

**Ron DeSantis**  
GOVERNOR



**Ken Lawson**  
EXECUTIVE DIRECTOR

October 23, 2019

The Honorable Stephen R. Jonsson  
Chairman, Manatee County  
Board of County Commissioners  
1112 Manatee Avenue West  
Bradenton, Florida 34206-1000

Dear Chairman Jonsson:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Manatee County (Amendment No. 19-03ESR) received on October 10, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

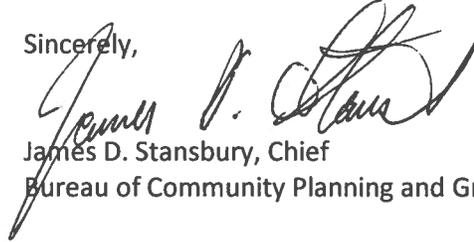
RECEIVED Scanned  
OCT 28 2019 John Barnott  
Board of County Commissioners Mitchell Palmer  
Manatee County Cheri Coryea  
Karen Stewart  
John O.  
Lisa Barrett  
Bobbi Roy

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Beau Scott, Planning Analyst, by telephone at (850) 717-8515 or by email at beau.scott@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large initial "J" and "S".

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/bs

Enclosure(s): Procedures for Adoption

cc: John Barnott, Director, Building and Development Services, Manatee County  
John Meyer, LECA & DRI Coordinator, Tampa Bay Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS  
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
COMMISSIONER NICOLE "NIKKI" FRIED

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November 8, 2019

VIA EMAIL (Jamie.schindewolf@mymanatee.org)

The Honorable Stephen R. Johnson  
Manatee County BOCC  
1112 Manatee Avenue West  
Bradenton, Florida 34205

Re: DACS Docket # -- 20191009-138  
Manatee County PLN 1902-0234  
Submission dated October 3, 2019

Dear Commissioner Jonsson:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on October 9, 2019 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes, to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2282.

Sincerely,

Thomas Poucher  
Budget Director  
Office of Policy and Budget

cc: Florida Department of Economic Opportunity  
(SLPA #: Manatee County 19-03 ESR)



## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

The Honorable Stephen R. Jonsson, Chairman  
Manatee County BOCC  
1112 Manatee Avenue West  
Bradenton, Florida 34205

November 8, 2019

Re: DHR Project File No. 2019-6907 / Manatee County 19-03ESR  
Plan Amendment 19-02/Ordinance 19-21 Our Lives / Parrish Land Investments, LLC  
(Large Scale Map and Text Amendment) PLN1902-0234

Dear Commissioner Jonsson:

According to this agency's responsibilities under Section 163.3184(3)(b) *Florida Statutes*, we reviewed the above document to determine if proposed plan elements may adversely impact significant historic resources.

A review of our records indicates that a cultural resource assessment survey was conducted of the parcel in 2007 when it was under a different project name (*Cultural Resource Assessment Survey, Woodland Hammock, Manatee County, Florida* on behalf of ECO Consultants). We note that one cultural resource was located during the survey, 8MA1502 Gamble N/S/ Ditch #1 (part of the Gamble Ditch Resource Group 8MA1504) that is eligible for the *National Register of Historic Places* (see attached letter DHR Project File # 2007-6290B). A copy of the survey report (#14661) can be obtained from the Florida Master Site File Office, Bureau of Historic Preservation.

We note that there was an agreement between the prior developer and our office to preserve the Gamble Ditch 8MA1502 (or 8MA1504) with only minor alterations for vehicle crossings. In addition, the developer planned to erect a historic marker to identify the ditch (see attached letter). We hope the County will work with the current developer to address the treatment of the *National Register of Historic Places* eligible Gamble Ditch 8MA1502, and that any future plans for this area will be sensitive to potential adverse impacts to this resource.

If we can be of further help, or for any questions concerning our comments, please contact Robin Jackson, Preservationist, Compliance and Review at 850.245.6496, or by electronic mail at [robin.jackson@dos.myflorida.com](mailto:robin.jackson@dos.myflorida.com).

Sincerely,

Timothy A. Parsons, Ph.D.  
Director, Division of Historical Resources and  
State Historic Preservation Officer

**Division of Historical Resources**  
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399  
850.245.6300 • 850.245.6436 (Fax) • [FLHeritage.com](http://FLHeritage.com)



14661



FLORIDA DEPARTMENT OF STATE  
**Kurt S. Browning**  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES

Ms. Marion Almy  
Archaeological Consultants, Inc.  
8110 Blaikie Court, Suite A  
Sarasota, Florida 34240

September 10, 2007

Re: DHR No.: 2007-6290-B (2007-1414) / Received by DHR: July 25, 2007  
Additional Information Received: September 10, 2007  
*Cultural Resource Assessment Survey, Woodland Hammock, Manatee County, Florida*

Dear Ms. Almy:

Our office received and reviewed the above referenced survey report in accordance with procedures outlined in Chapters 267 and 373 of the *Florida Statutes*, for possible adverse impact to cultural resources (any prehistoric or historic district, site, building, structure, or object) listed, or eligible for listing, in the National Register of Historic Places (NRHP).

In June 2007, Archaeological Consultants, Inc. (ACI) conducted an archaeological and historical survey of the Woodland Hammock development on behalf of ECO Consultants. ACI identified one historic barn (8MA1501), one historic canal (8MA1502), and one historic canal resource group (8MA1504) in the project area during the investigation.

ACI determined that the North/South Gamble Ditch #1 (8MA1502) and the Gamble Ditch Resource Group (8MA1504) appear to be eligible for listing on the NRHP under Criterion A for their association with the Robert Gamble sugar cane plantation.

ACI determined that The Barn (8MA1501) does not appear eligible for listing on the NRHP due to lack of historical associations and commonality of form.

It is the opinion of ACI that the Gamble Ditches (8MA1502 and 8MA1504) should be preserved. Based on the information provided, the developer will preserve these resources with only minor alterations for vehicular crossings. Additionally, the developer will erect a historical marker to identify the historic ditch.

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office  
(850) 245-6300 • FAX: 245-6436

Archaeological Research  
(850) 245-6444 • FAX: 245-6452

Historic Preservation  
(850) 245-6333 • FAX: 245-6437

Historical Museums  
(850) 245-6400 • FAX: 245-6433

Southeast Regional Office  
(561) 416-2115 • FAX: 416-2149

Northeast Regional Office  
(904) 825-5045 • FAX: 825-5044

Central Florida Regional Office  
(813) 272-3843 • FAX: 272-2340

Ms. Almy  
September 10, 2007  
Page 2

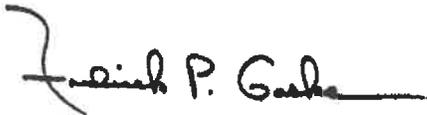
Because the Gamble ditches will be preserved, it is the opinion of ACI that the proposed development will have no effect on cultural resources. ACI recommends no further investigation of the parcel.

Based on the information provided, our office finds the submitted report complete and sufficient in accordance with Chapter 1A-46, *Florida Administrative Code*. We concur with the eligibility determinations and it is the opinion of this agency that the proposed project is unlikely to adversely affect 8MA1502 or 8MA1504. We would like to compliment the developer on the preservation of these resources and the intention to erect a historic marker.

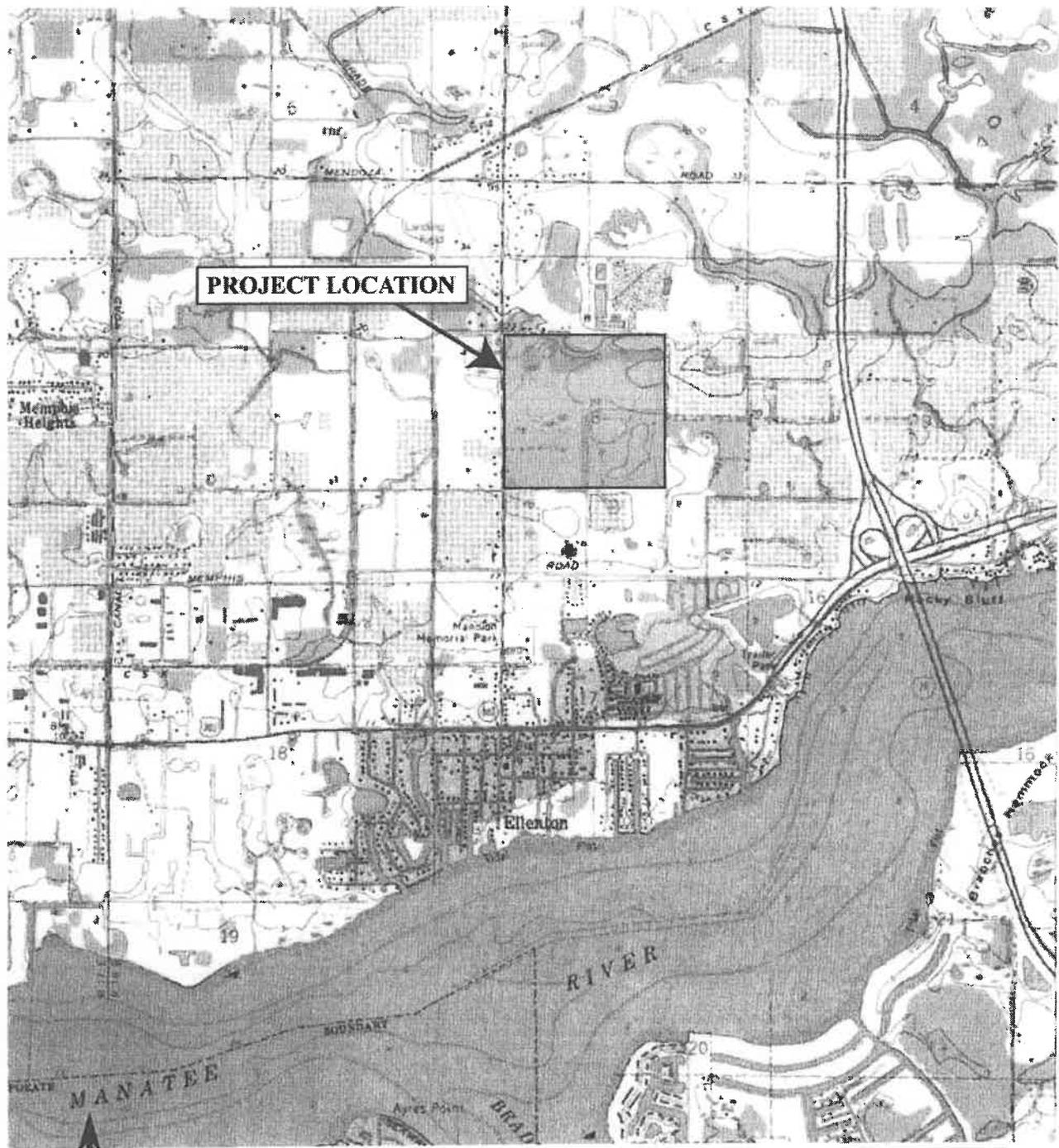
However, in future reports, all linear resources should be recorded on Florida Master Site File Resource Group forms without exception.

For any questions concerning our comments, please contact April Westerman, Historic Preservationist, by electronic mail at [amwesterman@dos.state.fl.us](mailto:amwesterman@dos.state.fl.us), or by phone at (850) 245-6333. We appreciate your continued interest in protecting Florida's historic properties.

Sincerely,

A handwritten signature in black ink that reads "Frederick P. Gaske". The signature is written in a cursive style with a long horizontal line extending to the right.

Frederick P. Gaske, Director, and  
State Historic Preservation Officer



Woodland Hammock project area. Manatee County, Township 34 South, Range 18 East, Section 8 (USGS Palmetto, Fla. 1964, PR 1987).





*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

801 N. Broadway Avenue  
Bartow, FL 33830

KEVIN J. THIBAUT, P.E.  
SECRETARY

October 25, 2019

Ms. Jamie Schindewolf  
Planner II  
Manatee County Building and Development Services Department  
1112 Manatee Avenue West, 4<sup>th</sup> Floor  
Bradenton, FL 34205

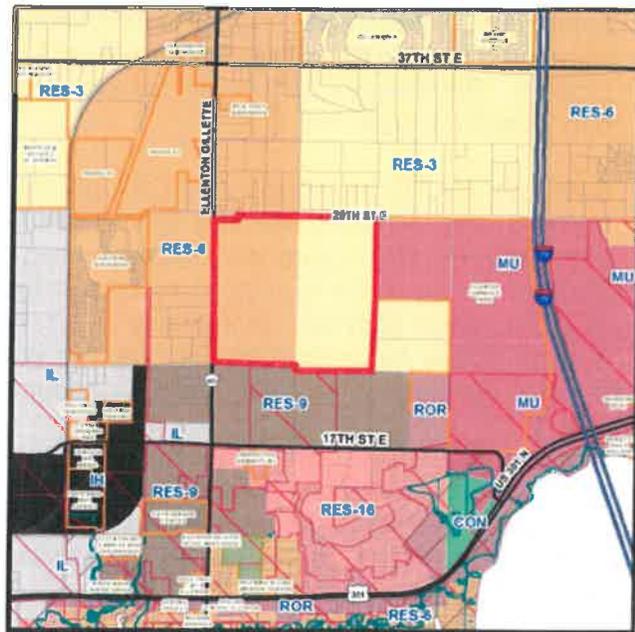
**RE: Manatee County 19-06ESR Proposed Comprehensive Plan Amendment (CPA),  
Expedited State Review Process – FDOT Review Letter**

Dear Ms. Schindewolf:

The Florida Department of Transportation (FDOT), District One, has reviewed the Manatee County 19-06ESR Proposed Comprehensive Plan Amendment (PA-19-02/Ordinance 19-21 Our Lives/Parrish Land Investments, LLC CPA). The proposed CPA package was transmitted under the Expedited State Review process by the Board of County Commissioners (BoCC), in accordance with the requirements of Florida Statutes Chapter 163. The following is a summary of the proposed CPA, with applicable comments.

**PROJECT OVERVIEW:**

The CPA PA-19-02/Ordinance 19-21 is an applicant-initiated request for an amendment to the Future Land Use Map (FLUM) of the Future Land Use Element (FLUE) to designate specific real property from the Residential 3 (RES-3) (approximately 80 acres), Residential 6 (RES-6) (approximately 80 acres) Future Land Use (FLU) Classifications to the Mixed Use (MU) FLU Classification for a total of approximately 160 acres, and providing for a specific property development condition (text amendment) to limit the location of industrial uses within the property under Policy 2.14.1.13 [D.5.14/Ordinance 19-22 (Parrish Land Development LLC PA-19-02)].



The subject property is generally located on the southeast quadrant of Ellenton Gillette Road and 29th Street East, approximately half-a-mile (0.5 mile) north of US 301 in Manatee County.

The site is currently vacant and was the subject of a rezone in 2006 from A-1 (Suburban Agriculture) to PDR (Planned Development Residential) and had an associated plan approved with 457 residential dwelling units. The property is zoned PDR, but the associated site plan has expired.

Changes to the Policy 2.14.1.13: D.5.14/Ordinance 19-22 (Parrish Land Investments LLC PA-19-02 include: "The property known as the "Parrish Land Investments, LLC Plan Amendment" shall be limited as follows: The property consists of 160 acres with approximate dimensions of 2,758 feet by 2,582 feet. The western 100 acres of the property, or the approximate western 1,700 feet, shall not be developed with any Industrial land uses."

Since the maximum development potential for the proposed FLU will result in unreasonable square footage, for the purpose of the proposed FLU analysis, the development program (based on the most intensive use of the subject property using the proposed MU FLU category) identified within the Traffic Impact Statement (TIS) included as part of the CPA package was used.

This development program used in the TIS includes:

- 636 Multi-Family residential dwelling units
- 577,169 square feet of commercial uses
- 577,169 square feet of general office uses

The Rezone and General Development Plan included within the CPA package depicts access along Ellenton Gillette Road.

#### **TRIP GENERATION and ROADWAY ANALYSIS:**

The planning-level trip generation analysis evaluates the maximum development allowable on the approximately 160± acres property. According to the adopted FLU designation, approximately 80 acres of RES-3 (3 DUs/acre) and 80 acres of RES-6 (6 DUs/acre) may be developed on the subject property. The adopted FLU would generate approximately 6,729 gross daily trips and gross 693 p.m. peak hour trips.

Based on the TIS provided in the CPA package, the development under the most intensive use including approximately 577,169 square feet of commercial, 636 multi-family residential dwelling units, and 577,169 square feet of office would generate approximately 29,072 gross daily trips or 2,870 gross p.m. peak hour trips. As a result, the proposed amendment would result in an increase of 22,343 gross daily trips or increase of 2,177 gross p.m. peak hour trips. The table in Appendix A summarizes the maximum potential trip generation for the currently adopted and proposed development program for the FLU designations.

Based on the trip increase under the most intensive use identified within the TIS, a planning level analysis (included within Appendix A) was prepared to establish whether State/Strategic Intermodal System (SIS) roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards during the existing (2018), short-term (2024) and long term (2040) horizon year conditions.

Based on the planning level analysis, all roadway segments of US 301 from US 41 to Erie Road currently (2018 conditions) operates at acceptable conditions during the existing year (2018). However, I-75, from SR 64 to US 301 is currently operating at unacceptable conditions (LOS E).

During the short term (2024), all the roadway segments of US 301, except for US 301 from 60<sup>th</sup> Avenue to Erie Road, are anticipated to operate at acceptable conditions. Additionally, I-75, from SR 64 to US 301, is projected to continue to operate at unacceptable conditions (LOS F) with or without the proposed development.

During the long term (2040), all the roadway segments of US 301, except from CR 683/36<sup>th</sup> Avenue to 60<sup>th</sup> Avenue are anticipated to operate at unacceptable conditions. Additionally, I-75, from SR 64 to US 301, is projected to continue to operate at unacceptable conditions (LOS F) with or without the proposed development.

FDOT notes that I-75, from Hillsborough County Line to River Road, has been identified as a needed widening project from six lanes to ten lanes (six general purpose lanes and 4 special purpose lanes) within the Sarasota Manatee MPO 2040 Long Range Transportation Plan (LRTP), roadway needs plan. Also, the construction phase for adding four Managed Lanes along I-75, from Moccasin Wallow Road to North of University Parkway, is included in FDOT 2045 SIS Long Range Cost Feasible Plan.

**TRANSIT CONNECTIVITY:**

Service to this area is currently available via Manatee County Area Transit (MCAT) Route 1 with a bus stop located at the intersection of US 301 and Ellenton Gillette Road, approximately  $\frac{3}{4}$  mile from the project site. The route serves downtown Bradenton and Ellenton Outlet Mall with several locations between. Route 1 provides services Monday through Saturday from 5:25 am to 7:45 pm with an average headway of approximately one (1) hour.

Consistent with Manatee County Comprehensive Plan Policies 5.6.7.3-4, the Department recommends that the applicant should coordinate with the County and MCAT regarding the potential addition of transit stops, or relocation and enhancement of existing transit stops, to serve the study parcel and nearby developments.

**PEDESTRIAN CONNECTIVITY:**

There are no sidewalks or bicycle lanes located along Ellenton Gillette Road, adjacent to the subject property. Some sidewalks are available along Ellenton Gillette Road and US 301 south of the subject property. The site is in close proximity US 301 (south of the subject property). Sidewalks are present along both sides of US 301, with the exception of the segment between 41<sup>st</sup> Avenue East and 60<sup>th</sup> Avenue West. In addition, there are no marked bicycle lanes currently along US 301.

Consistent with Manatee County Comprehensive Plan Policies 5.4.2.1-2, the Department recommends that sidewalks and/or bicycle lanes be included as part of the subject development, as well as any future development plans. This will also encourage connectivity from/to the development.

**LAND USE:**

The subject site is surrounded by the RES-3 and RES-6 to the north, RES-6 to the west, RES-9 to the south, RES-9 to the south, and MU to the east. Most of the properties surrounding the subject property are low-density single family residential with commercial uses near I-75 and industrial uses to the west of the subject property. There are large portions of vacant land.

Based on the staff report, the 160 acres has the opportunity to introduce residential land use, thereby providing complimentary support uses within the northwest quadrant of I-75 and US 301 that will serve to reduce trips along US 301 and I-75.

US 301 is the only surrounding state facility which has a context classification assigned. This corridor has a context classification of C-3 (Residential/Commercial), within the study area.

**SCHOOL:**

For school assignment purposes, the subject property is adjacent to Blackburn Elementary School, which is located along Memphis Road just south of the project site. There are also elementary, middle and high schools located approximately four (4) to six (6) miles from the subject property to serve the residential developments within this area of Manatee County. The subject property is also zoned for Buffalo Creek Middle School and Palmetto High School.

The Department recommends that sidewalks and/or bicycle lanes be included as part of the subject development plan, as well as any future development plans to provide safe connection between the students attending the surrounding schools and the school buses serving the subject property and the surrounding areas.

**FDOT TECHNICAL ASSISTANCE:**

Based on the planning level trip generation analysis, the CPA is anticipated to result in a net increase in the number of trips on the subject property and is anticipated to create adverse impacts on State and SIS transportation facilities.

As a result, FDOT offers the following technical assistance statements.

**FDOT Technical Assistance Statement #1:**

The Department has reviewed the text amendment which limits the location of industrial uses within the property under Policy 2.14.1.13 [D.5.14/Ordinance 19-22 (Parrish Land Development LLC PA-19-02)]. The Department offers no comments on text amendment.

**FDOT Technical Assistance Statement #2:**

The segment of I-75, from SR 64 to US 301, is the only State Facility located within three miles currently exceeding LOS standards. Utilizing the most intensive use development, multiple segments of US 301 and I-75 from SR 64 to US 301 within three miles of the subject property are projected to exceed LOS standards through the short-term (2024) and long-term (2040).

The Department recommends the County continue to monitor impacts to State Facilities through traffic impact analyses and coordinate with the Department in order to identify appropriate mitigation strategies to address potential impacts to State Facilities, as development proposed in the amendment moves forward.

Pursuant to the Manatee County guidelines, a full Traffic Impact Analysis and Operational Analysis will be required at the time of Preliminary Site Plan/Final Site Plan to identify the potential impacts of the new development on the Manatee County transportation system. FDOT requests to be included as part of the future traffic impact study submittals to review and evaluate the detailed roadway and intersection impacts to the roadways of state importance.

**FDOT Technical Assistance Statement #3:**

In an effort to reduce personal automobile trips on State and SIS transportation facilities, FDOT encourages a context sensitive approach towards future development, which promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. This includes a robust interconnected multi-modal transportation network (bicycle and pedestrian facilities), and access to transit.

Consistent with Manatee County Comprehensive Plan Policies 5.4.2.1-2, the Department recommends that sidewalks and/or bicycle lanes be included as part of the subject development plan, as well as any future development plans. This will also encourage connectivity from/to the development.

Consistent with Manatee County Comprehensive Plan Policies 5.6.7.3-4, the Department recommends that the applicant should coordinate with the County and MCAT regarding the potential addition of transit stops, or relocation and enhancement of existing transit stops, to serve the study parcel and nearby developments.

FDOT welcomes the opportunity to partner with and provide technical assistance to Manatee County to create multimodal transportation facilities to serve all users.

Thank you for providing FDOT with the opportunity to review the proposed amendment. If you have any questions or need to discuss this letter further, please contact me at (863) 519-2562 or Deborah.Chesna@dot.state.fl.us.

Sincerely,



Deborah Chesna  
Complete Streets/Growth Management Coordinator  
FDOT District One

cc: D. Ray Eubanks, Florida Department of Economic Opportunity  
Sean Sullivan, Tampa Bay Regional Planning Council  
Margaret Tusing, Manatee County Planning

**APPENDIX A:**

**TRIP GENERATION BASED ON THE MOST INTENSIVE USE:**

The planning-level trip generation analysis evaluates the maximum development allowable on the approximately 160± acres property. According to the adopted FLU designation, approximately 80 acres of RES-3 (6 DUs/acre) and 80 acres of RES-6 (6 DUs/acre) may be developed on the subject property. The adopted FLU would generate approximately 6,729 gross daily trips and gross 693 p.m. peak hour trips.

Based on the TIS provided in the CPA package, the maximum development including approximately 577,169 square feet of commercial, 636 multi-family residential dwelling units, and 577,169 square feet of office would generate approximately 29,072 gross daily trips or 2,870 gross p.m. peak hour trips. As a result, the proposed amendment would result in an increase of 22,343 gross daily trips or an increase of 2,177 gross p.m. peak hour trips. The following table summarizes the trip generation for the currently adopted and proposed development program for the FLU designations.

**TRIP GENERATION BASED ON THE MOST INTENSIVE USE**

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Gross Daily Trips <sup>1</sup>	Gross PM Peak Hour Trips <sup>1</sup>
				Acres	Allowed Development		
Adopted	RES-3	3 DUs/Acre	210	80.0	240 DUs	2,327	235
	RES-6	6 DUs/Acre	210	80.0	480 DUs	4,402	458
	<b>Subtotal</b>						<b>6,729</b>
Proposed	MU-RES	NA	221	160.0	636 DU	3,460	280
	MU-COM	NA	820		577,169 SF	19,802	1,988
	MU-OFFICE	NA	710		577,169 SF	5,810	602
	<b>Subtotal</b>						<b>29,072</b>
<b>Change in Gross Trips</b>						<b>+22,343</b>	<b>+2,177</b>

<sup>1</sup> Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (10th Edition)

**ROADWAY ANALYSIS BASED ON THE MOST INTENSIVE USE:**

As seen in the following tables, a planning level analysis was prepared to establish whether State roadways within the vicinity of the project will operate at their adopted level of service (LOS) standards during the existing (2018), short-term (2024) and long term (2040) horizon year conditions. The roadway analysis was conducted for the maximum potential development.

**YEAR 2018 EXISTING ROADWAY CONDITIONS**

Roadway	From	To	SIS/E-SIS?	LOS Std. <sup>1</sup>	2018 Daily Conditions				
					No. of Lanes	Service Volume	Volume <sub>2</sub>	LOS	Acceptable?
US 301	US 41/Tamiami Trail	CR 683/36th Ave	No	D	4	41,790	37,000	C	Yes
US 301	CR 683/36th Ave	19th St/51st Ave	No	D	4	41,790	32,056	C	Yes
US 301	19th St/51st Ave	0.156 mi. W of 60th Ave E	No	D	6	62,895	36,000	C	Yes
US 301	0.156 mi. W of 60th Ave E	Old Tampa Rd/Erie Rd	No	D	4	41,790	39,500	C	Yes
I-75	SR 64/Manatee Ave	19th St/US 301/SR 43	Yes	D	6	111,800	120,000	E	No

1. Adopted LOS Standard obtained 2018 FDOT District One LOS Spreadsheet.
2. 2018 Volumes obtained from 2018 FDOT District One LOS Spreadsheet.

**YEAR 2024 SHORT-TERM HORIZON ROADWAY CONDITIONS**

Roadway	From	To	2024 Daily Conditions								
			No. of Lanes <sup>1</sup>	LOS Std. <sup>2</sup>	Service Volume	Back-ground Volume <sup>3</sup>	Project Distribution <sup>4</sup>	Project Trips	Total Volume	LOS	Acceptable?
US 301	US 41/Tamiami Trail	CR 683/36th Ave	4	D	41,790	38,039	14%	3,128	41,167	D	Yes
US 301	CR 683/36th Ave	19th St/51st Ave	4	D	41,790	33,825	14%	3,128	36,953	C	Yes
US 301	19th St/51st Ave	0.156 mi. W of 60th Av E	6	D	62,895	39,666	31%	6,926	46,592	C	Yes
US 301	0.156 mi. W of 60th Ave E	Old Tampa Rd/ Erie Rd	4	D	41,790	45,817	13%	2,905	48,722	F	No
I-75	SR 64/Manatee Ave	19th St/ US 301/SR 43	6	D	111,800	126,205	6%	1,341	127,545	F	No

1. Number of Lanes (based on E+C Condition) obtained from 2018 FDOT District One LOS Spreadsheet.
2. Adopted LOS Standard obtained 2018 FDOT District One LOS Spreadsheet.
3. The short-term planning horizon year 2024 background volume was obtained based on interpolation between 2018 (existing) volumes and the 2040 model volumes.
4. Project Trip Distribution was obtained from the traffic study provided by the Applicant.

### YEAR 2040 LONG-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2040 Daily Conditions								
			No. of Lanes <sup>1</sup>	LOS Std. <sup>2</sup>	Service Volume	Back-ground Volume <sup>3</sup>	Project Distribution <sup>4</sup>	Project Trips	Total Volume	LOS	Acceptable?
US 301	US 41/Tamiami Trail	CR 683/36th Ave	4	D	41,790	40,809	14%	3,128	43,937	F	No
US 301	CR 683/ 36th Ave	19th St/51st Ave	4	D	41,790	38,542	14%	3,128	41,670	D	Yes
US 301	19th St/ 51st Ave	0.156 mi. W of 60th Av E	6	D	62,895	49,442	31%	6,926	56,368	C	Yes
US 301	0.156 mi. W of 60th Ave E	Old Tampa Rd/Erie Rd	4	D	41,790	62,664	13%	2,905	65,569	F	No
I-75	SR 64/ Manatee Ave	19th St/US 301/SR 43	6	D	111,800	142,751	6%	1,341	144,092	F	No

1. Number of Lanes from 2040 District One Regional Planning Cost Feasible Model.
2. Adopted LOS Standard obtained from 2018 FDOT District One LOS Spreadsheet.
3. The long-term planning horizon year 2040 background volumes were obtained based on the 2040 model volumes.
4. Project Trip Distribution was obtained from the traffic study provided by the Applicant.

**From:** Jamie Schindewolf  
**Sent:** Wednesday, November 06, 2019 5:10 PM  
**To:** Bobbi Roy <bobbi.roy@mymanatee.org>  
**Subject:** FW: Manatee County 19-3ESR Proposed

**From:** Plan\_Review <[Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)>  
**Sent:** Wednesday, November 06, 2019 5:09 PM  
**To:** Jamie Schindewolf <[jamie.schindewolf@mymanatee.org](mailto:jamie.schindewolf@mymanatee.org)>;  
[DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)  
**Cc:** Plan\_Review <[Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)>  
**Subject:** Manatee County 19-3ESR Proposed

To: Jamie Schindewolf, Planner II

Re: Manatee County 19-3ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to [Plan.Review@FloridaDEP.gov](mailto:Plan.Review@FloridaDEP.gov). If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





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# Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

#### **Bartow Office**

170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)

#### **Sarasota Office**

6750 Fruitville Road  
Sarasota, Florida 34240-9711  
(941) 377-3722 or  
1-800-320-3503 (FL only)

#### **Tampa Office**

7601 U.S. 301 North (Fort King Highway)  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)

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#### **Brian J. Armstrong, P.G.**

Executive Director

November 8, 2019

Mr. John Barnott, Director  
Building and Development Services  
Board of County Commissioners  
1112 Manatee Avenue West  
Bradenton, FL 34205

Subject: **Manatee 19-3ESR**

Dear Mr. Barnott:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes map amendments identified by the County as PA-19-02/Ordinance 19-21. We offer the following technical assistance comment for consideration.

### Regional Water Supply

1. The amendment involves an increase in development density and intensity. Consequently, a potable water analysis should be provided as per Chapter 163.3177(6)(a)8.a., F.S., and Department of Economic Opportunity (DEO) guidelines (see DEO's publication entitled *A Guide To The Data And Analysis To Support Comprehensive Plan Amendments*). A copy of the Guide is available at the following link:  
  
<http://www.floridajobs.org/community-planning-and-development/programs/technical-assistance/planning-initiatives/natural-resource-planning/water-supply-planning>
2. The site is located within the Most Impact Area (MIA) of the Southern Water Use Caution Area (SWUCA) and involves additional development density and intensity. Consequently, the use of water conservation and reclaimed water (when available) should be maximized. Both are key components of the District's Recovery Strategy for WUCAs, the purpose of which is to address regional water resource issues. Potential water conservation measures include, but are not limited to, Florida Water Star<sup>SM</sup>, Florida-Friendly Landscaping<sup>TM</sup> and distribution of water conservation literature to residents. Additional information on these programs is available at the following links:

<https://www.swfwmd.state.fl.us/residents/water-conservation/florida-water-starsm>

<https://www.swfwmd.state.fl.us/residents/florida-friendly-landscaping/florida-friendly-landscapingtm>

<https://www.swfwmd.state.fl.us/resources/free-publications>

Mr. John Barnott, Director  
November 8, 2019  
Page 2

Floodplains and Floodprone Areas/Wetlands and Other Surface Waters

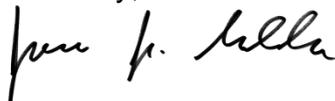
3. Based on review of the staff report and District GIS data, there are scattered depressional areas susceptible to flooding, as they are located within the 100-year floodplain area and, in some areas, there are overlapping wetlands. Encroachments should be avoided or minimized. The use of low impact development (LID) principles could help accomplish this. Potential LID options include, but are not limited to, clustering development in upland areas, retaining naturally vegetated areas, and preserving previous surface areas.

The following comments address an existing District data collection site and regulatory matters:

- Review of District GIS data indicates the proposed development may impact District data collection sites located in the center of the property (SIDs# 336301, 361932 and 761700). Please design the proposed development to avoid impacts to the sites or contact the District's data steward at [data.maps@watermatters.org](mailto:data.maps@watermatters.org) under the subject line "PRIORITY PLANNING Data Evaluation" to coordinate relocation of the sites.
- A preapplication meeting with District Environmental Resource Permit (ERP) staff is encouraged prior to any site work. For assistance or additional information concerning the District's ERP program, please contact Rob McDaniel, ERP evaluation manager, at (352) 796-7211, extension 2039, or [rob.mcdaniel@watermatters.org](mailto:rob.mcdaniel@watermatters.org).

We appreciate this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 796-7211, ext. 4790, or [james.golden@watermatters.org](mailto:james.golden@watermatters.org).

Sincerely,



James J. Golden, AICP  
Senior Planner

JG

cc: Ray Eubanks, DEO  
Lindsay Weaver, DEP  
Jamie Schindewolf, Manatee County  
Rob McDaniel, SWFWMD  
Dennis Ragosta, SWFWMD



**LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT SUMMARY LOG - OCTOBER 2019**  
 (10/02/19 - 10/22/19)

TBR-PC #	DATE REC'D	JURISDICTION	SM. SCALE	LG. / TEXT	DEO #	LOCAL GOV'T REFERENCE #	TBRPC COMMENTS		TECH. ASSISTANCE COMMENTS		AMENDMENT DESCRIPTION	
							Yes	No	Yes	No		
72	10/07	Tampa		✓	19-04ESR	CPA 19-07A		✓		✓	City of Tampa proposes to modify the FLUM* to change the land use associated with a 0.12± acre parcel from Community MU*-35 to R/OS* and an adjoining 0.63± acre parcel from RES*-10 to R/OS*. The combined 0.76± acre redesignation of land uses eliminates “ <i>the potential for any RES*, I* or COM* use not associated with outdoor recreation.</i> ” This particular Amendment is referred to as “Corona Park” and is located at the SE corner of the W. Corona St./S. Sterling Ave. intersection.	
73	10/07	Tampa		✓		CPA 19-07B		✓		✓	City of Tampa proposes to modify the FLUM* to change the land use associated with a 2.41± acre parcel from LI* to R/OS*. The redesignation of land use eliminates “ <i>the potential for any RES*, I* or COM* use not associated with outdoor recreation.</i> ” This particular Amendment is referred to as “ <i>Portion of Highland Pines Park</i> ” and is located along the southern side of E. 21 <sup>st</sup> Avenue, directly across from Star Street.	
74	10/07	Tampa		✓		CPA 19-07C	✓				✓	City of Tampa proposes to modify the FLUM* to change the land use associated with a 2.50± acre parcel from RES*-10 to R/OS*. The redesignation of land use eliminates “ <i>the potential for any RES*, I* or COM* use not associated with outdoor recreation.</i> ” This particular Amendment is referred to as “ <i>Lincoln Gardens Park</i> ” and is located SW of the N. Grady Ave./W. Palmetto St. intersection.
75	10/07	Tampa		✓		CPA 19-07D	✓				✓	City of Tampa proposes to modify the FLUM* to change the land use associated with a 3.67± acre parcel from RES*-20 to R/OS*. The redesignation of land use eliminates “ <i>the potential for any RES*, I* or COM* use not associated with outdoor recreation.</i> ” This particular Amendment is referred to as “ <i>Oak Park</i> ” and is located at the SE corner of the E. 14 <sup>th</sup> Ave./S. 52 <sup>nd</sup> St. intersection, south of E. Columbus Dr.

TBR-PC #	DATE REC'D	JURISDICTION	SM. SCALE	LG. / TEXT	DEO #	LOCAL GOV'T REFERENCE #	TBRPC COMMENTS		TECH. ASSISTANCE COMMENTS		AMENDMENT DESCRIPTION
							Yes	No	Yes	No	
76	10/07	Tampa		✓	19-04ESR	CPA 19-08		✓		✓	City of Tampa proposes to modify the FLUM* to change the land use associated with 65.71± acres from Suburban MU*-6 to P/SP*. The parcel is bounded on the south by Fowler Ave., on the west by Bruce B. Downs Blvd., on the north by USF Pine Dr. & USF Alumni Dr. and to the east by Leroy Collins Blvd. in the northern limits of the City. Located in the immediate proximity of the University of South Florida, the land use modification would restrict formerly authorized RES* & COM* uses and simply only allow development of "government buildings, private schools, community centers... and other compatible public, quasi-public, and special uses."
77	10/09	Manatee		✓	19-03ESR	CPA 19-02/ ORD. 19-21		✓		✓	Manatee County proposes to modify the FLUM* to change the land use associated with a 80± acre parcel from RES*-3 to MU* and an adjoining 80± acre parcel from RES*-6 to MU*. The combined 160± acre redesignation of land uses would now allow additional land uses to be developed on the site, including the potential introduction of Industrial. This Amendment is referred to as "Our Lives/Parrish Land Investments LLC" and is located at the SE corner of the Ellenton Gillette Rd./29 <sup>th</sup> St. E. intersection in northwest Manatee County.

<b>AG/R</b> Agricultural/Rural	<b>EC</b> Employment Center	<b>ORD</b> Ordinance
<b>ARE</b> Area Redevelopment Element	<b>EDE</b> Economic Development Element	<b>P/SP</b> Public/Semi-Public
<b>ALF</b> Assisted Living Facility	<b>FLUE</b> Future Land Use Element	<b>PD</b> Planned Development
<b>CBD</b> Central Business District	<b>FLUM</b> Future Land Use Map	<b>PFE</b> Public Facilities Element
<b>CCE</b> Coastal & Conservation Element	<b>GOPs</b> Goals, Objectives & Policies	<b>PSE</b> Public School Element
<b>CE</b> Conservation Element	<b>HE</b> Housing Element	<b>QCE</b> Quality Communities Element
<b>CG</b> Commercial General	<b>I</b> Industrial	<b>R/O</b> Residential/Office
<b>CHHA</b> Coastal High Hazard Area	<b>IL</b> Industrial Limited	<b>R/OS</b> Recreation/Open Space
<b>CIE</b> Capital Improvements Element	<b>ICE</b> Intergovernmental Coord. Element	<b>R/O/R</b> Retail/Office/Residential
<b>CIP</b> Capital Improvements Plan/Program	<b>IE</b> Infrastructure Element	<b>RES</b> Residential
<b>CME</b> Coastal Management Element	<b>LCE</b> Livable Communities Element	<b>RH</b> Residential High
<b>COM</b> Commercial	<b>LDC</b> Land Development Code	<b>RL</b> Residential Low
<b>CON</b> Conservation	<b>LI</b> Light Industrial	<b>RM</b> Residential Medium
<b>CPA</b> Comprehensive Plan Amendment	<b>MPUD</b> Master Planned Unit Development	<b>RU</b> Residential Urban
<b>CPAL</b> Comp. Plan Amendment/Large Scale	<b>MU</b> Mixed Use	<b>TE</b> Transportation Element
<b>DE</b> Drainage Element	<b>NOI</b> Notice of Intent	
<b>EAR</b> Evaluation & Appraisal Report	<b>O</b> Office	