

PDR-99-14 (P)(R) - KRIZMANICH MANATEE, INC./HARBOUR LANDINGS

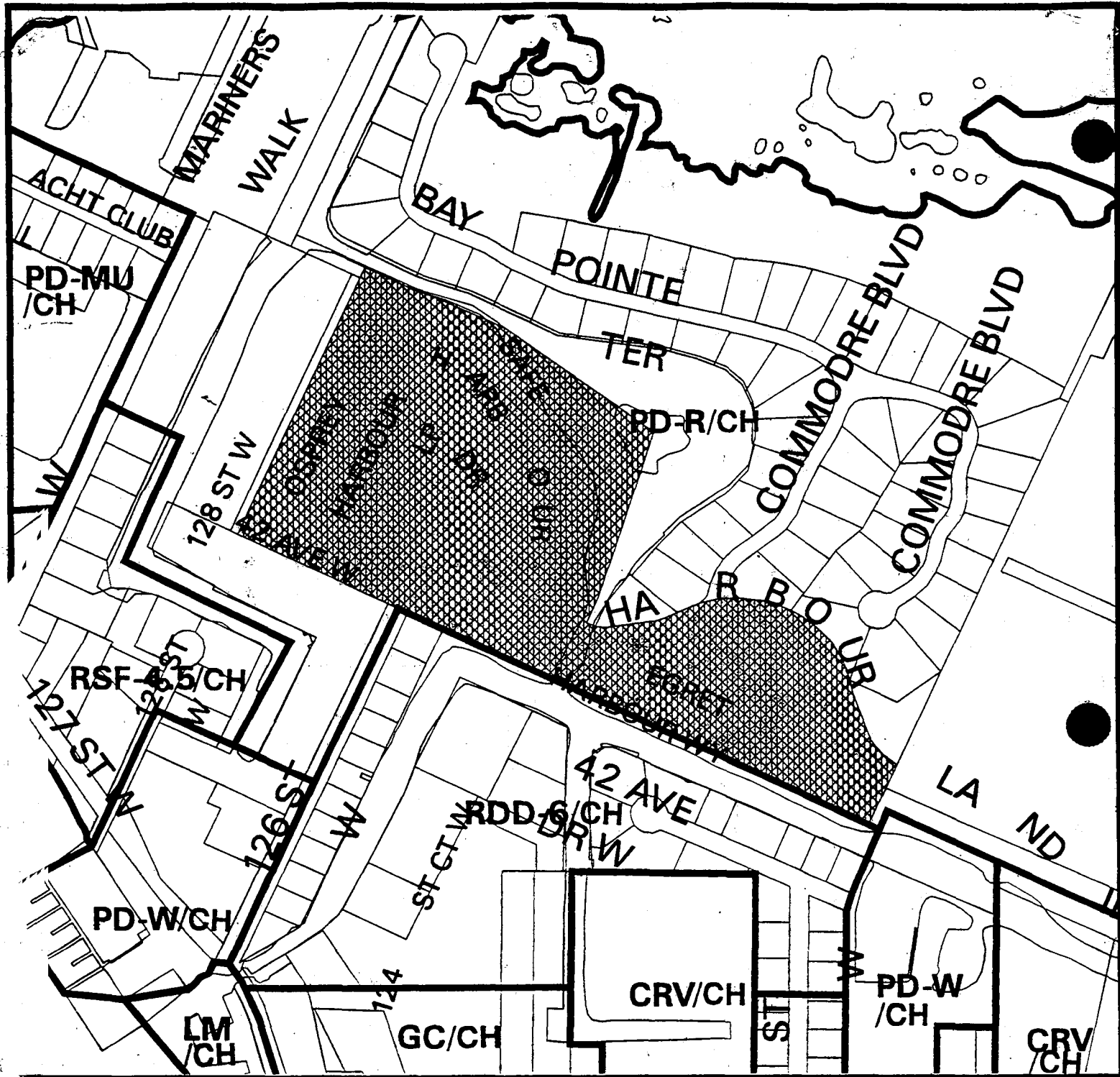
Request: Approval of a Revised Preliminary Site Plan to amend Stipulation #8 regarding the required sidewalk along 119th Street West to Cortez Road. Stipulation #8 required the applicant to construct the sidewalk. The applicant wishes to pay into the sidewalk fund and have the County construct the sidewalk. The Harbour Landing Subdivision is located north of Cortez Road on 42nd Street West/Harbour Landings Drive (±20.06 acres).

App Received: 12/08/00

B.O.C.C.: 01/23/00

RECOMMENDED MOTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, 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 Revised Preliminary Site Plan PDR-99-14(P)(R), modifying stipulation #8, adding stipulation #20, and retaining all previously approved stipulations, for a project that was previously approved (and granted Specific Approval and Special Approval!); ADOPT the finding for Specific Approval; and GRANT further Specific Approval for an alternative to Section 710.1.5.5.3.3 of the Land Development Code, as recommended by staff.



Project Number: PDR-99-14(P)(R)
Proposed Use: REVISION OF SITE PLAN
Proposed Zoning: N/A
Existing Zoning: PD-R/CH
Existing FLUC: RES-9/CEA/CSVA
Flood Zone: A-13
Floodway: NO
Acres: 20.06
Drainage Basin: SARASOTA BAY
Commissioner: Jane vonHahmann
Map Prepared: January 03, 2001
Requested By: KRIZMANICH HOLDINGS, L.C./HARBOUR LANDINGS SUBDIVISION
Section: 30 Township: 35 Range: 16

Tax I.D.: 759940000

**Manatee County
 Zoning
 Staff Report Map**
 1 inch = 360'



Overlays:
 ST, AI, HA, WR, RV: NONE
 Watershed: NONE
 Coastal Hazard: Not Available

Coastal
 High Hazard
 Line

CASE SUMMARY

CASE NO.: PDR-99-14 (P)(R)

APPLICANT: Krizmanich Manatee Holdings, Inc./Harbour Landings

REQUEST: Approval of a Revised Preliminary Site Plan to amend Stipulation #8 regarding the required sidewalk along 119th Street West to Cortez Road. Stipulation #8 required the applicant to construct the sidewalk. The applicant wishes to pay into the sidewalk fund and have the County construct the walk. In addition, the applicant is seeking Specific Approval of an alternative to Section 710.1.5.5.3.3 of the LDC, which would allow a security gate to have stacking space for less than 4 vehicles.

STAFF
RECOMMENDS: APPROVAL with Limited Issues

PRIMARY REVIEWERS

Lisa Barrett (PD)	Compatibility, Timing, Health, Safety and Welfare, Consistency with LDC and Comp Plan, Historic Resource Impacts, Site Design
Al Wallace (PD)	Impacts to Infrastructure (Public Utilities & Facilities)
Husham Al-Kaisy (PD)	Impacts to Infrastructure (Transportation, Concurrency)
Bill O'Shea (EMD)	Environmental Resource Impacts

REQUEST, LOCATIONAL INFORMATION, AND LAND USE CHARACTERISTICS

- This request is for approval of an amendment to the Harbour Landings Preliminary Site Plan. The site is located north of Cortez Road on 42nd Street West (Harbour Landings Drive).
- To the NORTH, across a boat basin, is a single-family residential development (Harbour Landings Estates) zoned PDR/CH and the Palma Sola Bay.
- To the SOUTH are duplexes and single-family residences on land zoned RDD-6/CH.
- To the EAST is agricultural and vacant land zoned PDR/CH.
- To the WEST is a multi-family residential development (Smuggler's Landing) zoned PDR/CH.

SUMMARY: (LB)

The request is for approval to amend the Harbour Landings Preliminary Site Plan which was most recently approved on December 14, 1999 by the Board of County Commissioners.

The approval rezoned ± 2.09 acres from RDD-6/CH (Residential Duplex, 6 dwelling units per acre) to PDR (Planned Development Residential), retaining the Coastal High Hazard Overlay and approved a Preliminary Site Plan for 57 single-family units (21 single-family detached units and 38 single-family semi-detached units) on ± 20.06 acres.

The applicant is requesting to amend Stipulation #8 of the PDR-99-14(Z)(P) Zoning Ordinance in order to accommodate the estimated cost of construction and that the applicant pay this amount and have the County construct the sidewalk.

The approved stipulation:

“Sidewalks shall be provided throughout the project and along 119th Street West to Cortez Road, provided adequate right-of-way exists.”

Staff proposes the following new language for Stipulation #8 (The applicant concurs with this language):

New Stipulation: “Sidewalks shall be provided throughout the project. The developer shall provide to the County a cash contribution which will enable the County in the future to construct 1,983 linear feet of sidewalk along 119th Street West from the project’s eastern boundary to Cortez Road. The contribution shall be based on the County’s current annual contract amount of \$9.79 per foot which equates to a total cash contribution of Nineteen Thousand Four-Hundred Thirteen dollars and 57/100 (\$19,413.57). The contribution shall be payable prior to approval of the Final Subdivision Plat.”

The County’s estimated figure is based on the elements of work and the quantities of each. The minimum cost calculation derived is \$9.79 per linear foot. The applicant will make payment to the County for the required sidewalk.

In addition to the above request, the applicant is seeking Specific Approval of an alternative to Section 710.1.5.5.3.3 of the Manatee County Land Development Code, which requires a minimum of four (4) stacking spaces for each lane entering at a restricted entry gate or guard house entry.

An electronic gate was approved with the original Preliminary Site Plan, however, the location of the gate does not provide adequate stacking spaces in order to comply with Section 710.1.5.5.3.3 of the LDC. The proposed gate is located on a private street which is internal to the subdivision. There are 42 lots which front on the gated private street. The applicant submitted a traffic analysis to calculate the actual queue length necessary to

accommodate vehicles entering the site. The analysis demonstrates that a development of this size would only require a stacking lane for two vehicles. The County Transportation Department concurs with this analysis and recommends that the inbound gate be a minimum of 40' from the north curb line of Harbor Landings Drive. The 40' distance will provide an additional margin of safety.

POSITIVE ASPECTS OF THE APPLICATION

- The location of the gate, as stipulated, will provide an adequate stacking distance for this specific location.

NEGATIVE ASPECTS OF APPLICATION

- The County will be responsible for construction of the sidewalk, which may take longer.

MITIGATING FACTORS

- The recommended stipulation provides for the developer to bear the cost of construction.

STIPULATIONS (The applicant concurs with these stipulations):

(New or modified stipulations are shown in bold font and with underline/~~strikeout~~ as appropriate)

1. A Hurricane Evacuation Plan, pursuant to Policy 4.4.2.2 of the Comprehensive Plan, shall be approved by the Public Safety Department prior to Final Site Plan approval.
2. All nuisance exotic species (e.g., Australian Pines and Brazilian Pepper) shall be removed from the site prior to Final Plat approval.
3. Prior to Final Site Plan approval, an Integrated Pest Management Plan, for the application of fertilizers, pesticides, and herbicides shall be submitted and approved by the Environmental Management Department. Where practicable, xeriscape landscape materials shall be utilized within this project. The landscape plan shall be submitted to the EMD for review and approval as part of the Integrated Pest Management Plan.
4. All stormwater management systems which discharge directly into an Outstanding Florida Water shall provide a minimum of 150% treatment or provide documentation that best management practices are being used. Compliance with this condition shall be demonstrated with design calculations prior to Final Site Plan approval.
5. All development must comply with FEMA standards.
6. The applicant shall reduce off-site discharges of stormwater to eliminate flooding occurring at the southeast of the southwest ingress/egress as part of its stormwater management system. The Engineer of Record must demonstrate compliance at construction plan approval.

7. A 10' utility easement along all front lot lines and the proposed 5' utility easement along all side and rear lot lines shall be shown on the Final Site Plan.

8. ~~Sidewalks shall be provided throughout the project and along 119th Street West to Cortez Road, provided adequate right-of-way exists.~~

Sidewalks shall be provided throughout the project. The developer shall provide to the County a cash contribution which will enable the County in the future to construct 1,983 linear feet of sidewalk along 119th Street West from the project's eastern boundary to Cortez Road. The contribution shall be based on the County's current annual contract amount of \$9.79 per foot which equates to a total cash contribution of Nineteen Thousand Four-Hundred Thirteen dollars and 57/100 (\$19,413.57). The contribution shall be payable prior to approval of the Final Subdivision Plat.

9. The required waterfront setback for all lots shall be 30 feet.

10. No additional docks are permitted with this approval.

11. The number of boat slips shall be limited to 68 for all contiguous land owned by Krizmanich Manatee, Inc. or Harbour Landings.

12. The non-docking easement labeled along Lots 1, 2, 3, 9, 10, and 11 shall be labeled on all future site plans and recorded with the Final Plat.

13. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes shall be required if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.

14. The Notice to Buyers, disclosure statements, and Final Site Plan shall include language to inform homeowners in the project that:

- a. The Hurricane Evacuation plan approved by the Public Safety Department for this project;
- b. A total of 68 slips are all that are allowed for both Harbor Landing Estates and Harbor Landings subdivisions;
- c. There is a non-docking easement and common area located along the boat basin;
- d. Lots 36 through 53 have a 10 foot FP&L easement located within the rear yards.

15. Prior to Final Site Plan approval, the engineer of record must provide documentation to prove that concurrency has been met relative to fire flow and drainage design.

16. Prior to Final Plat approval, a 30' wide conservation easement shall be recorded on Lots 1, 2, and 3 adjacent to the wetland. Setbacks from the easement shall be in compliance with Section 702.6.10 of the Land Development Code.

17. 42nd Avenue West/Harbour Landings Drive shall be dedicated prior to 3/1/2001 or at time of Final Site Plan approval, whichever occurs first.

18. Diverter swales shall be constructed along the rear of the lots adjacent to the boat basin to direct stormwater to the retention ponds, or as required by SWFWMD.
19. All stormwater facilities shall be maintained by the homeowner's association.
20. The private street with a gated entrance shall have a stacking lane for 2 vehicles. The inbound gate shall be a minimum of 40' from the north curb line of Harbour Landings Drive. The gate(s) shall be designed to be opened by emergency service providers (West Manatee Fire Rescue and EMS).

PREVIOUSLY GRANTED SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 710.1.5.1.1 of the Manatee County Land Development Code to allow 10 parking spaces to back out onto a private street.
2. Specific Approval of an alternative to Section 907.9.3 of the Manatee County Land Development Code to allow the right-of-way width of the proposed internal roads to be reduced from 50 feet to 40 feet.
3. Specific Approval of an alternative to Section 603.7.4.5 of the Manatee County Land Development Code to allow a reduction in the width of the required greenbelt along the west property line, in the location of 128th Street West, between Smuggler's Landing and Harbour Landings.

NEW SPECIFIC APPROVAL REQUEST:

Section 603.3 of the Land Development Code allows the Board of County Commissioners to make specific modifications to the general zoning and subdivision regulations, where the Board of County Commissioners makes a written finding that the public purpose of the regulations are satisfied to an equivalent or greater degree.

Request:

1. Section 710.1.5.5.3.3 of the LDC requires a minimum of four (4) stacking spaces be required for each lane entering at a restricted entry gate or guard house entry.

The applicant is requesting to reduce the stacking from four (4) spaces to (2) spaces.

Staff Analysis and Recommendation:

The intent of Section 710.1.5.5.3.3, of the LDC, is to provide adequate stacking at the entrance to a gated or restricted intersection. Due to the small number of residential units and the design of the subdivision, staff finds that the applicant's request meets the intent of the Code. The applicant submitted a traffic analysis demonstrating that a development with up to 238 single-family homes would only require a stacking lane for two vehicles. The Transportation Department concurs with this analysis. This development only contains 57, including 21 single-family detached and 36 single-family semi-detached units.

Finding:

The Board finds that the public purpose of Section 710.1.5.5.3.3, of the Land Development Code, as proposed by the applicant, has been satisfied to an equal degree by the project. The applicant has performed a traffic analysis demonstrating that a stacking lane for two vehicles is appropriate for the number of units proposed to be served. The Transportation Department concurs with this analysis.

ATTACHMENTS:

1. Manatee County Zoning Ordinance PDR-99-14(Z)(P)

MANATEE COUNTY ZONING ORDINANCE
PDR 99-44(Z)(P) KRIZMANICH MANATEE HOLDINGS, INC./HARBOUR LANDINGS

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE NO. 90-01 (THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND CONSISTING OF ± 2.09 ACRES FROM RDD-6 (RESIDENTIAL DUPLEX, 6 DWELLING UNITS PER ACRE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL), RETAINING THE CH (COASTAL HIGH HAZARD) OVERLAY; PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW 57 SINGLE-FAMILY RESIDENTIAL LOTS FOR 21 SINGLE-FAMILY DETACHED AND 36 SINGLE-FAMILY SEMI-DETACHED UNITS, AT A DENSITY OF 2.84 DWELLING UNITS PER ACRE, GRANTING SPECIAL APPROVAL FOR A PROJECT LOCATED WITHIN THE COASTAL EVACUATION AREA, THE COASTAL STORM VULNERABILITY AREA, AND THE COASTAL HIGH HAZARD AREA.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of said County, as well as all other matters presented to said Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Section 4 of this Ordinance from RDD-6 (Residential Duplex, 6 dwelling units per acre) to PDR (Planned Development Residential) retaining the CH (Coastal High Hazard) Overlay.

B. The Board of County Commissioners held a public hearing on December 14, 1999 regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. The Preliminary Site Plan is hereby APPROVED to allow 57 single-family residential lots for 21 single-family detached and 36 single-family semi-detached units, at a density of 2.84 dwelling units per acre, granting Special Approval for a project located within the Coastal Evacuation Area, the Coastal Storm Vulnerability Area, and the Coastal High Hazard area, with the following stipulations, specific approvals, and waiver:

FILED
DEC 28 1999
MANATEE COUNTY
FLORIDA

STIPULATIONS

1. A Hurricane Evacuation Plan, pursuant to Policy 4.4.2.2 of the Comprehensive Plan, shall be approved by the Public Safety Department prior to Final Site Plan approval.
2. All nuisance exotic species (e.g., Australian Pines and Brazilian Pepper) shall be removed from the site prior to Final Plat approval.
3. Prior to Final Site Plan approval, an Integrated Pest Management Plan, for the application of fertilizers, pesticides, and herbicides shall be submitted and approved by the Environmental Management Department. Where practicable, xeriscape landscape materials shall be utilized within this project. The landscape plan shall be submitted to the EMD for review and approval as part of the Integrated Pest Management Plan.
4. All stormwater management systems which discharge directly into an Outstanding Florida Water shall provide a minimum of 150% treatment or provide documentation that best management practices are being used. Compliance with this condition shall be demonstrated with design calculations prior to Final Site Plan approval.
5. All development must comply with FEMA standards.
6. The applicant shall reduce off-site discharges of stormwater to eliminate flooding occurring at the southeast of the southwest ingress/egress as part of its stormwater management system. The Engineer of Record must demonstrate compliance at construction plan approval.
7. A 10' utility easement along all front lot lines and the proposed 5' utility easement along all side and rear lot lines shall be shown on the Final Site Plan.
8. Sidewalks shall be provided throughout the project and along 119th Street West to Cortez Road, provided adequate right-of-way exists.
9. The required waterfront setback for all lots shall be 30 feet.
10. No additional docks are permitted with this approval.
11. The number of boat slips shall be limited to 68 for all contiguous land owned by Krizmanich Manatee, Inc. or Harbour Landings.
12. The non-docking easement labeled along Lots 1, 2, 3, 9, 10, and 11 shall be labeled on all future site plans and recorded with the Final Plat.
13. The applicant and their heirs, assigns, or transferees, are hereby notified that a payment of an impact fee for school purposes shall be required if such impact fee is adopted by the School Board of Manatee County or the Board of County Commissioners.
14. The Notice to Buyers, disclosure statements, and Final Site Plan shall include language to inform homeowners in the project that:

- a. The Hurricane Evacuation plan approved by the Public Safety Department for this project;
 - b. A total of 68 slips are all that are allowed for both Harbor Landing Estates and Harbor Landings subdivisions;
 - c. There is a non-docking easement and common area located along the boat basin;
 - d. Lots 36 through 53 have a 10 foot FP&L easement located within the rear yards.
15. Prior to Final Site Plan approval, the engineer of record must provide documentation to prove that concurrency has been met relative to fire flow and drainage design.
 16. Prior to Final Plat approval, a 30' wide conservation easement shall be recorded on Lots 1, 2, and 3 adjacent to the wetland. Setbacks from the easement shall be in compliance with Section 702.6.10 of the Land Development Code.
 17. 42nd Avenue West/Harbour Landings Drive shall be dedicated prior to 3/1/2001 or at time of Final Site Plan approval, whichever occurs first.
 18. Diverter swales shall be constructed along the rear of the lots adjacent to the boat basin to direct stormwater to the retention ponds, or as required by SWFWMD.
 19. All stormwater facilities shall be maintained by the homeowner's association.

SPECIFIC APPROVALS:

1. Specific Approval of an alternative to Section 710.1.5.1.1 of the Manatee County Land Development Code to allow 10 parking spaces to back out onto a private street.
2. Specific Approval of an alternative to Section 907.9.3 of the Manatee County Land Development Code to allow the right-of-way width of the proposed internal roads to be reduced from 50 feet to 40 feet.
3. Specific Approval of an alternative to Section 603.7.4.5 of the Manatee County Land Development Code to allow a reduction in the width of the required greenbelt along the west property line, in the location of 128th Street West, between Smuggler's Landing and Harbour Landings.

WAIVER

1. A waiver of Section 742 of the Manatee County Land Development Code to allow the use of street names.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property identified in Section 4 herein from RDD-6 (Residential Duplex, 6 dwelling units per acre) to PDR (Planned Development Residential), retaining the CH (Coastal High Hazard) Overlay, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

BEGIN AT THE POINT OF BEGINNING OF HARBOUR LANDINGS, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 18, PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID CONDOMINIUM THE FOLLOWING FIVE COURSES: S 64°07'47" E, A DISTANCE OF 330.00 FEET; THENCE S 71°56'13" E, A DISTANCE OF 163.65 FEET; THENCE S 53°34'15" E, A DISTANCE OF 577.95 FEET; THENCE S 19°36'28" W, A DISTANCE OF 460.46 FEET; THENCE S 26°10'00" W, A DISTANCE OF 71.01 FEET; THENCE N 63°50'00" W, A DISTANCE OF 94.73 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 107.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°13'40", A DISTANCE OF 135.52 FEET TO THE P.T. OF SAID CURVE; THENCE N 08°23'40" E, A DISTANCE OF 122.39 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 197.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°34'50", A DISTANCE OF 164.01 FEET TO THE P.T. OF SAID CURVE; THENCE N 39°11'10" W, A DISTANCE OF 20.16 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 287.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'50", A DISTANCE OF 67.39 FEET TO THE P.T. OF SAID CURVE; THENCE N 25°45'20" W, A DISTANCE OF 33.50 FEET; THENCE S 64°14'40" W, A DISTANCE OF 232.50 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS CENTRAL ANGLE OF 77°29'45", A DISTANCE OF 219.79 FEET TO THE P.T. OF SAID CURVE; THENCE S 13°15'05" E, A DISTANCE OF 102.36 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 157.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°14'20", A DISTANCE OF 107.86 FEET TO THE HEREINAFTER REFERRED TO "POINT A", SAID POINT ALSO BEING ON THE NORTH PLAT BOOK 2, PAGE 59 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N64°00'45" W, A DISTANCE OF 397.72 FEET TO THE N.W. CORNER OF SAID BLOCK 7; (128TH STREET WEST) AS SHOWN ON SAID PLAT, A DISTANCE OF 749.59 FEET TO THE NORTH RIGHT OF WAY LINE OF GUTHRIE STREET; THENCE N 64°00'45" W, A DISTANCE OF 50.00 FEET TO A CONCRETE MONUMENT FOUND AT THE N.W. CORNER OF GUTHRIE STREET AND SECOND AVENUE, AS INDICATED ON SAID PLAT; THENCE CONTINUE N 64°00'45" W ALONG THE NORTH LINE OF SAID GUTHRIE STREET, A DISTANCE OF 180.00 FEET; THENCE S 25°52'13" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 10.80 ACRES, MORE OR LESS.

TOGETHER WITH AND INCLUDING THE FOLLOWING DESCRIBED PARCEL:

FROM THE PREVIOUSLY DESCRIBED "POINT A", RUN S 64°00'45" E, ALONG THE NORTH LINE OF AFORESAID BLOCK 7 AND ITS EASTERLY EXTENSION, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 64°00'45" W, AT A DISTANCE OF 212.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°14'20", A DISTANCE OF 145.53 FEET TO THE P.T. OF SAID CURVE; THENCE N 13°14'20" W, A DISTANCE OF 102.36 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 107.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°29'45", A DISTANCE OF 178.18 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 60°38'43" E, AT A DISTANCE OF 342.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°49'53", A DISTANCE OF 58.77 FEET TO THE P.T. OF SAID CURVE; THENCE S 39°11'10" E, A DISTANCE OF 20.16 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 142.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°34'50", A DISTANCE OF 118.34 FEET TO THE P.T. OF SAID CURVE; THENCE S 08°23'40" W, A DISTANCE OF 122.39 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 163.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°13'40", A DISTANCE OF 204.85 FEET TO THE P.T. OF SAID CURVE; THENCE S 63°50'00" E, A DISTANCE OF 109.94 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 127.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°08'28", A DISTANCE OF 73.75 FEET TO THE P.T. OF SAID CURVE; THENCE N 83°01'32" E, A DISTANCE OF 118.53 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 197.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'32", A DISTANCE OF 60.99 FEET TO THE P.T. OF SAID CURVE; THENCE N 65°20'00" E, A DISTANCE OF 40.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 272.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°30'30", A DISTANCE OF 344.85 FEET TO THE P.C.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 177.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°39'30", A DISTANCE OF 104.27 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 207.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°43'16", A DISTANCE OF 38.83 FEET TO THE P.T. OF SAID CURVE; THENCE S 19°13'16" E, A DISTANCE OF 121.08 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 206.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'35", A DISTANCE OF 147.81 FEET TO THE P.T. OF SAID CURVE; THENCE S 60°19'51" E, A DISTANCE OF 4.00 FEET TO THE CENTERLINE OF THE VACATED RIGHT OF WAY ADJACENT TO BLOCK 16 OF AFORESAID AMENDED PLAT OF CORTEZ; THENCE S 25°52'13" W, AND PARALLEL TO THE EAST LINE OF SAID BLOCK 16, A DISTANCE OF 131.59 FEET TO THE EASTERLY EXTENSION OF AFORESAID BLOCK 7; THENCE N 64°00'45" W, A DISTANCE OF 1322.28 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 8.83 ACRES, MORE OR LESS.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 14th day of December, 1999.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Stan Stephens
Chairman

ATTEST: R. B. SHORE
Clerk of the Circuit Court

R. B. Shore

STATE OF FLORIDA, COUNTY OF MANATEE

This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 22 day of

Dec 19 99

R. B. SHORE
Clerk of Circuit Court

By: R. B. Shore D:CS

MANATEE COUNTY GOVERNMENT
BUILDING DEPARTMENT



DATE: January 5, 2001

TO: Lisa Barrett, Case Planner, Planning Department

FROM: Tere'e Sutton, Construction Technician II, Floodplain Section, Building Department.

SUBJECT: PDR-99-14(Z)(P)(R), Harbour Landings

1. Project site falls in Zone A13 with Base Flood Elevations of 11' and 12' above M.S.L. per FIRM Panels 120153 0302B and 120153 0306B.
2. Per FEMA 44 CFR 60.3.c.2, A13 zone shall have the lowest habitable finished floor elevated to or above BFE and Manatee County Ordinance 89-10-Rev., lowest habitable finished floor must be at base flood plus a 1' freeboard (flood protection elevation).
3. A sealed survey and final site plan showing the Firm Panel number, flood zone, base flood elevation, flood protection elevation, with existing grades of the lot or parcel, and floodzone lines needs to be submitted, especially if the structure is to be determined to lie within or outside of the floodzone.
4. If it is determined that any of the structures are in the A13 zone, a Floodplain Management Permit will be needed for submittal along with the building permit application.

Case Planner, please include the above comments and requirements from the Building Department's Floodplain Management Section in the staff report.

Thank you,

Tere'e Sutton

**MANATEE COUNTY PLANNING DEPARTMENT
GROWTH MANAGEMENT SECTION
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS
(941) 749-3070**



DATE: JANUARY 3, 2001

PROJECT NAME: HARBOUR LANDINGS AMENDMENT
PDR-99-14(Z)(P)(R)

ADDRESS:

PLANNER: LISA BARRETT(x) 6884

ENGINEER: AL WALLACE (X)6858 Asst. BROCK AYERS (X) 6828 *SA*

[PLEASE NOTE: THESE COMMENTS ARE BASED ON INFORMATION SUBMITTED AND ARE SUBJECT TO REVIEW AS APPLICABLE]

UTILITIES/ACCESS/DRAINAGE RELATED COMMENTS:

I. This submittal may proceed when the comments listed below and the comments issued by the other DRC members are satisfactorily addressed.

No objection to this proposal.

II. We offer the following suggestions, comments and concerns for this proposal; however, these do not necessarily require a revision to your application at this time:

N/A

III. General Information

If there are any questions pertaining to the utilities or drainage comments, please contact Al Wallace or Brock Ayers at 749-3070.

Cc: Sia Mollanazar, MCTD - 66th. St. W.
H. Wayne Roberts, MCTD - 6th. Ave. E.
Mark G.Mayer, MCPWD - 66th. St. W.

Post-it® Fax Note	7671	Date	1/5/01	# of pages	3
To	Al Wallace (Asst. Eng.)	From	Lisa Barrett		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			



DRC REVIEW COMMENTS

DATE: December 21, 2000

PROJECT NAME: HARBOUR LANDINGS

PLANNING NUMBER: PDR-99-14 (Z) (P) (R)

PLANNER: Barrett REVIEW ENGINEER:

COMMENTS:

Mayer

No comment.

Earlhey / Andruzzi

No comment at this time.

Jones

No additional right-of-way required at this time.


Aliff / Lilly


No plans have been submitted.

MANATEE COUNTY GOVERNMENT

DATE: January 9, 2001

TO: Lisa Barrett, Community Planning Section

THROUGH: Larry R. Mau, P.E., Transportation Director 

FROM: Harry K. Mendenhall, P.E., Assistant Transportation Director 

SUBJECT: Harbour Landings(PDR-99-14/FSP-00-11) - Stipulation # 8

I have reviewed the revised Final Site Plan for Harbour Landings Subdivision, and the calculation of minimum queue stacking length needed at the security gate, as submitted by Zoller, Najjar, & Shroyer, L.C. I concur with the findings submitted by Mr. Clarke of ZN&S that the stacking lane may be safely reduced to hold 2 vehicles. I recommend the inbound gate be moved to a minimum of 40 feet from the north curb line of Harbour Landings Drive to provide an additional margin of safety for those routine situations involving larger vehicles such as trash trucks, lawn service trucks pulling trailers, and other single unit service trucks queued in front of a passenger car.

If you have any further questions regarding these comments, please contact me at ext. 5036.

xc: Jerome Gostkowski, Growth Management Administrator
H.W. Roberts, P.E., Transportation Department DRC Coordinator

TRANSPORTATION DEPARTMENT

Board/PDR-00-15
**NOTICE OF ZONING
 CHANGES IN
 UNINCORPORATED
 MANATEE COUNTY**

**NOTICE IS HEREBY
 GIVEN** that the Board of
 County Commissioners
 of Manatee County will
 conduct a Public Hearing
 on Tuesday, January 23,
 2001, at 9:00 A.M. at the
 Manatee County
 Government Center,
 Administrative Center, 1st
 Floor Chambers, to con-
 sider and act upon, on the
 following matters:

**PDR-00-15(Z)(G)-DR.
 JAWITZ**

Approval of (1) a Zoning
 Ordinance of the County
 of Manatee, Florida,
 amending the Official
 Zoning Atlas of Manatee
 County (Ordinance 90-01,
 the Manatee County Land
 Development Code),
 relating to zoning within
 the unincorporated area
 of Manatee County; pro-
 viding for the rezoning of
 certain land from RSF-2
 (Residential Single-
 Family, 2 dwelling units
 per acre) and RSF-2/CH
 (Residential Single-
 Family, 2 dwelling units
 per acre/Coastal High
 Hazard Area Overlay
 District) to PDR (Planned
 Development Residential)
 and PDR/CH (Planned
 Development Residential/
 Coastal High Hazard Area
 overlay District); providing
 an effective date; and 2)
 Approval of a General
 Development Plan to
 allow the construction of
 two detached garage
 structures, one with second-
 story living quarters.
 Located at 5260
 Riverview Blvd (+/- 1.1
 acres).

**PDR-00-22(P)- PERICO
 ISLAND PATIO HOMES**

Approval of a Preliminary
 Site Plan to allow 16 sin-
 gle family detached
 dwelling units to com-
 plete the Perico Island
 Patio Home
 Development. The project
 is located on the north
 side of Manatee Avenue
 West, between Perico
 Bayou and Anna Maria
 Spund and across from
 the entrance into Perico
 Bay Club. Present Zoning:
 PDR/CH (Planned
 Development
 Residential/Coastal High
 Hazard Area). Perico
 Patio Homes contains
 approximately 11.3 acres.

**PDR-99-14(P)(R)-KRIZ-
 MANICH MANATEE, INC./
 HARBOUR LANDINGS**

Approval of a Revised
 Preliminary Site Plan to
 amend Stipulation #8
 regarding the required
 sidewalk along 119th
 Street West to Cortez
 Road. Stipulation #8
 required the applicant to
 construct the sidewalk.
 The applicant wishes to
 pay into the sidewalk
 fund and have the County
 construct the sidewalk.
 The Harbour Landing
 Subdivision is located
 north of Cortez Road on
 42nd Street
 West/Harbour Landings
 Drive (+20.06 acres).
 Rules of Procedure for
 this public hearing are in
 effect pursuant to
 Resolution 94-90. Copies
 of this Resolution are
 available for review, or
 purchase at cost, from
 the Planning Department,
 1112 Manatee Ave. W, 4th
 floor, Bradenton, Florida.

All interested parties are
 invited to appear at this
 Hearing and be heard,
 subject to proper rules of
 conduct. Additionally,
 any written comments
 filed with the Director of
 the Planning Department
 will be heard and consid-
 ered by the Board of
 County Commission and
 entered into the record.

Interested parties may
 examine the proposed
 Ordinances, Official
 Zoning Atlas, the applica-
 tion and related docu-
 ments and may obtain
 assistance regarding this
 matter from the Manatee
 County Planning
 Department, 1112
 Manatee Avenue West,
 4th Floor Bradenton,
 Florida, telephone num-
 ber (941) 749-3070, e-
 mail to: planning.agen-
 da@co.manatee.fl.us.

COPY OF NEWSPAPER ADVERTISING

According to the Florida
 Statutes, Section
 286.0105, any person
 desiring to appeal any
 decision made by the
 Board of County
 Commissioners will
 respect to any matter
 considered at said Public
 Hearing will need a
 record of the proceed-
 ings, and for such pur-
 poses he may need to ensure
 that a verbatim record of
 the proceedings is made,
 which includes the testi-
 mony and evidence upon
 which the appeal is to be
 based.

**Americans With
 Disabilities:** The Board of
 County Commissioners of
 Manatee County does not
 discriminate upon the
 basis of any individual's
 disability status. This non-
 discrimination policy
 involves every aspect of
 the Board's functions
 including one's access to
 and participation in public
 hearings. Anyone requir-
 ing reasonable accom-
 modation for this meeting
 as provided for in the
 ADA, should contact Rita
 Dralus at 742-5800; TDD
 ONLY 742-5802 and wait
 60 seconds, or FAX 745-
 3790.

**SAID HEARING MAY BE
 CONTINUED FROM TIME
 TO TIME PENDING
 ADJOURNMENTS.
 MANATEE COUNTY
 BOARD OF COUNTY
 COMMISSIONERS-
 Manatee County Planning
 Department, Manatee
 County, Florida
 1/12/01**

**NOTICE OF ZONING CHANGES IN UNINCORPORATED
 MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Board of County
 Commissioners of Manatee County will conduct a Public
 Hearing on Tuesday, January 23, 2001, at 9:00 A.M.,
 at the Manatee County Government Administrative
 Center, 1112 Manatee Avenue West, 1st Floor
 Chambers, to consider and act upon the following matters:

PDR-00-15(Z)(G)-DR. JAWITZ

Approval of (1) a Zoning Ordinance of the County of
 Manatee, Florida, amending the Official Zoning Atlas
 of Manatee County (Ordinance 90-01, the Manatee
 County Land Development Code), relating to zoning
 within the unincorporated area of Manatee County;
 providing for the rezoning of certain land from RSF-2
 (Residential Single-Family, 2 dwelling units per acre)
 and RSF-2/CH (Residential Single-Family, 2 dwelling
 units per acre/Coastal High Hazard Area Overlay
 District) to PDR (Planned Development Residential)
 and PDR/CH (Planned Development Residential/
 Coastal High Hazard Area Overlay District), providing
 an effective date, and 2) Approval of a General
 Development Plan to allow the construction of two
 detached garage structures one with second-story
 living quarters. Located at 5260 Riverview Blvd. (+/- 1.1
 acres).

PDR-00-22 (P)- PERICO ISLAND PATIO HOMES

Approval of a Preliminary Site Plan to allow 16 single
 family detached dwelling units to complete the Perico
 Island Patio Home Development. The project is
 located on the north side of Manatee Avenue West,
 between Perico Bayou and Anna Maria Sound and
 across from the entrance into Perico Bay Club. Present
 Zoning: PDR/CH (Planned Development Residential/
 Coastal High Hazard Area). Perico Patio Homes
 contains approximately 11.3 acres.

**PDR-99-14(P)(R) - KRIZMANICH MANATEE, INC./
 HARBOUR LANDINGS**

Approval of a Revised Preliminary Site Plan to amend
 stipulation #8 regarding the required sidewalk along
 119th Street West to Cortez Road. Stipulation #8
 required the applicant to construct the sidewalk. The
 applicant wishes to pay into the sidewalk fund and
 have the County construct the sidewalk. The
 Harbour Landing Subdivision is located north of
 Cortez Road on 42nd Street West/Harbour Landings
 Drive (+20.06 acres).

Rules of Procedure for this public hearing are in effect
 pursuant to Resolution 94-90. Copies of this
 Resolution are available for review, or purchase at
 cost, from the Planning Department, 1112 Manatee
 Avenue West, 4th Floor, Bradenton, Florida.

All interested parties are invited to appear at this
 Hearing and be heard, subject to proper rules of
 conduct. Additionally, any written comments filed with
 the Director of the Planning Department will be heard
 and considered by the Board of County Commission,
 and entered into the record.

Interested parties may examine the proposed
 Ordinances, Official Zoning Atlas, the application and
 related documents and may obtain assistance
 regarding the matter from the Manatee County
 Planning Department, 1112 Manatee Avenue West, 4th
 Floor, Bradenton, Florida, telephone number (941)
 749-3070.

According to Florida Statutes, Section 286.0105, any
 person desiring to appeal any decision made by the
 Board of County Commissioners with respect to any
 matter considered at said Public Hearing will need a
 record of the proceedings, and for such purposes he
 may need to ensure that a verbatim record of the
 proceedings is made, which includes the testimony
 and evidence upon which the appeal is to be based.

Americans With Disabilities: The Board of County
 Commissioners of Manatee County does not
 discriminate upon the basis of any individual's
 disability status. This non-discrimination policy
 involves every aspect of the Board's functions
 including one's access to and participation in public
 hearings. Anyone requiring reasonable accomodation
 for this meeting as provided for in the ADA, should
 contact Rita Dralus at 742-5800; TDD ONLY 742-5802
 and wait 60 seconds, or FAX 745-3790.

**SAID HEARING MAY BE CONTINUED FROM TIME TO
 TIME PENDING ADJOURNMENTS.
 MANATEE COUNTY BOARD OF COUNTY
 COMMISSIONERS-
 Manatee County Planning Department
 Manatee County, Florida
 Publication Date: January 12, 2000**

BRADENTON HERALD

affidavit _____ bill _____

SARASOTA HERALD-TRIBUNE

affidavit _____ bill _____