

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

Local Government:	<u>Manatee County Government</u>	Case Planner: <u>Rossina Leider</u>	Fee: <u>\$650 PAID</u>
Project Name:	<u>Braden River Shores</u>		Date: <u>01/17/18</u>
Application Type:	<u>Rezone/Preliminary Site Plan</u>		CCL: <u>?</u>
Application Number:	<u>PDR-17-07(Z)(P)</u>		SSA: <u>3</u>
DTS Number:	<u>20170242(4)</u>		MEPS: <u>690 v</u>
Address/PIN:	<u>3900 & 3905 26th St E, 2600 & 3110 39th St E, Bradenton</u>		Acres: <u>140.47</u>

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 impacts	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 Rezone from A-1 to Planned Development Residential (PDR) with a Preliminary Site Plan for 417 single-family dwelling units.

This 01/17/18 School Report Amended replaces the 06/08/17 School Report for 413 single-family 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.

2017-18 School Attendance Zones

<u>Property north of 26th Ave E</u>	<u>Property south of 26th Ave E</u>
Bashaw Elementary	Manatee Elementary
Braden River Middle	King Middle
Braden River High School	Braden River High School

Sidewalks and Bicycle Paths

The development is located within the two mile walking radius of Wakeland Elementary and Johnson Middle School. Neither of the schools within the 2 mile radius have Attendance Zones and students must Choice into the schools. The sidewalks connect throughout the neighborhood on both sides of the roadway and along the property frontage on 39th St E and most of the property frontage on 26th Ave E.

School Crosswalks, School Signs, Crossing Guards and Traffic Impacts

The School District is not requesting school signs or markings for this project at this time. Please note the School Districts Matzke Complex is located 0.36 miles west of the proposed development and is the main location for the School Districts buses. Due to the increase in development and vehicular traffic in this area, the School District requests 27th St E & 26th Ave E intersection improvements including permissive left turn signals, left and right turn lanes.

Transportation, Bus Stops, and Bus Shelters

The development is not located within the two mile walking radius of a currently zoned school. At this time, the School District intends to utilize 26th Ave E and the entrance boulevard or the proposed Recreation Area on the south side of 26th Ave E as student pickup and drop off for the development.

Transportation, Bus Stops, and Bus Shelters continued

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 School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

The proposed **Recreation Area** on the south side of 26th Ave E may be a possible location to provide **parking, shelter, bicycle racks, lighting and playground equipment for students and parents waiting for the bus**. If the applicant is interested in providing a bus stop shelter in this area, please have them contact the School District.

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.**

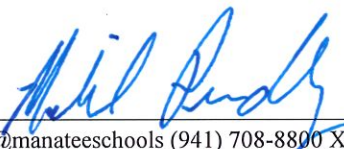
Projected Students

The current land use designation allows for a total of 263 duplex/townhome dwelling units (most conservative student generation rate) with a projected 85 total students. (78.97 acres A-1 = 79 dwelling units and 61.50 acres PDR = 185 dwelling units)

The proposed rezone with the Preliminary Site Plan for **417** single-family dwelling units could **increase the number of dwelling units by 154** with a projected increase of 6 elementary students, an increase of 2 middle students, and an increase of 21 high school students for a **total increase of 29 students**.

Note: Rounding differences may occur.

Proposed Dwelling Unit	Dwelling Units	Elementary	Middle	High	Total
Single Family	417	57	24	36	117
Current Land Uses A-1 & PDR	Dwelling Unit	Elementary	Middle	High	Total
Townhouse/Duplex	263	51	22	15	88
Rezone Increase	Dwelling Unit	Elementary	Middle	High	Total
Difference:	154	6	2	21	29

Signature:  Executive Planner
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Date: 1/23/18