An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development; to approve a Preliminary Site Plan for 66 single family detached residential units on 71.39± acres of property located south of Bobby Jones Court and approximately 0.5 miles west of Interstate 75, Palmetto (Manatee County), within the PDR (Planned Development Residential) zoning district; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

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 conditioned herein, I move to APPROVE Manatee County Zoning Ordinance PDR-18-10(P); and APPROVE the Preliminary Site Plan with Stipulations A.1–A.2, B.1-B.4, C.1-C.7, D.1, E.1, and F.1, as recommended by the Planning Commission.

(Commissioner Trace)

PLANNING COMMISSION ACTION:
On March 14, 2019, by a vote of 7 – 0, the Planning Commission recommended approval.

BOARD OF COUNTY COMMISSIONERS ACTION:
On April 4, 2019, by a vote of 7 – 0, the Board of County Commissioners continued the public hearing to June 6, 2019 at 9:00 a.m., or as soon thereafter as same may be heard.
On June 6, 2019, by a vote of 7 – 0, the Board of County Commissioners continued the public hearing to September 5, 2019, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:
March 14, 2019 Planning Commission
Public Comments:
Bill Humphrey’s concerns are:
• Tree replacement in the Amen Court area
• Project should be delayed due to construction already in area
• He would like infrastructure in area addresses first, and
• Wildlife in area.
Gale Rozell’s concerns are displacement of wildlife due to this request and other developments along Moccasin Wallow Road.
Michael Rampino’s concerns are the floodplain mitigation area.
Carol Knapp’s concerns are:
• When they purchased their home they were told area in back would be a preserve area, and
• She agrees with previous speakers.
Harry Traylor, adjacent property owner, has concerns with:
- Drainage easement that crosses his property,
- How parallel sewage lines have ruptured in the past,
- Status of ponds in the area,
- Impact on wildlife,
- Increased traffic in area and routes,
- There not being any tree data in application; and
- His biggest concern is with flooding.

Debra Monreal discussed the following:
- Environmental Consideration Report and the impact on wildlife, and
- Sidewalk requirement in School Report.

Tom Woodman, resident of Founder Circle, stated concerns are:
- Animals in area,
- When they purchased their home they were told preserve would stay behind their home, and
- He would like more spacing because current homes and new homes being put in.

Ernest Frick, resident of Founder Circle, discussed the ownership of common areas of the HOA vs. Golf Course and maintenance of properties.

Tracy Schnaufer, resident of Founder Circle, concerns are:
- Flooding,
- Environmental issues,
- Told the preserve behind their homes would remain when they bought, and
- Increased traffic in her neighborhood.

Robert Osborne, resident of Bobby Jones Ct., expressed concerns about:
- Increase in traffic from additional 66 homes and
- Construction being done in the area.

Revisions to the staff report and additional public comments were entered into the record and are incorporated herein.

April 4, 2019 Board of County Commissioners
Public Comments
Deborah Monreal, Amen Corner Place resident, and Leslie Pelley, Founders Circle resident, utilized a slide presentation to review concerns regarding impact to: wildlife and habitat, homeowners and community, and school children and safety. Ms. Monreal reported she was told that the site, which is behind her home, would be preserved.

Harry Traylor, a resident of Bobby Jones Court, stated concerns are:
- area flooding
- lack of water pressure
- increase in traffic due to request

Patricia Cueto explained her father purchased the golf course and surrounding lands for the development of homes and not for preservation.

Diane Harrison, resident of Bobby Jones Court, stated she agrees with previous speakers and stated that she was told the area behind her would be preserved.

Additional public comment letters were entered into the record.

June 6, 2019 Board of County Commissioners
There were no public comments.
A revised recommended motion to change the continuation date from August 22, 2019 to September 5, 2019 was entered into the record.
<table>
<thead>
<tr>
<th><strong>PROJECT SUMMARY</strong></th>
</tr>
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<tbody>
<tr>
<td><strong>CASE NUMBER</strong></td>
</tr>
<tr>
<td><strong>PROJECT NAME</strong></td>
</tr>
<tr>
<td><strong>APPLICANT(S)</strong></td>
</tr>
<tr>
<td><strong>EXISTING ZONING</strong></td>
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<tr>
<td><strong>REQUEST</strong></td>
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<td><strong>CASE MANAGER</strong></td>
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<td><strong>STAFF RECOMMENDATION</strong></td>
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</tbody>
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<table>
<thead>
<tr>
<th><strong>SITE CHARACTERISTICS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PARCEL ID NUMBER(S)</strong></td>
</tr>
<tr>
<td><strong>ADDRESS</strong></td>
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<tr>
<td><strong>GENERAL LOCATION</strong></td>
</tr>
<tr>
<td><strong>ACREAGE</strong></td>
</tr>
<tr>
<td><strong>EXISTING USE(S)</strong></td>
</tr>
<tr>
<td><strong>FUTURE LAND USE CATEGORY(S)</strong></td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th><strong>DETAILED DISCUSSION</strong></th>
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<tr>
<td><strong>Overview</strong></td>
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</table>

The request is for the approval of a 66 unit single family detached residential subdivision on approximately 71.39± acres within the RES-6 future land use category. The site is already zoned PD-R (Planned Development Residential).

<table>
<thead>
<tr>
<th><strong>History</strong></th>
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</thead>
</table>

There is no ordinance associated with the PD-R zoning of this property. However, the area is adjacent to the Fairways at Imperial Lakewoods subdivision, which received plat approval for various phases between 2000 and 2005. The subdivision that is the subject of this request will take access from Bobby Jones Court, which was platted in October 2003 as part of Fairways at Imperial Lakewoods Phase III-A.
Current Request

The current request is for a 66-unit subdivision on the approximately 71.39± acre site. The proposed site design is below:

Proposed Preliminary Site Plan

The site is already zoned PD-R (Planned Development Residential) and has a Future Land Use Category of RES-6 (Residential, 6 dwelling units per acre).

The RES-6 Future Land Use Category is meant for areas of primarily medium density urban residential development and support uses. The Comprehensive Plan lists the range of potential uses as medium density residential, medium density clustered residential, neighborhood commercial, public/semi-public, recreation & schools. The maximum allowable gross density, absent affordable housing or an Urban Corridor bonus, is 6 dwelling units per acre. The maximum net density is 12 dwelling units per acre for projects that do not include affordable housing and are not located in a mixed-use activity node.

The gross residential density for this project is 1.2 dwellings per acre and the net residential density is 2.1 dwellings per acre. This is within the allowable density for a project in the RES-6 Future Land Use Category. The single family residential land use is compatible with RES-6.
The typical lot detail for a corner lot and a standard lot is shown below. The applicant is requesting front yard setbacks of 25 feet, secondary front yard setbacks of 15 feet, side yard setbacks of 6 feet to adjacent homes and 15 feet to roads (“side/front setbacks”), and rear yard setbacks of 20 feet. Typical lot widths are 52 feet, typical corner lot widths are 62 feet, and the typical lot area is 6,240 square feet. Corner lots have a typical area of 7,440.

![Typical Lot Detail Diagram]

The applicants have also provided a proposed haul route (Attachment 7). This haul route avoids neighborhood roads. However, the applicant must provide an updated tree survey and environmental information for this route. The tree survey will be required at time of FSP / Construction Plans to make a route that avoids as many trees as possible.

Staff recommends approval with stipulations.

### SITE CHARACTERISTICS AND SURROUNDING AREA

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>12420 US 301 North, Parrish (Manatee County)</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENERAL LOCATION</td>
<td>The site is located south of Bobby Jones Court and approximately 0.5 miles west of Interstate 75</td>
</tr>
<tr>
<td>ACREAGE</td>
<td>71.39± acres</td>
</tr>
<tr>
<td>EXISTING USE(S)</td>
<td>Vacant</td>
</tr>
<tr>
<td>FUTURE LAND USE CATEGORY(S)</td>
<td>RES-6 (Residential 6 Dwelling Units/Acre)</td>
</tr>
<tr>
<td>DENSITY</td>
<td>Max. density allowed within FLUC: Gross: 1.2 du/acre Net: 2.1 du/acre</td>
</tr>
</tbody>
</table>

### SURROUNDING USES & ZONING

<table>
<thead>
<tr>
<th>NORTH</th>
<th>PD-R: Single-family residential/Imperial Lakewoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOUTH</td>
<td>A-1: Vacant unplatted, single-family residential</td>
</tr>
</tbody>
</table>
## EAST
A-1: Vacant, PD-R: Single-family residential

## WEST
A-1: Vacant/Single-family Residential, RSMH-4.5: Mobile Homes

### SITE DESIGN DETAILS

#### LOT SIZE(S) (MINIMUM)
Typical lots: The typical lot width is 52’ for the single family detached residences in this project area and 62’ for corner lots. The total dimensions are 52’ x 120’ (6,240 square feet) or 62’ x 120’ (7,440 square feet).

#### SETBACKS (MINIMUM)

<table>
<thead>
<tr>
<th>Use/Type</th>
<th>Minimum Front Setback to House</th>
<th>Secondary Front for Corner Lots</th>
<th>Side</th>
<th>Rear</th>
<th>Typical Lot Width</th>
<th>Typical Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>25’</td>
<td>15’</td>
<td>6’</td>
<td>20’</td>
<td>52’ (Corner)</td>
<td>6,240</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>62’ (Corner)</td>
<td>7,440</td>
</tr>
</tbody>
</table>

- Waterfront (Primary Structure): 30’
- Wetland Buffer Setback (Primary Structure): 15’

#### OPEN SPACE
Open water bodies shall account for maximum of 75% required open space

- Required: 25% (13.5 acres)
- Provided: 43.7% (23.60 acres)

#### RECREATIONAL ACREAGE & AMENITIES
(*) Recreational amenities are conceptual and subject to be modified at PSP/FSP

None specified

#### BUFFERS (Minimum)
- 15 foot buffer around the project
- 30 foot wetland buffer

#### ACCESS
- One access point to Bobby Jones Court

#### PARKING MINIMUMS
To be provided in accordance with applicable regulations of LDC Section 1005:
- Single-family residences: two (2) parking spaces per dwelling unit

#### FLOOD ZONE(S)
The project is partially located within the FEMA 2014 FIRM 100-year floodplain (Zones “A” and “AE”). In addition, the project area is partially located within the County 25-year floodplain.

#### AREA OF KNOWN FLOODING
Yes, rainfall. A 50% reduction in allowable pre-development runoff rate for Buffalo Canal/Frog Creek Watershed is required.

#### UTILITY CONNECTIONS
The following water and wastewater facilities are in the vicinity of this development project:
- Water: 8” potable water main along Bobby Jones CT
- Sewer: 8” sanitary force main along Fish Farm Road and Bobby Jones CT and 8” sanitary gravity main along Bobby Jones CT
• Reclaim: Per Manatee County GIS, no reclaim is available

## ENVIRONMENTAL INFORMATION

<table>
<thead>
<tr>
<th>Wetland Acreage</th>
<th>There are two wetlands on site. Wetland 1 is 0.2 acre in size and will not be impacted. Wetland 2 is 2.0 acres in size.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Impact Acreage</td>
<td>0.31 acres of Wetland 2 will be permanently impacted for the proposed road that will intersect with Bobby Jones Court.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wetland I.D.</th>
<th>Acres Impacted</th>
<th>Type</th>
<th>Quality/UMAM Score</th>
<th>Reason for Impact</th>
<th>ERS Objection</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>0.31</td>
<td>Mixed Hardwood</td>
<td>Low Quality (0.37)</td>
<td>Vehicular Access</td>
<td>No</td>
<td>Impact required for road access to project site</td>
</tr>
</tbody>
</table>

**Wetlands:**
The Environmental Narrative (WRA, August 16, 2018) states there are two wetlands on site. Wetland 1 is 0.2 acre in size and will not be impacted. Wetland 2 is 2.0 acres in size and 0.31 acre will be permanently impacted for the proposed road that will intersect with Bobby Jones Court. This proposed road runs parallel to an existing FPL easement and is limited to the creation of a 50' ROW width. WRA states “Being the existing access point to a constructed road and water/sewer connection points, this path will be the most suitable and represent the most minimized footprint of wetland impacts.” On-site mitigation is proposed in the southern portion of the site, where .5 Acre of floodplain will be graded below the seasonal high water line and planted with native wetland vegetation.

**Uplands:**
The Preliminary Site Plan states the design will include 10.38 acres of upland preservation (19.2% of the site).

**Endangered Species:**
The Environmental Report (WRA, July 11th, 2018) states surveys were conducted on September 25 and October 19, 2017 and no listed species, nests, or burrows were found on site. On May 3, 2018 WRA staff scientists conducted an additional survey of the previously identified bald eagle nest (Nest ID: MN029), located approximately 0.5 mile east of the site, using an unmanned aerial vehicle (UAV/drone) and determined the nest no longer exists in the previously documented location.

**Trees:**
The preliminary site plan shows 10.38 acres of upland preservation. The applicant has indicated tree removal and replacement will be addressed at the Final Site Plan stage in compliance with LDC Section 700.

**Landscaping/Buffers:**
All perimeter landscape buffers have been dimensioned and labeled appropriately on the preliminary site plan.
### SITE DESIGN DETAILS

| LOT SIZES                        | 62’ x 120’ Corner Lots  
|                                | 52’ x 120’ Standard Lots |

| SETBACKS – SINGLE FAMILY | Front  | 25’ |
|                         | Secondary Front (Corner Lots) | 15’ |
|                         | Side | 6’ |
|                         | Rear | 20’ |

### TRANSPORTATION

#### Major Transportation Facilities

The site is located south of Moccasin Wallow Road and east of Buffalo Road. In the Comprehensive Plan’s Future Traffic Circulation Plan, Buffalo Road is designated as a four-lane collector roadway with a planned right of way width of 120 feet.

#### Transportation Concurrency

The application includes a proposed Preliminary Plan (PSP) with no proposed changes to adopted zoning. The applicant submitted a request for Deferral and Acknowledgment of Eventual Requirement for Concurrency. Therefore, a traffic study was not submitted for this application. When a certificate of level of service compliance is requested at Final Site Plan stage, the Applicant will be required to submit a traffic analysis to identify any off-site concurrency-related mitigation.

#### Access

Access to the site is provided by Bobby Jones Court, a local street, via Buffalo Road. At the time of future site plan submittal and accompanying traffic analysis review, all proposed access points will be evaluated to determine if any further site-related improvements will be required for the site.

### CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

#### TRANSPORTATION CONCURRENCY

| CLOS APPLIED FOR: No | (A Deferral and Acknowledgment of Eventual Requirement for Concurrency has been filed) |
| TRAFFIC STUDY REQ’D: No |

<table>
<thead>
<tr>
<th>NEAREST THOROUGHFARE</th>
<th>LINK</th>
<th>ADOPTED LOS</th>
<th>FUTURE LOS (W/PROJECT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buffalo Road</td>
<td>2230</td>
<td>D</td>
<td>F</td>
</tr>
</tbody>
</table>

### OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, transportation, potable water, waste water, and preliminary drainage intent will be reviewed at the time of application for concurrency with the Final Site Plan.
POSITIVE ASPECTS

- This proposed development is a continuation of existing single family residential development.

NEGATIVE ASPECTS

- The proposed development is in an area that is very heavily treed.

MITIGATING MEASURES

- The applicant has been advised that, at Final Site Plan stage, a payment to the county Tree Protection Trust Fund or direct replacement of trees will be required.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None.

COMPLIANCE WITH LDC

<table>
<thead>
<tr>
<th>Standard(s) Required</th>
<th>Design Proposal</th>
<th>Compliance</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>BUFFERS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greenbelt Buffer</td>
<td>15’</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>SIDEWALKS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5’ internal sidewalks (north and west sides of street)</td>
<td>5’</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>5’ sidewalk, exterior</td>
<td>5’</td>
<td>Y</td>
<td>Partially Existing on Bobby Jones Court</td>
</tr>
<tr>
<td>ROADS &amp; RIGHTS-OF-WAY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50’ internal rights-of-way</td>
<td>50’</td>
<td>Y</td>
<td>Shown</td>
</tr>
<tr>
<td>24’ paved roadways</td>
<td>24’</td>
<td>Y</td>
<td>Shown</td>
</tr>
<tr>
<td>20’ Emergency Access</td>
<td>20’</td>
<td>N/A</td>
<td>Fewer than 100 units, only one access is required.</td>
</tr>
</tbody>
</table>

STIPULATIONS

A. INFRASTRUCTURE STIPULATIONS

1. Connection to the County potable water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the appropriate County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the construction plans review process for the project.
2. The engineer of record will be required to evaluate a wastewater model for the proposed point of connection, including all lift stations (approximately 15) discharging into the existing 69th ST E 16” sanitary force main that this new lift station will be competing against, as part of the Final Site Plan/Construction Plan submittal.

B. STORMWATER STIPULATIONS

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan 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. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal Watershed.

3. All fill within the 100-year and 25-year floodplains 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. Ten (10) feet separation shall be provided between accessory structures (i.e., Heat Pumps, A/C Handlers, pool pumps, etc.) along the side yards of properties with a side yard setback of less than 7.5 feet.

C. ENVIRONMENTAL STIPULATIONS

1. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site. Evaluation of the proposed development site shall contain dates of field review, name and qualifications of individual(s) conducting the field review – including authorized Gopher Tortoise Agents, a statement of the methodology used to conduct the habitat assessment and biological survey, a map indicating where listed species (or nests or burrows) were observed on the site, a list of all species observed on site, and a habitat management plan describing measures proposed by the applicant to ensure non-disturbance, relocation or other acceptable mitigative measures.

2. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.
3. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the ERS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
   • Digital photographs of the well along with nearby reference structures (if existing);
   • GPS coordinates (latitude/longitude) of the well;
   • The methodology used to secure the well during construction (e.g. fence, tape); &
   • The final disposition of the well - used, capped, or plugged.

5. Street Trees:
   • Canopy trees within 10' of a public sidewalk shall meet Manatee County Public Works Standard Section 301.1, and Exhibit 301.1, entitled “Sidewalk Location Close to Trees”. All sidewalks in the Right of Way within 10’ of an existing or proposed tree that will exceed 6” in diameter at maturity shall be 5” thick and contain 2-#3 rebar entered vertically and spaced 3’ on center. Palms are not considered trees.
   • If within ten (10’) ft. of the tree trunk, potable water service line shall have 48 inches of cover from top of pipe from the meter to the home connection; or, as an alternative, the water line may be installed at 18 inches with a polyethylene service pipe conforming with AWWA C-901.
   • Where within ten (10’) ft. of the tree trunk, irrigation service lines from the street shall have 48 inches of cover from top of pipe to the valve, or as an alternative, the irrigation line may be installed at 18 inches with a polyethylene service pipe conforming with AWWA C-901. Irrigation valve shall be located as far as possible from the regulated street tree location to minimize impacts to this infrastructure.

6. The applicant will be required to demonstrate compliance with LDC Section 700 Tree Replacement during Final Site Plan review. There are several tree replacement alternatives if all trees cannot be replaced on site, one of which is paying into the Tree Protection Trust Fund.

7. The project shall impact no more than 0.31 acres of wetlands.

D. PUBLIC WORKS STIPULATIONS

1. Construction traffic will use the proposed haul route, as detailed in Exhibit “B”.

E. NOTICES

1. A Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, in a separate addendum to the sales contract, and in the Final Site. The Notice to Buyers shall include language informing prospective home buyers of the following:
   a. Portions of the site are in the 100 year floodplain.

F. LAND USE AND DESIGN

1. If a Recreational Amenity is proposed, design details will require a Final Site Plan. Minimum structure setbacks shall be 25 feet.
COMPLIANCE WITH THE LAND DEVELOPMENT CODE
Preliminary Site Plan Review Criteria (LDC Section 322.2)
General Design Requirements - Planned Development Site Plans (LDC Section 402.6)
PDR – Planned Development Residential Standards (LDC Section 402.7.D)

Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties / Compatibility (LDC Section 402.6.D General Design Requirements for all Planned Development Site Plans and PDR – Planned Development Residential LDC Section 402.7.1.):

The surrounding area is primarily single family residential and this development will tie to an existing neighborhood. The existing single family residential to the north has a variety of lot sizes, ranging from about 5500 square feet to around 10,000 square feet, primarily due to varying lot depth.

Consistency with the Development Patterns in the Area and Appropriateness for Orderly Development of the Community / Physical Characteristics of the Site; Relation to Surrounding Property / Relationship to Adjacent Property (LDC Section 402.6 A. and 402.6.G General Design Requirements for all Planned Development Site Plans):

This is a single family development that is consistent with the single family developments directly to the north and generally to the east of the site. The lot sizes proposed for this development are within the range of those found in the single family development to the north and the street design is similar.

Conflicts with Existing or Planned Public Improvements / Availability of Public, Facilities / Relation to Public Utilities, Facilities and Services (LDC Section 402.6.B General Design Requirements for all Planned Development Site Plans):

The following water and wastewater facilities are in the vicinity of this development project:

- Water: 8” potable water main along Bobby Jones CT
- Sewer: 8” sanitary force main along Fish Farm Road and Bobby Jones CT and 8” sanitary gravity main along Bobby Jones CT
- Reclaim: Per Manatee County GIS, no reclaim is available

Schools

The Interlocal Agreement for Public School Facility Planning provides for the coordination between the four municipalities in Manatee County, the County and the School Board in regard to certain types of applications for residential development: Comprehensive Plan amendments providing for any increase in residential density; zoning map amendments regarding permissible residential development and approvals for or amendments to development plans for residential development that authorize the new construction of 10 or more residential units.

The School Board is required to provide through their staff a written report that addresses specific items regarding school planning (included with this Staff Report as Attachment 6). This property is located in School Service Area 1. The 2019 school attendance zones are: Mills Elementary, Buffalo Creek Middle School, and Palmetto High School.

The local government is required to enter the School Report containing a preliminary statement of available and projected school capacity, among other matters, into the public hearing record for the application.

The Interlocal Agreement provides that unless the application is for a DRI development order or a local development agreement, the proposed residential development shall be eligible to receive a concurrency determination, as defined in the Interlocal Agreement, concurrent with authorization for commencement of horizontal construction or vertical construction, whichever occurs first.

Public Safety

EMS will be provided by Manatee County Department of Emergency Medical Services and Fire Protection by the North River Fire District. The Manatee County Sherriff’s Department provides law enforcement services.
Environmental Impacts / Environmental Factors (LDC Section 402.6.T General Design Requirements for all Planned Development Site Plans and Preliminary Site Plan Review Criteria LDC Section 322.2.E):

Wetlands:
The Environmental Narrative (WRA, August 16, 2018) states there are two wetlands on site. Wetland 1 is 0.2 acre in size and will not be impacted. Wetland 2 is 2.0 acres in size and 0.31 acre will be permanently impacted for the proposed road that will intersect with Bobby Jones Court. This proposed road runs parallel to an existing FPL easement and is limited to the creation of a 50’ ROW width. WRA states “Being the existing access point to a constructed road and water/sewer connection points, this path will be the most suitable and represent the most minimized footprint of wetland impacts.” On-site mitigation is proposed in the southern portion of the site, where -.5 acre of floodplain will be graded below the seasonal high water line and planted with native wetland vegetation.

Uplands:
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Endangered Species:
The Environmental Report (WRA, July 11th, 2018) states surveys were conducted on September 25 and October 19, 2017 and no listed species, nests, or burrows were found on site. On May 3, 2018 WRA staff scientists conducted an additional survey of the previously identified bald eagle nest (Nest ID: MN029), located approximately 0.5 mile east of the site, using an unmanned aerial vehicle (UAV/drone) and determined the nest no longer exists in the previously documented location.

Trees:
The preliminary site plan shows 10.38 acres of upland preservation. The applicant has indicated tree removal and replacement will be addressed at the Final Site Plan stage in compliance with LDC Section 700.

Landscaping/Buffers:
All perimeter landscape buffers have been dimensioned and labeled appropriately on the preliminary site plan.

Relation to Major Transportation Facilities (LDC Section 402.6.C General Design Requirements for all Planned Development Site Plans):
The property is located adjacent to an existing single family development and will connect to Bobby Jones Court, a public residential road that is part of Imperial Lakewoods. Imperial Lakewoods has three access points: one to Buffalo Road, a 3-lane paved county roadway considered a rural major connector, and two to Moccasin Wallow Road, a 6-lane principal arterial roadway.

Transitions (LDC Section 402.6.E General Design Requirements for all Planned Development Site Plans):
Given that the subject property is surrounded by single family residential, the trend for the area is towards residential development, primarily single family homes. There are other similar planned residential developments approved nearby (e.g. Summerwoods).

Access / Streets, Drives, Parking and Service Areas (LDC Sections 402.6.H. and 402.6.I General Design Requirements for all Planned Development Site Plans):
Access is available via Bobby Jones Court, a public residential street. Bobby Jones Court connects to both Buffalo Road and Moccasin Wallow Road.

Pedestrian Systems (LDC Section 402.6.J General Design Requirements for all Planned Development Site Plans):
Sidewalks will be provided on both sides of the internal streets.
Natural and Historic Features, Conservation and Preservation Areas (LDC Section 402.6.K General Design Requirements for all Planned Development Site Plans):

There are no known historic or archaeological resources within or adjacent to the project boundaries.

Density/Intensity (LDC Section 402.6.L General Design Requirements for all Planned Development Site Plans):

The project densities are:

- Gross residential density: 1.2 du/ac
- Net residential density: 2.1 du/ac

Both of these densities are consistent with the RES-6 FLUC and the LDC.

Height / Building Height (LDC Sections 402.6.M General Requirements for all Planned Development Site Plans and 402.7.D.9 PDR – Planned Development Residential):

The maximum height for all structures is 35-feet. The applicant is not proposing any structures in excess of 35 feet.

Fences and Screening (LDC Section 402.6.N General Requirements for all Planned Development Site Plans):

The site is not adjacent to an interstate. 15-foot landscaped buffers are proposed along all the perimeters of the project.

Yards and Setbacks (LDC Sections 402.6.O General Requirements for all Planned Development Site Plans and 402.7.D.7 PDR – Planned Development Residential):

The following chart indicates the minimum dimensional standards for the project:

<table>
<thead>
<tr>
<th>Use/Type</th>
<th>Minimum Front Setback to House</th>
<th>Secondary Front for Corner Lots</th>
<th>Side</th>
<th>Rear</th>
<th>Typical Lot Width</th>
<th>Typical Lot Area</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family detached</td>
<td>25’</td>
<td>15’</td>
<td>6’</td>
<td>20’</td>
<td>52’</td>
<td>7,440</td>
<td>35</td>
</tr>
<tr>
<td>Wetland buffer</td>
<td>30’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland buffer setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waterfront</td>
<td>15’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Trash and Utility Plant Screens (LDC Section 402.6.P General Design Requirements for all Planned Development Site Plans):

Single family homes will be served by individual can pick-up.

Signs (LDC Section 402.6.Q General Design Requirements for all Planned Development Site Plans):

All signs will meet the requirements of LDC Chapter 6. No signs are proposed at this time.

Landscaping (LDC Section 402.6.R General Design Requirements for all Planned Development Site Plans):

Detailed landscaping plans will be provided with the Final Site Plans for each construction phase. All landscaping will meet or exceed the standards in LDC Section 701.

Special Guidelines for Review of Projects with Mixed Use Plan Designations or Projects at Designated Entranceways (LDC Section 402.6.S General Design Requirements for all Planned Development Site Plans):
Not applicable.

**Rights-of-Way and Utility Standards (LDC Section 402.6.U General Design Requirements for all Planned Development Site Plans):**

The internal streets provide 50-feet of right-of-way and will be public streets. The streets are 24’ in width. A detailed traffic analysis is required at a later stage in the development review process.

All public utilities construction will comply with the requirements of the Manatee County Development Standards.

**Stormwater Management (LDC Section 402.6.V General Design Requirements for all Planned Development Site Plans):**

Stormwater management facilities will meet the requirements of LDC Section 801 and the Manatee County Development Standards. Designs will be provided with the Final Site/Construction Plans for each construction phase.

**Use and District Requirements (Preliminary Site Plan Review Criteria LDC Section 322.2.D).**

The proposed single-family use is consistent with the PDR zoning district and is required to meet the minimum standards of the Land Development Code. The applicant has demonstrated appropriate setbacks, open space, and lot sizes for Planned Development Residential.

**Site Planning (LDC Section 402.7.D.1 PDR – Planned Development Residential):**

The proposed project is oriented toward the internal streets and pedestrian systems. The project meets or exceeds the minimum buffer requirements and includes perimeter buffers.

**Landscaped Open Space and Pervious Area Requirements (LDC Section 402.7.D.2 PDR – Planned Development Residential):**

Minimum open space requirements are exceeded by the proposed development. Twenty-five percent open space is required and almost forty-four percent is proposed. Open space calculations are provided on page five of the Preliminary Site Plan.

**Frontage and Accessibility (LDC Section 402.7.D.3 PDR – Planned Development Residential):**

Access is available from Bobby Jones Court, a public residential road that connects to Buffalo Road and Moccasin Wallow Road. The internal roadways will be public.

**Neighborhoods (LDC Section 402.7.D.4 PDR – Planned Development Residential):**

The proposed project has sidewalks on both sides of the streets which allows pedestrians to easily walk, run, and recreate within the neighborhood.

**Greenbelts (LDC Section 402.7.D.5 PDR – Planned Development Residential):**

This project provides a 15-foot greenbelt around the perimeter, as required.

**Traffic Circulation (LDC Section 402.7.D.6 PDR – Planned Development Residential):**

Access is available from Bobby Jones Court, a public residential road that connects to Buffalo Road and Moccasin Wallow Road. The internal roadways will be public.

**Minimum Lot Width (LDC Section 402.7.D.8 PDR – Planned Development Residential):**

The typical lot width is 52’ for the single family detached residences in this project area and 62’ for corner lots. The total dimensions are 52’ x 120’ (6,240 square feet) or 62’ x 120’ (7,440 square feet for corner lots).
Consistency with the Planned Development Districts Standards Contained in Chapter 4 – General Design Requirements for all Planned Development Site Plan and Planned Development Residential (Preliminary Site Plan Review Criteria LDC Section 322.2.C):

The LDC Sections for the General Design Requirements for all Planned Development Site Plans (LDC Section 402.6) and the Planned Development Residential (LDC Section 402.7.D) are contained within this Section of the Staff Report. Refer to the specific criteria for the analysis and information.

Any Other Matters which may be Appropriate for Consideration Pursuant to this Code, the Comprehensive Plan or Applicable Law (LDC Section 342.3.O Review Criteria for Zoning Map Amendments):

There are no other matters to be considered.

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the RES-6 Future Land Use Category. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

Policy 2.1.2.7 Appropriate Timing. The timing is appropriate given development trends in the area. Based on approved projects, the nearby area is characterized by medium density suburban developments.

Policy 2.2.1.11.1 Intent. The use is consistent with the intent of the RES-6 FLUC which provides for areas of medium density residential development with complementary support uses. The proposed gross density (1.2 du/acre) is consistent with the maximum allowable potential gross density (6 du/acre). The proposed net density (2.1 du/acre) is also consistent with the RES-6 FLUC.

Policy 2.2.1.11.2 Range of Potential Uses. Residential uses within suburban or urban density are included in the range of potential uses for this FLUC.

Policy 2.6.1.1 Compatibility. PDR developments can be designed to permit development consistency with the growing development trends in the area. The Preliminary Site Plan design is compatible with the development pattern in the nearby area. The proposed use (single-family detached), and lot sizes are comparable with surrounding residential projects within the PDR zoning district, and appropriate buffers are provided for compatibility and transition.

Policy 2.6.2.7 Require Clustering to Limit Impacts. The site design minimizes wetland impacts. One wetland will be permanently impacted to connect to Bobby Jones Court. However, on-site mitigation is proposed in the southern portion of the site, where .5 acre of floodplain will be graded below the seasonal high-water line and planted with native wetland vegetation.

Policy 2.6.5.4 Preserve/Protect Open Space. The site plan shows 43.7% open space (23.59 acres). 25% open space is required for projects in Planned Development Residential outside of any overlay districts.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Staff Report Maps
3. Preliminary Site Plan
4. Concurrency Deferral Form
5. Environmental Narrative
6. School Report
7. Proposed Haul Route (Exhibit B)
8. Map of Nearby Streets
9. Newspaper Advertising
10 Ordinance PDR-18-10(P)
11. Public Comments
<table>
<thead>
<tr>
<th>Policy 2.2.1.12</th>
<th>RES-6: Establish the Residential-6 future land use category as follows:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 2.2.1.12.1</td>
<td>Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of medium density residential development with complementary support uses.</td>
</tr>
<tr>
<td>Policy 2.2.1.12.2</td>
<td>Range of Potential Uses (see Policies 2.1.2.3 - 2.1.2.7, 2.2.1.5): Primarily medium density urban residential and clustered development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.</td>
</tr>
<tr>
<td>Policy 2.2.1.12.3</td>
<td>Range of Potential Density/Intensity:</td>
</tr>
<tr>
<td></td>
<td>- Maximum gross residential density:</td>
</tr>
<tr>
<td></td>
<td>• 6 dwelling units per acre.</td>
</tr>
<tr>
<td></td>
<td>• 12 dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).</td>
</tr>
<tr>
<td></td>
<td>• 12 dwelling units per acre for residential projects that designate a minimum of 25% of the dwelling units as &quot;Affordable Housing.&quot;</td>
</tr>
<tr>
<td></td>
<td>• Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.</td>
</tr>
<tr>
<td></td>
<td>- Minimum gross residential density: 5.0 only in UIRA for residential projects that designate a minimum of 25% of the dwelling units as “affordable housing.”</td>
</tr>
<tr>
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<td>- Maximum net residential density:</td>
</tr>
<tr>
<td></td>
<td>• 12 dwelling units per acre</td>
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<tr>
<td></td>
<td>• 16 dwelling units per acre for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing.”</td>
</tr>
<tr>
<td></td>
<td>• 16 dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).</td>
</tr>
<tr>
<td></td>
<td>• Maximum &quot;net&quot; densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts (see policies 2.3.1.5 and 4.3.1.5).</td>
</tr>
<tr>
<td></td>
<td>- Maximum floor area ratio:</td>
</tr>
<tr>
<td></td>
<td>• 0.35.</td>
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<tr>
<td></td>
<td>• 1.00 inside the UIRA, within designated Urban Corridors, and at activity nodes (see Policy 2.2.1.12.4).</td>
</tr>
<tr>
<td></td>
<td>- Maximum Square Footage for Neighborhood Commercial Uses:</td>
</tr>
<tr>
<td></td>
<td>• Medium (150,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.12.4).</td>
</tr>
<tr>
<td>Policy 2.2.1.12.4</td>
<td>Other Information:</td>
</tr>
<tr>
<td></td>
<td>a) In order to serve the neighborhood commercial needs within the RES-6 future land</td>
</tr>
</tbody>
</table>
use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.12.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

b) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.