

School District of Manatee County  
**School Report AMENDED**

**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 decision.

**Project Information**

<b>Local Government:</b>	<u>Manatee County Government</u>	<b>Case Planner:</b> <u>Margaret Tusing</u>
<b>Project Name:</b>	<u>Our Lives Community</u>	<b>Fee:</b> <u>None</u>
<b>Application Type:</b>	<u>Comprehensive Plan Amendment</u>	<b>Date:</b> <u>11/19/19</u>
<b>Application Number:</b>	<u>PA-19-02/ORD-19-22</u>	<b>SSA:</b> <u>1</u>
<b>Project Number:</b>	<u>PLN1902-0234(v2)</u>	<b>Acres:</b> <u>40</u>
<b>Address/PIN:</b>	<u>2400 36th Ave E/Ellenton-Gillette Rd, Palmetto</u>	

**Development Plan Review - Summary**

	<u>YES</u>	<u>NO</u>
School Capacity Level-of-Service Exceed	-	X
Sidewalks and bicycle path comments	X	-
School crosswalks, signs, crossing guards and traffic impacts	-	X
Transportation, bus stops and bus shelter comments	X	-
School site desired within development	-	X
Development compatible comments with nearby school(s)	X	-
Other:	X	-

**Projected Students**

The current land use designation Residential 3 du/acre (RES-3) for 40 acres allows 120 duplex/townhome dwelling units with a projected 40 total students (duplex/townhome most conservative student generation rate).

The proposed Future Land Use Category change from RES-3 to Mixed Use (MU) for 40 acres, could **increase the number of dwelling units by 360** with a projected increase of 70 elementary students, an increase of 30 middle students, and an increase of 21 high school students for a **total increase of 121 students**.

Land Use	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
<b>Current Land Use</b>							
Current RES-3	40.00	3	120	23	10	7	40
Proposed MU	40.00	12	480	93	40	28	161
<b>Total Increase/(Decrease):</b>	-	9	360	70	30	21	121

**Development Plan Review - Comments**

**Overview**

The applicant has requested approval of a Comprehensive Plan Amendment to change 40 acres of the Future Land Use Category from RES-3 to Mixed Use (MU) would allow for 480 residential dwelling units and **increase of 360 dwelling units**.

**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.

**2019-20 School Attendance Zones:** Blackburn Elementary, Buffalo Creek Middle and Palmetto High School

**Sidewalks and Bicycle Paths**

The development is located within the two mile walking radius of Blackburn Elementary School. Land Development Code Section 1001.6 requires a five foot sidewalk along all property lines abutting a street for all development within two walking miles of any public elementary or middle school. Sidewalk needs will be evaluated when a more detailed site plan is submitted.

**Transportation, Bus Stops, and Bus Shelters**

The development is not located within the two mile walking radius of an existing middle and high school. 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 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 the following near potential bus stops:

- Open space or play area
- **Parking area for residents vehicles**
- **Shelter from the rain/sun**
- **Bicycle Racks**
- Garbage Can
- **Lighting**

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.**

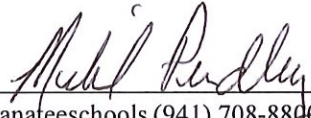
Transportation needs will be evaluated when a more detailed site plan is submitted.

**Development Compatibility**

**Our Lives Community MU property is located near Blackburn Elementary and appears to be compatible.** We suggest review of all state and local regulations that address types of business prohibited near school sites.

**Other Comments**

The Parent Loop at Blackburn Elementary may need to be expanded due to the significant amount of growth being approved within the schools attendance boundary. While this development is within the 2 mile walking radius, the growing trend of parents driving students to school has increased considerably and the existing Parent Loop was not designed for this trend. Recent Parent Loop improvements due this trend and growth have been near or above \$500,000 at other school facilities.

Signature:  Executive Planner Date: 11/20/19  
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