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 making the appropriate decision.

Project Information

Local Government: Manatee County Government  
Case Planner: Achaia Brown

Project Name: Whitfield-Lockwood Ridge Rezone  
Fee: $550.00

Application Type: Rezone with General Development Plan (GDP)  
Date: 05/21/20

Application Number: PDR-19-13(Z)(G)  
SSA: 3

Project Number: PLN1908-0013  
Acres: 37.27

Address/PIN: 4831 Whitfield Ave, Sarasota  
Version: SR-V1

Projected Students

Overview

The Whitfield-Lockwood Residential project requests a rezone from RMF-6 and A-1 to PDMU for future residential multi-family development. The proposal is to rezone from RMF-6 (Residential Multi-Family) and A-1 (Suburban Agriculture) to PDMU (Planned Development Mixed Use). The project is within the RES-9 (Residential Single Family 9 d.u. per acre) Future Land Use Category and therefore a Comp Plan amendment is not required for this project.

The request for a rezone includes a General Development Plan for 315 multi-family dwelling units. The most conservative Student Generation Rate, duplex/townhomes, was utilized to determine projected students.

<table>
<thead>
<tr>
<th>Projected Students</th>
<th>Acres</th>
<th>Dwelling Units per Acre</th>
<th>Total Dwelling Units</th>
<th>Elementary Students</th>
<th>Middle Students</th>
<th>High School Students</th>
<th>Total Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>GDP</td>
<td>37.27</td>
<td>8.45</td>
<td>315</td>
<td>61</td>
<td>26</td>
<td>18</td>
<td>105</td>
</tr>
</tbody>
</table>

Development Plan Review - Comments

Preliminary School Concurrency Analysis

School capacity is available or will be available within the School Service Area (SSA) or contiguous SSA. This report does not reserve capacity. When the final site plan is submitted to reserve school capacity the final analysis may differ from this preliminary analysis.

2020-21 School Attendance Zones:

- Willis Elementary (Kinnan Elementary west side of Lockwood Ridge)
- Braden River Middle
- Braden River High School

Sidewalks and Bicycle Paths

The development is not located within the two mile walking radius of a school. Sheet 1 Note 32 states, sidewalks will connect internally throughout the development and connect to sidewalks on Lockwood Ridge and Whitfield Ave. Sidewalk needs will be evaluated when a more detailed site plan is submitted.

Transportation, Bus Stops, and Bus Shelters

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway.
Transportation, Bus Stops, and Bus Shelters continued:
The applicant may want to work with the local government to establish a No Parking Ordinance in the entrance drives due to the trend of vehicles parking in these areas for the bus stops. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area. If the applicant is interested in coordinating a centralized bus stop location, please contact Amy Anderson anders2a@manateeschools.net.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

Signature: Mike Pendley
pendleym@manateeschools.net (941) 708-8800 Extension 44056

Executive Planner
Date: 5/21/2020

D:\Documents\Amy\WORK\2020 Home Work CV-19\DEVELOPMENT REVIEW\SCHOOL REPORTS\MC\PDR-19-13 WHITFIELD-LOCKWOOD RIDGE\PLN1908-0013 REZONE GDP 315 DU\SR VERSION 1\05.21.20 School Report Whitfield Lockwood Ridge Rezone.xlsx 5/21/2020