

School District of Manatee County

School Report

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assist the governing board in its land-use

Project Information

Table with 2 columns: Field Name and Value. Fields include Local Government, Project Name, Application Type, Application Number, Project Number, Address/PIN, Case Planner, Fee, Date, SSA, Acres, and Version.

Development Plan Review - Comments

Overview

The applicant has requested approval of a Rezone from Agriculture (A-1) to Heavy Commercial (HC) for 4.43 acres. Approval would result in a decrease in allowable residential development.

Development Compatibility

The project is located adjacent to the School District's ancillary Matzke Support Center (Matzke). The proposed project is located on the intersection of 27th St E and 26th Ave E. Matzke houses over 150 school buses and over 500 school employees who utilize this intersection several times a day.

The County has designated 27th St E as a four-lane collector roadway. This area has several approved and planned residential infill projects within the County and the City of Bradenton. Area residents may try to access the Applicants property potentially increasing traffic at this intersection.

Manatee County is currently planning improvements, including turn lanes, at the intersection of 26th Ave E and 27th St E as part of 27th Street Capital Improvement Project #6096260. The School District suggests Project #6096260 takes into consideration access to this property from 26th Ave E and/or 27th St E.

The School District has a significant amount of grounds equipment and supplies stored directly adjacent to the proposed commercial property. If this application is approved, the School District may have a financial burden to provide additional security measures.

The School District requests while construction is occurring, efforts are made by the County to ensure the Applicant minimizes noxious odors, airborne irritants, respiratory irritants, noise, dust, vibration, glare, groundwater contamination, and potential for fire or explosion and road closures that could be disruptive to the transportation of 15,000 students at 8,000 bus stops which equates to over 10,000 miles each day.

The School District requests any major construction on the adjacent public right-of-way that may impede transportation occurs during the summer when there are less bus routes.

The School District requests any ingress/egress locations on 27th St E are adequately separated from the existing 27th St E School District drive to the grounds equipment storage, white fleet parking and fueling station.

Sidewalks and Bicycle Paths

The development is located within the two mile walking radius of Johnson/Wakeland K-8 School. Generally, the School District suggests sidewalks along the property frontage connect to existing offsite sidewalks to provide a safe route to area schools and bus stops.

Currently, there are no sidewalks on 26th Ave E east of 27th St E and pedestrians/bicyclers are in the roadway when buses are traveling to and from Matzke. A commercial development on this parcel may become a pedestrian attractor increasing the health, safety and welfare concern in this area especially when it is dark.

Other

The boundary survey includes additional acreage not outlined in the project aerial attachment. Please ensure the School District is assigned to all future development applications for this property.

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