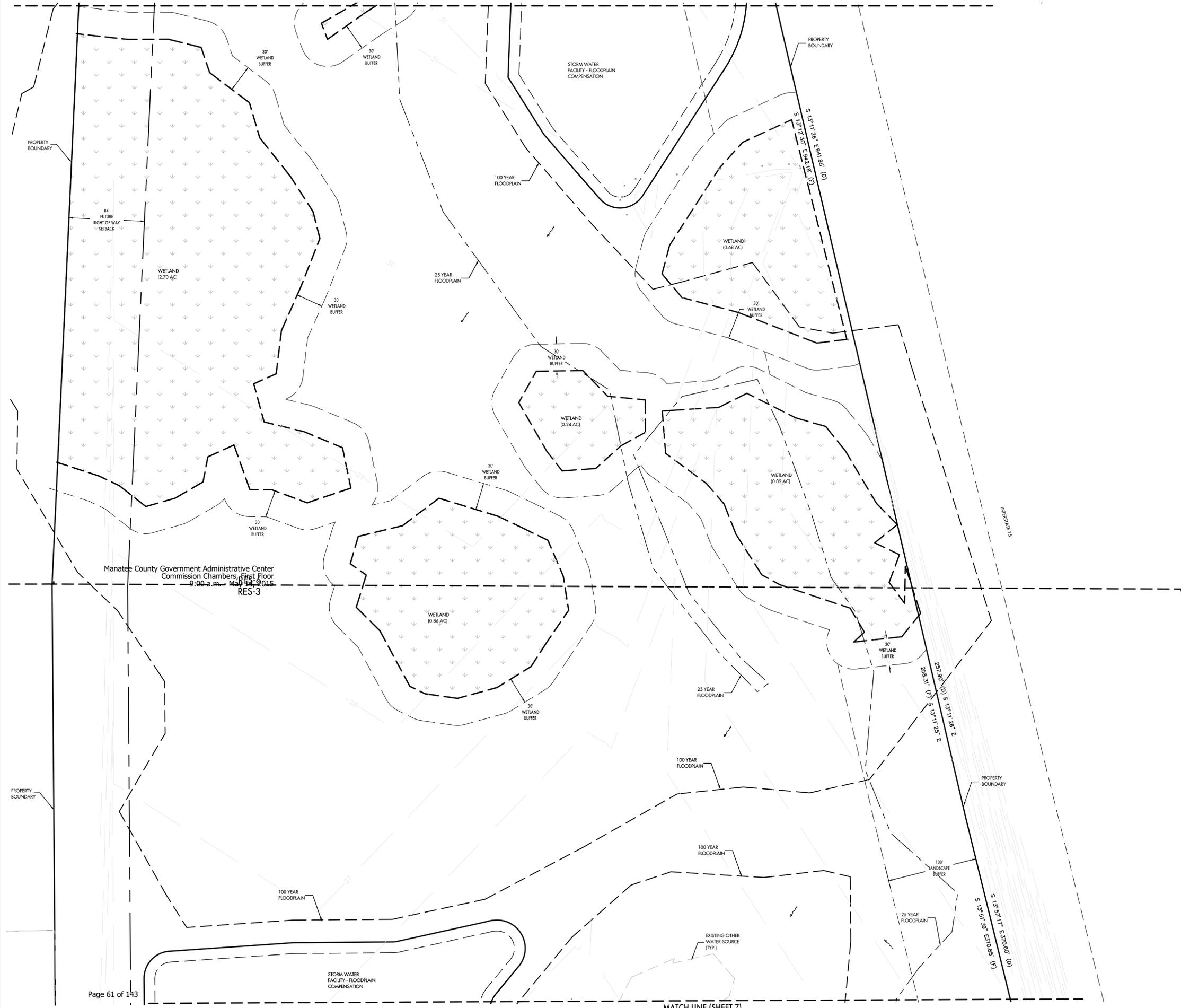


ZNS ENGINEERING logo and contact information including phone, email, and website.

REVISIONS table with columns for No., Date, and Description.

PRELIMINARY SITE PLAN FOR WILLOW HAMMOCK. LOCATED IN: SECTION 4 & 33, TOWNSHIP 33 S & 34 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA. Includes design and drawing dates, and sheet number.

MATCH LINE (SHEET 9)



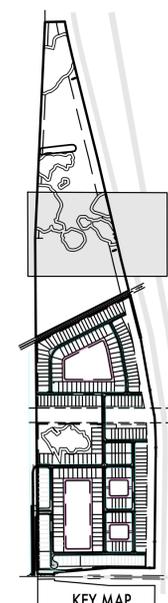
LEGEND

| | |
|------------------|------------------|
| PAVEMENT | [Solid Grey Box] |
| BUILDING SETBACK | [Dashed Line] |
| SIDEWALK | [Dashed Line] |
| WETLAND BUFFER | [Dashed Line] |
| GREENBELT BUFFER | [Dashed Line] |
| EASEMENT | [Dashed Line] |
| SWALE | [Dashed Line] |
| TOP OF BANK | [Dashed Line] |

NOTE

DRAINAGE EASEMENT SHOWN ON THE PRELIMINARY SITE PLAN ARE CONCEPTUAL ONLY. EASEMENT WIDTH WILL BE DETERMINED AT FSP/CONSTRUCTION PLAN SUBMITTAL COMPLIANT WITH STORMWATER MANAGEMENT DESIGN MANUAL AND NO LESS 20 FEET WIDE.

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - 5:00 p.m. Monday - Friday
RES-3



ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS



REVISIONS

| | |
|---|----------------------|
| 1 | ISSUED FOR PERMIT |
| 2 | REVISED PER COMMENTS |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |

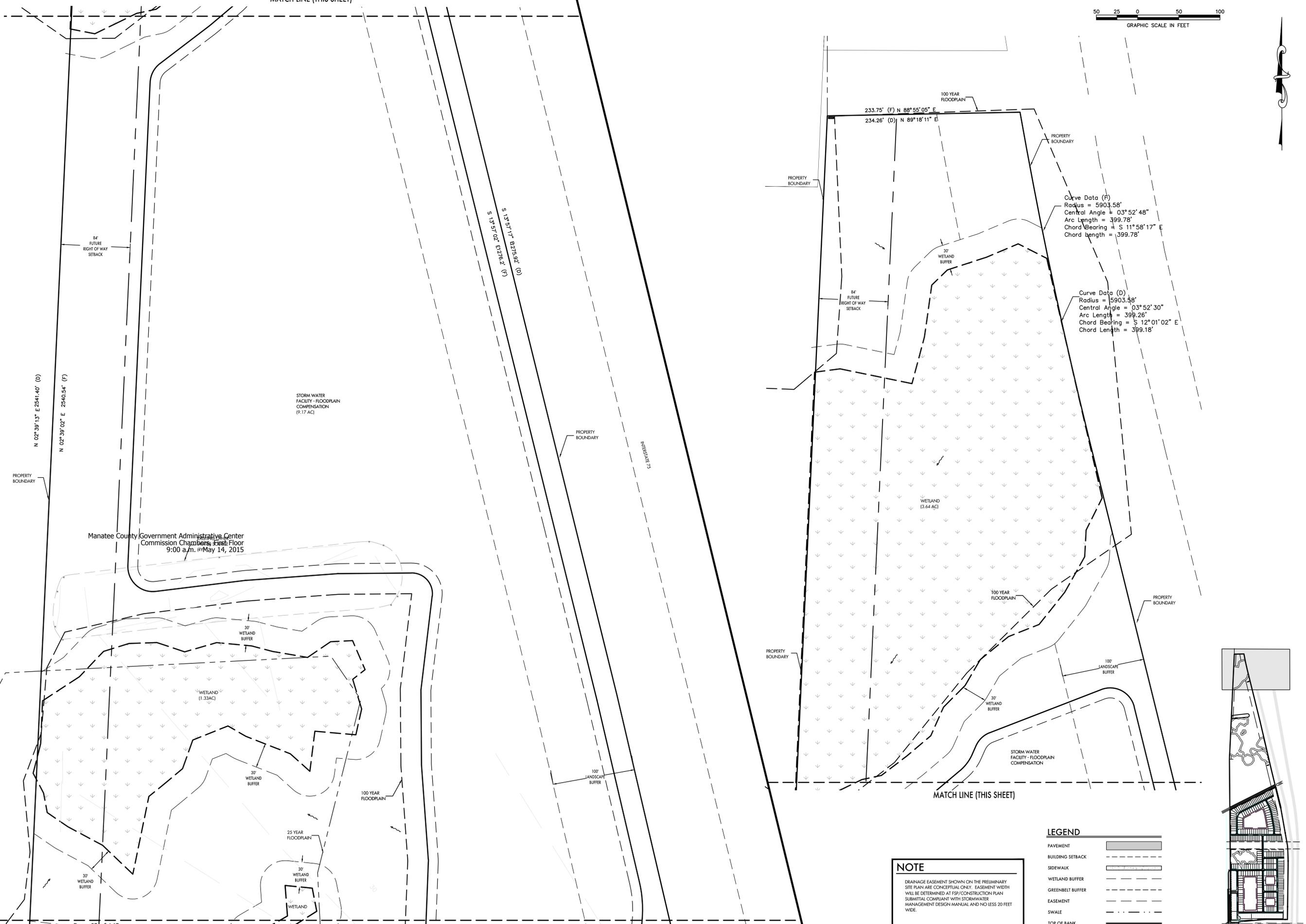
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PRELIMINARY SITE PLAN
FOR:
WILLOW HAMMOCK
LOCATED IN:
SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DENISE J. BALECK
DRAWN BY: [Blank]
DATE: 2/27/15
JOB NO.: 48860
SCALE: 1"=50'
SHEET: 08

MATCH LINE (SHEET 7)

MATCH LINE (THIS SHEET)



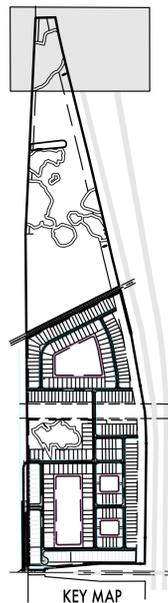
Curve Data (F)
 Radius = 5903.58'
 Central Angle = 03° 52' 48"
 Arc Length = 399.78'
 Chord Bearing = S 11° 58' 17" E
 Chord Length = 399.78'

Curve Data (D)
 Radius = 5903.58'
 Central Angle = 03° 52' 30"
 Arc Length = 399.26'
 Chord Bearing = S 12° 01' 02" E
 Chord Length = 399.18'

NOTE
 DRAINAGE EASEMENT SHOWN ON THE PRELIMINARY SITE PLAN ARE CONCEPTUAL ONLY. EASEMENT WIDTH WILL BE DETERMINED AT FSD/CONSTRUCTION PLAN SUBMITTAL COMPLIANT WITH STORMWATER MANAGEMENT DESIGN MANUAL AND NO LESS 20 FEET WIDE.

LEGEND

| | |
|------------------|------------------|
| PAVEMENT | [Solid grey box] |
| BUILDING SETBACK | [Dashed line] |
| SIDEWALK | [Dashed line] |
| WETLAND BUFFER | [Dashed line] |
| GREENBELT BUFFER | [Dashed line] |
| EASEMENT | [Dashed line] |
| SWALE | [Dashed line] |
| TOP OF BANK | [Dashed line] |



ZNS ENGINEERING
 ENGINEERS | PLANNERS | SURVEYORS
 LANDSCAPE ARCHITECTS



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------|
| 1 | 3/2/2015 | ISSUED FOR PERMITS |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

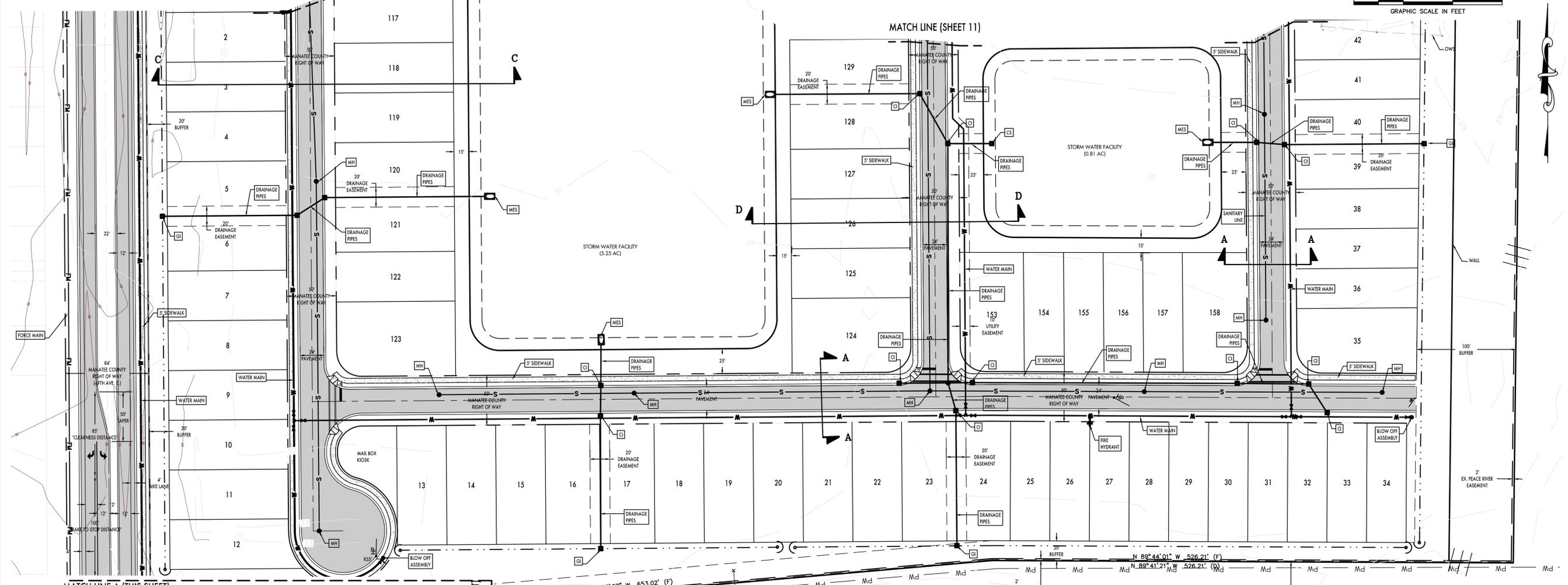
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 SPECIFICALLY TO GOVERNMENTAL AGENCIES: THIS DOCUMENT IS PROVIDED IN COMPLIANCE WITH F.S. CHAPTER 119.

PRELIMINARY SITE PLAN
 FOR:
WILLOW HAMMOCK
 LOCATED IN:
 SECTION 4 & 33, TOWNSHIP 33 S, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

DESIGNED BY: J. BALECKI
 DRAWN BY: J. BALECKI
 DATE: 2/3/15
 JOB NO.: 43860
 SCALE: 1"=50'
 SHEET: 02

MATCH LINE (SHEET 11)

MATCH LINE (SHEET 11)

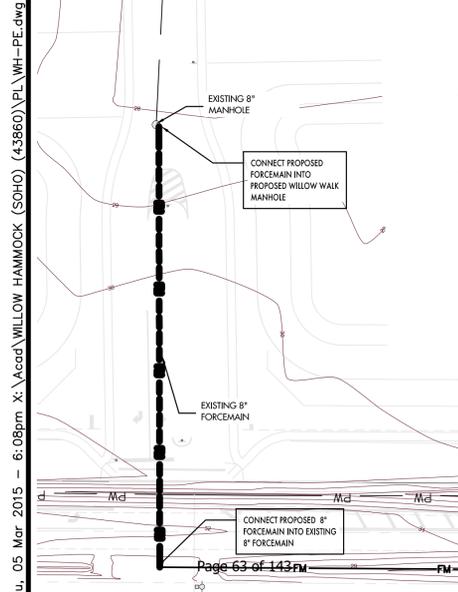
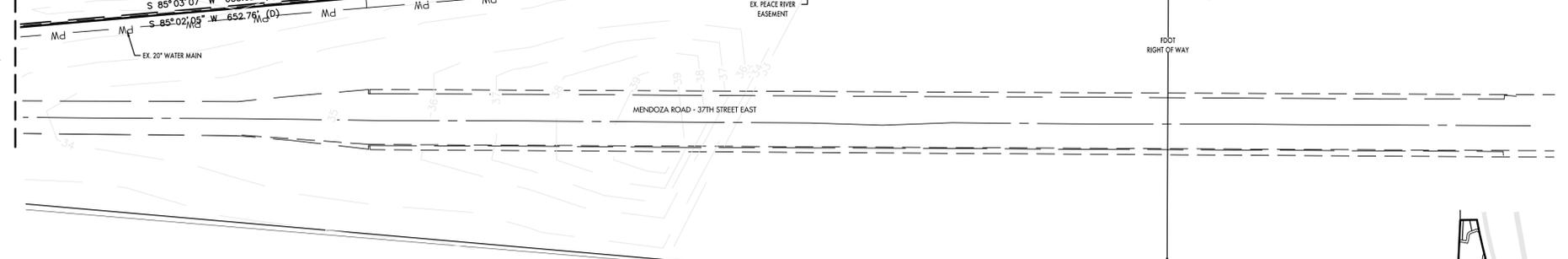


LEGEND

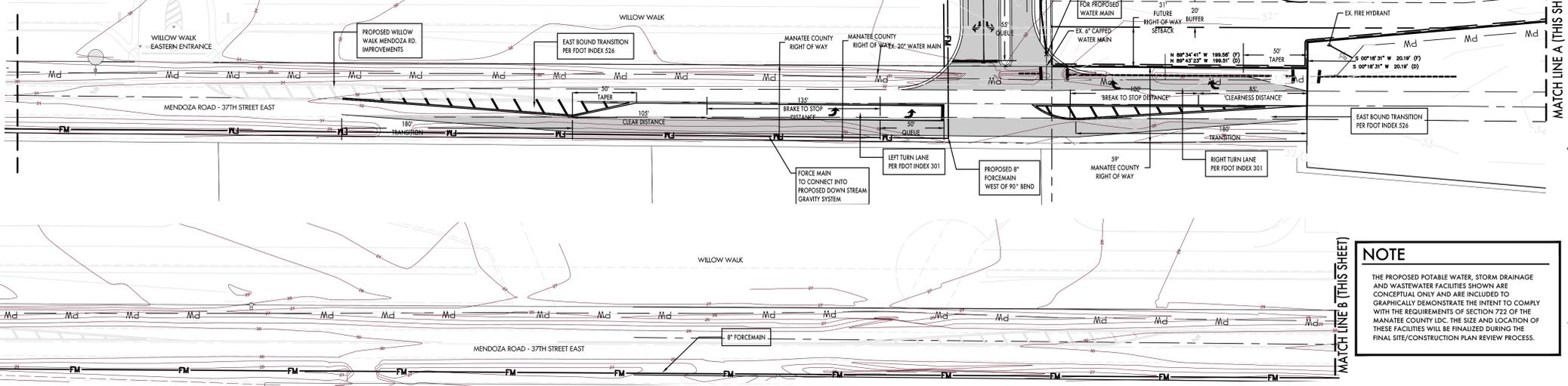
Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 AM - 4:00 PM, May 14, 2015

| | | | |
|--|---------------------------|--|-------------------------|
| | PROPOSED CONCRETE | | S SANITARY SEWER |
| | PROPOSED ASPHALT PAVEMENT | | FM FORCE MAIN |
| | PROPERTY BOUNDARY | | CI CURB INLET |
| | EASEMENT | | JB JUNCTION BOX |
| | TOP OF BANK | | CS CONTROL STRUCTURE |
| | W WATER MAIN | | MES MITERED END SECTION |
| | D STORM DRAIN | | FH FIRE HYDRANT |
| | | | MH MANHOLE |
| | | | PH PROPOSED HIGH POINT |

MATCH LINE A (THIS SHEET)



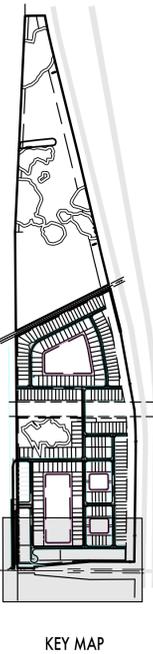
MATCH LINE B (THIS SHEET)



MATCH LINE A (THIS SHEET)

NOTE

THE PROPOSED POTABLE WATER, STORM DRAINAGE AND 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.



ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS

REVISIONS

| | |
|---|--------------------|
| 1 | ISSUED FOR PERMITS |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |

PRELIMINARY ENGINEERING PLAN
FOR:
WILLOW HAMMOCK
SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: J. MALCOLM
DRAWN: [blank]
DATE: 3/27/15
JOB NO.: 48860
SCALE: 1"=50'
SHEET: 10

Thu, 05 Mar 2015 6:08pm X:\Acad\WILLOW HAMMOCK (SOHO) (43860)\PL\WH-PE.dwg

MATCH LINE (SHEET 12)

MATCH LINE (SHEET 12)



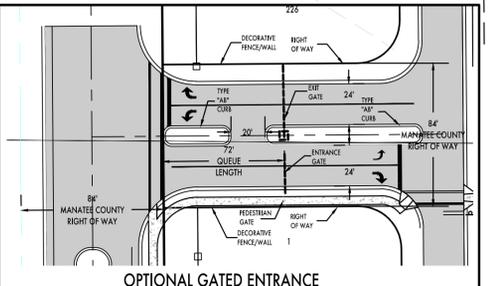
Curve Data (D)
 Radius = 5555.58'
 Central Angle = 05°02'07"
 Arc Length = 488.23'
 Chord Bearing = S.01°51'08"E
 Chord Length = 488.07'



Manatee County Government Administrative Center
 113 Commission Chambers, East Floor
 9:00 a.m. - May 14, 2015

STORM WATER FACILITY (5.25 AC)

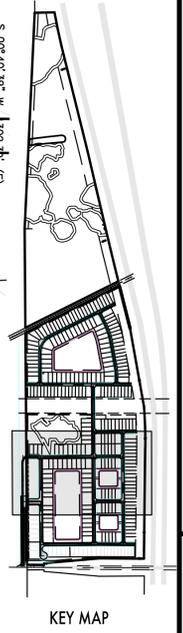
STORM WATER FACILITY (0.88 AC)



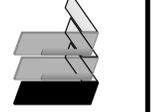
LEGEND

| | | | |
|--|-------------------------------------|--|---------------------------|
| | EXISTING CONCRETE TO REMAIN | | S - SANITARY SEWER |
| | EXISTING ASPHALT PAVEMENT TO REMAIN | | FM - FORCE MAIN |
| | PROPOSED CONCRETE | | CI - CURB INLET |
| | PROPOSED ASPHALT PAVEMENT | | JB - JUNCTION BOX |
| | PROPERTY BOUNDARY | | CS - CONTROL STRUCTURE |
| | EASEMENT | | MES - METERED END SECTION |
| | TOP OF BANK | | FH - FIRE HYDRANT |
| | W - WATER MAIN | | MH - MANHOLE |
| | D - STORM DRAIN | | HP - PROPOSED HIGH POINT |

NOTE
 THE PROPOSED POTABLE WATER, STORM DRAINAGE AND 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.



ZNS ENGINEERING
 ENGINEERS | PLANNERS | SURVEYORS
 LANDSCAPE ARCHITECTS



REVISIONS

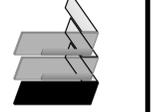
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| 1 | ISSUED FOR PERMITS |
| 2 | REVISED PER COMMENTS |
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PRELIMINARY ENGINEERING PLAN
 FOR:
WILLOW HAMMOCK
 LOCATED IN:
 SECTION 4 & 33, TOWNSHIP 33 S & 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

Thu, 05 Mar 2015 - 6:07pm X:\Acad\WILLOW HAMMOCK (SOHO) (438660)\PL\WH-PE.dwg



ZNS ENGINEERING
 ENGINEERS | PLANNERS | SURVEYORS
 LANDSCAPE ARCHITECTS

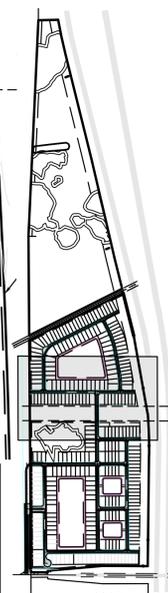


REVISIONS

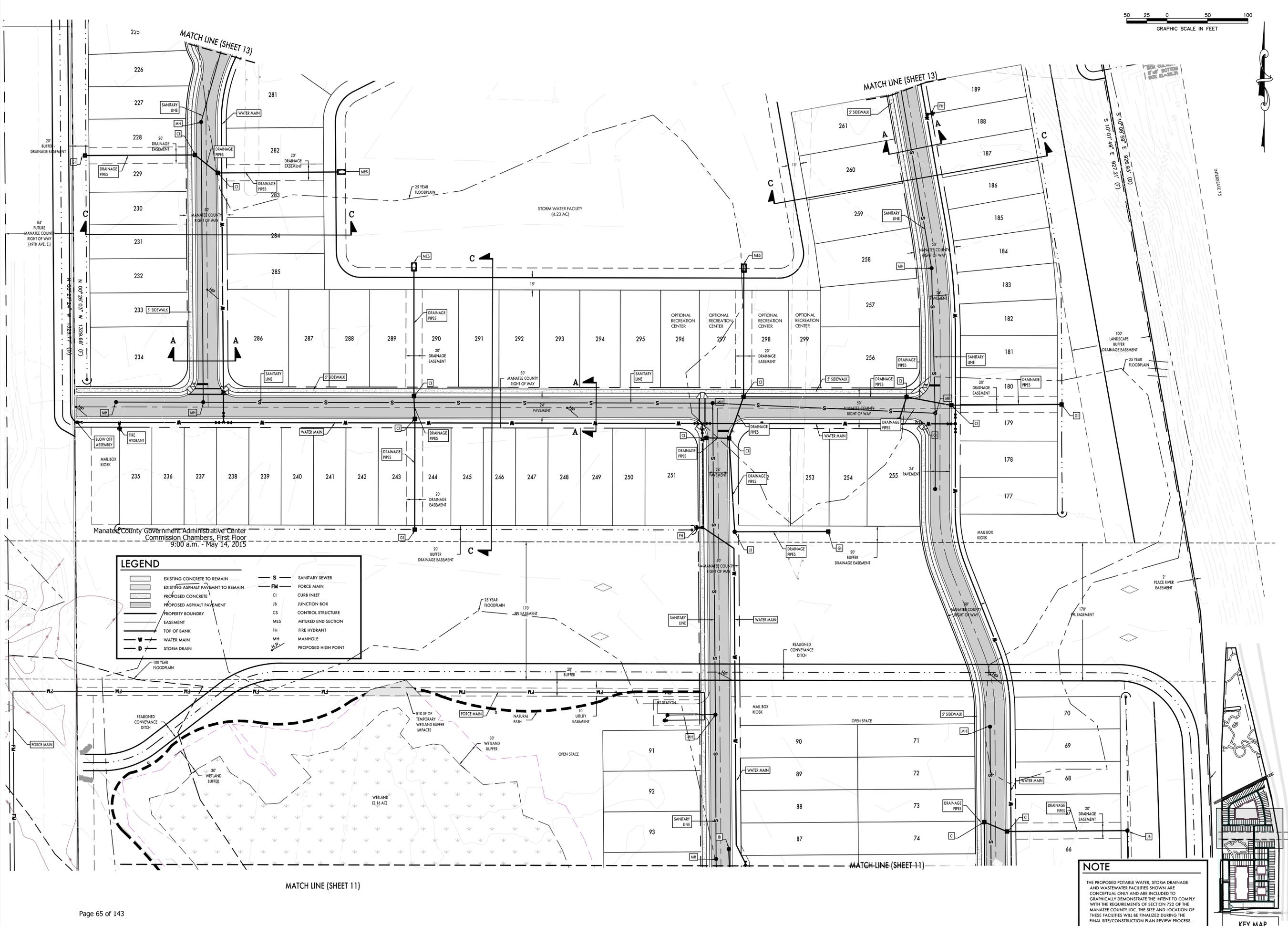
| NO. | DATE | DESCRIPTION |
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DESIGNED: J. HILLOCK
 DRAWN: [blank]
 DATE: 3/27/15
 FOR NO: 48860
 SCALE: 1"=50'

PRELIMINARY ENGINEERING PLAN
 FOR:
WILLOW HAMMOCK
 LOCATED IN:
 SECTION 4 & 33, TOWNSHIP 33 S & 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA



NOTE
 THE PROPOSED POTABLE WATER, STORM DRAINAGE AND 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.

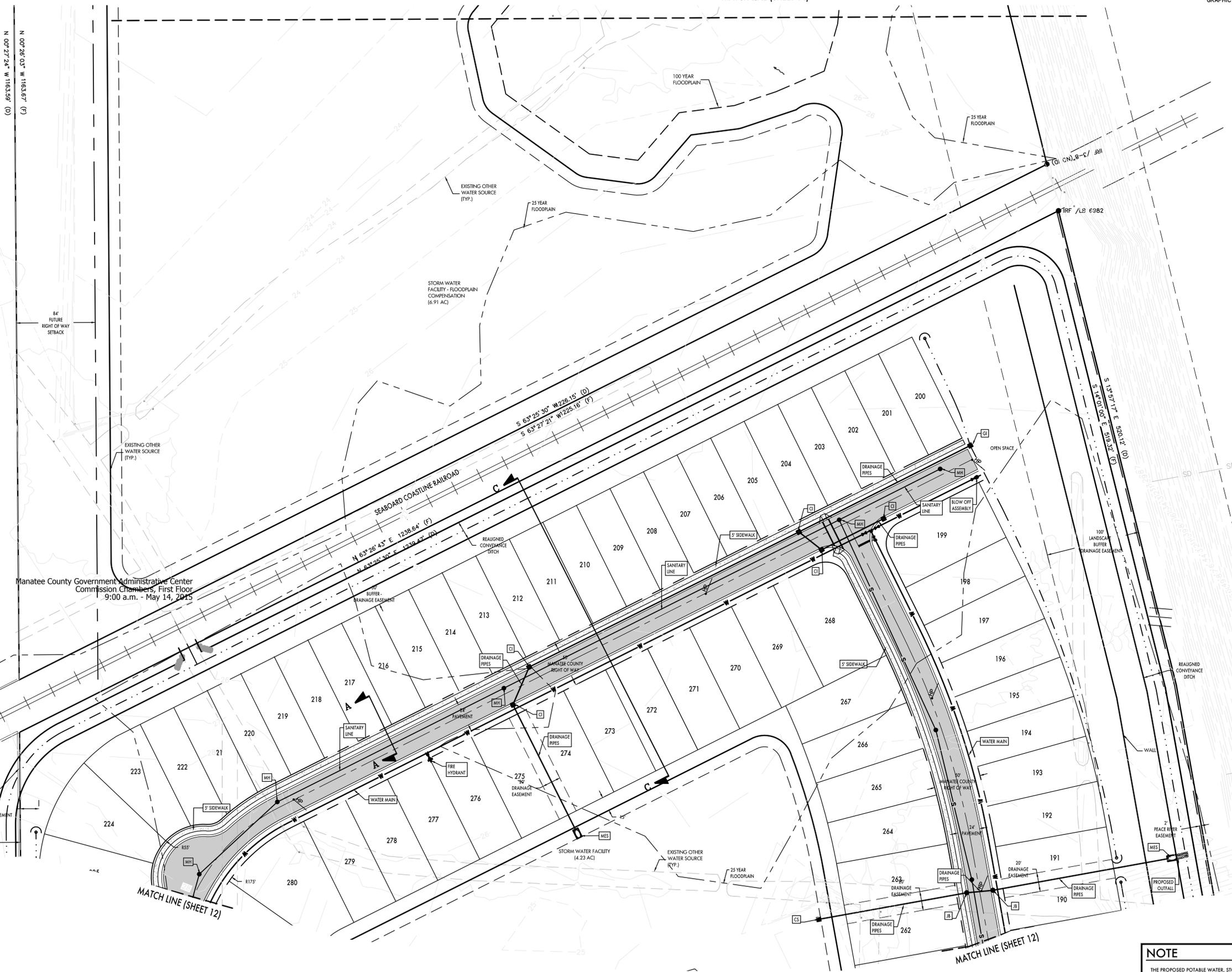


LEGEND

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|----------|-------------------------------------|----------|--------|---------------------|
| [Symbol] | EXISTING CONCRETE TO REMAIN | [Symbol] | S | SANITARY SEWER |
| [Symbol] | EXISTING ASPHALT PAVEMENT TO REMAIN | [Symbol] | FM | FORCE MAIN |
| [Symbol] | PROPOSED CONCRETE | [Symbol] | CI | CURB INLET |
| [Symbol] | PROPOSED ASPHALT PAVEMENT | [Symbol] | JB | JUNCTION BOX |
| [Symbol] | PROPERTY BOUNDARY | [Symbol] | CS | CONTROL STRUCTURE |
| [Symbol] | EASEMENT | [Symbol] | MES | MITERED END SECTION |
| [Symbol] | TOP OF BANK | [Symbol] | FH | FIRE HYDRANT |
| [Symbol] | WATER MAIN | [Symbol] | MH | MANHOLE |
| [Symbol] | STORM DRAIN | [Symbol] | M.H.P. | PROPOSED HIGH POINT |

Thu, 05 Mar 2015 - 6:09pm X:\Acad\WILLOW HAMMOCK (SOHO) (43860)\PL\WH-PE.dwg

MATCH LINE (SHEET 14)

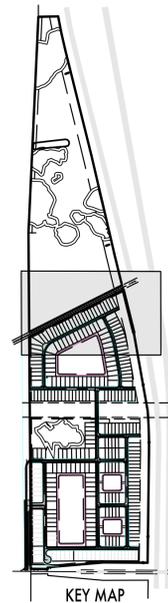


LEGEND

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| | EXISTING CONCRETE TO REMAIN |
| | EXISTING ASPHALT PAVEMENT TO REMAIN |
| | PROPOSED CONCRETE |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPERTY BOUNDARY |
| | EASEMENT |
| | TOP OF BANK |
| | WATER MAIN |
| | STORM DRAIN |
| | SANITARY SEWER |
| | FORCE MAIN |
| | CURB INLET |
| | JUNCTION BOX |
| | CONTROL STRUCTURE |
| | MITERED END SECTION |
| | FIRE HYDRANT |
| | MANHOLE |
| | PROPOSED HIGH POINT |

NOTE

THE PROPOSED POTABLE WATER, STORM DRAINAGE AND 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.



ZNS ENGINEERING
 ENGINEERS | PLANNERS | SURVEYORS
 LANDSCAPE ARCHITECTS

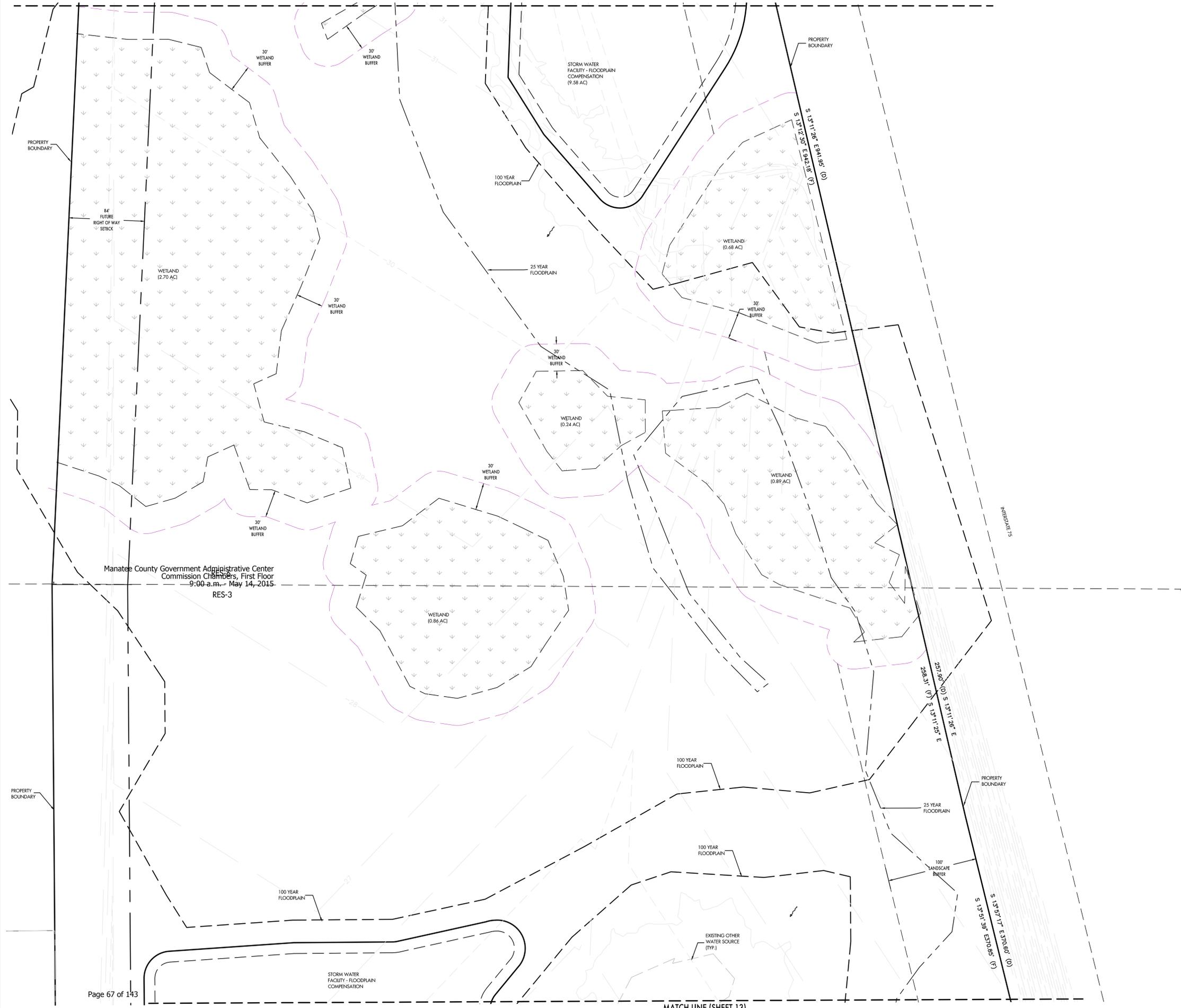
REVISIONS

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PRELIMINARY ENGINEERING PLAN
 FOR:
WILLOW HAMMOCK
 LOCATED IN:
 SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

DESIGNED BY: J. BALESCA
 DRAWN BY: J. BALESCA
 DATE: 3/2/15
 FOR NO.: 48860
 SCALE: 1"=50'
 SHEET: 13

MATCH LINE (SHEET 15)



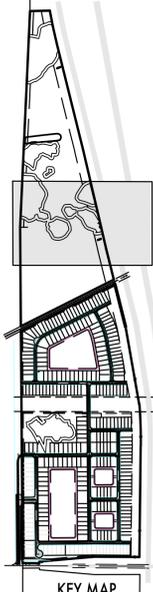
Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - May 14, 2015
RES-3

LEGEND

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| | EXISTING CONCRETE TO REMAIN |
| | EXISTING ASPHALT PAVEMENT TO REMAIN |
| | PROPOSED CONCRETE |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPERTY BOUNDARY |
| | EASEMENT |
| | TOP OF BANK |
| | WATER MAIN |
| | STORM DRAIN |
| | SANITARY SEWER |
| | FORCE MAIN |
| | CURB INLET |
| | JUNCTION BOX |
| | CONTROL STRUCTURE |
| | METERED END SECTION |
| | FIRE HYDRANT |
| | MANHOLE |
| | PROPOSED HIGH POINT |

NOTE

THE PROPOSED POTABLE WATER, STORM DRAINAGE AND 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.



ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS



REVISIONS

| NO. | DATE | DESCRIPTION |
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| 1 | 3/2/2015 | 1. ILLUSTRATED, FINAL SET, A.C. COMMENTS |
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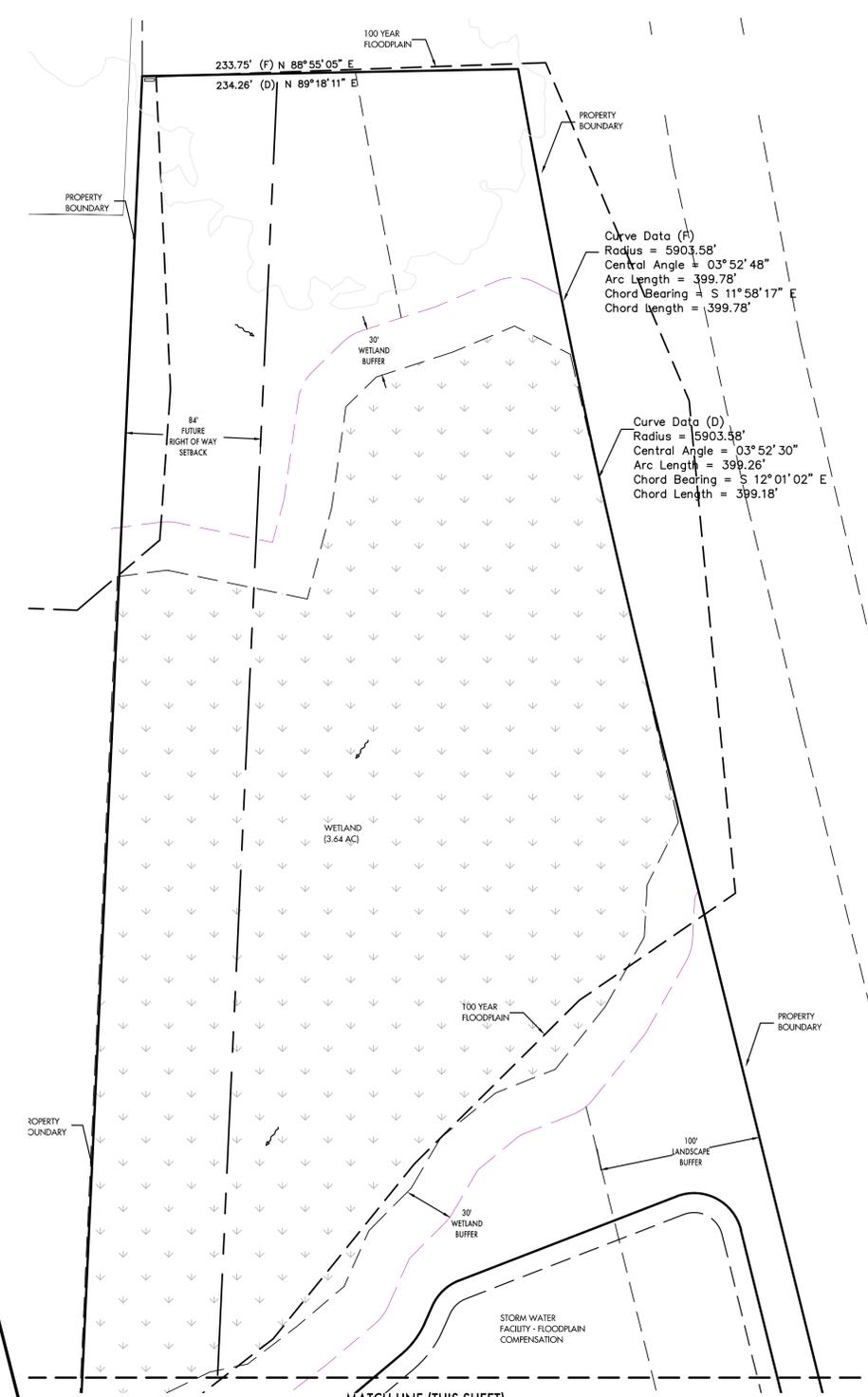
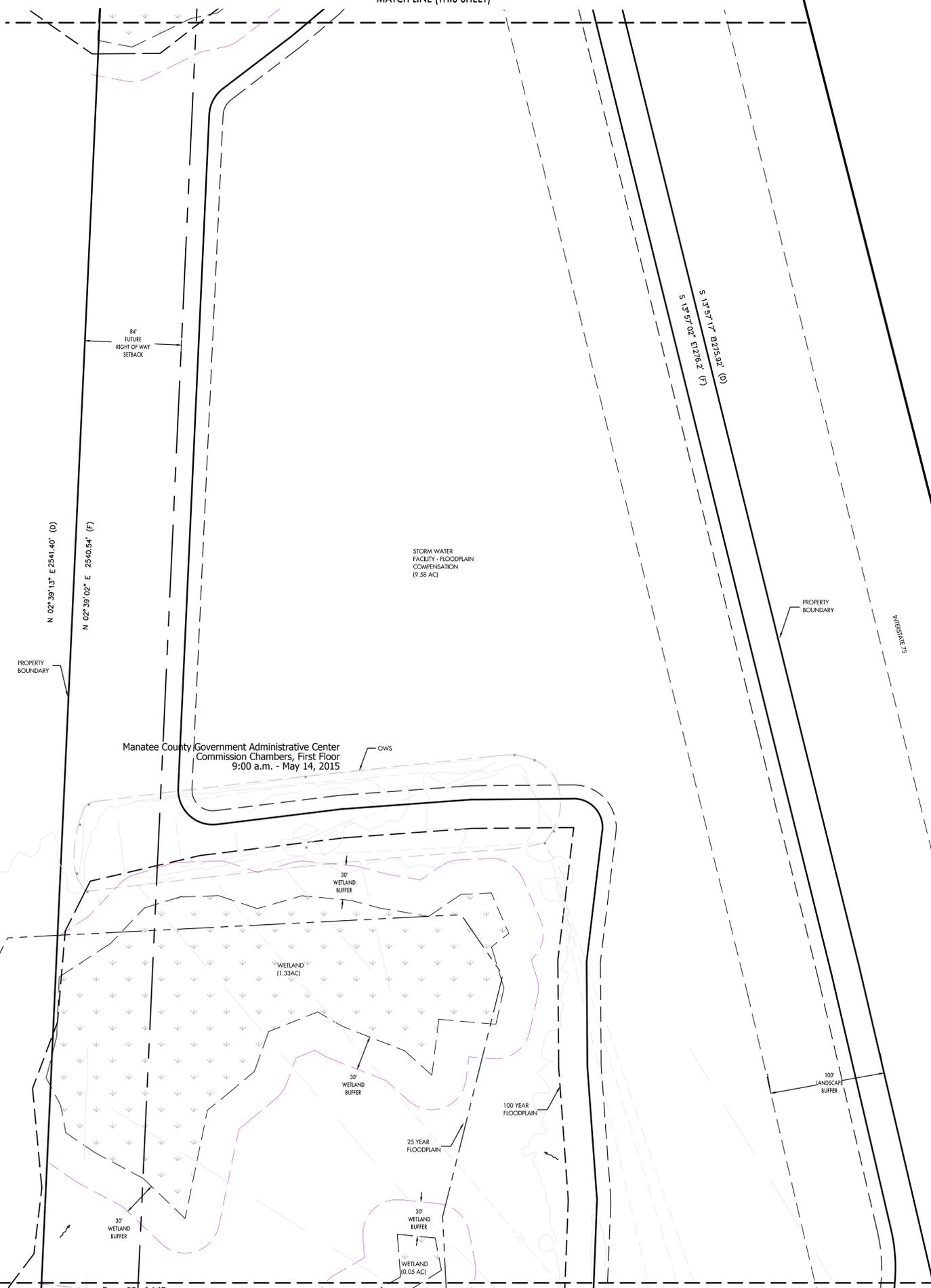
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PRELIMINARY ENGINEERING PLAN
FOR:
WILLOW HAMMOCK
LOCATED IN:
SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

| | | | | |
|-------------|--------|---------|--------|-------|
| DRAWN BY | DATE | FOR NO. | SCALE | SHEET |
| J. J. J. J. | 3/2/15 | 4886 | 1"=50' | 12 |

Thu, 05 Mar 2015 - 6:11pm X:\Acad\WILLOW HAMMOCK (SOHC) (43860)\PL\WH-PE.dwg

MATCH LINE (THIS SHEET)



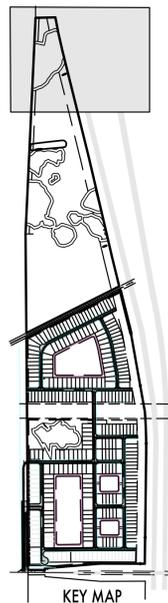
Curve Data (F)
Radius = 5903.58'
Central Angle = 03°52'48"
Arc Length = 399.78'
Chord Bearing = S 11°58'17" E
Chord Length = 399.78'

Curve Data (D)
Radius = 5903.58'
Central Angle = 03°52'30"
Arc Length = 399.26'
Chord Bearing = S 12°01'02" E
Chord Length = 399.18'

NOTE
THE PROPOSED POTABLE WATER, STORM DRAINAGE AND 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.

LEGEND

| | |
|----------|-------------------------------------|
| [Symbol] | EXISTING CONCRETE TO REMAIN |
| [Symbol] | EXISTING ASPHALT PAVEMENT TO REMAIN |
| [Symbol] | PROPOSED CONCRETE |
| [Symbol] | PROPOSED ASPHALT PAVEMENT |
| [Symbol] | PROPERTY BOUNDARY |
| [Symbol] | EASEMENT |
| [Symbol] | TOP OF BANK |
| W | WATER MAIN |
| D | STORM DRAIN |
| S | SANITARY SEWER |
| FM | FORCE MAIN |
| CI | CURB INLET |
| JB | JUNCTION BOX |
| CS | CONTROL STRUCTURE |
| MES | MITERED END SECTION |
| FH | FIRE HYDRANT |
| MH | MANHOLE |
| [Symbol] | PROPOSED HIGH POINT |



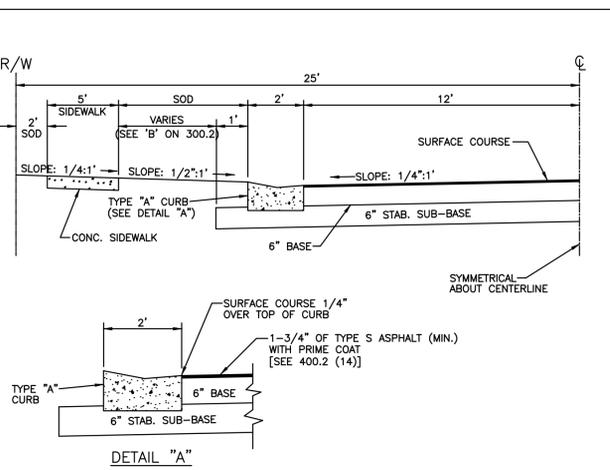
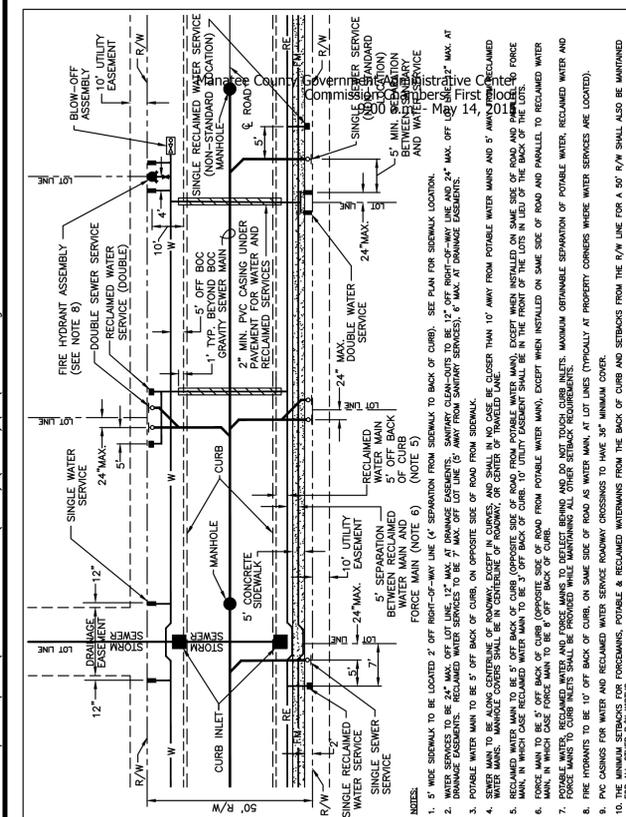
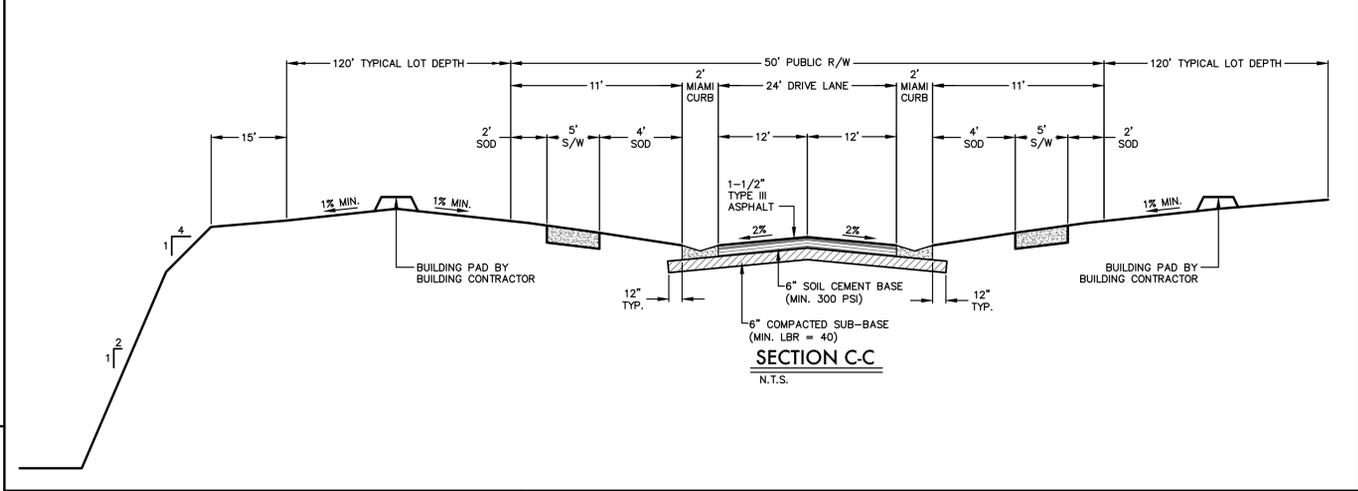
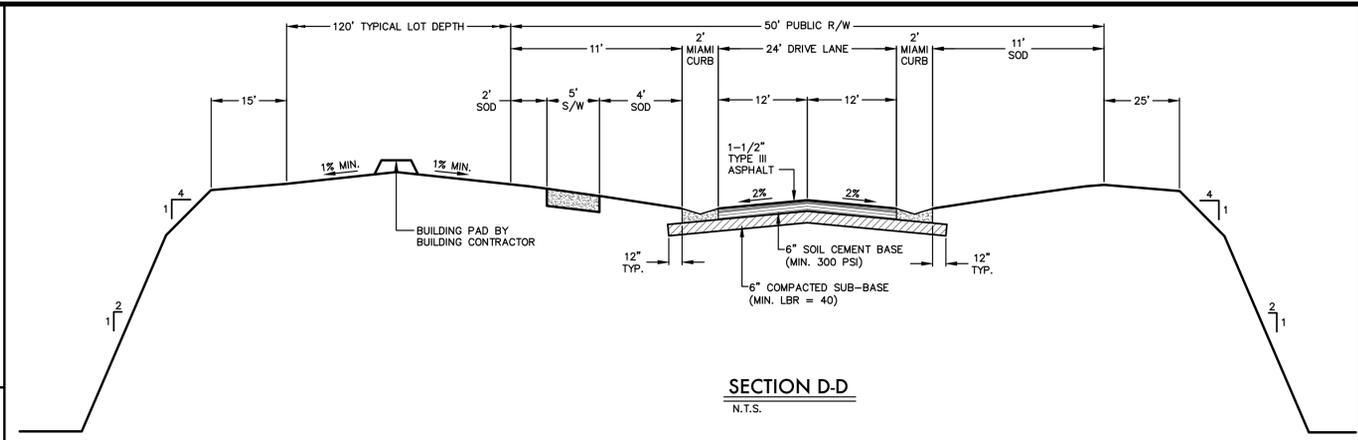
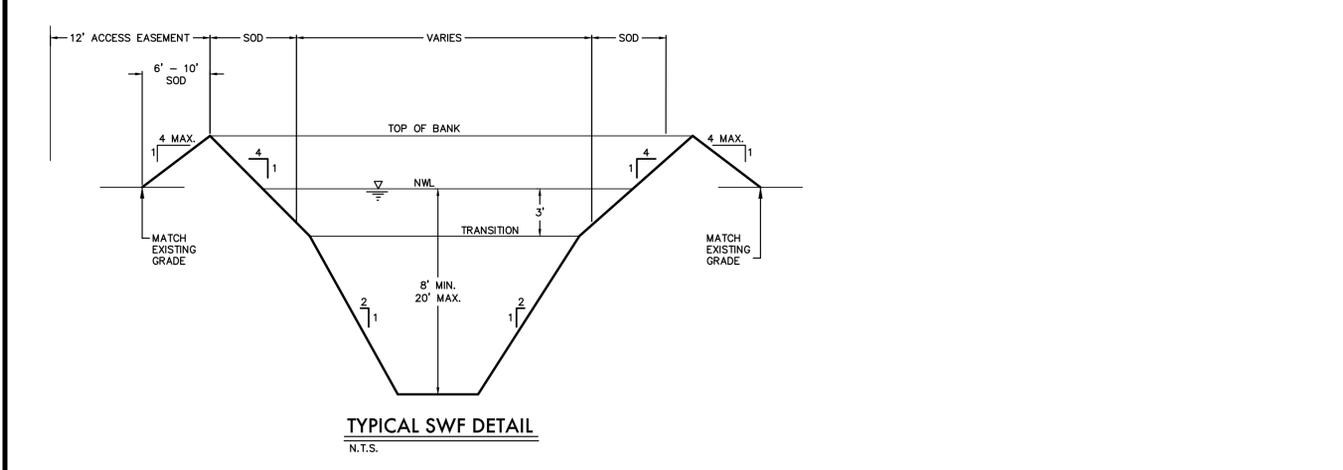
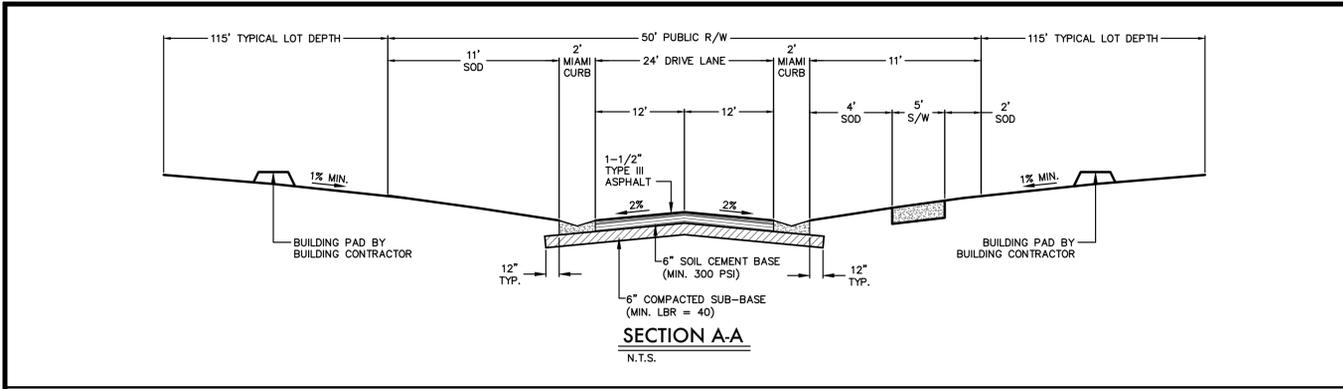
ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS

REVISIONS

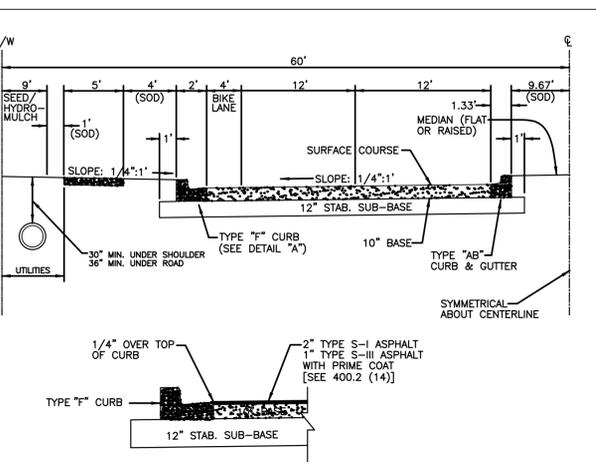
| NO. | DATE | DESCRIPTION |
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PRELIMINARY ENGINEERING PLAN
FOR
WILLOW HAMMOCK
LOCATED IN:
SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

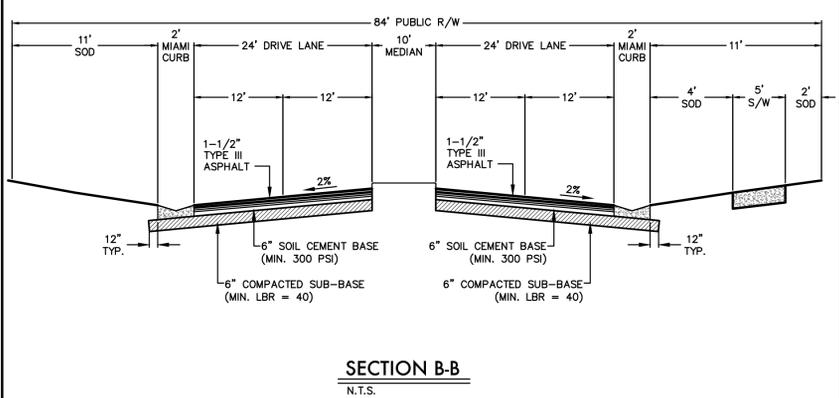
DENISE J. BILCOCK
DRAWN: [Symbol] DATE: 3/2/15
FOR NO.: 48860 SCALE: 1"=50'
SHEET 13



- NOTES:**
- Asphaltic concrete surface course shall be laid in two lifts. The first lift shall be 1" Type S-I or S-III. The second lift shall be 3/4" Type S-III. A performance bond shall be required if the second lift is delayed beyond acceptance of the road.
 - Base course shall consist of 4-1/2" compacted sand asphalt base (1200 lbs. stab.) or 6" Caloosahatchee shell compacted to 98% AASHTO T-180 density LBR 100 or 6" soil cement.*
 - 6" stabilized sub-base shell marl blended with sandy sub-grade minimum LBR 40, 98% T180 AASHTO.
 - On new construction, sanitary sewer may be placed on centerline of R/W if desired. All laterals to be installed at the same time as sanitary sewer main line.
 - See section 201.0 for curb and gutter types.
 - No portion of drainage pipe shall be allowed in sub-base. 12" minimum cover is required on storm drain.
 - Sidewalk shall be 1' or 2' inside R/W line, with 2' preferable. To be constructed per section 300.1.
 - Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.
 - If sidewalks are not required, only 2' of sod is required back of curb. Hydromulch balance of right-of-way.
 - Sodding shall be installed per section 400.1 (8).
- * Or approved equal, meeting same structural number.



- NOTES:**
- Asphaltic concrete surface course shall be 2" Type S-I and 1" Type S-III. Two lifts of asphalt shall be required. A performance bond shall be required if the second lift is delayed beyond initial road acceptance.
 - 10" base course 850 lbs. per sq. yd. limerock* compacted to 98% T180 AASHTO, or 8" soil cement.*
 - 12" stabilized sub-base shell marl blended with sandy sub-grade minimum LBR 60, 98% T180 AASHTO.
 - Median is to be sodded.
 - See section 201.0 for curb and gutter types.
 - Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.
 - No portion of pipe to be into sub-base.
 - Sidewalk to be constructed per section 300.
 - Sodding to be installed per section 400.1 (8).
 - When the first 2 lanes of an ultimate 4-lane need is approved, the outside 2 lanes shall be constructed first. In addition, left turn lanes must be constructed at all intersections at the time of initial construction unless exempted by the Transportation Director.
- * Or approved equal, meeting same structural number.



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| MANATEE COUNTY PUBLIC WORKS DEPARTMENT | |
| REV. BY CLB/BR | DATE 11/10 |
| Page 69 of 143 MAY 10 2011 | |

| | |
|-------------------------------|----------|
| UTILITY LAYOUT FOR 50' R/W | UG-17 |
| DATE OF APPROVAL | PAGE 117 |

| | |
|---|------|
| MANATEE COUNTY TRANSPORTATION DEPARTMENT | |
| REV. BY | DATE |
| 6/12/07 | |
| DATE OF B.O.C.C. APPROVAL | |

| | |
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| LOCAL URBAN RESIDENTIAL | 401.8 |
|----------------------------|-------|

| | |
|---|------|
| MANATEE COUNTY TRANSPORTATION DEPARTMENT | |
| REV. BY | DATE |
| 6/12/07 | |
| DATE OF B.O.C.C. APPROVAL | |

| | |
|-----------------------------------|-------|
| TYPICAL 4-LANE DIVIDED ROADWAY | 401.2 |
|-----------------------------------|-------|

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS

201 96 AVENUE DRIVE EAST, BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENGINEERING.COM | TELEPHONE: 941-748-8999 | FAX: 941-748-3316

DESIGNED: J. J. HAMMOCK
DRAWN: J. J. HAMMOCK
DATE: 3/2/15
JOB NO.: 43860
SCALE: N.T.S.

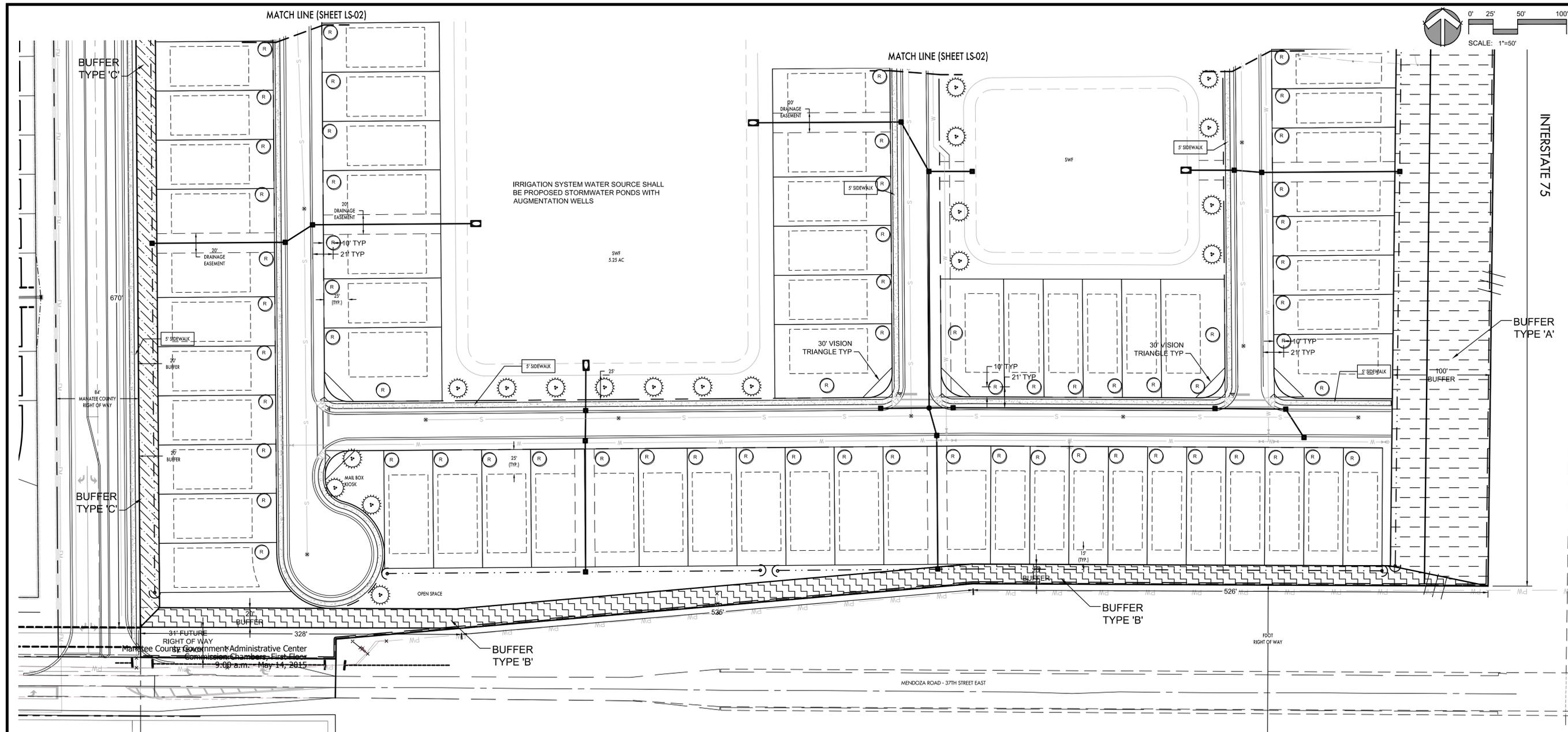
REVISIONS

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| 1 | ADJUSTED DUAL PIPE LOC. COMMENTS |
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FOR: **WILLOW HAMMOCK**
LOCATED IN: SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

PRELIMINARY SECTIONS AND DETAILS



ZNS ENGINEERING
 ENGINEERS | PLANNERS | SURVEYORS
 LANDSCAPE ARCHITECTS

2015.03.05 KLB
 2015.03.05 KLB

1 RESPOND TO I.C. COMMENTS
 2 RESPOND TO I.C. COMMENTS
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 4
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PRELIMINARY SITE PLAN NOTES

1. THIS IS A PRELIMINARY LANDSCAPE PLAN. ADDITIONAL AND MORE SPECIFIED INFORMATION WILL BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMITTAL.
2. A TREE LOCATION SURVEY WILL BE COMPLETED ALONG WITH TREE PROTECTION, TREE REMOVAL AND TREE REPLACEMENT CALCULATIONS AT TIME OF FINAL SITE PLAN SUBMITTAL. CALCULATIONS WILL BE IN ACCORDANCE WITH SECTION 714 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
3. INDIVIDUAL LOT STREET TREES SHALL BE INSTALLED BY BUILDER PRIOR TO HOME OCCUPANCY. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES AND ACCESS. INDIVIDUAL LOT TREES WILL BE IRRIGATION BY THE INDIVIDUAL LOT IRRIGATION SYSTEMS.
4. THE LOWEST QUALITY WATER SOURCE SHALL BE USED AS AN IRRIGATION WATER SOURCE FOR COMMON AREA PLANTINGS. IRRIGATION SOURCE SHALL BE PROPOSED STORM WATER PONDS WITH WELLS TO SUPPLEMENT WATER LEVELS.
5. A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLY WATER TO ALL REQUIRED LANDSCAPE MATERIAL. THE SYSTEM SHALL INCLUDE CONTROLLERS WITH RAIN SENSORS.
6. RESIDENTIAL LOTS 100' WIDTH OR LESS SHALL HAVE 1 STREET TREE INSTALLED PER LOT PER ROADWAY FRONTAGE (RESIDENTIAL LOTS 60' WIDTH OR LESS MAY UTILIZE SMALLER MATURING CANOPY OR UNDER STORY TREES. STREET TREES SHALL BE PLANTED A MINIMUM OF 10' BEHIND BACK OF SIDEWALK OR RIGHT-OF-WAY, WHICHEVER IS CLOSER. ACTUAL TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY ACCESS.
7. IRRIGATION FOR INDIVIDUAL RESIDENTIAL LOT STREET TREES SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
8. THIS PROJECT IS LOCATED WITHIN AN ENTRANCEWAY.

TYPICAL BUFFER KEY
 SEE SHEET LS-07 FOR DETAILS AND SPECIFICATIONS

- BUFFER TYPE 'A' I-75 ROADWAY BUFFER
- BUFFER TYPE 'B' MENDOZA ROADWAY BUFFER
- BUFFER TYPE 'C' 49TH AVE E ROADWAY BUFFER
- BUFFER TYPE 'D' FPL BUFFER (OPEN SPACE)
- BUFFER TYPE 'E' RAILWAY BUFFER

RESIDENTIAL LOT STREET TREES

- RESIDENTIAL LOTS 100' WIDTH OR LESS SHALL HAVE 1 STREET TREE INSTALLED PER LOT PER ROADWAY FRONTAGE (CORNER LOTS HAVE 2 TREES).
- RESIDENTIAL LOTS 60' WIDTH OR LESS MAY UTILIZE SMALLER MATURING CANOPY OR UNDER STORY TREES.
- STREET TREES SHALL BE PLANTED A MINIMUM OF 10' BEHIND BACK OF SIDEWALK OR RIGHT-OF-WAY, WHICHEVER IS CLOSER.
- ACTUAL TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY ACCESS.

CONCEPT PLANT SCHEDULE

- RESIDENTIAL LOT STREET TREE
- STREET TREE
- UNDERSTORY TREE OR PALM
- EVERGREEN SHRUB

PRELIMINARY TREE PROTECTION NOTES

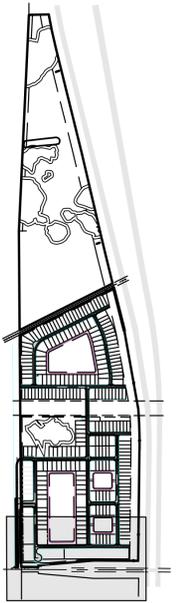
1. A TREE LOCATION SURVEY WILL BE COMPLETED ALONG WITH TREE PROTECTION, TREE REMOVAL AND TREE REPLACEMENT CALCULATIONS AT TIME OF FINAL SITE PLAN SUBMITTAL.
2. TREE REPLACEMENT CALCULATIONS WILL BE IN ACCORDANCE WITH SECTION 714 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
3. TREE PROTECTION BARRIER SHALL BE INSTALLED FOR TREES TO REMAIN AS PER DETAIL.
4. ANY TREE NOTED TO REMAIN WITH A > 15% IMPACT TO THE CANOPY (DUE TO CONSTRUCTION/DEVELOPMENT) SHALL HAVE REPLACEMENT TREES PROVIDED IN ACCORDANCE WITH SECTION 714 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.

LEGEND

| | |
|------------------|--|
| PAVEMENT | |
| BUILDING SETBACK | |
| SIDEWALK | |
| WETLAND BUFFER | |
| GREENBELT BUFFER | |
| EASEMENT | |
| SWALE | |
| TOP OF BANK | |

EXOTIC PLANT SPECIES MANAGEMENT PLAN

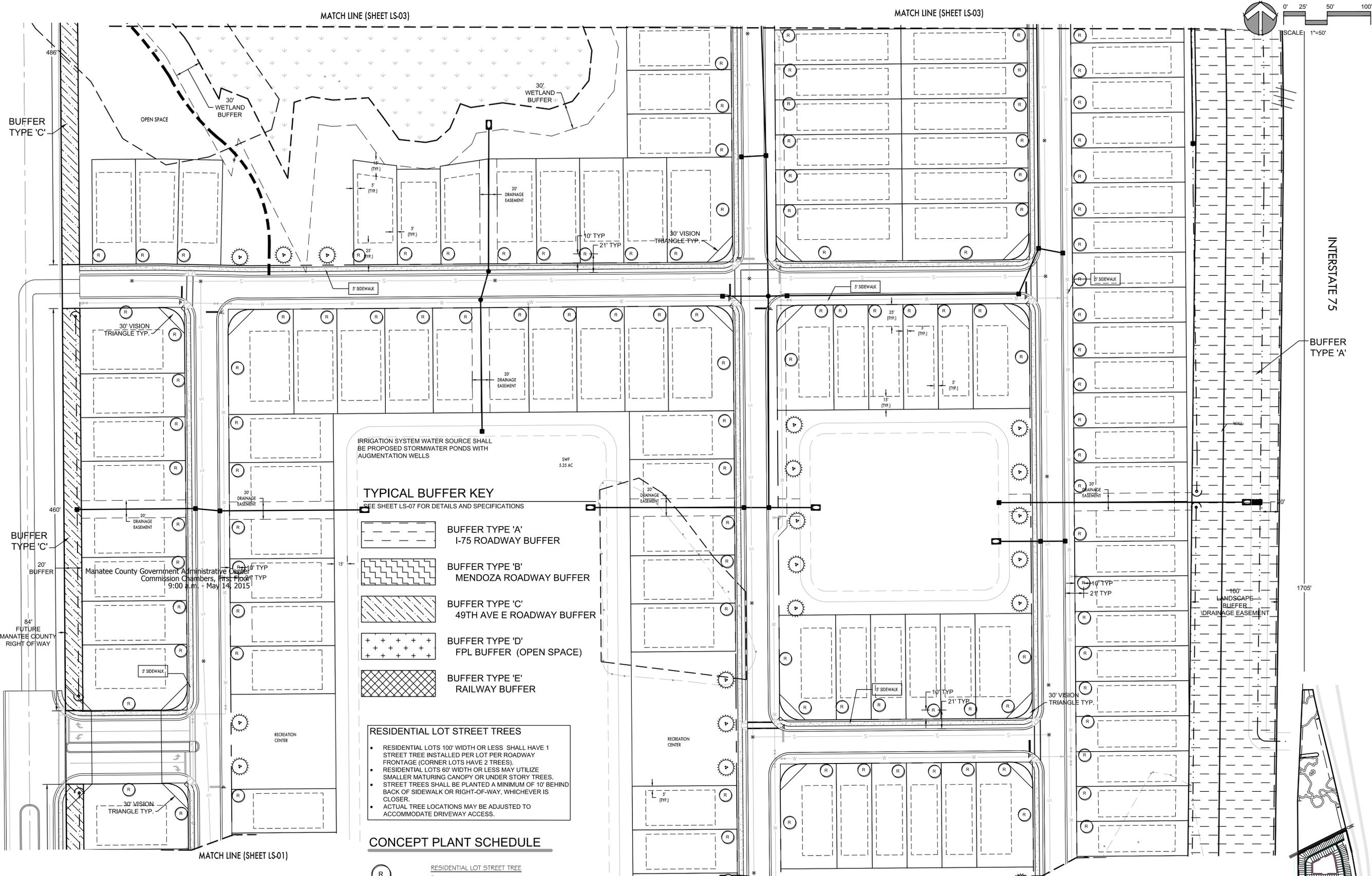
All existing upland exotic and nuisance plant species existing on the site shall be removed per phase prior to the first Certificate of Occupancy issuance of that phase. The Developer agrees to perform an annual exotic inspection during the development process. Any identified exotics will be removed in accordance with Manatee County Land Development Code Section 715.4 and acceptable procedures provided by the Florida Department of Environmental Protection. Annual inspections and removal will be continued by the Owner.



PRELIMINARY SITE PLAN - PLANTING PLAN
 FOR:
WILLOW HAMMOCK
 LOCATED IN:
 SECTION 4 & 33, TOWNSHIP 33 S 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

DESIGNED & DRAWN BY: KLB
 DATE: 3/5/15
 FOR NO: 4886
 SCALE: 1"=50'
 SHEET: 0501

Thu, 05 Mar 2015 - 6:13pm X:\Acad\WILLOW HAMMOCK (SOHO) (43860)\LS\PS\WH-LS.dwg



IRRIGATION SYSTEM WATER SOURCE SHALL BE PROPOSED STORMWATER PONDS WITH AUGMENTATION WELLS

TYPICAL BUFFER KEY
SEE SHEET LS-07 FOR DETAILS AND SPECIFICATIONS

- BUFFER TYPE 'A'
I-75 ROADWAY BUFFER
- BUFFER TYPE 'B'
MENDOZA ROADWAY BUFFER
- BUFFER TYPE 'C'
49TH AVE E ROADWAY BUFFER
- BUFFER TYPE 'D'
FPL BUFFER (OPEN SPACE)
- BUFFER TYPE 'E'
RAILWAY BUFFER

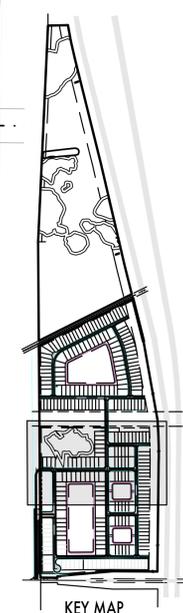
- RESIDENTIAL LOT STREET TREES**
- RESIDENTIAL LOTS 100' WIDTH OR LESS SHALL HAVE 1 STREET TREE INSTALLED PER LOT PER ROADWAY FRONTAGE (CORNER LOTS HAVE 2 TREES).
 - RESIDENTIAL LOTS 60' WIDTH OR LESS MAY UTILIZE SMALLER MATURING CANOPY OR UNDER STORY TREES.
 - STREET TREES SHALL BE PLANTED A MINIMUM OF 10' BEHIND BACK OF SIDEWALK OR RIGHT-OF-WAY, WHICHEVER IS CLOSER.
 - ACTUAL TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY ACCESS.

CONCEPT PLANT SCHEDULE

- RESIDENTIAL LOT STREET TREE
- STREET TREE
- UNDERSTORY TREE OR PALM
- EVERGREEN SHRUB

LEGEND

| | |
|------------------|--|
| PAVEMENT | |
| BUILDING SETBACK | |
| SIDEWALK | |
| WETLAND BUFFER | |
| GREENBELT BUFFER | |
| EASEMENT | |
| SWALE | |
| TOP OF BANK | |



ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS

201 AVENUE CENTEAL, BAYSHORE, FL 33608
EMAIL: ZNS@ZNSENGINEERING.COM | PHONE: (813) 441-7483

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| 1 | 2014.01.14 | ISSUED FOR PERMITS |
| 2 | 2015.03.05 | RESPOND TO IFC COMMENTS |
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PRELIMINARY SITE PLAN - PLANTING PLAN
FOR:
WILLOW HAMMOCK

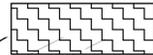
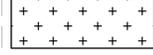
LOCATED IN:
SECTION 4 & 33, TOWNSHIP 33 S & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED BY: EBREITER
DRAWN: KIB
DATE: 3/5/15
JOB NO.: 43860
SCALE: 1"=50'
SHEET: 71 OF 143

Thu, 05 Mar 2015 - 6:16pm X:\Acad\WILLOW HAMMOCK (SOHO) (43860)\LS\PSP\WH-LS.dwg

TYPICAL BUFFER KEY

SEE SHEET LS-07 FOR DETAILS AND SPECIFICATIONS

-  BUFFER TYPE 'A'
I-75 ROADWAY BUFFER
-  BUFFER TYPE 'B'
MENDOZA ROADWAY BUFFER
-  BUFFER TYPE 'C'
49TH AVE E ROADWAY BUFFER
-  BUFFER TYPE 'D'
FPL BUFFER (OPEN SPACE)
-  BUFFER TYPE 'E'
RAILWAY BUFFER

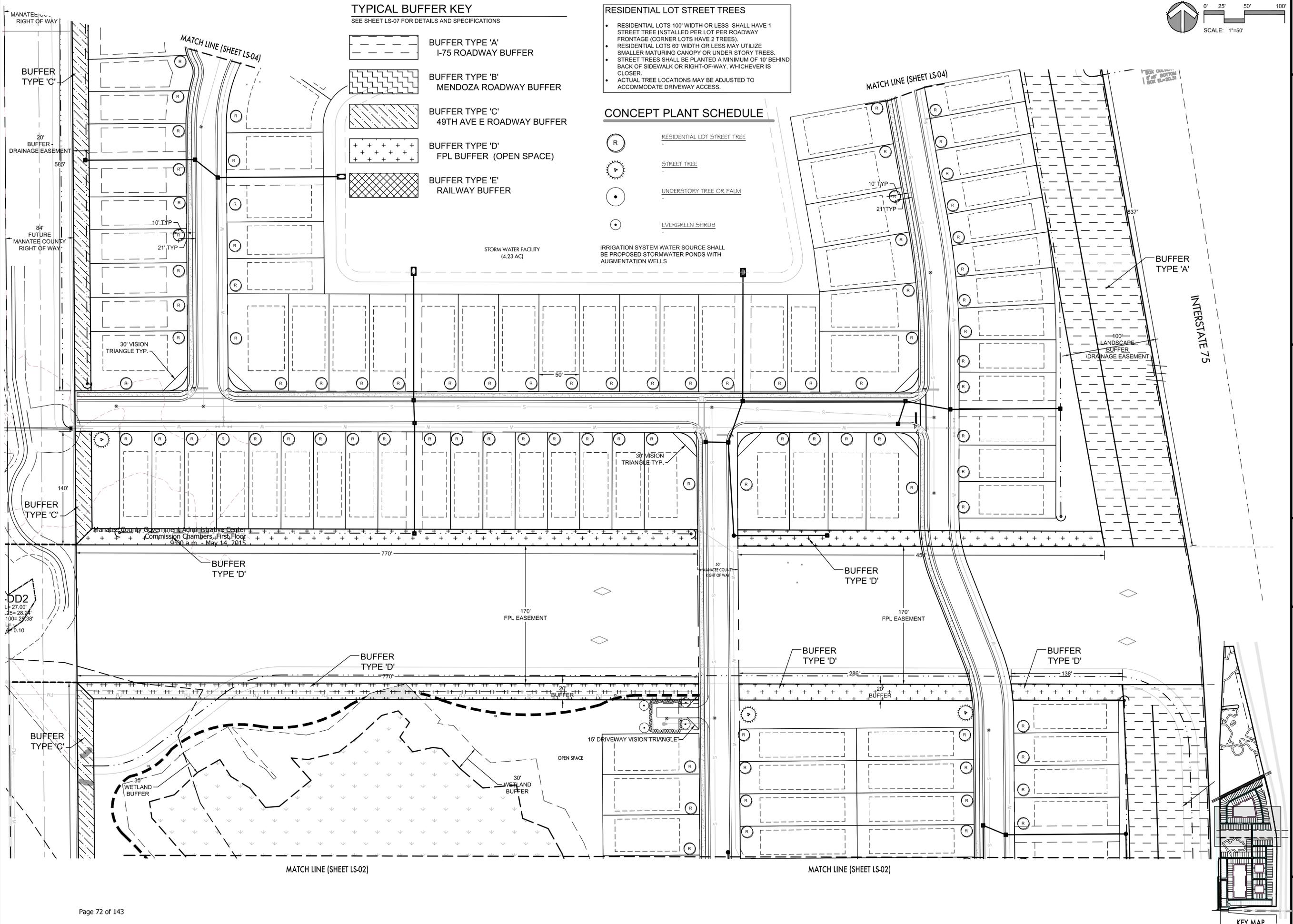
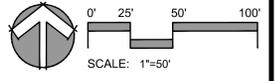
RESIDENTIAL LOT STREET TREES

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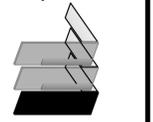
CONCEPT PLANT SCHEDULE

-  RESIDENTIAL LOT STREET TREE
-  STREET TREE
-  UNDERSTORY TREE OR PALM
-  EVERGREEN SHRUB

IRRIGATION SYSTEM WATER SOURCE SHALL BE PROPOSED STORMWATER PONDS WITH AUGMENTATION WELLS



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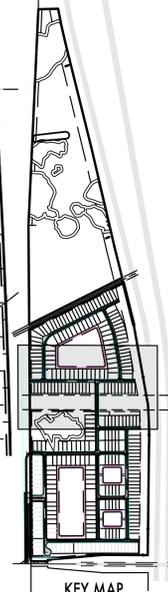


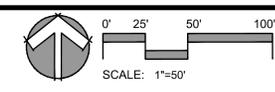
| REVISIONS | DATE | BY | COMMENTS |
|-----------|------------|----|-------------------------|
| 1 | 2014.01.14 | KL | RESPOND TO IFC COMMENTS |
| 2 | 2015.03.05 | KL | RESPOND TO IFC COMMENTS |
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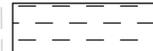
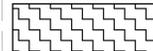
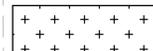
PRELIMINARY SITE PLAN - PLANTING PLAN
 FOR:
WILLOW HAMMOCK
 LOCATED IN:
 SECTION 4 & 33, TOWNSHIP 33 S & 34 S SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

| | |
|---------------------|-----------|
| DESIGNED & DRAWN BY | KL |
| DATE | 3/5/15 |
| FOR NO. | 4886 |
| SCALE | 1"=50' |
| SHEET | 72 OF 143 |





TYPICAL BUFFER KEY
SEE SHEET LS-07 FOR DETAILS AND SPECIFICATIONS

-  BUFFER TYPE 'A'
I-75 ROADWAY BUFFER
-  BUFFER TYPE 'B'
MENDOZA ROADWAY BUFFER
-  BUFFER TYPE 'C'
49TH AVE E ROADWAY BUFFER
-  BUFFER TYPE 'D'
FPL BUFFER (OPEN SPACE)
-  BUFFER TYPE 'E'
RAILWAY BUFFER

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CONCEPT PLANT SCHEDULE

-  RESIDENTIAL LOT STREET TREE
-  STREET TREE
-  UNDERSTORY TREE OR PALM
-  EVERGREEN SHRUB

STORM WATER FACILITY -
FLOODPLAIN
COMPENSATION

100 YEAR
FLOODPLAIN

BUFFER
TYPE 'E'

OPEN SPACE

BUFFER
TYPE 'A'

100'
LANDSCAPE
BUFFER
DRAINAGE EASEMENT

INTERSTATE 75

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 AM - May 14, 2015

TYPE 'E'

20'
BUFFER -
DRAINAGE EASEMENT

BUFFER
TYPE 'C'

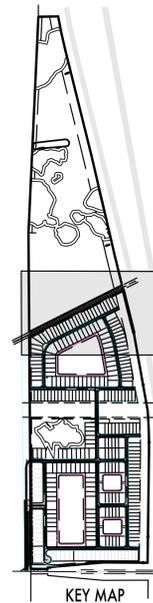
94'
FUTURE
MANATEE COUNTY
RIGHT OF WAY

STORM WATER FACILITY
(4.23 AC)

IRRIGATION SYSTEM WATER SOURCE SHALL
BE PROPOSED STORMWATER PONDS WITH
AUGMENTATION WELLS

LEGEND

- PAVEMENT 
- BUILDING SETBACK 
- SIDEWALK 
- WETLAND BUFFER 
- GREENBELT BUFFER 
- EASEMENT 
- SWALE 
- TOP OF BANK 



PRELIMINARY SITE PLAN - PLANTING PLAN
FOR:
WILLOW HAMMOCK
LOCATED IN:
SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS

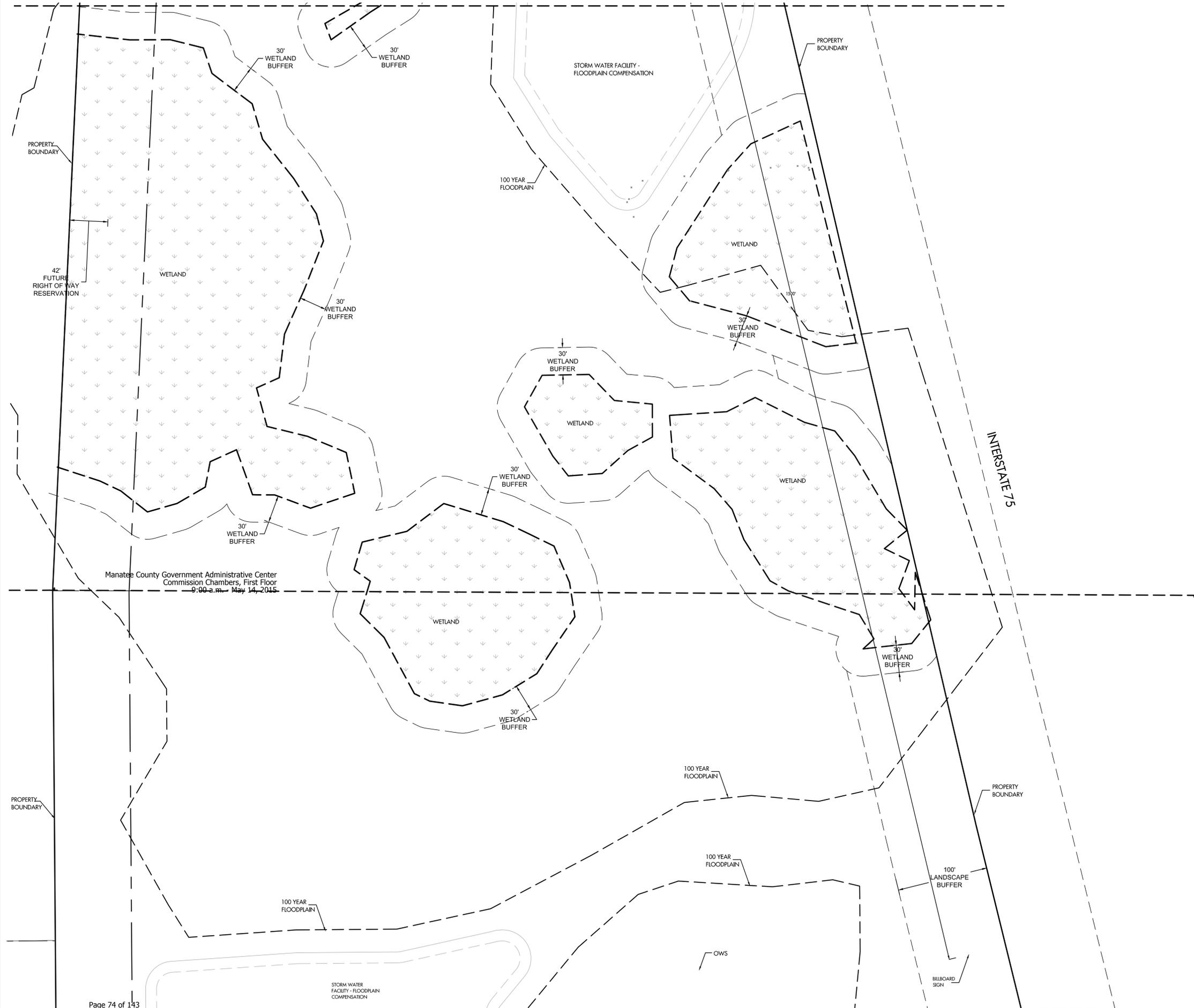
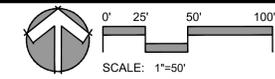
REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------------------------------|
| 1 | 3/27/2015 | 1. UPDATED: FINAL SET. NO. COMMENTS |
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MAY 14, 2015

Thu, 05 Mar 2015 - 6:19pm X:\Acad\WILLOW HAMMOCK (SOHO) (43860)\LS\PSP\WH-LS.dwg

MATCH LINE (SHEET LS-06)

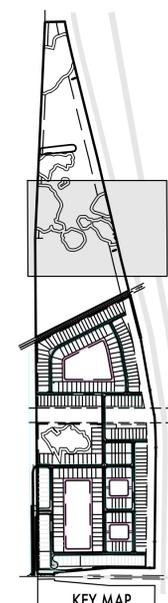


LEGEND

| | |
|------------------|--|
| PAVEMENT | |
| BUILDING SETBACK | |
| SIDEWALK | |
| WETLAND BUFFER | |
| GREENBELT BUFFER | |
| EASEMENT | |
| SWALE | |
| TOP OF BANK | |

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - May 14, 2015

MATCH LINE (SHEET LS-04)



ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS
201 391 AVENUE CENTEAL EAST, BLDG 1000, FT. LEE, FL 33509
EMAIL: ZNS@ZNSENGINEERING.COM | TEL: 407.248.3314

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| REVISIONS | DATE | BY | COMMENTS |
|-----------|------------|-----|-------------------------|
| 1 | 2014.01.14 | MLB | ES&P SUBMITTAL COMMENTS |
| 2 | 2015.03.05 | MLB | RESPOND TO IAC COMMENTS |
| 3 | | | |
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| 7 | | | |

DESIGNED BY: EBREITER
DRAWN BY: KIB
DATE: 3/5/15
JOB NO.: 43860
SCALE: 1"=50'
SHEET: LS-04

PRELIMINARY SITE PLAN - PLANTING PLAN
FOR:
WILLOW HAMMOCK
LOCATED IN:
SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

Thu, 05 Mar 2015 - 6:20pm X:\Acad\WILLOW HAMMOCK (SOHO) (43860)\LS\PSP_WH-LS.dwg

MATCH LINE (THIS SHEET)

COMPENSATION

42' FUTURE RIGHT OF WAY RESERVATION

STORM WATER FACILITY - FLOODPLAIN COMPENSATION

PROPERTY BOUNDARY

Manatee County Government Administrative Center Commission Chambers, First Floor 9:00 a.m. - May 14, 2015

30' WETLAND BUFFER

30' WETLAND BUFFER

100 YEAR FLOODPLAIN

30' WETLAND BUFFER

30' WETLAND BUFFER

WETLAND

PROPERTY BOUNDARY

INTERSTATE 75

BILLBOARD SIGN

100' LANDSCAPE BUFFER

100 YEAR FLOODPLAIN

BILLBOARD SIGN

PROPERTY BOUNDARY

30' WETLAND BUFFER

42' FUTURE RIGHT OF WAY RESERVATION

PROPERTY BOUNDARY

PROPERTY BOUNDARY

100 YEAR FLOODPLAIN

100' LANDSCAPE BUFFER

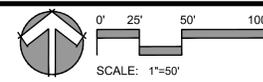
PROPERTY BOUNDARY

30' WETLAND BUFFER

STORM WATER FACILITY - FLOODPLAIN COMPENSATION

1500'

MATCH LINE (THIS SHEET)



ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS



| REVISIONS | DATE | COMMENTS |
|-----------|------------------|--------------------------|
| 1 | 2014.01.14.5 KLB | 1 PSP SUBMITTAL |
| 2 | 2015.03.05 KLB | 2 RESPOND TO MC COMMENTS |
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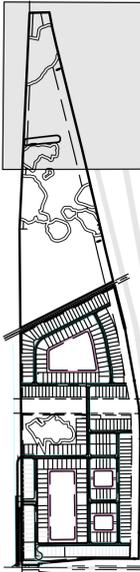
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PRELIMINARY SITE PLAN - PLANTING PLAN
FOR:
WILLOW HAMMOCK
LOCATED IN:
SECTION 4 & 33, TOWNSHIP 33 & 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED BY: EBREITER
DRAWN BY: J/S/J/S
DATE: 3/5/15
JOB NO.: 43860
SCALE: 1"=50'
SHEET: 15/26

LEGEND

| | |
|------------------|--|
| PAVEMENT | |
| BUILDING SETBACK | |
| SIDEWALK | |
| WETLAND BUFFER | |
| GREENBELT BUFFER | |
| EASEMENT | |
| SWALE | |
| TOP OF BANK | |



PLANTING GENERAL NOTES

- LANDSCAPE NOTES ARE ALL INCLUSIVE. ALL QUESTIONS CONCERNING THE LANDSCAPE PLAN, DETAILS, AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (941) 748-8080.
- REVIEW THE GENERAL NOTES, PLANT MATERIAL LIST, PLANS, DETAILS, AND WRITTEN SPECIFICATIONS (IF PROVIDED). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE LANDSCAPE PLAN AS DRAWN AND DIRECTED BY THE NOTES AND SPECIFICATIONS. CONTACT THE LANDSCAPE ARCHITECT WHEN SIGNIFICANT FIELD CHANGES REQUIRE PLAN REVISIONS.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
- PLANT COUNT TOTALS IN THE PLANT MATERIALS LIST ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. IMPROVISATIONS MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL COSTS TO THE OWNER.
- SOD, MULCH, AND TOPSOIL QUANTITIES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY QUANTITIES NOTED ON THE PLANS ARE FOR REFERENCE ONLY. SODDING OF SWALES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR; HOWEVER, SOD FOR RETENTION AREAS (LAKE BANKS AND DRY RETENTION PONDS) SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- PRIOR TO SUBMITTING THE BID, THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS. SEE ENGINEERING (CIVIL) PLANS FOR ADDITIONAL SITE INFORMATION.
- ALL PLANTS FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA NO. 1 QUALITY OR BETTER IN ACCORDANCE WITH GRASSES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA 2ND EDITION (FEB. 1998 & UPDATED MAY 2005) & AS AMENDED. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE ACCEPTABILITY OF ALL PLANT MATERIAL SUPPLIED BY THE LANDSCAPE CONTRACTOR. SPECIMEN MATERIAL SHALL BE APPROVED BEFORE INSTALLATION.
- ALL B&B OR "FIELD GROWN" MATERIAL (EXCEPT PALMS) SHALL BE OBTAINED FROM "ROOTS PLUS" CERTIFIED NURSERIES.
- ALL PLANT MATERIAL THAT HAS BEEN FIELD TAGGED BY THE LANDSCAPE ARCHITECT SHALL REMAIN TAGGED UNTIL FINAL ACCEPTANCE OF THE PROJECT. ALL MATERIAL NOT TAGGED BY LANDSCAPE ARCHITECT IS SUBJECT TO REJECTION. REJECTED PLANT MATERIAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE UNTIL ACCEPTABLE MATERIAL IS PROVIDED.
- IT SHALL BE THE LANDSCAPE CONTRACTOR'S FINANCIAL RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER; AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED AT NO ADDITIONAL COST TO THE OWNER FOR SUSTAINED WINDS OF LESS THAN 65 MPH.
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE: PRUNING, MULCHING, WEEDING, REPLACEMENT OF STICKS OR DEAD PLANTS, WATERING (INCLUDING THE COST OF EQUIPMENT SUCH AS A WATER TRUCK), AND ANY OTHER CARE WHICH IS NECESSARY FOR PROPER GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE BY THE OWNER. RELOCATED MATERIALS AND OWNER SUPPLIED MATERIALS ARE EXEMPT. DURING THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR THEFT, VANDALISM, OR UNUSUAL ACTS OF GOD.
- ALL TRIMMING OF EXISTING TREES SHALL BE CONDUCTED OR OVERSEEN BY A CERTIFIED ARBORIST.
- TOPSOIL MATERIAL, WHEN CALLED FOR ON THE PLANT LIST, SHALL BE FREE OF STICKS, STONES AND DEBRIS LARGER THAN 1" IN DIAMETER, AS WELL AS, ANY OTHER MATERIAL THAT MAY BE TOXIC OR OTHERWISE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE FERTILE, AND HAVE A PH LEVEL BETWEEN 6.5 AND 7.5.
- ALL BACKFILL SOIL MIXTURES SHALL CONTAIN BEST ON-SITE TOPSOIL, 20% PEAT, AND AMENDMENTS AS PER NOTES AND DETAILS. PH LEVELS SHALL BE BETWEEN 6.5 AND 7.5. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE THE PROPER PH LEVEL. MIX ORGANIC SOIL AMENDMENTS THOROUGHLY WITH THE NATIVE SOIL BEFORE BACKFILLING PLANTS.
- STAKE ALL TREES. SEE TREE PLANTING DETAIL.
- PROVIDE ARBORGARD+ FLEXIBLE BARK PROTECTORS (MODEL A69-4) AROUND BASE OF TRUNK FOR ALL SINGLE TRUNK TREES FREESTANDING IN SODDED AREAS. THEY ARE AVAILABLE AT ARBORIST SUPPLY HOUSE, INC., (FT. LAUDERDALE, FL: 1-800-749-9528).
- ALL TREES SHALL BE PLANTED WITH MYCOR TREE SAVER (3oz PER 1" CAL.) AND PHC HEALTHY START TABLETS (21 GRAM - 4 PER 1" CAL.) - SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION METHOD (PLANT HEALTH CARE, INC. 941-751-9455, JOHN DEERE LANDSCAPES 941-721-8882, SOUTHEAST PARTNERS 239-267-0156, PROFESSIONAL SUPPLY (561) 289-4511 AND UNIVERSAL SUPPLY 954-979-060) - OR APPROVED EQUAL.
- ALL PALMS SHALL BE PLANTED WITH MYCOR PALM SAVER - SEE MANUFACTURER'S SPECIFICATIONS FOR APPLICATION RATE AND INSTALLATION METHOD (PLANT HEALTH CARE, INC. 1-800-421-9051) - OR APPROVED EQUAL.
- ON NON-IRRIGATED SITES OR AREAS, TREES AND PALMS SHALL ALSO RECEIVE TERRA-SORB HYDRO GEL (PLANT HEALTH CARE INC.) AS PER MANUFACTURER SPECIFICATIONS - OR APPROVED EQUAL.
- ALL SHRUBS SHALL RECEIVE 1/2 LB. OF MILORGANITE PER FOOT OF HEIGHT; TREES SHALL RECEIVE 5 LBS. PER INCH OF CALIPER; AND GROUND COVERS SHALL BE FERTILIZED AS PER LABEL INSTRUCTIONS - OR APPROVED EQUAL. IN ALL INSTANCES FERTILIZER SHALL BE MIXED IN EVENLY WITH BACKFILL MATERIAL.
- ALL SHRUBS AND GROUNDCOVER SHALL ALSO RECEIVE PHC HEALTHY START MACRO TABLETS (21 GRAM - 1 PER 1 GAL., 3 PER 5 GAL., 4 PER 10 GAL., AND 5 PER 15 GAL.). INSTALL AS PER MANUFACTURER'S DIRECTIONS.
- ONLY PRUNE TREES AND SHRUBS TO MAINTAIN CLEARANCE TO OVERHEAD UTILITIES. COMPENSATE FOR ROOT LOSS CAUSED BY TRANSPILANTING. MAKE CERTAIN TO RETAIN THE CENTRAL LEADER WHEN PRUNING. NEVER CUT THE CENTRAL GROWTH LEADER OF A TREE, OR INSTALL ANY TREE THAT HAS HAD THE CENTRAL GROWTH LEADER CUT. ALL TREES SHALL BE TRIMMED FOR CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
- WHERE PLANTING AREAS ABUT PAVEMENT, FINISHED SOIL LEVEL SHALL BE THREE INCHES (3") BELOW TOP OF PAVEMENT.
- ALL PLANTING AREAS SHALL RECEIVE MULCH AT THE RATE OF 1 CUBIC YARD PER 110 SF. OF AREA (THIS EQUALS A 3" MULCH DEPTH) - UNLESS OTHERWISE NOTED. SEE PLANT MATERIALS LIST FOR SPECIFICATIONS. KEEP MULCH SIX INCHES (6") BACK FROM ALL TREE TRUNKS.
- SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL SOD SHALL BE FREE OF NUISANCE SPECIES, INVASIVE AND EXOTIC WEEDS OR THEIR SEED.
- THE LANDSCAPE CONTRACTOR SHALL CALL 811 OR WWW.CALL811.COM TO FIELD LOCATE EXISTING UTILITIES AND SECURE A PERMIT NUMBER PRIOR TO BEGINNING WORK. USE DUE CAUTION AROUND THE UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL OTHER CONTRACTORS ON THE JOB SITE.
- ALL LANDSCAPE MATERIALS INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED TO MEET STATE AND LOCAL CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND VEGETATION ON SITE THAT IS TO REMAIN AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.
- THE JOB SITE IS TO REMAIN ORGANIZED. EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- UPON COMPLETION OF ALL LANDSCAPE MATERIAL INSTALLATION, AN INSPECTION FOR ACCEPTANCE SHALL BE HELD. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT SEVEN (7) DAYS PRIOR TO THE COMPLETION DATE.

PLANTING DIRECTIONS

- EXCAVATE PLANTING HOLE AND SET TREE IN PIT AS SPECIFIED.
- SET TOP-MOST ROOT IN THE ROOT BALL 2 INCHES (2") HIGHER THAN FINISH GRADE. PLUMB THE TREE SO THE TRUNK IS VERTICAL.
- BACKFILL AS DIRECTED BELOW.
- INSTALL 3" SOIL RING FOR HAND WATERING.
- PROVIDE 4" DIA. MULCH RING FOR TREES IN SOD AREAS.
- PRUNE DEAD AND DAMAGED BRANCHES IN KEEPING WITH GOOD HORTICULTURAL PRACTICES. RETAIN NATURAL FORM OF TREE. DO NOT CUT CENTRAL LEADER. PRUNE LIMBS ADJACENT TO WALKS AND CURBS TO PREVENT INJURY TO PEDESTRIANS AND BICYCLE RIDERS.

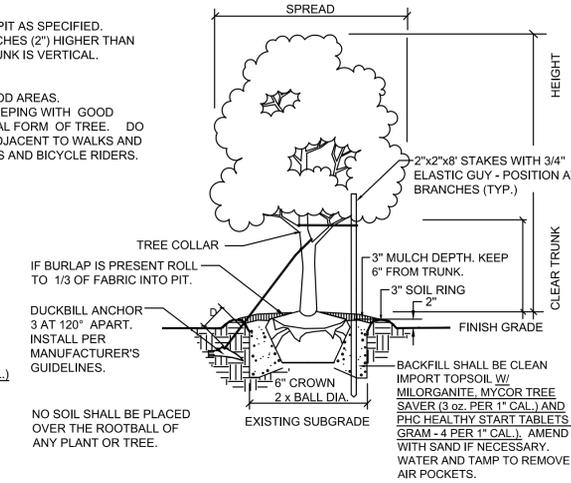
STAKING DIRECTIONS (TREES 0"-2" CAL.)

- ALL TREES TO BE STAKED UNLESS OTHERWISE NOTED IN GENERAL OR SPECIFIC NOTES.
- STAKE TREES ACCORDING TO CALIPER SIZE OR UNLESS OTHERWISE SPECIFIED: 0"-1": 1 VERTICAL STAKE. TIE TRUNK TO STAKE WITH GREEN NURSERY TAPE. 1"-2": 2 VERTICAL STAKES. SECURE WITH GUY AS SHOWN.

DUCKBILL ANCHOR DIRECTIONS (TREES > 2" CAL.)

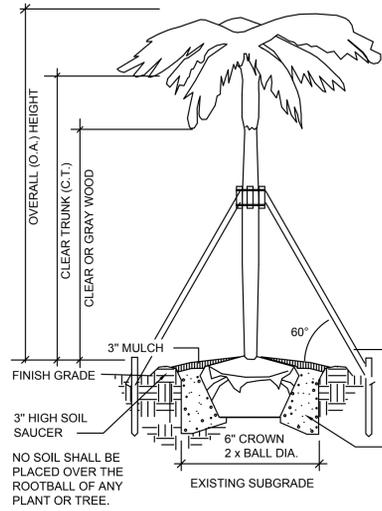
- 2"-3" CALIPER TREES: MODEL 40 DTS KIT D = 18-20"
- 3"-6" CALIPER TREES: MODEL 68 DTS KIT D = 2' - 2-1/2'
- 6"-10" CALIPER TREES: MODEL 88 DTS KIT D = 3' - 3-1/2'

NOTE: SEE NOTES TO DETERMINE IF ORGANIC OR OTHER UNLISTED SOIL AMENDMENTS ARE REQUIRED AND PLANT MATERIALS LIST FOR STAKING AND TREEWRAPE REQUIREMENTS.



TREE PLANTING DETAIL

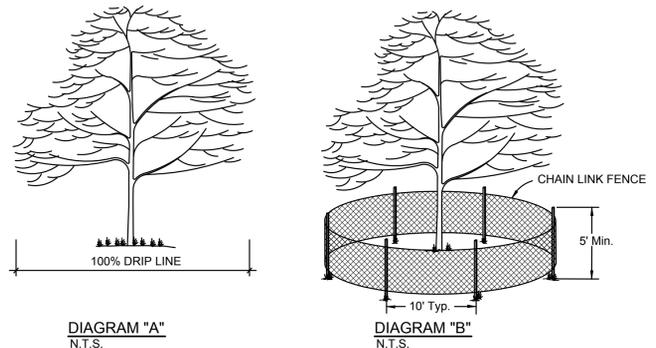
NOT TO SCALE



- IF BURLAP IS PRESENT ROLL TO 1/3 OF FABRIC INTO PIT.
- ROOTBALL SHALL BE INSTALLED 2" ABOVE ADJACENT FINISH GRADE AND PLUMB.
- FRONDS SHALL BE TIED UP FOR PROTECTION OF BUDS. LARGE DATE PALMS AND ALL FAN PALMS SHALL REMAIN TIED FOR 1 MONTH MINIMUM. PALMS WITH DAMAGED BUDS WILL NOT BE ACCEPTED.
- TRUNK SHALL BE FREE OF SCARS, BURNS, HOLES, ETC.
- ROOTBALL SHALL HAVE 16" MINIMUM RADIUS FROM TRUNK.
- INSTALL 4" DIAMETER MULCH RING AROUND ALL PALMS IN SOD AREAS.

PALM PLANTING DETAIL

NOT TO SCALE



NOTES:

- PROTECTIVE BARRICADES TO PROTECT 100% OF CANOPY UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL MAINTAIN THE BARRIERS UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF THE AREA.
- TREE BARRICADES TO BE CONSTRUCTED OF CHAIN LINK FENCE (NEW OR USED) UNLESS OTHERWISE SPECIFIED.
- NO DEBRIS, FILL MATERIALS OR CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN CONFINES OF BARRIER.
- PROTECT DESIGNATED TREES SCHEDULED TO REMAIN AGAINST: UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP LINE, EXCESS FOOT AND ALL VEHICULAR TRAFFIC INCLUDING PARKING.
- PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR VIGOR.
- WHEN NECESSARY TO CUT ROOT OVER 1" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN, PERPENDICULAR CUT. COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.

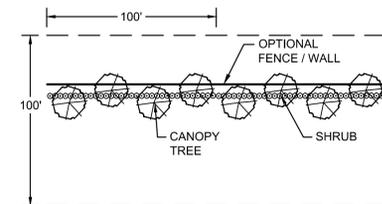
TREE PROTECTION DETAIL

NOT TO SCALE

TYPICAL BUFFER TYPES & REQUIREMENTS

NOTE: EXISTING WETLANDS, WETLAND BUFFERS, UPLAND PRESERVATION AREAS, AND EXISTING VEGETATION TO REMAIN LOCATED WITHIN REQUIRED BUFFERS SHALL BE USED TO MEET PERIMETER BUFFER REQUIREMENTS.

BUFFER TYPE 'A'

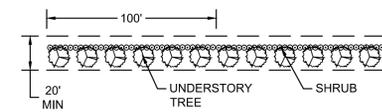


AS PER SECTION 715.3.2, ROADWAY BUFFERS & SECTION 737.4 ENTRANCEWAYS SHALL MEET THE FOLLOWING CRITERIA:

- MINIMUM WIDTH OF 20.0' ALONG ALL ARTERIAL AND COLLECTOR FRONTAGES INCLUDING HIGHWAYS AND INTERSTATES
- 75% OF PLANT MATERIAL SHALL BE NATIVE SPECIES
- CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
 - CANOPY TREES - MIN. FOUR 2.5" CAL., 10' HT & 4" SPR
 - SHRUBS - MIN. 33 SHRUBS
 - 60% OPACITY MAINTAINED AT 5.0' HEIGHT

I-75 ROADWAY BUFFER

BUFFER TYPE 'B'

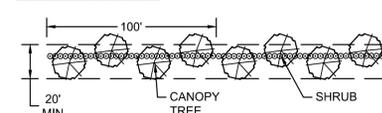


AS PER SECTION 715.3.2, ROADWAY BUFFERS & SECTION 737.4 ENTRANCEWAYS SHALL MEET THE FOLLOWING CRITERIA:

- MINIMUM WIDTH OF 20.0' ALONG ALL ARTERIAL AND COLLECTOR FRONTAGES INCLUDING HIGHWAYS AND INTERSTATES
- 75% OF PLANT MATERIAL SHALL BE NATIVE SPECIES
- CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
 - UNDERSTORY TREES - MIN. SIX 1.5" CAL., 8' HT
 - SHRUBS - MIN. 33 SHRUBS
 - 60% OPACITY MAINTAINED AT 5.0' HEIGHT

MENDOZA ROADWAY BUFFER (OVERHEAD UTILITIES)

BUFFER TYPE 'C'

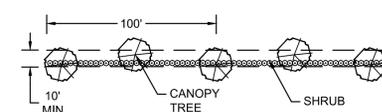


AS PER SECTION 715.3.2, ROADWAY BUFFERS & SECTION 737.4 ENTRANCEWAYS SHALL MEET THE FOLLOWING CRITERIA:

- MINIMUM WIDTH OF 20.0' ALONG ALL ARTERIAL AND COLLECTOR FRONTAGES INCLUDING HIGHWAYS AND INTERSTATES
- 75% OF PLANT MATERIAL SHALL BE NATIVE SPECIES
- CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
 - CANOPY TREES - MIN. FOUR 2.5" CAL., 10' HT & 4" SPR
 - SHRUBS - MIN. 33 SHRUBS
 - 60% OPACITY MAINTAINED AT 5.0' HEIGHT

49TH AVENUE EAST ROADWAY BUFFER

BUFFER TYPE 'D'

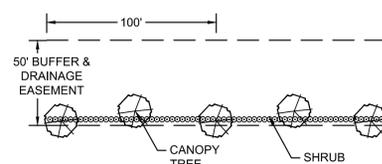


AS PER SECTION 715.3.2, PERIMETER SCREENING BUFFERS SHALL MEET THE FOLLOWING CRITERIA:

- MINIMUM WIDTH OF 10.0' WIDTH
- 75% OF PLANT MATERIAL SHALL BE NATIVE SPECIES
- CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
 - CANOPY TREES - MIN. TWO AND ONE-HALF 2.5" CAL., 10' HT & 4" SPR.
 - 33 SHRUBS
 - OR OTHER OPTION PER LDC FIGURE 715.C

FPL EASEMENT BUFFER (OPEN SPACE)

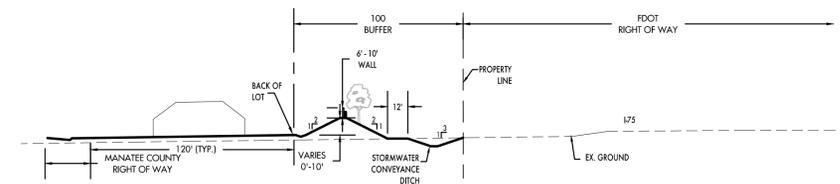
BUFFER TYPE 'E'



AS PER SECTION 715.3.2, PERIMETER SCREENING BUFFERS SHALL MEET THE FOLLOWING CRITERIA:

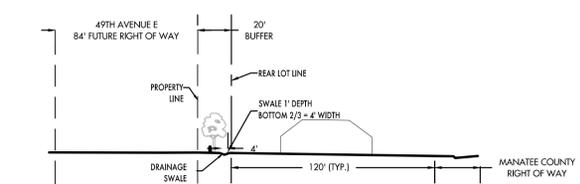
- MINIMUM WIDTH OF 10.0' WIDTH
- 75% OF PLANT MATERIAL SHALL BE NATIVE SPECIES
- CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
 - CANOPY TREES - MIN. TWO AND ONE-HALF 2.5" CAL., 10' HT & 4" SPR.
 - 33 SHRUBS
 - OR OTHER OPTION PER LDC FIGURE 715.C

RAILWAY BUFFER & DRAINAGE EASEMENT



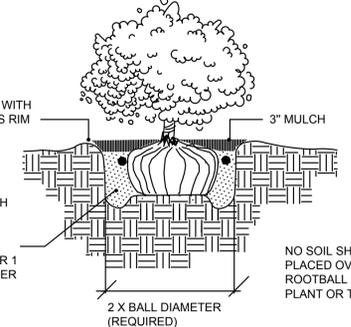
I-75 BUFFER - TYPICAL SECTION

BERM HEIGHT TO VARY TO PRESERVE EXISTING VEGETATION



49TH AVENUE EAST - SECTION

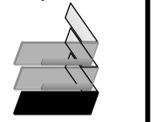
NOTE: SEE GENERAL NOTES TO DETERMINE IF ADDITIONAL SOIL AMENDMENTS ARE REQUIRED.



SHRUB & GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS

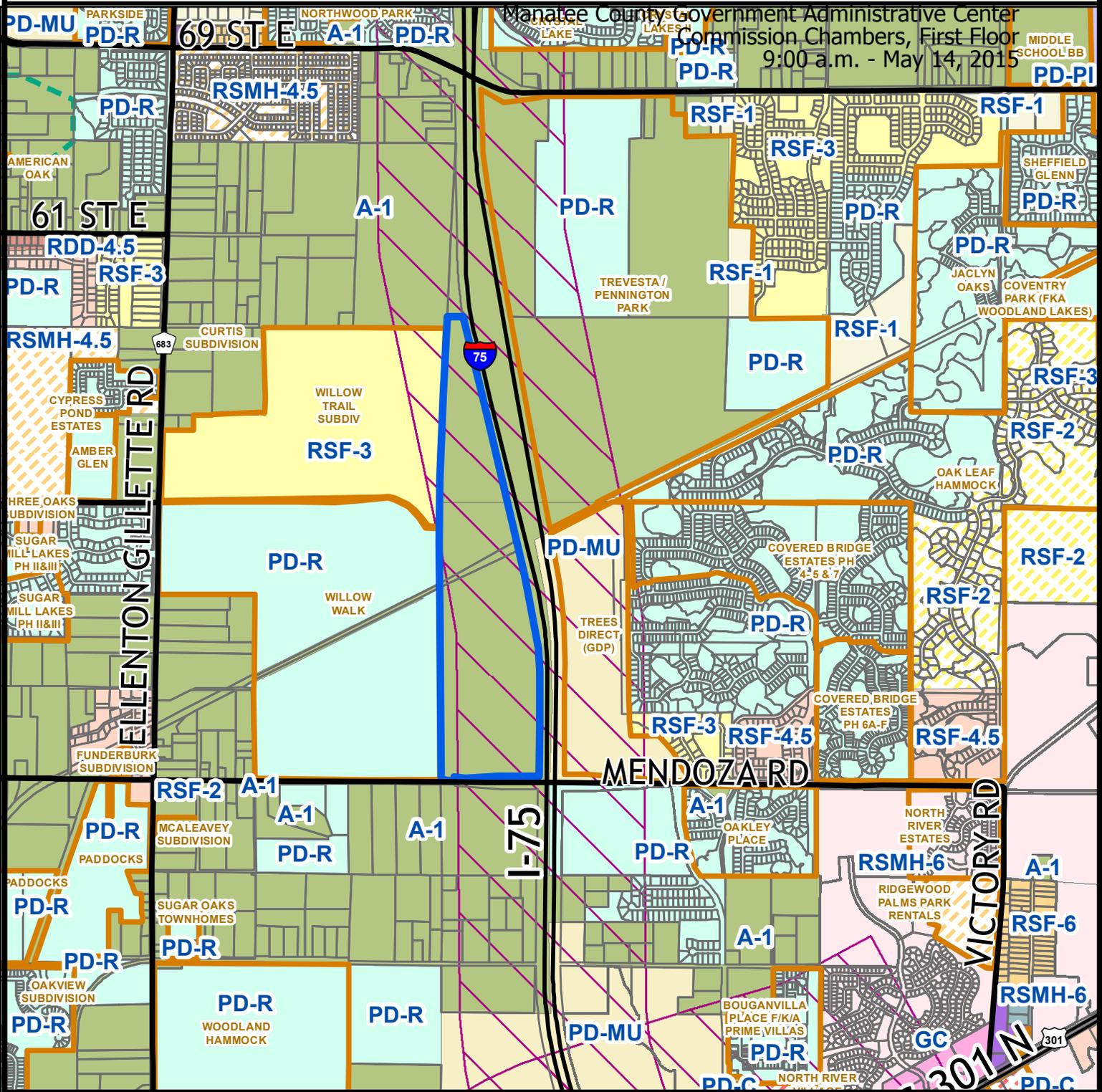


| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------------|----|-------------------------|
| 1 | 2014.01.14 | LS | ISSUE FOR BIDDING |
| 2 | 2015.03.05 | LS | RESPOND TO IFC COMMENTS |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

DESIGNED & DRAWN BY: [Name]
DATE: 3/5/15
FOR NO.: 48860
SCALE: NTS
SHEET: 55/20

PRELIMINARY SITE PLAN - PLANTING NOTES & DETAILS
FOR: **WILLOW HAMMOCK**
LOCATED IN: SECTION 4 & 33, TOWNSHIP 33 S & 34 S SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

ZONING



Parcel ID #(s) 718100001,745000000

Project Name: Willow Hammock
 Project #: PDR-15-01 (Z)(P)
 DTS#: 20150012
 Proposed Use: Residential

S/T/R: Sec 5,33,32,4 Tw n 33,34 Rng 18
 Acreage: 147.93
 Existing Zoning: A-1
 Existing FLU: RES-6, RES-3
 Overlays: NONE
 Special Areas: Greenway

Page 78 of 143

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

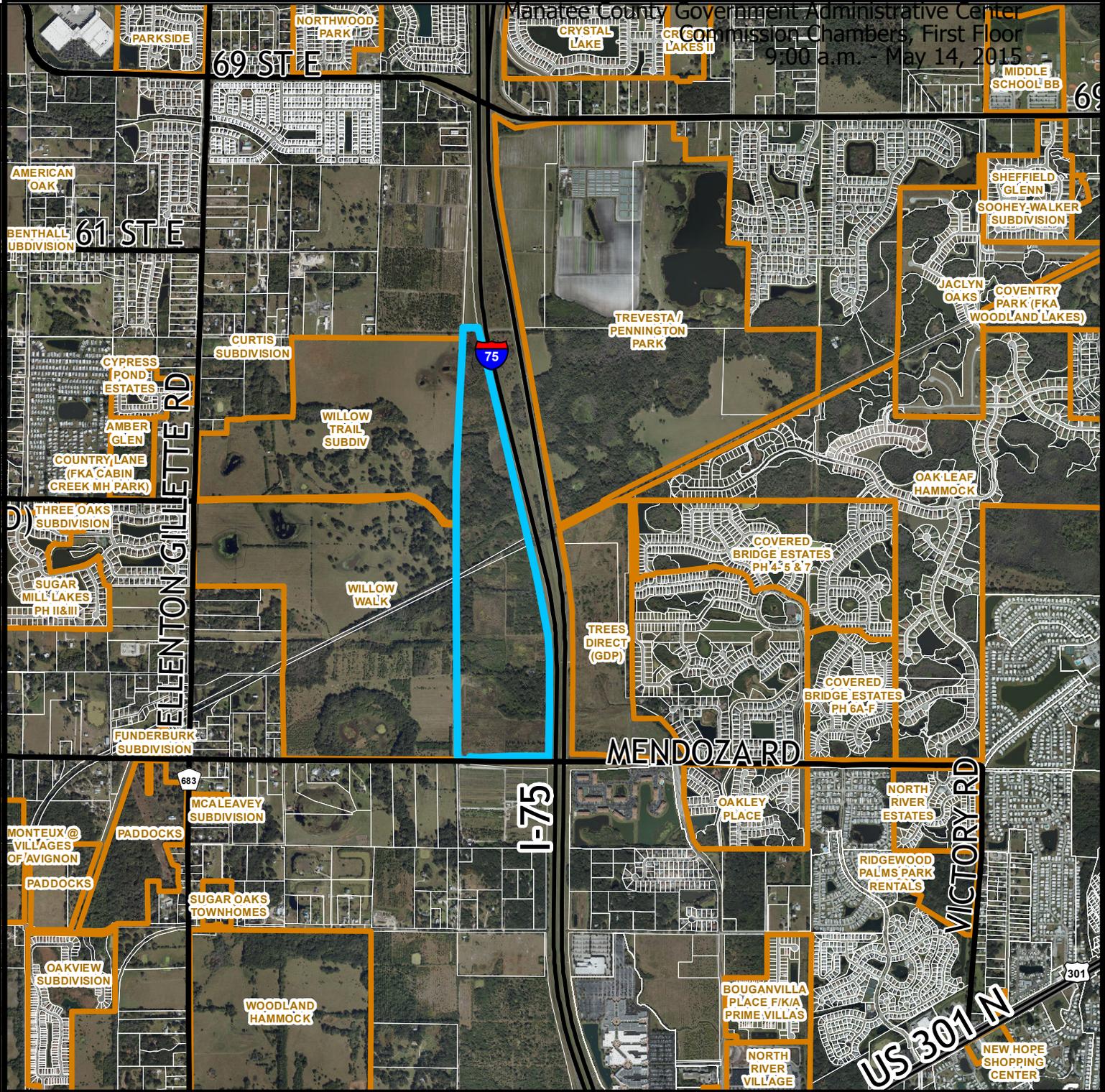
 Entranceways



Manatee County
 Staff Report Map

Map Prepared 2/24/2015
 1 inch = 1,939 feet

AERIAL



Parcel ID #(s) 718100001,745000000

Project Name: Willow Hammock
 Project #: PDR-15-01 (Z)(P)
 DTS#: 20150012
 Proposed Use: Residential

S/T/R: Sec 5,33,32,4 Twn 33,34 Rng 18
 Acreage: 147.93
 Existing Zoning: A-1
 Existing FLU: RES-6, RES-3
 Overlays: NONE
 Special Areas: Greenway

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



Manatee County
Staff Report Map

Map Prepared 2/24/2015
1 inch = 2,087 feet

May 14, 2015 Planning Commission Meeting
Agenda Item #3

Subject

Z-14-05-24/7 Development Holdings, LLC/ SR 70 and 66th Rezone- MEPS360- DTS20140473- Quasi-Judicial-
Rossina Leider

Briefings

None

Contact and/or Presenter Information

Presenter:

Rossina Leider, Planner

941-748-4501 x 6859

Contact:

Bobbi Roy, Planning Coordinator

941-748-4501 x6878

Action Requested

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-14-05, as recommended by staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- This is a straight rezone request for a 2.75± acre vacant site (120,000 square feet) from A (General

Agriculture) to GC (General Commercial). The site is within the R/O/R (Retail/Office/Residential) FLUC.

- The site is located on the northwest corner of SR 70 and 66th Street East, and until 2014 was part of a bigger property partially developed with educational uses (Braden River High School and Manatee Technical Institute) owns by the Manatee County School Board.
- The R/O/R FLUC list retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving in the range of potential uses, with a maximum Floor Area Ratio (FAR) of 0.35 and 1.0 for hotels only (special approval is required for projects exceeding 0.25 FAR except for mini-warehouse). R/O/R FLUC exempts commercial projects from commercial locational criteria requirements (i.e. within 1,500 feet of two functionally classified roadways designated as Collector or higher).
- The range of uses permitted in the GC zoning district include retail sales, eating establishment, bank, hotel, office, gas pumps, convenience stores, etc. Developments within the GC zoning district are limited to a maximum building size of 50,000 square feet, with a minimum lot width of 75 feet and lot size of 7,500 square feet, and a maximum FAR of 0.25 (without Special Approval) except for a mini-warehouse (0.35).
- The site exceeds the minimum lot width and lot size for the GC zoning district. The maximum potential building area will be 30,000± square foot, except for a mini-warehouse use which allows a maximum of 42,000± square foot building.
- The site will have direct access to 66th Street East, a two lane local street that provides connection to Braden River High School & Manatee Technical Institute to the north and west, and to Pleasant Lake RV Resort & Campbell Commercial Subdivision to the east. Any potential access point along SR 70 shall be determined by the FDOT at the time of Final Site Plan submittal.
- Compliance with the standards of the GC zoning district and all other requirements of the LDC will be reviewed and verified with future site plan approval for this site.
- Staff recommends approval.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Sarah Schenk reviewed and responded by email.

Reviewing Attorney

Schenk

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - May 14, 2015

Attachment: Maps Future Land Use, Zoning, Aerial- SR 70 & 66th Z1405- 5-14-15.pdf

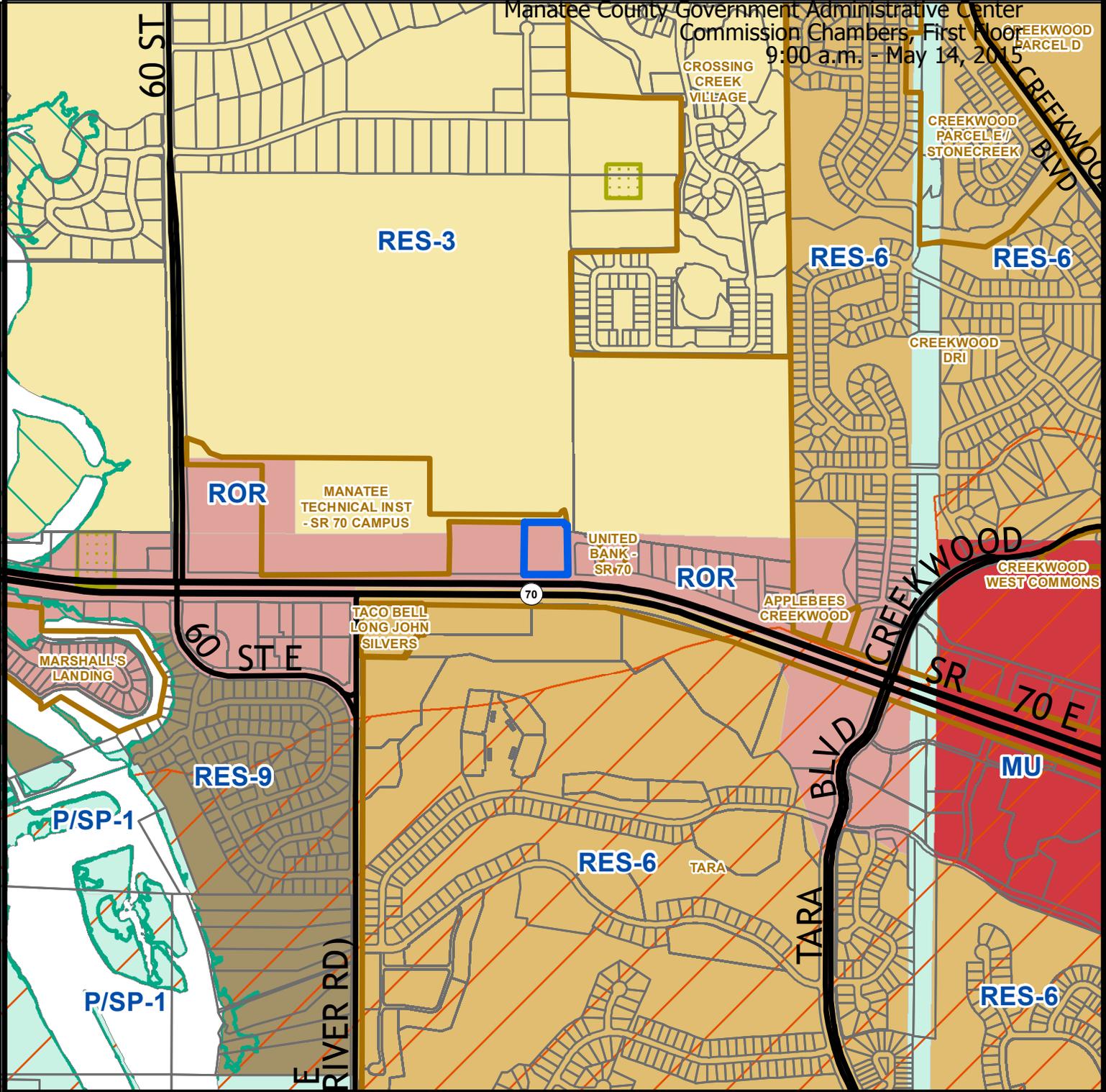
Attachment: Staff Report SR 70 & 66th ST Rezone- Z-14-05- 150514.pdf

Attachment: 24 7 Zoning Disclosure affidavit.pdf

Attachment: Affidavit of Publishing - SR 70 and 66th St. Rezone - Z-14-05 - Sarasota Herald Tribune - 5-14-15PC.pdf

Attachment: Affidavit of Publishing - SR 76 and 66th Street Rezone - Z-14-05 - Bradenton Herald - 5-14-15 PC.pdf

FUTURE LAND USE



Manatee County Government Administrative Center
 Commission Chambers - First Floor
 9:00 a.m. - May 14, 2015

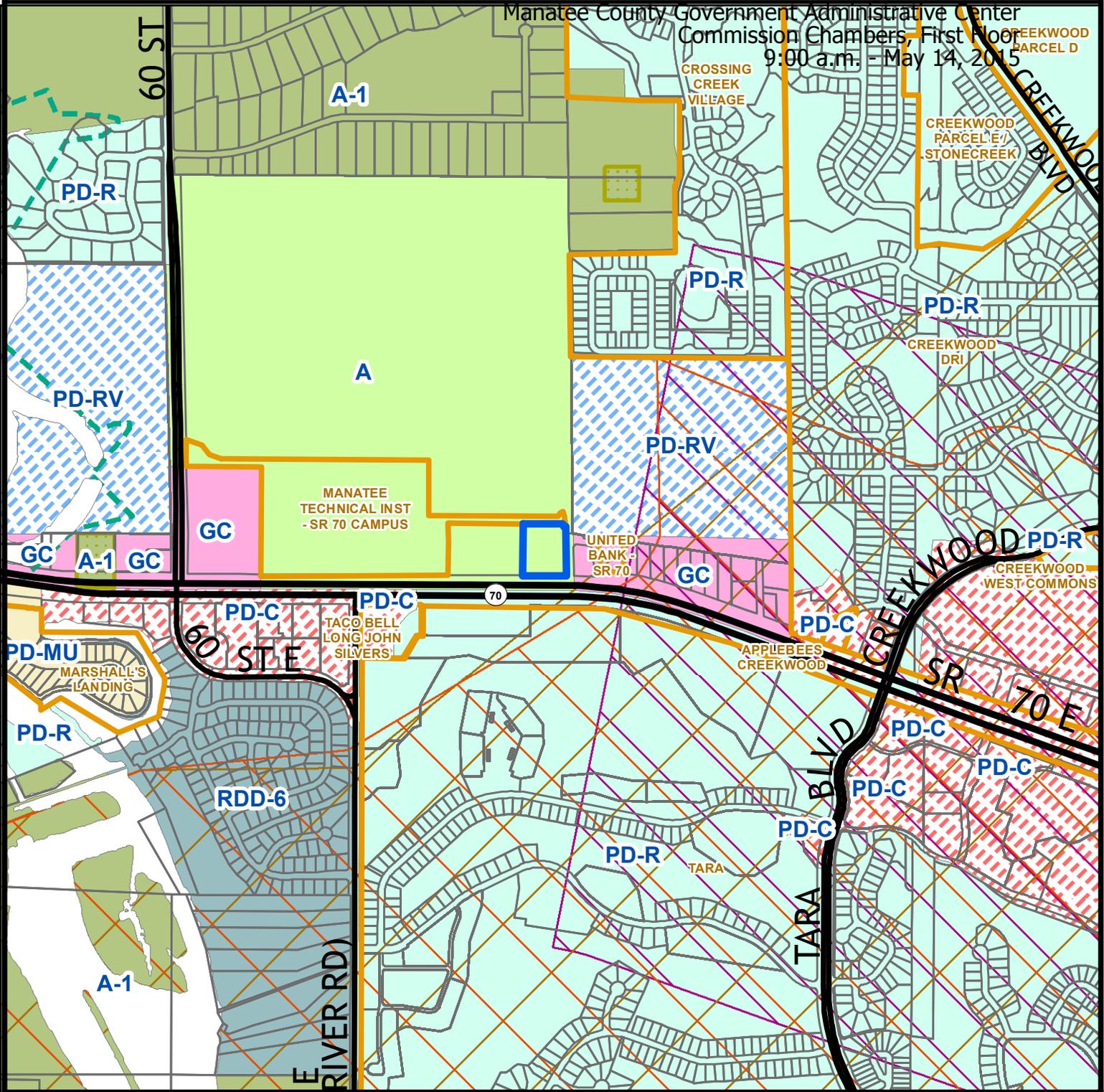
Parcel ID #(s) 1729200259

Project Name: SR 70 & 66th
 Project #: Z-14-05
 DTS#: 20140473
 Proposed Use: Commercial

S/T/R: Sec 14,11 Twn 35 Rng 18
 Acreage: 2.75
 Existing Zoning: A
 Existing FLU: ROR
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: BRADEN RIVER BL WARD L
 Commissioner: Vanessa Baugh

ZONING



Manatee County Government Administrative Center
 Commission Chambers - First Floor
 9:00 a.m. - May 14, 2015

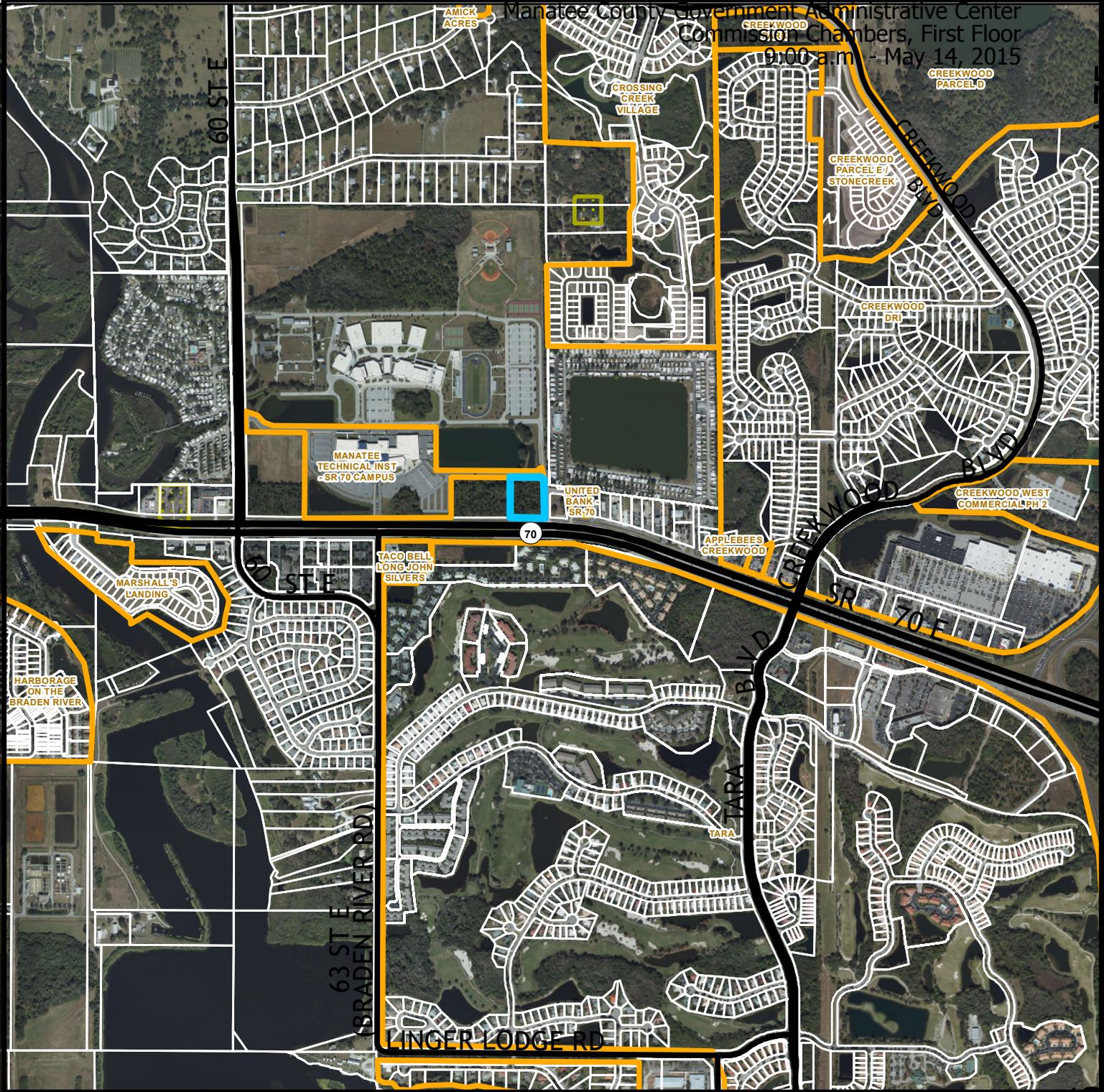
Parcel ID #(s) 1729200259

Project Name: SR 70 & 66th
 Project #: Z-14-05
 DTS#: 20140473
 Proposed Use: Commercial

S/T/R: Sec 14,11 Twn 35 Rng 18
 Acreage: 2.75
 Existing Zoning: A
 Existing FLU: ROR
 Overlays: NONE
 Special Areas: NONE

CHH: NONE
 Watershed: NONE
 Drainage Basin: BRADEN RIVER BL WARD L
 Commissioner: Vanessa Baugh

AERIAL



Parcel ID #(s) 1729200259

Project Name: SR 70 & 66th
 Project #: Z-14-05
 DTS#: 20140473
 Proposed Use: Commercial

S/T/R: Sec 14,11 Twn 35 Rng 18
 Acreage: 2.75
 Existing Zoning: A
 Existing FLU: ROR
 Overlays: NONE
 Special Areas: NONE

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CHH: NONE
 Watershed: NONE
 Drainage Basin: BRADEN RIVER BL WARD L
 Commissioner: Vanessa Baugh

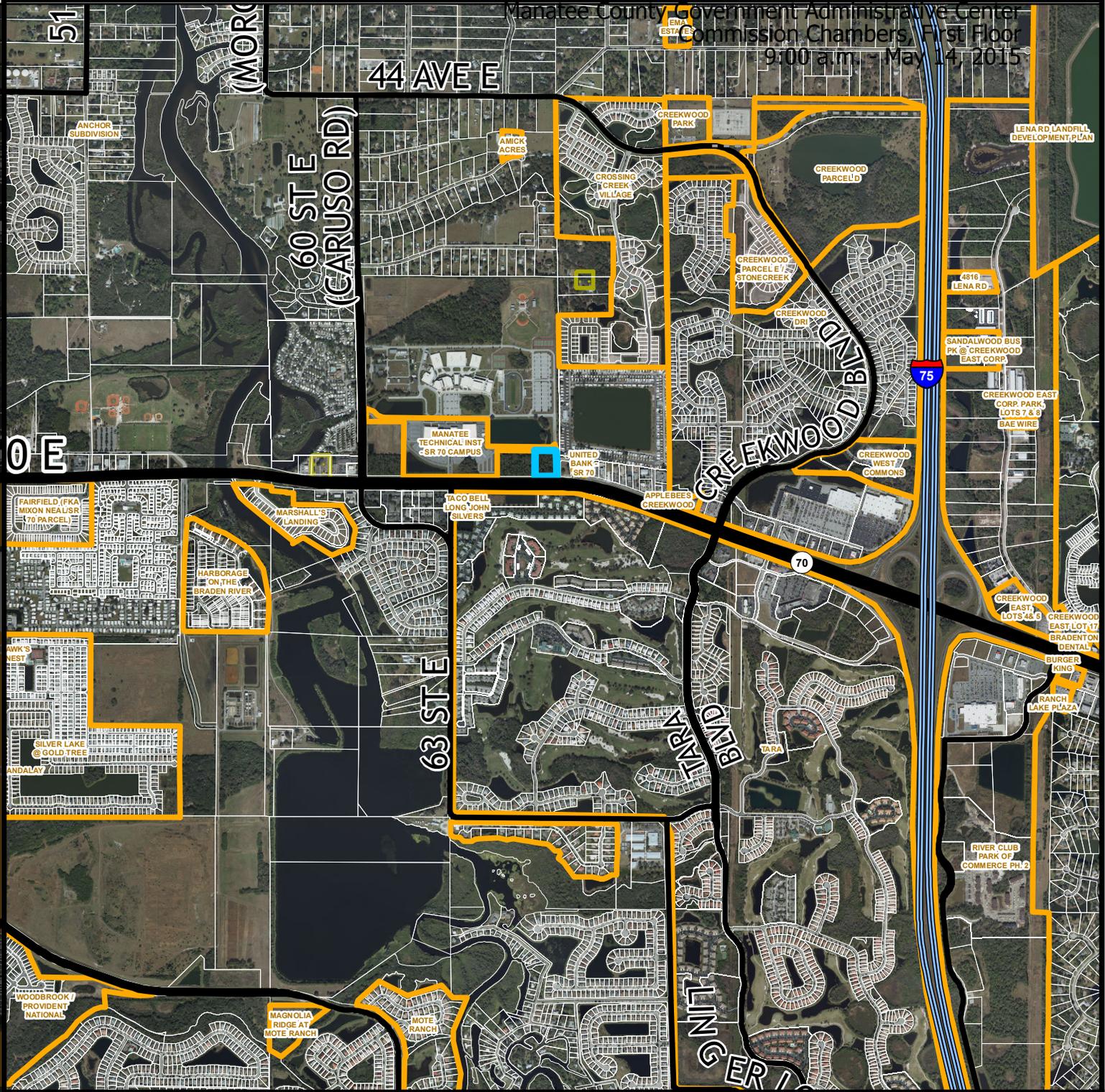


Manatee County
 Staff Report Map

Map Prepared 1/13/2015
 1 inch = 1,287 feet

AERIAL

Manatee County Government Administrative Center
 Commission Chambers, First Floor
 9:00 a.m. - May 14, 2015



Parcel ID #(s) 1729200259

Project Name: SR 70 & 66th
 Project #: Z-14-05
 DTS#: 20140473
 Proposed Use: Commercial

S/T/R: Sec 14,11 Twn 35 Rng 18
 Acreage: 2.75
 Existing Zoning: A
 Existing FLU: ROR
 Overlays: NONE
 Special Areas: NONE

Page 87 of 143

CHH: NONE
 Watershed: NONE
 Drainage Basin: BRADEN RIVER BL WARD L
 Commissioner: Vanessa Baugh

Manatee County
 Staff Report Map

Map Prepared 1/13/2015
 1 inch = 2,016 feet



**Z-14-05 – 24/7 DEVELOPMENT HOLDINGS, LLC/SR 70 & 66th REZONE
(MEPS00000360, DTS #20140473)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.75 acres on the northwest corner of SR 70 East and 66th Street East, Bradenton from A (General Agriculture) to GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 05/14/2015

B.O.C.C.: 06/04/15

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, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. Z-14-05, as recommended by staff.

| PROJECT SUMMARY | |
|------------------------------|---|
| CASE# | Z-14-05 (MEPS00000360, DTS #20140473) |
| PROJECT NAME | 24/7 Development Holdings, LLC/SR 70 & 66th |
| APPLICANT(S): | 24/7 Development Holdings, LLC |
| PROPOSED ZONING: | GC (General Commercial) |
| EXISTING ZONING: | A (General Agriculture) |
| CASE MANAGER: | Rossina Leider |
| STAFF RECOMMENDATION: | APPROVAL |

| DETAILED DISCUSSION |
|----------------------------|
|----------------------------|

The request is for a rezone of a vacant site, approximately 2.75 acres (±120,000 square feet) from A (General Agriculture) to GC (General Commercial). The site is located on the northwest corner of SR 70 and 66th Street East, and until 2014 was part of a bigger property partially developed with educational uses (Braden River High School and Manatee Technical Institute) owns by the Manatee County School Board.

The site is within the R/O/R FLUC which list retail, wholesale or office commercial uses that function in the market place as neighborhood, community, or region-serving in the range of potential uses, with a maximum Floor Area Ratio (FAR) of 0.35 and 1.0 for hotels only (special approval is required for projects exceeding 0.25 FAR except for mini-warehouse). Also, R/O/R FLUC exempts commercial projects from commercial locational criteria requirements (i.e. within 1,500 feet of two functionally classified roadways designated as Collector or higher).

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

The GC zoning district is intended to provide a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs. The proposed GC zoning is consistent with the R/O/R FLUC designation, the existing GC zoning east of the site, and development trends and timing within the nearby area.

The site is large enough to accommodate the building(s) and provide adequate setbacks, buffers, access points, parking, and loading areas as is required for commercial sites according to Policies 2.10.4.3.(1) and (2) of the Comprehensive Plan. In addition, the subject property exceeds the minimum lot area (7,500 sq. ft.) required for the GC zoning district, and at time of development, future structures will be required to comply with LDC Figure 6-2 (Schedule of Area, Height, Bulk and Placement Regulations).

The site will have direct access to 66th Street East, a two lane local street that provides connection to educational sites to the north and west (Braden River High School & Manatee Technical Institute), and to commercial areas to the east (Pleasant Lake RV Resort & Campbell Commercial Subdivision). Any potential access point along SR 70 shall be determined by the FDOT at the time of Final Site Plan submittal.

Staff recommends approval.

SITE CHARACTERISTICS AND SURROUNDING AREA

| | |
|-------------------------------------|--|
| ADDRESS: | SR 70 East & 66th Street East, Bradenton |
| GENERAL LOCATION: | Northwest corner of SR 70 & 66th Street East |
| ACREAGE: | 2.75± acres (approximately 120,000 sq. ft.) |
| EXISTING USE(S): | Vacant |
| FUTURE LAND USE CATEGORY(S): | R/O/R (Retail/Office/Residential) |
| INTENSITY | Max F.A.R. permitted: <ul style="list-style-type: none"> - .25 (.35 with Special Approval in GC Zoning District and R/O/R FLUC) - .35 for mini-warehouse use without Special Approval in GC Zoning District |
| OVERLAY DISTRICT(S): | N/A |

SURROUNDING USES & ZONING

| | |
|--------------|--|
| NORTH | Access driveway & stormwater facility of the Braden River High School zoned A (General Agriculture) |
| WEST | Vacant parcel of the Manatee Technical Institute zoned A (General Agriculture) |
| SOUTH | Across SR 70, single-family residential units and stormwater facility at Fairway Gardens subdivision (Tara DRI) zoned PDR (Planned Development Residential) |
| EAST | Across 66th Street East, vacant property (Campbell Commercial Subdivision), and further east, financial institution (Synovus Bank) zoned GC |

| | |
|--|--|
| | (General Commercial). To the northeast, recreational vehicle park (Pleasant Lake RV resort) zoned PDRV (Planned Development Recreational Vehicle) |
|--|--|

| |
|----------------------------|
| SITE DESIGN DETAILS |
|----------------------------|

| | | |
|--|--|--|
| LOT SIZE(S): | ±120,000 sq. ft. Exceeds minimum lot size (7,500 sq. ft.) and lot width (75 feet) required for the GC Zoning District | |
| SETBACKS: (min. required in GC Zoning District) | Front | 25' |
| | Side | 10'/20' (adjacent to residential use or zoning) |
| | Rear | 15'/20' (adjacent to residential use or zoning) |
| OPEN SPACE: | 15% (18,000 sq. ft.) required in GC Zoning District. No site plan submitted at this time | |
| ACCESS: (* Potential access along SR 70 will be determined by FDOT at the time of future Final Site Plan submittal) | One access point along 66th Street East. (*) | |
| FLOOD ZONE(S): | X per FIRM Panel 12081C0328E, effective 3/17/2014. | |
| AREA OF KNOWN FLOODING: | N/A Watershed/Basin: Lower Braden River. Downstream of Evers Reservoir | |
| UTILITY CONNECTIONS: | Water and sewer available | |

| |
|----------------------------------|
| ENVIRONMENTAL INFORMATION |
|----------------------------------|

| | |
|---------------------------------|---|
| Overall Wetland Acreage: | No site plan submitted; unable to determine at this time |
| Proposed Impact Acreage: | No site plan submitted; unable to determine at this time |

| NEARBY DEVELOPMENT | | | | |
|---|---|--|-------|---------------|
| NON-RESIDENTIAL | | | | |
| PROJECT | SQ. FT. | FAR | FLUC | YEAR APPROVED |
| Manatee County School Board Rezone from A to GC (Blackrock Commercial) | Max. Potential: 108,900/ 152,460 for mini-warehouse | Max. Potential: 0.25 max. /0.35 mini-warehouse | R/O/R | 2014 |
| Taco Bell | 3,000 | 0.02 | RES-6 | 2006 |
| Synovus Bank (fka United Bank) | 4,130 | 0.097 | R/O/R | 2006 |
| POSITIVE ASPECTS | | | | |
| <ul style="list-style-type: none"> The site has frontage along an arterial roadway (SR 70). Logical expansion of the adjacent GC zoning district to the east. The surrounding area to the east consist of established commercial and services uses (commercial subdivision and RV Park). Sewer and water are available in this area. The commercial zoning will allow for a variety of retail and service uses to serve surrounding residences and visitors to the area. | | | | |
| NEGATIVE ASPECTS | | | | |
| <ul style="list-style-type: none"> Access will be provided via a local street (66th Street East). | | | | |
| MITIGATING MEASURES | | | | |
| <ul style="list-style-type: none"> All requirements of GC zoning and LDC provisions regarding access, traffic mitigation measurements, parking, buffering, stormwater management, etc. will be assessed at future site plan submittal. A potential access point along SR 70 shall be determined by FDOT at Final Site Plan submittal. At that time, the applicant shall be required to apply for a permit with FDOT. | | | | |
| STAFF RECOMMENDED STIPULATIONS | | | | |
| <p>Not applicable. This is a “straight rezone” from A to GC. Stipulations are not attached to a straight rezone. All requirements of GC zoning district will be reviewed with future site plan or building permit approvals. These requirements include the range of permitted uses and the size of the project (gross building area and F.A.R), setbacks, building height, buffers, parking, access, adverse impacts, etc.</p> | | | | |

REMAINING ISSUES OF CONCERN

None

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

SECTION 504.5 - REZONE CRITERIA

Factors for Review and Adoption of Proposed Amendments

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

To the north is Braden River High School. To the west, there is the Manatee Technical Institute - SR 70 Campus zoned A (General Agriculture), and further west, is a vacant commercial property recently zoned GC (General Commercial). To the east, there is a vacant commercial property and a financial office zoned GC. To the northeast, is a residential use (Pleasant Lake RV Resort - recreational vehicle park) within the PDRV (Planned Development Recreational Vehicle) zoning district. To the south, across SR 70, there is a residential subdivision (Fairway Gardens at Tara) zoned PDR (Planned Development Residential).

The proposed zoning (GC) is compatible with the existing development pattern and zoning of nearby properties along the SR 70 corridor and a logical expansion of adjacent commercial zoning district.

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

Until 2014, the site was part (southeast corner) of a ±180 acre overall property owned by the Manatee County School Board, zoned A (General Agriculture), and partially developed with educational uses (Manatee Technical Institute and Braden River High School). The southwest corner of the above referenced property (±10 acres) was sold as well in 2014 and has been rezoned to GC (Blackrock rezone).

Also, SR 70 has changed to a six lane divided road and a segment of 66th Street east (adjacent to the site) is now a two lane road leading to the school sites. The proposed amendment to GC zoning is consistent with the development trend in this segment of the SR 70 since its development pattern is characterized by commercial, residential, and educational uses.

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

The R/O/R FLUC permits retail, wholesale, or office commercial uses that function in the marketplace as neighborhood, community, or region-serving, as well considered short-term agricultural uses.

According to LDC Section 602.1.2.1, the intent of the current A zoning district is to “preserve agricultural lands and promote general agricultural economic activity, and allow for the co-existence of other uses generally consistent with agricultural activities.” Also, per LDC Section 602.1.5.3 the purpose of the GC Districts is to provide for a variety of retail and service

uses in free-standing parcels or shopping centers to serve the community's general commercial needs (i.e. retail sales, eating establishments, banking, professional offices, gas pumps, convenience stores, etc.).

GC and A zoning districts are appropriate for the R/O/R FLUC. However, the proposed GC zoning better conforms the Comprehensive Plan since adjacent parcels to the east are zoned GC, and there is a broad range of established commercial uses along the nearby segments of the SR 70.

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

No, it does not appear that this rezone change will conflict with existing or planned public improvements.

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

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

The applicant provided a Traffic Impact Statement (TIS) dated March 13, 2015 to evaluate maximum potential traffic impacts associated with the rezone of the site.

Based on the data provided in this document, the Manatee County Public Works Department, Transportation Planning Division recommends approval of the Traffic Impact Statement. The applicant has addressed the Comprehensive Plan requirements, and provided appropriate traffic-related information to substantiate the findings. At the time of Final Site Plan a complete Traffic Analysis will be required when a use is established for this site.

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

GC zoning is intended to provide for various retail uses and services on freestanding parcels or shopping centers serving the general needs of the community. This is a commercial development that will not create a demand for schools, streets, recreational areas or facilities, and non-impacts to population are expected. Any CLOS requirements will be reviewed with future submittals when a specific use is proposed.

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

The site is on the northwest corner of SR 70 and 66th Street east. This area of the County counts with existing public facilities and infrastructure to support the proposed zoning amendment as follows:

Water: 36" potable water main along SR 70

Sewer: 6" sanitary force main along SR 70

Reclaimed: 12" reclaimed water main at SR 70 and 60th Street East ½ mile west

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

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

It appears that the proposed zoning amendment should have no adverse impact on the health, safety, or welfare of the neighborhood. At Final Site Plan stage, staff will review in detail any potential adverse impacts when a particular use is proposed.

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

The GC zoning district allows a minimum lot size of 7,500 square feet, a minimum lot width of 75 feet, and a maximum building size of 50,000 square feet. The range of uses permitted in the GC zoning district include retail sales, eating establishment, bank, hotel, and office.

The maximum Floor Area Ratio (FAR) in the GC zoning district is 0.25 (without Special Approval) allowing a maximum of 30,000 ± square foot of building area, except for a mini-warehouse use which allows a maximum 0.35 FAR (42,000 ± square foot building area).

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

8. Orderly Development. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

The proposed amendment is consistent with the development patterns in the area and appropriate for orderly development of the community. The surrounding area to the east of the site has commercial designation compatible with the R/O/R FLUC.

9. Expanding Districts. Is the proposed amendment the logical expansion of adjacent zoning districts?

The proposed amendment may be considered a logical expansion of adjacent commercial zoning districts to the east, and will reflect the development commercial pattern of the north side of SR 70 corridor.

10. Trends. Is the timing of the request appropriate given the development trends in the area?

The timing is appropriate given development trends in the area. The immediate surrounding area along the north side of SR 70 is characterized by commercial, office, residential and residential support uses.

11. Historic Resources. Will the proposed change adversely impact historic resources?

No, there do not appear to be any known or recorded historic resources on the site. If any historic resources are found at the time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.

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

Environmental impacts, if any, will be determined and appropriately addressed during the review process of future Final Site Plan.

13. Lighting. Will the proposed change allow uses that require so much outdoor lighting that even the light from shielded fixtures may reflect off-site with potentially adverse effects on residential areas?

Lighting is specifically regulated by LDC Section 709 and a "Lighting Plan" shall be reviewed and approved as part of the Final Site Plan submittal in order to address any potential adverse impacts.

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

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

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

Not applicable.

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

Further development will require site plan review.

COMPLIANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE (LDC)

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

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Policy 2.1.2.7 Appropriate Timing.

The timing of this rezone is appropriate given development trends in the area. Along the north side of SR 70, the surrounding area to the east of the site is characterized by a mix of commercial uses zoned GC. Further to the west, at the intersection of SR 70 and Caruso Road, there is a mix of commercial retail and commercial services uses zoned GC and PDC.

Policy 2.2.1.17.2 Range of Potential Uses.

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

Uses permitted in the GC zoning district are consistent with the R/O/R Future Land Use Category.

Policy 2.2.1.17.3 Range of Potential Density/Intensity.

The maximum Floor Area Ratio in the R/O/R FLUC is 0.35 (0.25 without Special Approval). The maximum building area for neighborhood, community, or region-serving uses is large – 300,000 square feet. Special Approval is required for building area that exceeds 50,000 square feet.

The site has potential for a total of 30,000± square foot of gross building area (without Special Approval) and 42,000± square foot gross building area for a mini-warehouse use.

Policy 2.6.1.1 Compatibility.

As previously detailed in this staff report, the range of land uses permitted in GC zoning will be compatible with surrounding land uses and zoning in the nearby area to east along the north side of SR 70. The GC zoning district also establishes lot sizes, setbacks, open space requirements, and Floor Area Ratio that will be comparable with surrounding development and zoning districts, thereby assuring compatibility.

TRANSPORTATION

Major Transportation Facilities

The site is adjacent to SR 70, which is designated as a six (6) lane arterial in the Comprehensive Plan’s Future Traffic Circulation Map and has a planned right of way width which is determined by the Florida Department of Transportation.

Transportation Concurrency

The Applicant is only seeking Rezoning approval at this time, and thus, cannot obtain transportation concurrency until the Preliminary Site Plan (PSF)/Final Site Plan (FSP) review stage(s) of this project. At that time, the Applicant will be required to submit a traffic analysis to determine if any off-site concurrency-related improvements are required by the project (see Certificate of Level of Service Compliance table below). However, the applicant did provide a Traffic Impact Statement (TIS) for the rezone to evaluate maximum potential traffic impacts associated with the rezoning of the property.

Access

The site will have access onto 66th Street East. Any potential access point along SR 70 shall be permitted by FDOT at Final Site Plan stage. At the time of the TIA review, all proposed access points will be evaluated to determine if any site-related improvements will be required for the site.

| CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE TRANSPORTATION CONCURRENCY | | | |
|---|---------|-------------|------------------------|
| CLOS APPLIED FOR: No (A CLOS application cannot be filed with a straight rezone) | | | |
| TRAFFIC STUDY REQ'D: Yes (A TIS was submitted and reviewed, however, a detailed study will be required at PSP or FSP) | | | |
| NEAREST ROADWAY | LINK(S) | ADOPTED LOS | FUTURE LOS (W/PROJECT) |
| SR 70 | 3111 | D | D |
| OTHER CONCURRENCY COMPONENTS | | | |
| Solid waste landfill capacity, transportation and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and waste water will be reviewed at the time of FSP/Construction Drawings. | | | |
| ATTACHMENTS | | | |
| <ol style="list-style-type: none"> 1. Applicable Comprehensive Plan Policies 2. Zoning Disclosure Affidavit 3. Copy of Newspaper Advertising | | | |

APPLICABLE COMPREHENSIVE PLAN POLICIES

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

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

Policy: 2.2.1.17 **R/O/R:** Establish the Retail/Office/Residential future land use category as follows:

Policy: 2.2.1.17.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which are established and developed areas exhibiting a broad range of commercial, residential and, in certain cases, light industrial uses, and to recognize the continued existence of such areas through the long range planning timeframe. Also, to provide for orderly transition from, or redevelopment of, these existing and developed multiple-use areas. Also, to prohibit the intrusion of new industrial areas into these ROR areas, which typically fail to exhibit a planned or integrated approach to multiple use development, and instead exhibit an incremental or unplanned history of multiple use development. Also to establish at a few major and highly accessible, but currently undeveloped, sites for the development of major future community or region-serving commercial uses with a variety and permitted intensity of use which allows for a multi-purpose commercial and office node,

with residential uses. Also, to provide incentives for, encourage, or require the horizontal or vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy: 2.2.1.17.2

Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Retail, wholesale or office commercial uses which function in the market place as neighborhood, community, or region-serving. Also residential uses, lodging places, public or semi-public uses, schools, recreational uses, appropriate water-dependent/ water-related/water-enhanced uses (see also Objectives 4.2.1 and 2.10.4), and short-term agricultural uses.

Policy: 2.2.1.17.3

Range of Potential Density/Intensity:

Maximum Gross Residential Density:

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

For new development -
9 dwelling units per acre

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

Maximum Net Residential Density:

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

For new development -
16 dwelling units per acre

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

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

Maximum Floor Area Ration for Hotels: 1.0

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

Policy: 2.2.1.17.4

Other Information:

- a) All mixed and multiple-use projects shall require special approval, as defined herein, and as further defined in any land development regulations developed pursuant to § 163.3202, F.S.
- b) All projects for which either gross residential density exceeds 6 dwelling units per acre, or for which any net residential density exceeds 9 units per acre, shall require special approval.
- c) All non-residential projects, or part thereof, exceeding 0.25 FAR shall also require special approval except mini-warehouse.
- d) Non-residential projects exceeding 150,000 square feet gross building area may be considered only if consistent with the requirements for large commercial uses, as described in this element.
- e) In areas where existing development is recognized utilizing the Retail/Office/Residential category, or where the spatial form of the Retail/Office/Residential designation on the Future Land Use map is accordingly inconsistent with the commercial locational criteria contained in this element; development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also 2.10.4.2).
- f) In areas where the Retail/Office/Residential category is designated in a manner entirely consistent with the commercial locational criteria, all commercial development or redevelopment shall be conducted in a manner consistent with the commercial location criteria and development standards contained in this element.

- g) In order to distinguish between uses which may be permitted in the R/O/R category, as compared to those which require siting within an industrial category, the following guidelines shall be utilized:
- I. No uses which have a primary purpose of distribution of goods from that site shall be permitted in the Retail/ Office/ Residential designation.
 - II. No new areas (a new area, for the purposes of this policy, shall be defined as property beyond those parcel configurations as of May 11, 1989 which had light industrial uses established upon them) engaging in the manufacturing, processing, and assembly of goods shall be permitted in the Retail/Office/ Residential designation except as provided below:
 - III. Legally established light industrial uses existing prior to the adoption of this Comprehensive Plan shall be considered legally conforming uses, limited to their approved location. With special approval, other light industrial uses and additional square footage within the same parcel may be approved if there are no additional impacts to adjoining properties and all special approval criteria are met.
 - IV. If a legally established light industrial use ceases operation for over six months with no action to re-establish and/or continue such use, the use shall now be prohibited from development within the R/O/R designation.

Policy: 2.10.4.2

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

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

- redevelopment of an existing commercial use which does not meet the commercial locational criteria, subject to the finding by the Board of County Commissioners that the proposed project is consistent with the general welfare of Manatee County residents.
- locations designated as Retail/Office/ Residential or Low Intensity Office (OL), Medium Intensity Office (OM) or Mixed Use (MU) or within the MU-C Mixed Use Community and its Sub Areas which are inconsistent with commercial locational criteria [see 2.2.1.16.4(b) and 2.2.1.17.4(e)].
- Recreational vehicle parks. However, compliance with Policy 2.10.5.2 shall be required.
- Establishments providing nursing services as described in Chapter 464, F.S.
- Sale of agricultural produce at roadside stands.
- Small commercial uses associated with a permanent roadside agricultural stand. Maximum commercial square footage shall be 3,500 square feet of the project. Development must be located on functionally classified rural arterial or rural collector roadway. Planned development approval required.
- Agricultural service establishments (e.g. farm equipment sales and service).
- Low intensity commercial recreational facilities (e.g., driving range).
- rural recreational facilities located in the Ag/R future land use category meeting adverse impact standards as established within the Manatee County Land Development Code. All such uses must receive Special Approval.
- Appropriate water-dependent, water -related, and water-enhanced commercial uses, as described under Objective 4.2.1.
- Commercial uses located within Port Manatee.
- Professional office uses not exceeding 3,000 square feet gross floor area within the Res-6, Res-9, RES-12, and

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

- commercial uses located within the rural community of Myakka City which is designated as those lands on Sheet 29 f the Future Land Use Map shown as Res-3 or Res-1 on May 11, 1989, provided that they are located along State Road 70 within 1,500 feet from its intersection with Wauchula Road, and located within 1,000 feet along Wauchula Road from its intersection with State Road 70. Further, properties developed commercially, or having commercial zoning in place at the time of adoption of this Comprehensive Plan if they have frontage on State Road 70 and are within three-quarters mile of the State Road 70 and Wauchula Road intersection are also exceptions. Furthermore, all commercial uses allowable under this provision will be exempt from the one-half mile spacing requirement denoted in Policy 2.10.4.3(4).
- Small commercial (professional) office uses which operate as an accessory use to a residential religious development. Such accessory office uses which do not serve the general public but which serve the residential religious development may locate in residential future land use categories (RES-1, RES-3, UF-3, RES-6, RES-9, RES-12 and RES-16)
- and may be exempted from compliance with any locational criteria specified under Policies 2.10.4.1 and detailed in the operative provisions (see also 2.2.1.9, 2.2.1.10, 2.2.1.11, 2.2.1.12.4, 2.2.1.13.4, 2.2.1.14.4 and 2.2.1.15.2).
- Neotraditional developments that have commercial and office developments located internal to the project and whose main project access is located on a road designated as a collector or higher.
- DRI's and Large Project developments that have mixed uses with a residential component and meet minimum

development characteristics (see Neo-Traditional Development definition for development characteristics), have commercial uses located internal to neighborhoods and whose main neighborhood access is located on a road designated as a collector or higher.

- Commercial uses located within the Parrish area for properties fronting US 301, from Moccasin Wallow Road to the realigned Fort Hamer Road. These commercial uses are limited to a building footprint of 5,000 square feet except at nodes.

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

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

Policy: 2.10.4.3

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

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

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

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

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

Project name: S.R. 70566th (MEPS 360 2-14-05)

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

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

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

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

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

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

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

| <u>NAME, ADDRESS AND OFFICER</u> | <u>PERCENTAGE STOCK, INTEREST OR OWNERSHIP</u> |
|--|--|
| Check if owner (X) or contract purchaser () | |
| <u>Nicholas Reader</u> | <u>Over 20%</u> |
| <u>4343 Anchor Plaza Parkway</u> | |
| <u>Tampa FL 33634</u> | |

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

Signature: [Signature]

(Applicant): Nicholas Reader

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 14th day of November 2014 by Nicholas Reader, who is personally known to me or who has produced NA as identification.
(type of identification)

[Signature]
Notary Signature

My Commission Expires: 9-27-2016

ROBIN A. AHLQUIST
Print or type name of Notary

Commission No: EK 202446

NOTARY PUBLIC OF FLORIDA
Title or Rank

Revised 11/6/12
B-4



AFFIDAVIT OF PUBLICATION

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

**STATE OF FLORIDA
COUNTY OF MANATEE**

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

Legal description documented below:

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

4/29 1x

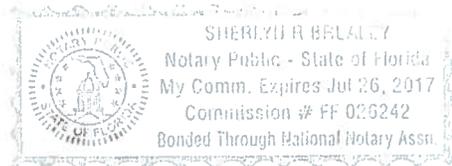
AFFIANT FURTHER SAYS THAT THE SAID SARASOTA HERALD-TRIBUNE IS A NEWSPAPER PUBLISHED AT SARASOTA, IN SAID SARASOTA COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS THERETOFORE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASOTA COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE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

SIGNED _____



SWORN OR AFFIRMED TO, AND SUBSCRIBED BEFORE ME THIS 29 DAY OF April, A.D., 2015
BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.


Notary Public



**NOTICE OF ZONING CHANGES
IN UNINCORPORATED
MANATEE COUNTY**

Manatee County Building and
Development Services Department
Manatee County, Florida

Date of pub: April 29, 2015

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

PDR-15-01(ZXP) - SOHO MENDOZA, LLC/WILLOW HAMMOCK / DTS# 20150012 MEPS #387

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 147.93 acres from A-1 (Suburban Agriculture-One dwelling unit per acre) to the PDR (Planned Development Residential) zoning district; approving a Preliminary Site Plan for 299 lots for single-family detached residences on the west side of I-75 and north side of Mendoza Road, at 5000 37th Street East, Ellenton; subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

Z-14-05 - 24/7 DEVELOPMENT HOLDINGS, LLC/SR 70 & 66th REZONE (MEPS00000360, DTS20140473)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending the official zoning atlas (Ordinance No. 90-01, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezoning of approximately 2.75 acres on the northwest corner of SR 70 East and 66th Street East, Bradenton from A (General Agriculture) to the GC (General Commercial) zoning district; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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

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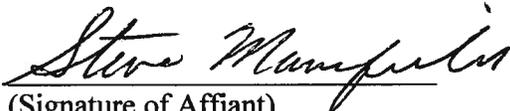
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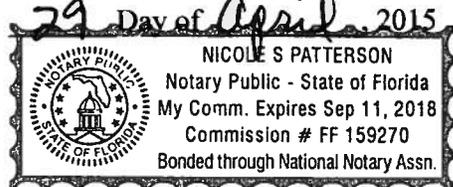
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Before the undersigned authority personally appeared Steve Mansfield, who, on oath, says that he is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Notice of Zoning Changes in Unincorporated Manatee County, Public Hearing, May 14, 2015 was published in said newspaper in the issue(s) of 04/29/2015.

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this




SEAL & Notary Public
Personally Known _____ OR Produced Identification _____

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

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

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Z-14-05 - 24/7 DEVELOPMENT HOLDINGS, LLC/SR 70 & 68th REZONE (MEPS00000380, DTS20140473)

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Manatee County Building and Development Services Department
Manatee County, Florida
04/29/2015

May 14, 2015 Planning Commission Meeting
Agenda Item #4

Subject

LDCT-14-06/ Ordinance 15-03- Land Development Code Text Amendment- Manufacturing Development Plan Program- Legislative- John Barnott

Briefings

None

Contact and/or Presenter Information

Presenter:

John Barnott, Director

941-748-4501 x 3887

Contact:

Bobbi Roy, Planning Coordinator

941-748-4501 x 6878

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, I move to recommend ADOPTION of Manatee County Ordinance 15-03, amending the Manatee County Land Development Code, as amended, as recommended staff.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- In mid-2013, the Florida Legislation passed the Manufacturing Competiveness Act - established pursuant to

Sections 163.325-163.3252, Florida Statutes (the "Manufacturing Competitiveness Act" or "Act"). The Act is designed to assist local governments in the State of Florida to attract, establish, and maintain manufacturing enterprises in furtherance of creating a competitive economic environment, resulting in increased employment opportunities and the general economic betterment of the County.

- The State of Florida is among the bottom five US states in terms of its percentage of gross state product that comes from manufacturing.
- The Act allows local governments to streamline regulation approvals, giving manufactures the ability to operate in competitive consumer markets. The Act authorizes local governments to voluntarily adopt, by ordinance, a Local Manufacturing Development Program that would allow manufactures to obtain master plan approval for manufacturing sites. The agreed upon master plan sets the outer limits on the site that would remain applicable over the term of the master plan. Once the master plan is approved, the manufacturer would not need further local approval for future expansions or modifications (except for those involving building code, life, or safety issues).
- Manufactures that reside in participating counties will also have access to a coordinated permitting process at the state level for the most common state permits.
- Therefore, in order to remain attractive and be competitive to the manufacturing industry, staff recommends establishment of a Local Manufacturing Development Program in Manatee County.
- The proposed Ordinance, providing for the establishment of a local manufacturing development program for the County, recognizes the deterrents of risk, unpredictability, and excessive resource commitment to the establishment and expansion of manufacturing enterprises, and establishes a process for the expeditious and predictable review and approval of manufacturing development projects and their future expansion.
- The establishment of a local manufacturing development program pursuant to the Act entitles manufacturers and manufacturing developers to participate in the State's coordinated manufacturing development approval process, intended to facilitate the expeditious receipt of those State permits necessary to establish or expand a manufacturing enterprise.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

William Clague reviewed and responded by email.

Reviewing Attorney

Clague

Instructions to Board Records

n/a

Cost and Funds Source Account Number and Name

n/a

Amount and Frequency of Recurring Costs

n/a

Attachment: Staff Report ORD 15-03 Manufacturing Development Program - 5-14-15 PC.pdf

Attachment: Affidavit of Publishing - LDC Amendment - Manufacturing Plan Program - Ordinance 15-03 - 5-14-15 PC.pdf

Attachment: Affidavit of Publishing - Ordinance 15-03 - Manufacturing Plan Program - Sarasota Herald Tribune.pdf

Attachment: Ordinance - LDC Amendment Ordinance 15-03 - Manufacturing Plan Program - 5-14-15 PC.pdf

Attachment: Figure 604.13.2 boundaries of MDO.pdf

P.C. 05/14/15

**LDCT-14-06/ORDINANCE 15-03 - LAND DEVELOPMENT CODE TEXT
AMENDMENT**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING SECTION 201 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE TO PROVIDE NEW DEFINITIONS FOR A MANUFACTURING DEVELOPMENT PROGRAM PURSUANT TO THE FLORIDA MANUFACTURING COMPETITIVENESS ACT; AMENDING CHAPTER 5 OF THE LAND DEVELOPMENT CODE TO CREATE A NEW SECTION 522 ESTABLISHING A MANUFACTURING DEVELOPMENT PROGRAM PURSUANT TO THE FLORIDA MANUFACTURING COMPETITIVENESS ACT, INCLUDING PROVISIONS FOR AUTHORITY AND TITLE, PURPOSE AND INTENT, A MASTER DEVELOPMENT PLAN ELIGIBILITY AREA, APPLICABILITY AND ELIGIBILITY, VESTED RIGHTS, MASTER DEVELOPMENT PLAN APPROVAL PROCESS, EFFECT OF APPROVAL, DEVELOPMENT CONSISTENT WITH MASTER DEVELOPMENT PLANS, EXPIRATION OF MASTER DEVELOPMENT PLANS, MODIFICATION OF AN APPROVED MASTER DEVELOPMENT PLAN AND REPEAL OF THE MANUFACTURING DEVELOPMENT PROGRAM; AMENDING CHAPTER 6 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE TO CREATE A NEW SECTION 604.13 ESTABLISHING A MANUFACTURING DEVELOPMENT OVERLAY DISTRICT; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR A PROHIBITION ON REPEAL FOR AT LEAST 24 MONTHS; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

P.C.: 05/14/15

B.O.C.C.: 06/04/15, 06/16/15

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, I move to recommend ADOPTION of Manatee County Ordinance 15-03, amending the Manatee County Land Development Code, as amended, as recommended staff.

Background/Discussion:

- In mid-2013, the Florida Legislature passed the Manufacturing Competitiveness Act - established pursuant to Sections 163.325-163.3252, *Florida Statutes* (the "Manufacturing Competitiveness Act" or "Act"). The Act is designed to assist local governments in the State of Florida to attract, establish, and maintain manufacturing enterprises in furtherance of creating a competitive economic environment, resulting in increased employment opportunities and the general economic betterment of the County.
- The State of Florida is among the bottom five US states in terms of its percentage of gross state product that comes from manufacturing.
- The Act allows local governments to streamline regulation approvals, giving manufactures the ability to operate in competitive consumer markets. The Act authorizes local governments to voluntarily adopt, by ordinance, a Local Manufacturing Development Program that would allow manufactures to obtain master plan approval for manufacturing sites. The agreed upon master plan sets the outer limits on the site that would remain applicable over the term of the master plan. Once the master plan is approved, the manufacturer would not need further local approval for future expansions or modifications (except for those involving building code, life, or safety issues).
- Manufactures that reside in participating counties will also have access to a coordinated permitting process at the state level for the most common state permits.
- Therefore, in order to remain attractive and be competitive to the manufacturing industry, staff recommends establishment of a Local Manufacturing Development Program in Manatee County.
- The proposed Ordinance, providing for the establishment of a local manufacturing development program for the County, recognizes the

deterrents of risk, unpredictability, and excessive resource commitment to the establishment and expansion of manufacturing enterprises, and establishes a process for the expeditious and predictable review and approval of manufacturing development projects and their future expansion.

- The establishment of a local manufacturing development program pursuant to the Act entitles manufacturers and manufacturing developers to participate in the State’s coordinated manufacturing development approval process, intended to facilitate the expeditious receipt of those State permits necessary to establish or expand a manufacturing enterprise.

Proposal:

- Add language to the Manatee County Land Development Code to establish a Local Manufacturing Development Program for Manatee County.
- Amend Section 201 of the Code to provide definitions of certain terms used in the new Section 522 of the LDC.
- Amend Chapter 5 of the Code to create a new Section 522 in order to establish a Local Manufacturing Development Program for the County in accordance with the Act.
- Amend Chapter 6 of the Code to create a new Section 604.13 in order to establish a Manufacturing Development Overlay District to implement the Local Manufacturing Development program for the County in accordance with the Act.
- The proposed language is provided below:

Section 201 Definitions

MANUFACTURING DEVELOPMENT PLAN PROGRAM

Manufacturing use shall mean those land uses established for the purpose of conducting those businesses classified within Sectors 31-33 of the North American Industry Classification System.

Manufacturer / manufacturing developer shall mean either a specific business that is classified as a *Manufacturing use* or a developer of a *Manufacturing use* located in or intended to be located within the *Master Development Plan Eligibility Area*.

Master Development Plan (“MDP”) shall mean the development order that, upon approval by Manatee County pursuant to Section 522, authorizes manufacturing development within a specified geographic area and which sets forth applicable conditions, limitations, and standards.

Master Development Plan Eligibility Area (“MDPEA”) shall mean only those areas within unincorporated Manatee County designated as the MDPEA pursuant to Sections 522.3 and 604.13.

Section 522. Manufacturing Master Development Plan Program.

522.1. *Authority and Title.* This Section 522 is adopted to establish a local manufacturing development program for the County pursuant to Sections 163.325-163.3252, *Florida Statutes* (the “Manufacturing Competitiveness Act” or “Act”). This Section 522 may be referred to as the Manatee County Manufacturing Development Program Ordinance.

522.2. *Purpose and intent.* The manufacturing development program established pursuant to this Section 522 is intended to provide a quick, efficient and comprehensive method whereby new manufacturing businesses may be established within a designated portion of Manatee County and thereafter expanded with minimum further development review. The process ensures that manufacturing businesses will be supported with adequate facilities and infrastructure and that potential adverse impacts to natural resources and adjacent land uses are sufficiently mitigated.

This Section 522 provides for manufacturing master development plan (MDP) approval authorizing specified manufacturing uses at specified development intensities for a specific site or geographic area. The MDP constitutes a comprehensive local government development approval and upon securing this approval (and except as provided in Section 522.6.5), only building permits to ensure compliance with the State Building Code and any other applicable State mandated life safety code shall be required to build, operate and subsequently expand or otherwise physically modify for an extensive period of time the manufacturing development established by the MDP.

It is also the intent of this Section 522 that, in conjunction with the County’s manufacturing master development plan approval process, manufacturing businesses located within the MDPEA established pursuant to Section 522.3 shall be eligible to apply for state-level permits through the state-level coordinated manufacturing development approval process established pursuant to the Act.

522.3. *Master development plan eligibility area (MDPEA).* The County has established the master development plan eligibility area (MDPEA) as the

areas of land included within the manufacturing development overlay district established pursuant to Section 604.13 of this Code, inclusive of the areas of the unincorporated County delineated in Figure 604.13.1.

522.4. *Applicability and Eligibility.* An application for MDP approval shall comply with the following eligibility criteria:

- (a) *Location within the MDPEA.* The area of land included in the application shall be located within the boundaries of the MDPEA;
- (b) *Future Land Use Category.* The area of land included in the application shall be located within the Industrial Light (IL), Industrial Heavy (IH) or Industrial Urban (IU) future land use category (FLUC) set forth in the Comprehensive Plan;
- (c) *Zoning.* The area of land included in the application shall be located within the PDUI, PDEZ, or PDPM zoning district set forth in Chapter 6 of this Code; and
- (d) *Configuration of the MDP.* The MDP project may consist of either a single parcel of land, or of multiple parcels or tracts, so long as each parcel or tract is located in the MDPEA and is of sufficient size and configuration to accommodate a principal use authorized in the MDP.

522.5. *Vested Rights.* Those existing development rights authorized by the County before the approval of the MDP, and associated with the area of land included in an MDP application, shall be recognized as vested development rights (subject to the requirements of this Code, the Comprehensive Plan and applicable law), if so requested by the manufacturer.

522.6. *MDP approval process.*

522.6.1. *Master development plan certification of eligibility.* An applicant who intends to file a MDP application shall first apply for a master development plan certification of eligibility (MDPCE) which documents the applicant's eligibility to participate in the manufacturing master development plan program. Issuance of a MDPCE shall be based upon the applicant demonstrating that:

- (a) The site that the applicant seeks to establish, expand, modify, or improve for a manufacturing use meets the criteria set forth in subsection 522.4; and
- (b) The proposed or existing use of the property qualifies as a manufacturing use.

The MDPCE establishes eligibility to participate in the manufacturing development program. It is the intent of this Section 522 that an

MDPCE shall also be recognized by agencies of the State of Florida as certification of the applicant's eligibility to participate in the state-level coordinated manufacturing development approval process as established in the Act. The County's building and development services department shall establish the necessary forms for application for, and issuance of, MDPCEs in accordance with this Section 522 and the Act.

522.6.2. *Pre-application conference.* Upon obtaining a MDPCE, the applicant shall schedule and attend a pre-application conference with County staff. At the pre-application conference, the applicant and staff will meet to discuss the applicant's proposed development plans and the application process. The applicant and staff will discuss the development project and identify any requirements which may not be applicable for the specific proposed MDP, and discuss issues anticipated to arise during the proposed MDP review in keeping with this Section 522.

522.6.3. *Application process.* In addition to being subject to the requirements of Section 502 (procedures of general applicability), applications for MDP approval shall be reviewed and processed in the same manner as site plans, pursuant to Section 508 (site plans), with only those modifications to the site plan process that are expressly set forth in this Section 522. Accordingly, a MDP may serve as the mechanism for granting other approvals required under this Code in the same manner as a preliminary site plan or final site plan pursuant to subsection 508.4.4.

The application, required review submittals, and the review process shall provide for a comprehensive, unified staff review to avoid unnecessary costs, duplication, redundancy and waste of resources, and to ensure efficiency in the approval process for the MDP. Staff review shall be completed within ninety (90) days of the application being determined complete (unless extended by mutual agreement of the applicant and the County) and transmitted to the Board for action pursuant to subsection 522.6.7.

522.6.4. *Application function and content.* The application for MDP approval shall include a proposed MDP, consistent with the review criteria set forth in Section 508 and including the following:

- (a) A completed land development application form along with proof of applicant's interest in or ownership of the property, as applicable, and designation of an authorized agent.
- (b) A site map prepared consistent with GDP requirements with site boundaries identified and a legal description of the land included within the application.
- (c) An itemized list of intended uses allowed by the applicable FLUC. Uses may be more limited than those allowed by

applicable zoning, but not more expansive. In all instances, principal uses authorized pursuant to this section shall be limited to manufacturing uses.

- (d) Proposed development intensity, in terms of total maximum square footage, floor area ratio and height limits.
- (e) Proposed development standards for buffers and perimeter landscaping, setbacks from perimeter boundaries, lighting, signage, and off-street parking.
- (f) Identification of development impacts, if applicable to the proposed site, which the development conditions will address, including but not limited to:
 - (1) Drainage;
 - (2) Wastewater;
 - (3) Potable water;
 - (4) Solid waste;
 - (5) Onsite and offsite natural resources;
 - (6) Preservation of historic and archaeological resources;
 - (7) Offsite infrastructure;
 - (8) Public services;
 - (9) Compatibility with adjacent land uses;
 - (10) Vehicular and pedestrian access;
 - (11) Off-site transportation impacts; and
 - (12) Any other impacts required to be addressed pursuant to this Code or the Comprehensive Plan.

An existing planned development and site plan approved in accordance with Section 508 may serve as a proposed MDP so long as it meets the requirements of this Section 522.

522.6.5. Additional Requirements. When applicable, an application for MDP approval shall also be required to comply with the following requirements:

- (a) Any County-imposed or managed environmental permitting requirements;
- (b) Concurrency management system requirements; and
- (c) Platting and subdivision requirements.

522.6.6. Criteria for approval. In deciding whether to approve, approve with conditions, or deny a MDP application, the Board shall consider the following criteria:

- (a) Whether the application demonstrates that the proposed development site is located within the boundaries of the MDPEA;
- (b) Whether the land uses proposed in the application are limited to manufacturing uses, and consistent with the Act, and any accessory uses clearly incidental to manufacturing uses;
- (c) Whether the application demonstrates consistency with the Comprehensive Plan; and
- (d) Whether the application demonstrates compliance with Section 508 and this Section 522.

522.6.7. Public Hearings. The Planning Commission shall hold a public hearing and give its recommendation on the MDP within forty-five (45) days of the application being transmitted by staff. The Board shall hold a public hearing on the proposed MDP within forty-five (45) days of the Planning Commission's recommendation. The Board's decision shall consist of an approval, approval with agreed upon revisions, denial, or continuation to a date-certain to enable additional information to be provided. The Board's decision shall be based upon the application demonstrating compliance with the provisions and criteria in this Section 522. The consideration and approval of a MDP shall be treated as a quasi-judicial matter pursuant to Sections 502.6.2 and 502.8.6.

522.7. Effect of approval. Notwithstanding any provisions of Section 508 that otherwise requires additional site plan approvals, the approval of an MDP application by the Board shall constitute a development order allowing an applicant to apply for and receive building permits for any portion or all of the development approved and authorized in the MDP, without further review of development impacts addressed in the MDP, so long as the applicant (a) complies with any requirements applicable pursuant to subsection 522.6.5, and (b) submits, along with the building permit application, a certification, signed by a licensed architect, engineer or landscape architect, attesting that the proposed development is in compliance with the MDP. The MDP shall be synonymous with and for the purpose of this Section function as the General Development, Preliminary and Final Site Plans identified in Section 508.4. and throughout the LDC.

The development order shall not exempt or exclude the property owner from compliance with those building permitting requirements necessary to ensure compliance with the state building code and any other applicable state-mandated life safety code, nor shall it exempt the property owner from permitting and compliance with any State or Federal requirements as may be applicable.

522.8. Development Consistent with Master Development Plans. The County shall ensure continuing compliance with a MDP through code

enforcement and other available enforcement mechanisms as may be necessary, and may call, revoke, or cause the forfeiture of bonds or other securities provided by or on the behalf of the developer to ensure the satisfactory completion or implementation of the MDP and compliance with applicable regulations and standards.

522.9. *Expiration of MDP.* Notwithstanding the requirements of Section 508.8, a MDP shall expire twenty (20) years from the date of Board approval. Upon MDP expiration, no new physical development shall occur pursuant to the MDP, except as may have been authorized by a building permit issued prior to expiration. Any physical development activities otherwise conducted after the expiration of the MDP approval shall be in violation of this Code and subject to those penalties and remedies provided herein.

522.10. *Modification of an approved MDP.*

522.10.1. Notwithstanding the requirements of Section 508.8.3.5, an applicant may request to modify an approved MDP by filing an application with Manatee County. The Director shall approve the revision if it is consistent with the comprehensive plan, complies with the land development code, and has no adverse impacts in regard to those items specified in subsection 522.6.4(f) other than those previously addressed during the original MDP application process or prior modification to the MDP.

522.10.2. In those instances where a requested modification would result in potential adverse impacts in regard to those items specified in subsection 522.6.4(f) not previously addressed, the modification shall be reviewed and processed as a new application for MDP approval pursuant to subsection 522.6., subject to consideration and approval by the Planning Commission and Board.

522.10.3. In no instance shall the County require a modification to MDP, except and unless such modification is required in response to enactment of a state law or local ordinance addressing an immediate and direct threat to the public safety. In such instances, the modification shall be limited to those aspects necessary to bring the MDP into compliance with the newly enacted state law or local ordinance. Such modifications shall be subject to approval by the County Administrator or designee.

522.10.4. Review of a proposed modification to a MDP shall be limited to the proposed amendment and shall not subject any other aspect of the previously approved MDP to further review or new conditions for development.

522.11. *Repeal of Manufacturing Development Program.* As provided in the Act, the County shall not repeal this Section 522 or otherwise remove it from Code, until it has been in effect for at least 24 months (no earlier than 1, 2016). Should the County repeal this Section 522 after ____ 1, 2016, any application for

a MDP submitted to the County before the effective date of repeal shall be reviewed in accordance with those provisions of this Section 522 in effect when the application was submitted. The applicant that submits the application shall be entitled to participate in the manufacturing development coordinated approval process established in the Act.

MANUFACTURING DEVELOPMENT OVERLAY DISTRICT

604.13. Manufacturing Development Overlay District.

604.13.1. *Purpose and Intent.* This Section establishes the Manufacturing Development Overlay District (MDO) for purposes of implementing the Local Manufacturing Development Program, established pursuant to Sections 163.325-163.3252, *Florida Statutes* (the “Manufacturing Competitiveness Act” or “Act”). The boundaries of the MDO and the areas of land included in the MDO shall be as set forth in Figure 604.13.1. The MDO shall also constitute the County’s master development plan eligibility area (MDPEA) for purposes of Section 522.3.

604.13.2. *Applicability.* Lands included in the MDO shall be eligible to participate in the County’s manufacturing development plan program, subject to and in accordance with Section 522 and the Act.

- Through the establishment of a Local Manufacturing Development Program, the proposed Ordinance furthers the economic development strategy and manufacturing policy established in the Manatee County Comprehensive Plan.
- Staff recommends approval.

Applicable Comprehensive Plan Policies:

Policy: 2.1.4.2 Ensure the compatibility of residential and light industrial uses through the utilization of the appropriate following measures; transition / landscape buffering, building design, set-backs, noise barriers, exterior lighting controls, operating hour limits, vibration limits, truck access / routing limits, binding agreements to benefit and protect the community, and other practices as necessary to protect and enhance neighborhoods and community character.

Policy: 2.1.4.3 Within the areas designated for planned residential and light industrial mixed use intense development and other intense economic activity, consider an array of incentives which may include:

- a. expedited development review and permitting approvals through a process tailored for the designated areas.
- b. density / intensity bonuses,
- c. transit access provision,
- d. linkages with adjoining or related authorities (e.g. airport / Port Manatee provisions such as joint marketing / branding, foreign trade zone (FTZ) status, and master stormwater management,
- e. targeted infrastructure,
- f. public / private partnerships,
- g. parcel assembly supports,
- h. workforce training.

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

- use of undisturbed or undeveloped and landscaped buffers

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

Objective: 2.6.2

Residential Compatibility/transition: Residential uses compatible with adjacent residential and nonresidential uses.

Policy: 2.6.5.2

Encourage, in locations which are suited to diverse uses, mixed and multiple use projects to provide for integration and synergy between land uses. Nothing in this policy shall preclude single use or homogenous projects if mixing of uses on a single project, or intrusion of a different use into a homogenous area, will create inappropriate diversity or incompatibilities between adjacent land uses.

Policy: 2.6.5.5

Ensure urban infill projects are compatible to their setting and designed to contribute to the overall enhancement of the existing neighborhood. Compatibility consideration will include building massing, vertical character and setbacks within the existing urban neighborhood. Urban neighborhood projects shall preserve the street grid pattern, on street parking and sidewalks characteristic of existing urban neighborhoods.

Objective: 2.8.1

Incentives: Periodically review land development regulations and strategies to ensure incentives for reduction of inconsistent

Attachments:

1. Ordinance 15-03 w/ Exhibits A, B, and C and Figure 604.13.1 (boundaries of MDO and the areas of land included in the MDO)

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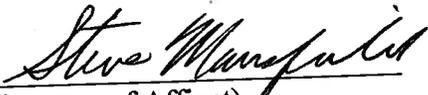
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Published Daily
Bradenton, Manatee County, Florida

STATE OF FLORIDA
COUNTY OF MANATEE

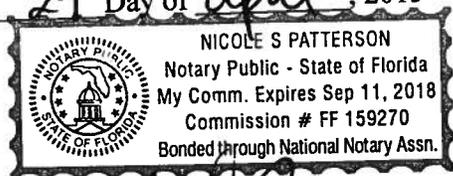
Page 127 of 143

Before the undersigned authority personally appeared Steve Mansfield, who, on oath, says that he is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Notice of Public Hearing, Ordinance No. 15-03** was published in said newspaper in the issue(s) of **04/29/2015**.

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this
29 Day of April, 2015




SEAL & Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

NOTICE OF LAND DEVELOPMENT CODE CHANGES IN UNINCORPORATED MANATEE COUNTY

The Manatee County Planning Commission will hold a public hearing to consider amendments to certain provisions of the Manatee County Land Development Code (Ordinance 90-01, as amended) and make a recommendation to the Board of County Commissioners as to the consistency of the proposed Ordinances with the Comprehensive Plan and as to whether the proposed ordinance should be adopted, adopted with modifications, or denied.

Date: Thursday, May 14, 2015
Time: 9:00 AM or soon thereafter
Place: Manatee County Government Administrative Center
1112 Manatee Avenue West,
1st Floor Chambers

ORDINANCE NO. 15-03

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING SECTION 201 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE TO PROVIDE NEW DEFINITIONS FOR A MANUFACTURING DEVELOPMENT PROGRAM PURSUANT TO THE FLORIDA MANUFACTURING COMPETITIVENESS ACT; AMENDING CHAPTER 5 OF THE LAND DEVELOPMENT CODE TO CREATE A NEW SECTION 522 ESTABLISHING A MANUFACTURING DEVELOPMENT PROGRAM PURSUANT TO THE FLORIDA MANUFACTURING COMPETITIVENESS ACT, INCLUDING PROVISIONS FOR AUTHORITY AND TITLE, PURPOSE AND INTENT, A MASTER DEVELOPMENT PLAN ELIGIBILITY AREA, APPLICABILITY AND ELIGIBILITY, VESTED RIGHTS, MASTER DEVELOPMENT PLAN APPROVAL PROCESS, EFFECT OF APPROVAL, DEVELOPMENT CONSISTENT WITH MASTER DEVELOPMENT PLANS, EXPIRATION OF MASTER DEVELOPMENT PLANS, MODIFICATION OF AN APPROVED MASTER DEVELOPMENT PLAN AND REPEAL OF THE MANUFACTURING DEVELOPMENT PROGRAM; AMENDING CHAPTER 6 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE TO CREATE A NEW SECTION 604.13 ESTABLISHING A MANUFACTURING DEVELOPMENT OVERLAY DISTRICT; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR A PROHIBITION ON REPEAL FOR AT LEAST 24 MONTHS; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

Interested parties may examine the proposed Ordinances and 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) 748-4501 EXT. 6878; e-mail to: planning_agenda@mymanatee.org

Rules of procedure for this public hearing are in effect pursuant to Resolution 13-189(PC). A copy of this Resolution is available for review or purchase from the Building and Development Services Department (see address below).

Please send comments to: Manatee County Building and
Development Services Department
Attn: Project Coordinator
1112 Manatee Ave. West 4th Floor
Bradenton, FL 34205

All written comments will be entered into the record.

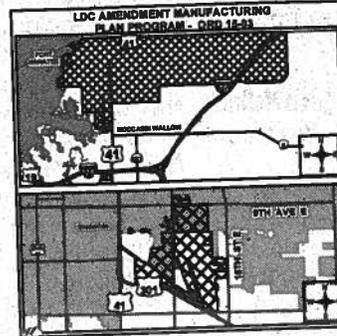
For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM.

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, FAX 745-3790.

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

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

MANATEE COUNTY PLANNING COMMISSION
Manatee County Building and Development Services Department
Manatee County, Florida



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STATE OF FLORIDA
COUNTY OF MANATEE

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

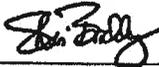
Ordinance No. 15-03

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

April 29, 2015

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

SIGNED _____



SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF MAY, 2015 A.D., BY SHARI BRICKLEY WHO IS PERSONALLY KNOWN TO ME.

(SEAL) _____



NOTARY PUBLIC

NOTICE OF LAND DEVELOPMENT CODE CHANGES IN UNINCORPORATED MANATEE COUNTY

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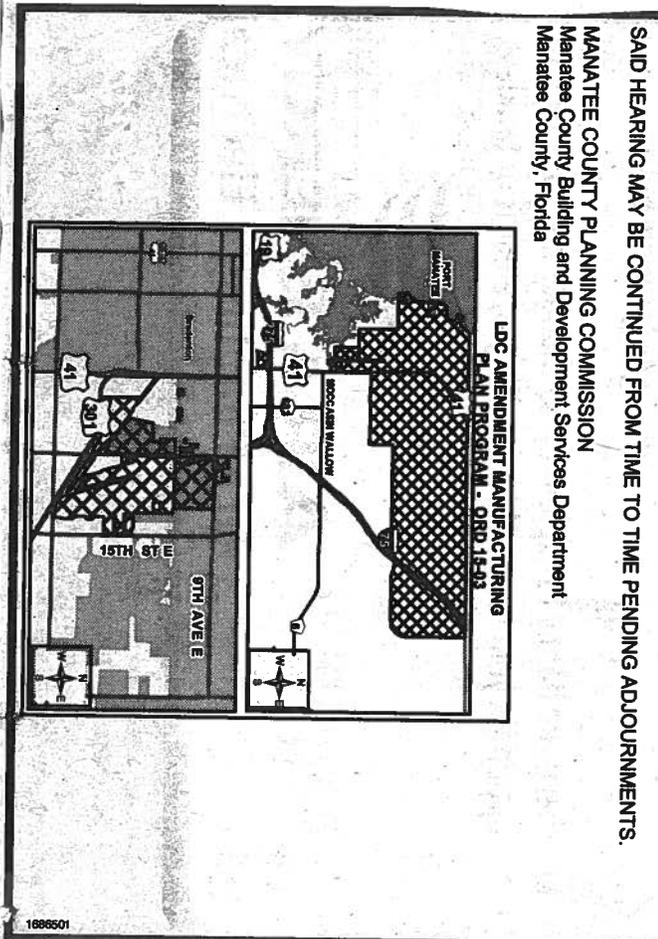
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BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. The establishment and maintenance of a strong and competitive manufacturing sector is essential to the viability and well-being of Manatee County's economic base.
2. The Local Manufacturing Development Program, established pursuant to Sections 163.325-163.3252, *Florida Statutes* (the "Manufacturing Competitiveness Act" or "Act"), is designed to assist local governments in the State of Florida to attract, establish, and maintain manufacturing enterprises, in furtherance of creating a competitive economic environment, resulting in increased employment opportunities and the general economic betterment of the County.
3. The purpose and intent of this Ordinance is to provide for the establishment of a local manufacturing development program for Manatee County through which manufacturers may obtain master development plan approval as provided by the Act.
4. This Ordinance, by providing for the establishment of a local manufacturing development program for the County, recognizes the deterrents of risk, unpredictability, and excessive resource commitment to the establishment and expansion of manufacturing enterprises, and establishes a process for the expeditious and predictable review and approval of manufacturing development projects and their future expansion.
5. The establishment of a local manufacturing development program pursuant to the Act entitles manufacturers and manufacturing developers to participate in the State's coordinated manufacturing development approval process, intended to facilitate the expeditious receipt of those State permits necessary to establish or expand a manufacturing enterprise.
6. Through the establishment of a local manufacturing development program, this Ordinance furthers the economic development strategy and manufacturing policy established in the Manatee County Comprehensive Plan.
7. It is in the interest of the public health, safety and welfare to amend Section 201 of the Code to provide definitions of certain terms used in the new Section 522 created by this Ordinance.
8. It is in the interest of the public health, safety and welfare to amend Chapter 5 of the Code to create a new Section 522 as provided herein, in order to establish a local manufacturing development program for the County in accordance with the Act.
9. It is in the interest of the public health, safety and welfare to amend Chapter 6 of the Code to create a new Section 604.13 as provided herein, in order to

establish manufacturing development overlay district to implement the local manufacturing development program for the County in accordance with the Act.

10. The Manatee County Planning Commission reviewed the amendments set forth in this Ordinance, found them to be consistent with the Comprehensive Plan, and recommended their adoption by the Board, on _____, 2014.
11. The Board of County Commissioners has held two duly noticed and advertised public hearings on _____, 2014 and _____, 2014, received public comments, the staff recommendation and report of the Planning Commission and has found this Ordinance will protect the public health, safety and general welfare.

Section 3. Amendment of Section 201 of the Land Development Code
Section 201 of the Land Development Code is hereby amended to add the defined terms set forth in Exhibit "A" to this Ordinance.

Section 4. Amendment of Chapter 5 of the Land Development Code.
Chapter 5 of the Land Development Code is hereby amended to add a new Section 522 to read in its entirety as set forth in Exhibit "B" to this Ordinance.

Section 5. Amendment of Chapter 6 of the Land Development Code.
Chapter 6 of the Land Development Code is hereby amended to add a new Section 604.13 to read in its entirety as set forth in Exhibit "C" to this Ordinance.

Section 6. Transmittal to Department of Economic Opportunity. The Clerk's Office of Manatee County is directed to forward a copy of this Ordinance to the Florida Department of Economic Opportunity within 20 days of enactment.

Section 7. Repeal. As provided in the Act, the County shall not repeal this Ordinance, or otherwise remove from Code the Amendments adopted pursuant to Sections 3, 4 and 5 hereof, until it has been in effect for at least 24 months (____ 1, 2016).

Section 8. Codification. The publisher of the County's Land Development Code, the Municipal Code Corporation, is directed to incorporate the amendments in Sections 3, 4 and 5 of this Ordinance into the Land Development Code.

Section 9. Applicability. The amendments set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 10. 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 invalidity or unconstitutionality shall not be construed as to

render invalid or unconstitutional the remaining sections, sentences, clauses or provisions of this Ordinance.

Section 11. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the __ day of _____, 2015.

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

By: _____
Betsy Benac, Chairman

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

By: _____
Deputy Clerk

ORDINANCE EXHIBIT "A"

NEW OR RESTATED DEFINED TERMS FOR SECTION 201

MANUFACTURING DEVELOPMENT PLAN PROGRAM

Manufacturing use shall mean those land uses established for the purpose of conducting those businesses classified within Sectors 31-33 of the North American Industry Classification System.

Manufacturer / manufacturing developer shall mean either a specific business that is classified as a *Manufacturing use* or a developer of a *Manufacturing use* located in or intended to be located within the *Master Development Plan Eligibility Area*.

Master Development Plan ("MDP") shall mean the development order that, upon approval by Manatee County pursuant to Section 522, authorizes manufacturing development within a specified geographic area and which sets forth applicable conditions, limitations, and standards.

Master Development Plan Eligibility Area ("MDPEA") shall mean only those areas within unincorporated Manatee County designated as the MDPEA pursuant to Sections 522.3 and 604.13.

ORDINANCE EXHIBIT "B"

SECTION 522

MANUFACTURING MASTER DEVELOPMENT PLAN PROGRAM

Section 522. Manufacturing Master Development Plan Program.

522.1. *Authority and Title.* This Section 522 is adopted to establish a local manufacturing development program for the County pursuant to Sections 163.325-163.3252, *Florida Statutes* (the "Manufacturing Competitiveness Act" or "Act"). This Section 522 may be referred to as the Manatee County Manufacturing Development Program Ordinance.

522.2. *Purpose and intent.* The manufacturing development program established pursuant to this Section 522 is intended to provide a quick, efficient and comprehensive method whereby new manufacturing businesses may be established within a designated portion of Manatee County and thereafter expanded with minimum further development review. The process ensures that manufacturing businesses will be supported with adequate facilities and infrastructure and that potential adverse impacts to natural resources and adjacent land uses are sufficiently mitigated.

This Section 522 provides for manufacturing master development plan (MDP) approval authorizing specified manufacturing uses at specified development intensities for a specific site or geographic area. The MDP constitutes a comprehensive local government development approval and upon securing this approval (and except as provided in Section 522.6.5), only building permits to ensure compliance with the State Building Code and any other applicable State mandated life safety code shall be required to build, operate and subsequently expand or otherwise physically modify for an extensive period of time the manufacturing development established by the MDP.

It is also the intent of this Section 522 that, in conjunction with the County's manufacturing master development plan approval process, manufacturing businesses located within the MDPEA established pursuant to Section 522.3 shall be eligible to apply for state-level permits through the state-level coordinated manufacturing development approval process established pursuant to the Act.

522.3. *Master development plan eligibility area (MDPEA).* The County has established the master development plan eligibility area (MDPEA) as the areas of land included within the manufacturing development overlay district established pursuant to Section 604.13 of this Code, inclusive of the areas of the unincorporated County delineated in Figure 604.13.1.

522.4. *Applicability and Eligibility.* An application for MDP approval shall comply with the following eligibility criteria:

- (a) *Location within the MDPEA.* The area of land included in the application shall be located within the boundaries of the MDPEA;

- (b) *Future Land Use Category.* The area of land included in the application shall be located within the Industrial Light (IL), Industrial Heavy (IH) or Industrial Urban (IU) future land use category (FLUC) set forth in the Comprehensive Plan;
- (c) *Zoning.* The area of land included in the application shall be located within the PDUI, PDEZ, or PDPM zoning district set forth in Chapter 6 of this Code; and
- (d) *Configuration of the MDP.* The MDP project may consist of either a single parcel of land, or of multiple parcels or tracts, so long as each parcel or tract is located in the MDPEA and is of sufficient size and configuration to accommodate a principal use authorized in the MDP.

522.5. *Vested Rights.* Those existing development rights authorized by the County before the approval of the MDP, and associated with the area of land included in an MDP application, shall be recognized as vested development rights (subject to the requirements of this Code, the Comprehensive Plan and applicable law), if so requested by the manufacturer.

522.6. *MDP approval process.*

522.6.1. *Master development plan certification of eligibility.* An applicant who intends to file a MDP application shall first apply for a master development plan certification of eligibility (MDPCE) which documents the applicant's eligibility to participate in the manufacturing master development plan program. Issuance of a MDPCE shall be based upon the applicant demonstrating that:

- (a) The site that the applicant seeks to establish, expand, modify, or improve for a manufacturing use meets the criteria set forth in subsection 522.4; and
- (b) The proposed or existing use of the property qualifies as a manufacturing use.

The MDPCE establishes eligibility to participate in the manufacturing development program. It is the intent of this Section 522 that an MDPCE shall also be recognized by agencies of the State of Florida as certification of the applicant's eligibility to participate in the state-level coordinated manufacturing development approval process as established in the Act. The County's building and development services department shall establish the necessary forms for application for, and issuance of, MDPCEs in accordance with this Section 522 and the Act.

522.6.2. *Pre-application conference.* Upon obtaining a MDPCE, the applicant shall schedule and attend a pre-application conference with County staff. At the pre-application conference, the applicant and staff will meet to discuss the applicant's proposed development plans and the application process. The applicant and staff will discuss the development project and identify any requirements which may not be

applicable for the specific proposed MDP, and discuss issues anticipated to arise during the proposed MDP review in keeping with this Section 522.

522.6.3. *Application process.* In addition to being subject to the requirements of Section 502 (procedures of general applicability), applications for MDP approval shall be reviewed and processed in the same manner as site plans, pursuant to Section 508 (site plans), with only those modifications to the site plan process that are expressly set forth in this Section 522. Accordingly, a MDP may serve as the mechanism for granting other approvals required under this Code in the same manner as a preliminary site plan or final site plan pursuant to subsection 508.4.4.

The application, required review submittals, and the review process shall provide for a comprehensive, unified staff review to avoid unnecessary costs, duplication, redundancy and waste of resources, and to ensure efficiency in the approval process for the MDP. Staff review shall be completed within ninety (90) days of the application being determined complete (unless extended by mutual agreement of the applicant and the County) and transmitted to the Board for action pursuant to subsection 522.6.7.

522.6.4. *Application function and content.* The application for MDP approval shall include a proposed MDP, consistent with the review criteria set forth in Section 508 and including the following:

- (a) A completed land development application form along with proof of applicant's interest in or ownership of the property, as applicable, and designation of an authorized agent.
- (b) A site map prepared consistent with GDP requirements with site boundaries identified and a legal description of the land included within the application.
- (c) An itemized list of intended uses allowed by the applicable FLUC. Uses may be more limited than those allowed by applicable zoning, but not more expansive. In all instances, principal uses authorized pursuant to this section shall be limited to manufacturing uses.
- (d) Proposed development intensity, in terms of total maximum square footage, floor area ratio and height limits.
- (e) Proposed development standards for buffers and perimeter landscaping, setbacks from perimeter boundaries, lighting, signage, and off-street parking.
- (f) Identification of development impacts, if applicable to the proposed site, which the development conditions will address, including but not limited to:
 - (1) Drainage;
 - (2) Wastewater;

- (3) Potable water;
- (4) Solid waste;
- (5) Onsite and offsite natural resources;
- (6) Preservation of historic and archaeological resources;
- (7) Offsite infrastructure;
- (8) Public services;
- (9) Compatibility with adjacent land uses;
- (10) Vehicular and pedestrian access;
- (11) Off-site transportation impacts; and
- (12) Any other impacts required to be addressed pursuant to this Code or the Comprehensive Plan.

An existing planned development and site plan approved in accordance with Section 508 may serve as a proposed MDP so long as it meets the requirements of this Section 522.

522.6.5. *Additional Requirements.* When applicable, an application for MDP approval shall also be required to comply with the following requirements:

- (a) Any County-imposed or managed environmental permitting requirements;
- (b) Concurrency management system requirements; and
- (c) Platting and subdivision requirements.

522.6.6. *Criteria for approval.* In deciding whether to approve, approve with conditions, or deny a MDP application, the Board shall consider the following criteria:

- (a) Whether the application demonstrates that the proposed development site is located within the boundaries of the MDPEA;
- (b) Whether the land uses proposed in the application are limited to manufacturing uses, and consistent with the Act, and any accessory uses clearly incidental to manufacturing uses;
- (c) Whether the application demonstrates consistency with the Comprehensive Plan; and
- (d) Whether the application demonstrates compliance with Section 508 and this Section 522.

522.6.7. *Public Hearings.* The Planning Commission shall hold a public hearing and give its recommendation on the MDP within forty-five (45) days of the application being transmitted by staff. The Board shall hold a public hearing on the proposed MDP within forty-five (45) days of the Planning Commission's recommendation. The Board's decision shall consist of an approval, approval with agreed upon revisions,

denial, or continuation to a date-certain to enable additional information to be provided. The Board's decision shall be based upon the application demonstrating compliance with the provisions and criteria in this Section 522. The consideration and approval of a MDP shall be treated as a quasi-judicial matter pursuant to Sections 502.6.2 and 502.8.6.

522.7. Effect of approval. Notwithstanding any provisions of Section 508 that otherwise requires additional site plan approvals, the approval of an MDP application by the Board shall constitute a development order allowing an applicant to apply for and receive building permits for any portion or all of the development approved and authorized in the MDP, without further review of development impacts addressed in the MDP, so long as the applicant (a) complies with any requirements applicable pursuant to subsection 522.6.5, and (b) submits, along with the building permit application, a certification, signed by a licensed architect, engineer or landscape architect, attesting that the proposed development is in compliance with the MDP. The MDP shall be synonymous with and for the purpose of this Section function as the General Development, Preliminary and Final Site Plans identified in Section 508.4. and throughout the LDC.

The development order shall not exempt or exclude the property owner from compliance with those building permitting requirements necessary to ensure compliance with the state building code and any other applicable state-mandated life safety code, nor shall it exempt the property owner from permitting and compliance with any State or Federal requirements as may be applicable.

522.8. Development Consistent with Master Development Plans. The County shall ensure continuing compliance with a MDP through code enforcement and other available enforcement mechanisms as may be necessary, and may call, revoke, or cause the forfeiture of bonds or other securities provided by or on the behalf of the developer to ensure the satisfactory completion or implementation of the MDP and compliance with applicable regulations and standards.

522.9. Expiration of MDP. Notwithstanding the requirements of Section 508.8, a MDP shall expire twenty (20) years from the date of Board approval. Upon MDP expiration, no new physical development shall occur pursuant to the MDP, except as may have been authorized by a building permit issued prior to expiration. Any physical development activities otherwise conducted after the expiration of the MDP approval shall be in violation of this Code and subject to those penalties and remedies provided herein.

522.10. Modification of an approved MDP.

522.10.1. Notwithstanding the requirements of Section 508.8.3.5, an applicant may request to modify an approved MDP by filing an application with Manatee County. The Director shall approve the revision if it is consistent with the comprehensive plan, complies with the land development code, and has no adverse impacts in regard to those items specified in subsection 522.6.4(f) other than those

previously addressed during the original MDP application process or prior modification to the MDP.

522.10.2. In those instances where a requested modification would result in potential adverse impacts in regard to those items specified in subsection 522.6.4(f) not previously addressed, the modification shall be reviewed and processed as a new application for MDP approval pursuant to subsection 522.6., subject to consideration and approval by the Planning Commission and Board.

522.10.3. In no instance shall the County require a modification to MDP, except and unless such modification is required in response to enactment of a state law or local ordinance addressing an immediate and direct threat to the public safety. In such instances, the modification shall be limited to those aspects necessary to bring the MDP into compliance with the newly enacted state law or local ordinance. Such modifications shall be subject to approval by the County Administrator or designee.

522.10.4. Review of a proposed modification to a MDP shall be limited to the proposed amendment and shall not subject any other aspect of the previously approved MDP to further review or new conditions for development.

522.11. *Repeal of Manufacturing Development Program.* As provided in the Act, the County shall not repeal this Section 522 or otherwise remove it from Code, until it has been in effect for at least 24 months (no earlier than 1, 2016). Should the County repeal this Section 522 after ____ 1, 2016, any application for a MDP submitted to the County before the effective date of repeal shall be reviewed in accordance with those provisions of this Section 522 in effect when the application was submitted. The applicant that submits the application shall be entitled to participate in the manufacturing development coordinated approval process established in the Act.

ORDINANCE EXHIBIT “C”

SECTION 604.13

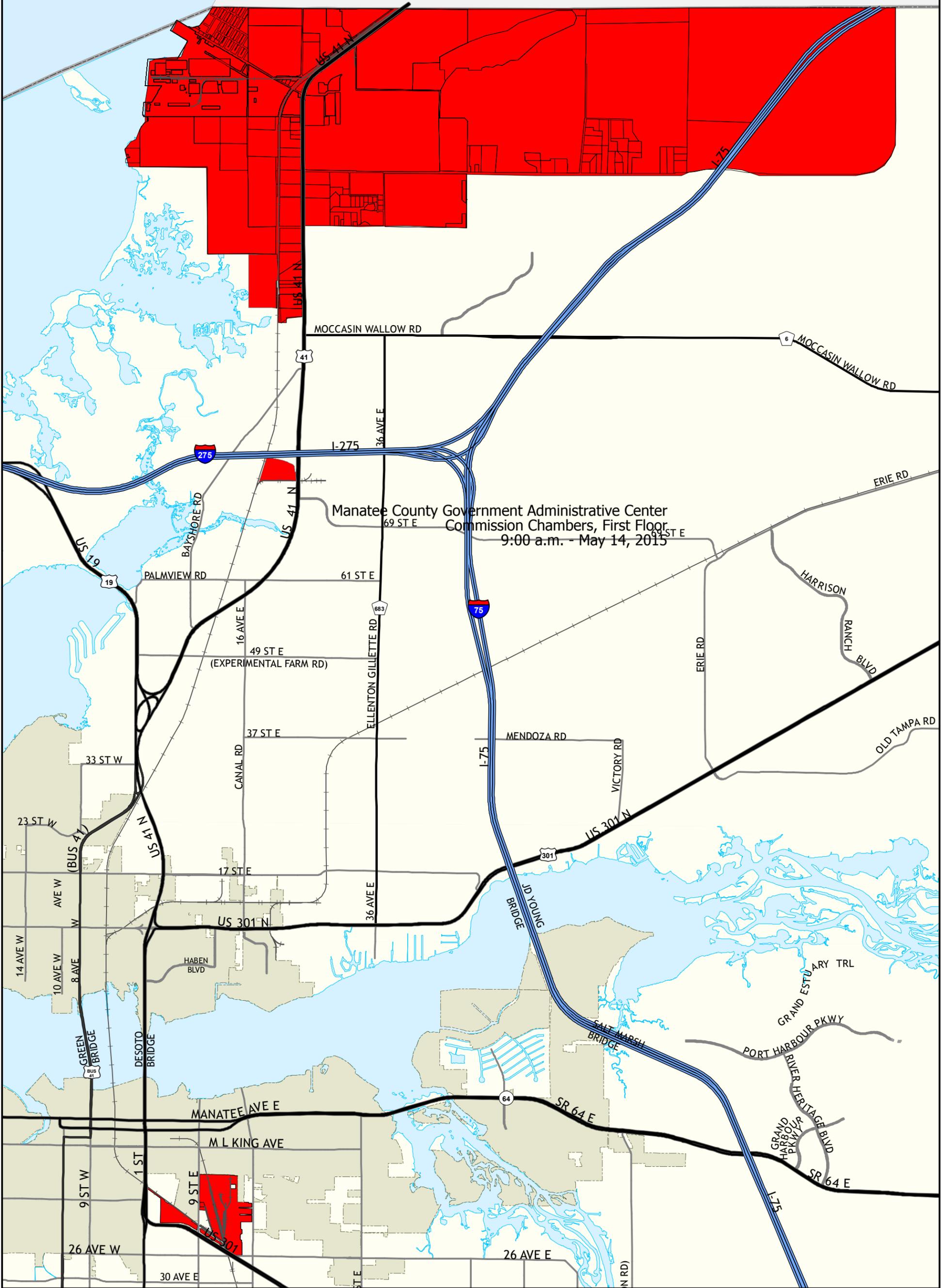
MANUFACTURING DEVELOPMENT OVERLAY DISTRICT

604.13. *Manufacturing Development Overlay District.*

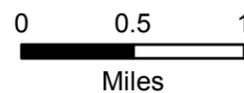
604.13.1. *Purpose and Intent.* This Section establishes the Manufacturing Development Overlay District (MDO) for purposes of implementing the Local Manufacturing Development Program, established pursuant to Sections 163.325-163.3252, *Florida Statutes* (the “Manufacturing Competitiveness Act” or “Act”). The boundaries of the MDO and the areas of land included in the MDO shall be as set forth in **Figure 604.13.1**. The MDO shall also constitute the County’s master development plan eligibility area (MDPEA) for purposes of Section 522.3.

604.13.2. *Applicability.* Lands included in the MDO shall be eligible to participate in the County’s manufacturing development plan program, subject to and in accordance with Section 522 and the Act.

PARCELS THAT QUALIFY FOR MANUFACTURING DEVELOPMENT PLAN PROGRAM



PARCELS THAT QUALIFY



Miles

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