AQUA BY THE BAY

Height Analysis per Section 402.7.D.9 of the Land Development Code

Prepared for:

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King
ENGINEERING ASSOCIATES, INC.

40 YEARS
1977 - 2017

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402.7.D.9. Building Height. The maximum height in the PDR District is thirty-five (35) feet. Telecommunication towers shall not exceed a maximum height of one hundred fifty (150) feet.]

Requests to increase height above thirty-five (35) feet may be approved by the Board of County Commissioners after review of the nature of surrounding uses, and the criteria listed below. The Board shall make a determination that the proposed development is compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceways. An applicant requesting an increase in building height over thirty-five (35) feet, shall provide, at the time of public hearing, conceptual architectural drawings, elevations and plan views, showing the buildings and their relationship on the property.

1. *Compatibility.*

   a. *Compatibility. Whether the height of the proposed development creates any external impacts that would adversely affect surrounding development, existing or proposed, waterfront vistas or entranceway areas.*

Response: The clustering of residential units is planned for Aqua by the Bay and is realized by providing a variety of residential options, including multi-story buildings to create a traditional Florida community with an urbanized feel.

The applicant proposes three building product types:

BLDG TYPE	BLDG HEIGHT RANGE	HOW MANY?	WHERE?
#1	< 35' & 75' or less	Based on market demand	Pink & Orange*
#2	< 75' & 95' or less	Max of 12 bldgs	Pink & Orange*
#3	<95' & 145' or less	Max of 4 bldgs	Pink*

***Represents color shown on sheet L1.03 of GDP**

The two attached building height exhibits (Building Height Exhibit #1 and Building Height Exhibit #2), created by Looney, Ricks, & Kiss, graphically depict the approximate location of Building Types #2 and #3, the tallest buildings planned for the project. Each exhibit also provides a view of these buildings from the water.

Placement of the tallest buildings in the central portion of the site mitigates potential external impacts to the surrounding properties. Buildings will be set back a minimum of 210-feet from the existing Mean High Water Line (MHWL) and at least 15-feet from the upland retaining wall, as reflected on the GDP and the project stipulations. The setbacks, along with the careful placement of buildings, will ensure the waterfront vista is protected and enhanced with interesting and architecturally significant buildings.

Achieving compatibility means ensuring that the land uses are harmoniously (not homogenously) placed within the development. Designing a project with variety in architectural elevation design of height, creates an interesting and special landscape. The vision for Aqua by the Bay is just that – to create a unique and special development in western Manatee County with a variety of unit types. Adverse effects are limited with the length of the property and shoreline.

The site is not located in a county designated Entranceway.

2. *Relationship to Adjacent Properties.*

   a. *Whether the proposed building(s) has varied setbacks giving the appearance of less bulk to the street frontage and adjacent buildings. Whether the minimum setback is equal to the proposed height of the building, with variations a minimum of five (5) feet in depth.*

Response: All of the multi-story buildings will have varied setbacks and articulated entryways with thoughtful placement on the land, giving the appearance of coastal elegance from the Bay and the streets, with special attention paid to compatibility with adjacent development. The tallest buildings are planned to line El Conquistador Parkway, with several also planned along water amenities.

While building height is often cautiously approached in a suburban community, Manatee County has taken numerous steps in recent years to shift development patterns from low density sprawl to allow (and even encourage) taller buildings. Acceptable building heights are informed in several ways, including the recently adopted "Urban Corridor Standards", which allows administrative approval of up to seven stories in areas where the county's infrastructure and services are most concentrated.

The Council of Government's "Community Character and Compatibility" and "How Will We Grow" studies also promoted increased building height as a component of sustainable development. As early as March 30, 2006, and well prior to the urban corridor influences, the participants in the Manatee County Joint Character Compatibility Workshop, suggested that 5-10 story buildings were appropriate for the land now known as, "Aqua by the Bay".

It is important to remember that the more desirable the land, the bigger the incentive is to allow for taller heights so that more land area remains open and green. Simply put, height, done right, contributes to a dynamic and thriving community.

Building Height Exhibits #1 and #2 highlight waterfront setbacks. The multi-storied buildings will have varied setbacks and be a minimum distance of 210' from the existing MHWL, of Sarasota Bay, making the waterfront setback in excess of the building height.

These exhibits also show the approximate location of the tallest buildings relative to the project boundaries. The exhibits illustrate meaningful setbacks, which reduces the appearance of a walled affect along El Conquistador Boulevard or Sarasota Bay.

The buildings will be designed with clean lines and a blend of contemporary and traditional features to naturally align with the Sarasota Bay coastline.

b. Relationship to Adjacent Properties.

i. Whether the proposed building(s) has varied setbacks giving the appearance of less bulk to the street frontage and adjacent buildings. Whether the minimum setback is equal to the *proposed height of the building, with variations a minimum of five (5) feet in depth.*

Response: Looney, Ricks, and Kiss (LRK), the project architect, has an international reputation for place-making and town design that reflects the needs of each community. The three (3) building types will be setback in excess of their height from the existing mean high water line and strategically placed with varied setbacks to create a landscape that compliments all adjacent properties and the waterfront.

ii. Whether the heights of buildings step down or otherwise provide an appropriate transition to adjacent properties.

Response: The buildings will include graduated step-down designs and articulated roof lines in order to appropriately transition from adjacent properties. The roof lines will contain windows, balconies, bay windows, and other architectural elements that vary, along with the eave heights and shed dormers to break up the facades. The project architect is known for creating large projects that not only fit in but compliment the surrounding built environment. The attached architectural examples highlight the look that LRK is targeting for the project.

iii. Whether the site is designed to provide a desirable transition from the street, pedestrian areas, and parking areas to the buildings.

Response: The neo-traditional design will include setbacks (per the GDP) to frame the street and create a pedestrian friendly identity. The buildings will be designed with articulated roof lines that contain windows, balconies, bay windows, and other architectural elements that vary, along with the eave heights and shed dormers to break up the facades. The architectural character will complement the waterfront community and help West Bradenton to reestablish its identity. Aqua by the Bay will be a catalyst to accelerating redevelopment in West Bradenton and the gentrification of nearby areas that are currently in a state of decline.

c. Roofline Design.

i. Whether the proposed building(s) has/have an articulated roofline, including elements such as windows, balconies and other architectural features. (See Figure 4-1.)

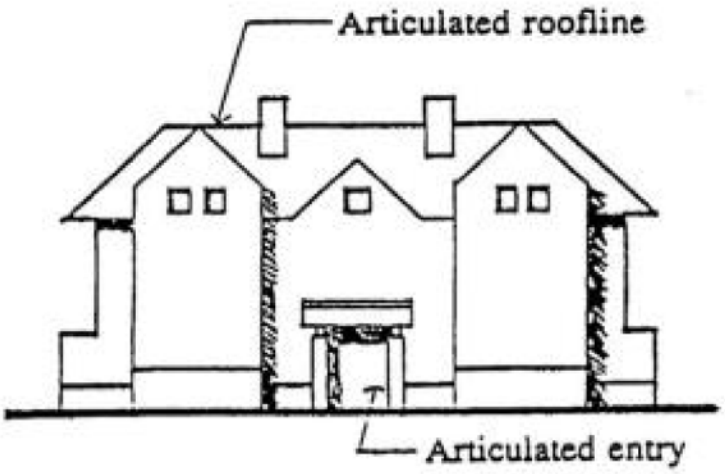


Figure 4-1. Articulated roofline

Response: The buildings taller than 35' will be designed with articulated roof lines that contain windows, balconies, bay windows, and other architectural elements that vary, along with the eave heights and shed dormers to break up the facades. Pedestrian arcades may be used, which not only provide relief from the weather but add character to the entry features and roof line variations. One of the architectural styles being considered is the West Indies approach, which is generally symmetrical with rooms, doors, and windows configured in careful relation to a central axis. This style also includes high ceilings, allowing the warm air to rise.

d. Facade Design.

i. Whether the proposed building(s) have facade modulations and varied rooflines. (See Figure 4-2.)

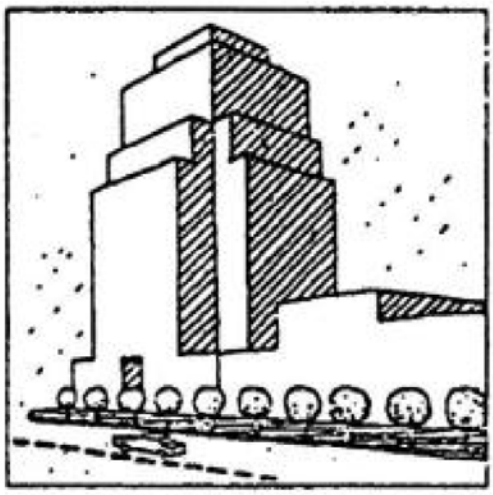
Figure 4-2: Facade Modulations and Varied Rooflines

Response: The building massing and facades will be in scale with the surroundings and create an inviting place for the residents to walk and socialize. Building Height Exhibits #1 and #2 provide perspective on the relationship between the taller buildings and the land.

Modulated facades prevent residential buildings from appearing too industrial or commercialized. All of the taller buildings (in excess of 35') will include graduated step-down designs and articulated roof lines for visual appeal and compatibility.

ii. Whether buildings greater than thirty-five (35) feet in height provide a graduated step back on higher stories. (See Figure 4-3.)

Figure 4-3: Facade Modulations, Graduated Stepback on Higher Stories



Response: The buildings taller than 35' will include graduated step-down designs with substantial setbacks (minimum of 210') from the MHWL of Sarasota Bay (as shown on the GDP) to ensure the massing is complimentary with the shoreline and appropriate. The planned façade modulation will provide buildings with interesting architectural elements, and help to create a building that is appropriately proportioned. Exterior cladding materials will be carefully chosen to foster a sense of permanence and lasting quality. The architectural elements, along with the proper use of color and building placement will ensure compliance with applicable standards.

e. Building Materials.

i. Whether building materials are compatible and/or complementary with the adjacent existing construction.

Response: The buildings will be carefully designed for a coastal community, with a planned muted, natural, and clean color palate.

The building materials selected will be complimentary to the surrounding development. The architecture at Legend's Bay can be characterized as Mediterranean Revival and the character and style of Lake Flores is yet to be seen. Aqua will have a similar luxurious feel of the high-end homes to the south and across the bay on Longboat Key.

Exhibits 6-9 in the large project analysis (and included as an attachment to this document) highlight different building styles that will be considered when developing the architectural style for Aqua.

ii. Whether materials have superior architectural character, selected for consistency and compatibility with adjoining buildings.

Response: The buildings will be designed with materials that have a superior architectural character and align with the nearby homes, as well as those on Longboat Key, across the Bay.

Stylistic elements of design will be developed by LRK and incorporated, which go beyond the building's functional requirements, thereby establishing a character that will be carried through the development.

iii. Whether materials selected are suitable with the type of buildings proposed and the design in which they are to be used.

Response: There will likely be several building material options available, all of which will be suitable for the coastal location and appropriate and compatible with the future building design.

f. Open Space.

i. Whether the provided open space exceeds the required minimums.

Response: The GDP shows a minimum open space percentage of 25% and 30%, depending on the zoning. The minimum percentage shown complies with the standards of the Land Development Code.

g. Comprehensive Plan.

i. Whether the project as proposed is designed to implement the policies of the Comprehensive Plan.

Response: The project is designed to implement all requirements of the Comprehensive Plan.