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 its land-use decision.

Project Information

Local Government:	Manatee County Government	**Case Planner:**	Monica Martin	**Fee:**	$650 DUE
Project Name:	NE Quadrant: Solera at Lakewood Ranch			**Date:**	12/11/17
Application Type:	Rezone/Preliminary Site Plan			**CCL:**	11/10/17
Application Number:	PDR-17-28(Z)(P)			**SSA:**	2
DTS Number:	20170566(1)			**MEPS:**	-
Address/PIN:	5010 Uihlein Rd, Bradenton			**Acres:**	278.41

Projected Students

Proposed Dwelling Unit	Dwelling Units	Elementary	Middle	High	Total
Single Family	675	92	39	58	189

Development Plan Review - Summary

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

Development Plan Review - Comments

Overview

The applicant has requested approval of a Rezone with a Preliminary Site Plan for a 675 single-family dwelling unit project within the Northeast Quadrant project with a total of 10,972 dwelling units.

2017-18 School Attendance Zones

The current school attendance zones are as follows: Gullet Elementary, Nolan Middle and Lakewood Ranch High School

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.

Sidewalks and Bicycle Paths

The development is located within the two mile walking radius of potential future school sites. The sidewalks connect throughout the neighborhood on both sides of the roadway and along all property frontage roadways.

School Crosswalks, School Signs, Crossing Guards and Traffic Impacts

As stated above, the development is located within the two mile walking radius of potential future school sites. As such, the School District is requesting **school signs, crosswalks and traffic signals** at the intersection of Rangeland Parkway and Uihlein Rd to provide students with a safe route to potential future area schools. In lieu of a traffic signal, hybrid beacons may be needed on both Rangeland Parkway and Uihlien Rd to assist students across the roadways. Please note, the Manatee Sheriff's Office may have an annual reoccurring expense for a crossing guard(s) in this area.

Transportation, Bus Stops, and Bus Shelters

The development is not located within the two mile walking radius of an existing zoned school. At this time, the School District intends to utilize Uihlein Rd and the entrance boulevard and/or Rangeland Parkway and the entrance boulevard as student pickup and drop off for the development.

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. The proposed amenity center on Uihlein Rd and the open space on Rangeland Parkway may be good locations for a **bus shelter, bicycle racks, lighting and parking** for students and parents waiting for the bus.

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.**

Projected School Site

The Northeast Quadrant, with 10,972 dwelling units, is projected to generate the need for 2 elementary schools, 1 middle and 1/2 of high school. The School District is working with SMR on identifying potential future school sites within the Northeast Quadrant. Please contact me if you would be interested in a 20 acre elementary school site within the Solera at Lakewood Ranch property boundaries.

Signature: Executive Planner Date: 12/12/17

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