

**Board of County Commissioners: 1/9/2020**

**PDPI-06-45(G)R2 – Manatee County North Water Reclamation Facility General Development Plan – Manatee County – PLN1907-0010**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving an Amended General Development Plan for a new 2,811 square foot maintenance and electrical building, new radio communications tower, a 2,400 square foot storage building, and other necessary utility structures for operation; the property is approximately 80.8 of the 647-acre parcel and is generally located north and east of 69th Street East, and north of Erie Road and is commonly known as 7550, 7920, 8100 and 8500 69th Street East, Ellenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

**Planning Commission: 12/12/2019**

**Board of County Commissioners: 01/09/2020**

**RECOMMENDED MOTION**

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDPI-06-45(G)(R2); APPROVE the General Development Plan with Stipulations A.1, B.1 – B.3, and C.1-4, as recommended by the Planning Commission.

(Commissioner Trace)

**PLANNING COMMISSION ACTION:**

On December 12, 2019, by a vote of 5 – 0, the Planning Commission recommended approval. Mr. Rahn and Mr. Rutledge were absent.

**PUBLIC COMMENT AND CORRESPONDENCE:**

**December 12, 2019 Planning Commission**

**There were no public comments.**

**Nothing was entered into the record.**

<b>PROJECT SUMMARY</b>	
<b>CASE NUMBER</b>	PDPI-06-45(G)(R2)
<b>PROJECT NAME</b>	Manatee County North Water Reclamation Facility General Development Plan
<b>APPLICANT(S) / AGENT</b>	Manatee County
<b>EXISTING ZONING</b>	PDPI (Planned Development Public Interest)
<b>PROPOSED USE(S)</b>	<p><u>Constructed 2020</u> Radio Tower/Building; <u>Constructed 2022</u> Maintenance/Storage Building; <u>Constructed 2023</u> MG Ground Storage Tank (1); High Service Pump Station <u>Constructed Beyond 2024</u> MG Ground Storage Tank (1); Reject Storage Tanks (4), Anoxic Basins (4), Aeration Basins (4), Clarifier Splitter Box #2, RAS/WAS Pump Station #2, Secondary Clarifiers (3), Disk Filters Unit #2, CCC Tanks #5 &amp; #6, Reuse Chemical Building Structure, Sludge Holding Tank, Admin/Maintenance Building, Admin/Maintenance Building-Electrical Extension, Storm Water Retention Pond, Electrical Building Extension, Plant Drain Pump Station #2, Gravity Belt Thickener, Plant Drain PS #3, Low Service Pump Station, Sodium Hypochlorite Storage Area, and Electrical Building #3</p>
<b>SPECIFIC APPROVAL REQUEST(S) (if applicable) (*)</b>	* The applicant requested, and was approved, Specific Approvals for LDC Section 531.51.E. and LDC Section 403.12 [NCO]), that requires a 50' roadway and 20' greenbelt buffers.
<b>CASE MANAGER</b>	Achaia Brown, Planner I
<b>STAFF RECOMMENDATION</b>	Approval

**DETAILED DISCUSSION**

**History**

The Board of Commissioners approved PDPI-06-45(Z)(G) in 2009, for Manatee County North Regional Wastewater Treatment Plant Expansion. The approval included:

- A rezone of approximately 584 acres from General Agriculture (A) and A-1 (Suburban Agriculture to PDPI (Planned Development Public Interest) retaining the North Central Overlay where appropriate; and
- a General Development Plan for the expansion of the North Water Reclamation Facility, raw water wellfields and associate pipelines, a maintenance building, and future utility expansion projects (water, wastewater, reclaimed water storage, and mitigation).

The General Development Plan (GDP) was later amended in 2014 PDI-16-45(G)(R), to include a fuel depot facility. The approval was a part of the existing North Water Reclamation Facility and Water Treatment Plant (NWRWF). The proposed “fuel depot” is located on the South East portion of the existing facility and is approximately 2.08 acres.

The site is adjacent to the Buffalo Creek Golf Course to the West and South West; community center to the South; and ballpark to the South West. Since 2014, Parrish Lakes DRI was approved and development will be located to the North and North East of the plant.

### Request

Manatee County Utilities Department is requesting an amendment to the development order to include- a new maintenance and electrical building, new radio communications tower, storage building, and other necessary utility structures for operation. This request includes structures that currently exist on the property and are in need of replacement (e.g., radio tower).

**Figure 1.**  
**Manatee County North Water Reclamation Facility<sup>1</sup>**



<sup>1</sup>Figures shown in white are the proposed structures future locations on the site. All others have been developed since PDPI-06-45(Z)(G) approval. The arrow points to the current location of the Radio Communications Tower, and the new tower's proposed location is circled

**Figure 2.  
Radio Communications Tower<sup>2</sup>**



<sup>2</sup>The current tower is assisted with a temporary tower to magnify the telemetry communication between stations. The new tower location is further backed within the property as shown in Figure 1.

**Staff recommends APPROVAL.**

**SITE CHARACTERISTICS AND SURROUNDING AREA**

<b>ADDRESS</b>	7550, 7920, 8100 and 8500 69th Street East, Ellenton
<b>GENERAL LOCATION</b>	North and east of 69th Street East, and north of Erie Road
<b>ACREAGE</b>	Approximately 647 acres 80.8
<b>EXISTING USE(S)</b>	Reclaimed water treatment plant used for irrigation, effluent storage pond, golf course, ball fields, telemetry tower, and maintenance facilities
<b>FUTURE LAND USE CATEGORY(S)</b>	P/SP-1 (Public/Semi-Public 1)

<b>INTENSITY (FAR)</b>	Existing- 0.064 FAR Proposed- 0.12 FAR
<b>OVERLAYS</b>	North Central Overlay
<b>SURROUNDING USES AND ZONING</b>	
<b>NORTH</b>	Single-family homes in Regency Oaks Preserve zoned RSF-1 (Residential Single- Family – one du/acre)
<b>SOUTH</b>	Single-family homes (Stevens Subdivision, Sodbuster Farms, Sheffield Glennsohey-Walker, and Goyings Subdivision) zoned RSF-1 (Residential Single- Family – one du/acre) Single-family residential, vacant residential and wholesale greenhouse zoned A (General Agriculture), and Parrish Charter School
<b>EAST</b>	Vacant land (Parrish Lakes DRI) zoned PD-MU (Planned Development Mixed-Use)
<b>WEST</b>	Imperial Lake Woods Golf Club Subdivision zoned PDR (Planned Development Residential), utility facility (Manatee County Radio Controllers), vacant land, Virgil Mills Elementary School, and Buffalo Creek Middle School zoned A-1 (Suburban Agriculture), and nursery (Sodbuster Farms) zoned RSF-1 (Residential Single- Family – one du/acre)
<b>SITE DESIGN DETAILS</b>	
<b>SETBACKS</b>	Existing NWRF Front 100' Side West 25' East 60' Rear 230' Waterfront 30' Wetland 15'
<b>MINIMUM LOT SIZE(S) / LOT TYPE(S)</b>	Not Applicable
<b>HEIGHT</b>	Maximum 140 square feet
<b>OPEN SPACE</b>	88%percent (80.8Acres)
<b>ACCESS</b>	Existing driveway entrances on 69th St. East
<b>FLOOD ZONE(S)</b>	Site lies in Zones X, A, AE per FIRM Panel 12081C0178E, effective 3/17/2014.
<b>AREA OF KNOWN FLOODING</b>	Project Located in Flood Prone Area: Yes Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall Project Subject to flow reduction: Yes; 50% reduction in allowable runoff is required. Project subject to OFW: N/A Watershed/Basin: Buffalo Canal/Frog Creek Project located within Floodplain and/or Floodway: Portions of the proposed development area reside within the FEMA 2014 FIRM

	100-year floodplain (Zones “AE” and “A”). Base Flood Elevation (B.F.E.) is identified as 24.8, 25.2, and 27.9 feet (NAVD). Drainage Easements/Access Easements required for existing system(s): N/A - County property.
<b>UTILITIES</b>	Water and sewer are available

**ENVIRONMENTAL INFORMATION**

<b>OVERALL WETLAND ACREAGE</b>	Approximately 73.49 acres (overall NWRf)
<b>PREVIOUSLY APPROVED WETLAND IMPACT ACREAGE (*)</b>	Approximately 33.40 acres (*)
<b>PROPOSED WETLAND IMPACT ACREAGE</b>	None

**Wetlands**

PDPI-06-45(Z)(G) approval on May 7, 2009 included 33.40 acres of wetland impacts to 13 identified wetland systems on-site. The majority was for the required construction of a reclaimed water storage pond. In Manatee County Ordinance PDPI-06-45(Z)(G) Section 1. F., the Board made a specific finding that the proposed project depicted on the GDP and its associated wetland impacts were consistent with Policy 3.3.1, Conservation Element, of the Comprehensive Plan and found the public benefits of the declared use of the North Water, waste water and reclaimed water project in the P/SP-1 Zone district on balance, outweighed any potential impacts to wetlands, and resulted in a net public benefit.

The current modification plans do not include any additional wetland impacts beyond the original approved GDP.

**Uplands**

The only upland habitat within the project area is an area of 4340 Hardwood Conifer Mixed which is approximately 21.65 acres. There are no improvements, “proposed” or “future” proposed within this forested area.

**Endangered Species**

According to the environmental narrative there were 5 species considered either “special status” or “endangered” observed on-site. However, none of these species were nesting and no evidence of nests were observed for these species. According to the Bald Eagle Nest data available for this area there is an active nest approximately 425 feet west of the west edge of the existing golf course effluent storage pond. No construction activity planned within bald eagle nesting protection zone.

**Trees**

The only area that appears to have trees within the project boundary appears to be the area #44 described as 4340 Hardwood Conifer Mixed area, which will not be disturbed by any of the proposed or future improvements. The requirements of Sections 700 of the LDC will be addressed with each Preliminary/Final Site Plan that comes in for review. The proposed modifications will not impact any trees.

**Landscaping/Buffers**

PDPI-06-45(Z)(G) approval on May 7, 2009 included a specific approval to eliminate the requirements of North Central Overlay District. Staff analysis determined that a 20’ greenbelt buffer was provided between the existing wastewater facilities and adjacent agricultural lands to the northeast and east. The existing golf course, ponds and trees buffer the wastewater facility and provide adequate screening.

**NEARBY DEVELOPMENT**

**RESIDENTIAL**

SUBDIVISION	FLUC	ZONING	DWELLING UNITS / SQUARE FEET	DENSITY / INTENSITY
Fairways at Imperial Lake Woods	RES-6	PDR	358	1.15
Regency Oaks Ph I	ROR/RES-6	RSF-1	154	0.37
Regency Oaks Ph II	RES-6	RSF-1	25	2.3
Sheffield Glennsoohey-Walker	UF-3	PD-R	108	2.4

**POSITIVE ASPECTS**

- The overall NWRP provides more than 80 percent open space.

**NEGATIVE ASPECTS**

- It is Staff's opinion that there are no apparent or notable negative aspects.

**MITIGATING MEASURES**

- None

**STAFF RECOMMENDED STIPULATIONS**

**A. DESIGN AND LAND USE**

1. All other applicable local, state or federal permits shall be obtained prior to commencement of construction.

**B. ENVIRONMENTAL**

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department's Environmental Planning Division for review prior to Final Site Plan approvals.
2. The project shall be designed so that no temporary wetland buffer impacts, other than those allowed by Section 706.7B. of the LDC, are required in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department's Environmental Planning Division with Final Site Plans.
3. There is a Bald Eagle nest adjacent to this project. Final Site Plans shall be designed per the U.S. Fish and Wildlife Service (USFWS) guidelines and copies of applicable permits shall be provided to ERS staff for review prior to Final Site Plan approvals.

**C. STORMWATER**

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling

shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.

2. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Buffalo Canal. Modeling shall be used to determine pre- and post-development flows.
3. Any fill within the 25-year or 100-year floodplains of the Buffalo Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 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).
4. Stormwater Facilities are required for new impervious areas only.

**REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED**

N/A

**COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS**

Standard(s) Required	Design Proposal	Compliance		Comments
		Yes	No	
<b>BUFFERS</b>				
50' NCO roadway buffer, Erie Rd. & 69 <sup>th</sup> St. E	Existing		N	Specific Approval previously granted
20' perimeter buffer	Existing	Y		Existing
<b>FLOOR AREA RATIO</b>				
Area	FAR			
Existing- 225,921 sf	Approximately 0.064			
Proposed- 428,236 sf	Approximately 0.12			
<b>OPEN SPACE</b>				
Existing	90%			
Proposed	88%			



**COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

**LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS**

**LDC SECTION 402.7 - PLANNED DEVELOPMENT PUBLIC INTEREST**

**LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS**

**A. Physical Characteristics of the Site; Relation to Surrounding Property.**

Analysis: The proposed project is an expansion of the existing North County Reclamation Water Treatment Plant. There are no new structures proposed to extend past the minimum 60 feet setback from the property boundary lines. There is an existing telemetry tower that is 140 feet in height and the replacement tower will not exceed that height.

**B. Relation to Public Utilities, Facilities and Services.**

Analysis: The site is the location of the Manatee County North Regional Water Reclamation Facility. Existing force mains are present that convey sewage to the facility for treatment and existing reclaimed water mains are present that distribute reclaimed water from the site. A county water main is also present that provides the site with potable water. There is existing on-site potable water, reclaimed water, and wastewater infrastructure that is reasonably available for use.

Emergency Services are provided by the North River Fire District, Manatee County EMS, and the Sheriff's Office.

**C. Relation to Major Transportation Facilities.**

Analysis: At the time of future site plan submittal and accompanying traffic analysis review, all proposed access points will be evaluated to determine if any site-related improvements are required.

**D. Compatibility.**

Analysis: The plant site is surrounded by the Buffalo Creek Golf Course to the west and south west and Orange groves to the north and east. General and suburban agriculture and residential developments surround the overall property. All developments proposed on site are similar to previous developments that were completed. The developments proposed will not surpass the minimum 25-foot setback previously approved.

**E. Transitions.**

Analysis: The Floor Area Ratio (FAR) currently is (0.064) and the proposed future FAR (0.12), still minimal and the project will provide a minimum open space of 88% (90% is currently provided).

**F. Design Quality.**

Analysis: The proposed project meets all of the criteria of the Comprehensive Plan and LDC Section 402.15. – PDPI – Planned Development Public Interest. The proposed improvements to the water treatment plant will enhance the quality of the potable water delivered to Manatee County customers. The NWRf site itself is enclosed within a fence buffering any proposed future developments around the property.

**G. Relationship to Adjacent Property.**

Analysis: The site is adjacent to residential properties to the North. The nearest residential structure is 230 feet away. To the east of the property is vacant land (Parrish Lakes DRI). The General Development Plan shows that the nearest existing structure is 60 feet away from the eastern boundary line. There is an existing 20-foot wide landscaped buffer surrounding the subject site on all sides.

**H. Access:**

Analysis: The site will have access onto 69th Street East, a two-lane urban collector roadway.

**I. Streets, Drives, Parking and Service Areas.**

Analysis: All vehicle and pedestrian access points will meet the minimum LDC standards. At the time of a traffic study, all access points will be re-evaluated to determine if any further site-related improvements will be required for the site.

**J. Pedestrian Systems.**

Analysis: The vehicle and pedestrian access points will meet the minimum LDC standards.

**K. Natural and Historic Features, Conservation and Preservation Areas.**

Analysis: According to the narrative provided by the Applicant, there are no known historic or archaeological resources within or adjacent to the project boundaries.

**L. Density/Intensity.**

Analysis: The site is in the Public/Semi-Public 1 (P/SP-1) future land use category. In P/SP-1 there is no maximum threshold listed for floor area ratio (FAR). The existing FAR is approximately 0.064 and the proposed is 0.12. In comparison to other established zoning districts FAR's being as high as 1.0, the 0.12 proposed is an appropriate FAR for the area.

**M. Height.**

Analysis: The maximum height proposed on the site is 140 square feet. - LDC Section 401.3.D.2 and 401.3.D.3 provides for height exclusions for water towers/tanks and telecommunication towers.

**N. Fences and Screening.**

Analysis: The applicant requested, and was approved, for Specific Approval from LDC Section 604.10.3. (now known as LDC Section 403.12 [NCO]), which requires a 50' roadway and 20' greenbelt buffers. It was founded that the public purpose and intent of the Land Development Code regulations will be satisfied to an equivalent degree because the park facilities, effluent ponds, and flexibility in plantings will provide ample buffers and separation from nearby land uses. A 20' greenbelt buffer was required and provided between existing wastewater facilities and adjacent agricultural lands to the northeast and east.

**O. Yards and Setbacks.**

Analysis: A minimum setback of 25' from any property lines has been established.

	MINIMUM SETBACK DISTANCE (ft)	DISTANCE FROM NEAREST STRUCTURE (ft)
NORTH PROPERTY LINE	230	191
SOUTH PROPERTY LINE	100	3074
EAST PROPERTY LINE	60	89
WEST PROPERTY LINE	25	4018

**P. Trash and Utility Plant Screens.**

Analysis: A previous Specific Approval request was made and approved by the Board of County Commissioners (PDPI-06-45(Z)(G)). A request to Section 403.12 North Central Overlay (NCO) to eliminate the 50' roadway and 20' greenbelt buffers. Staff analysis determined that a 20' greenbelt buffer was provided between the existing wastewater facilities and adjacent agricultural lands to the northeast and east.

**Q. Signs.**

Analysis: All signs within the project will meet the requirements of LDC Chapter 6 - Signs.

**R. Landscaping.**

Analysis: All landscaping requirements shall be accordance with LDC Section 701 – Landscape and Screening.

**S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.**

Analysis: Not applicable. The site is not located in a designated entranceway nor does the application propose mixed use development.

**T. Environmental Factors.**

*Water Conservation.*

Analysis: No additional facilities are proposed that will utilize potable water.

*Minimum Open Space Requirements.*

Analysis: For projects within the PDPI zoning district and outside of the watershed overlay, no minimum standard of required open space is specified in the Land Development Code; however, an appropriate proportion of the project area shall be reserved for landscaping and permeable areas. The open space provided is approximately 80.8 acres (88%) of the site.

*Preservation of Existing Plant Communities.*

Analysis: None proposed for this submittal.

**U. Rights-of-Way and Utility Standards.**

Analysis: Erie Road is designated as a four-lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

**V. Stormwater Management.**

Analysis: Stormwater management facilities will meet the requirements of Section 717 and the Manatee County Development Standards. Designs will be provided with Final Site Plan.

**W. Consistency with Comprehensive Plan.**

Analysis: The site is in the P/SP-1 Future Land Use Category.

**X. Other Factors.**

Analysis: None

**LDC SECTION 402.15 – PDPI – PLANNED DEVELOPMENT PUBLIC INTEREST**

**A. Nature of Surrounding Land Uses.**

Analysis: The proposed development will be located at least 230 feet away from the closest residential areas and separated to the west by the new alignment of the 69<sup>th</sup> Street East and the south by the FP&L railroad right-of-way. To the Northeast and East there is vacant land that is a part of the Parrish Lakes DRI.

**B. Long-Term Needs and Operational Requirements.**

Analysis: The GDP submitted with the application is a 5-year build-out which addresses the long-term expansion and operational requirements of the water treatment facility.

**C. Landscaped Open Space and Pervious Area.**

Analysis:

Established Floor Area Ratio: 0.064 FAR

Established Height: LDC Section 401.3.C.2 General Height Exclusions a maximum height limitation is not proposed. The height of a structure is dependent upon the type of structure being built and the needs of the facility. The highest structure proposed is 140'.

Established Setback: Minimum 25' to any property line.

The bulk and square footage are factors of the floor area ratio

## COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Public/Semi-Public 1 (PS-P 1) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

**Policy 2.1.1.5. Ensure the availability of sufficient land area for the location of appropriately sited public and private utility facilities. Consider amendments to the Future Land Use Map to the P/SP (1) category to allow development of major public or semi-public uses (e.g., electrical generation facilities operating at a threshold above that as specified in § 403.506, F.S., as may be amended, electrical transmission lines equal to or greater than 240KV) in appropriate areas when compatible with surrounding development. Encourage the development and use of local renewable energy resources and alternative energy generation facilities.**

Analysis: The wastewater treatment facility expansion has adequate land to develop within the 80.8 acres. The development is supported, because it provides local utility services to the surrounding communities

**Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.**

Analysis: The timing is appropriate to make improvements at the Wastewater Treatment Facility in order to enhance the quality of the reclaimed water delivered to Manatee County customers. The potential growth from the upcoming Parrish Lakes DRI development will require more public and quasi-public facilities. Again, properties to the northwest is at least 230' away from the nearest residential development, and currently the vacant property to the Northeast and east of the property boundary are vacant.

**Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.**

Analysis: Standard operating procedures associated with County owned maintenance facilities, and the required buffers and setbacks will mitigate any concerns. As previously discussed, the property minimum setback is 25' from the rear, and 230' away from the nearest residential community to the northwest. A 20' greenbelt buffer is provided between existing wastewater facilities and adjacent agricultural lands to the northeast and east as required.

**Objective 9.5.1 Ensure Adequate Supply, Treatment, and Delivery of Potable Water For All Retail and Wholesale Customers of Manatee County Within the Potable/Wastewater Service Areas.**

Analysis: Aforementioned, the proposal plans include the utilization of the current treatment location on the 80.8 acres, keeping the services provided within the North County.

## TRANSPORTATION

### Major Transportation Facilities

The site is located on the north side of 69<sup>th</sup> Street East, north of Erie Road. 69<sup>th</sup> Street East is designated as a four-lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan. Erie Road is designated as a four-lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

### Transportation Concurrency

The Applicant is seeking an amendment to the General Development Plan (GDP) approval at this time and cannot obtain concurrency until Preliminary Site Plan/Final Site Plan review stage(s) of this project. At that time, the Applicant will be required to submit a traffic study to determine if any off-site concurrency-related improvements are required to mitigate the development's impacts. Based on the concurrency link sheet, staff have provided estimated operating conditions of adjacent thoroughfare roadways in the CLOS table below.

**Access**

At the time of future site plan submittal and accompanying traffic analysis review, all proposed access points will be evaluated to determine if any site-related improvements are required.

**CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE  
TRANSPORTATION CONCURRENCY**

**CLOS APPLIED FOR: No (A CLOS application cannot be filed with a GDP)**  
**TRAFFIC STUDY REQ'D: No (A traffic study will be required at the time of PSP/FSP submittal)**

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	FUTURE LOS (W/PROJECT)
69 <sup>th</sup> Street East	2470	D	E

**OTHER CONCURRENCY COMPONENTS**

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and/or school facilities will be reviewed at the time of FSP.

**PREVIOUSLY GANTED SPECIFIC APPROVALS – ANALYSES, RECOMMENDATIONS, FINDINGS**

None

**Attachments**

1. Staff Report Maps/Aerials
2. General Development Plan
3. Deferral of Concurrency
4. Neighborhood Meeting Notes and Attendance Sheet
5. PDPI-06-45(G)(R)
6. Newspaper Advertising
7. Ordinance PDPI-06-45(G)(R2)